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**AGENDA**  
**CUMBERLAND COUNTY BOARD OF COMMISSIONERS**  
**JUDGE E. MAURICE BRASWELL**  
**CUMBERLAND COUNTY COURTHOUSE - ROOM 564**  
**APRIL 20, 2020**  
**9:00 AM**

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LOCATION: In order to comply with the N.C. Governor's Executive Order 121, Section 3.A.a., this meeting will be available to the public and media live via the Cumberland County website ([co.cumberland.nc.us](http://co.cumberland.nc.us)), Facebook page ([facebook.com/CumberlandNC](https://facebook.com/CumberlandNC)), Youtube page ([youtube.com/user/CumberlandCountyNC/videos](https://youtube.com/user/CumberlandCountyNC/videos)), and on Fayetteville Cumberland Education Channel (FCE-TV) Spectrum Cable Channel 5.

INVOCATION - Commissioner Charles Evans

PLEDGE OF ALLEGIANCE -

**PUBLIC COMMENT PERIOD**

1. APPROVAL OF AGENDA

2. PRESENTATIONS

- A. Update on COVID-19 (Coronavirus) Local Activities by Dr. Jennifer Green, Public Health Director and Duane Holder, Deputy County Manager

3. CONSENT AGENDA

- A. Approval of March 30, 2020 Special Meeting Minutes and April 6, 2020 Regular Meeting Minutes
- B. Approval of Sole Source for Voting Machines and Software
- C. Approval of Health Department Delinquent Accounts to be Turned Over to the NC Debt Set-Off Program
- D. Approval of Request for Resolution of Support for Liberty Point Sewer Line Project Grant
- E. Approval of Cumberland County Board of Commissioners Agenda Session Items
  - 1. Approval of the Recommendation by the Board of Elections to Purchase Voting Equipment Required Under the Help America Vote Act
  - 2. Contract Renewal with Southern Health Partners for Healthcare Delivery Services at the Cumberland County Detention Center
  - 3. Establishment of Irrevocable Trust for Other Post Employment Benefits (OPEB)
  - 4. Encroachment Agreement with North Carolina Department of Transportation (NCDOT) for Bragg Estates Water & Sewer District
  - 5. Interlocal Agreement with the Town of Spring Lake to Provide Sanitary Sewer Treatment and Operation and Maintenance of the Sanitary Sewer System for the

Bragg Estates Water and Sewer District

6. Amendments to the Kelly Hills/Slocumb Road Water and Sewer District Rate Structure
7. Amendments to the Southpoint Water System Rate Structure Located in the Gray's Creek Water and Sewer District
8. Amended Memorandum of Agreement for State Acquisition Relocation Funds with the North Carolina Department of Public Safety - Division of Emergency Management

4. PUBLIC HEARINGS

- A. Draft 2020 - 2024 Consolidated Plan / 2020 Annual Action Plan / Neighborhood Revitalization Strategy Area Plan

**Uncontested Rezoning Cases**

- B. Case P20-06
- C. Case P20-10
- D. Case P20-11

5. ITEMS OF BUSINESS

- A. Consideration of Adding Telehealth and COVID Testing to the Cumberland County Public Health Department's Fee Schedule

6. NOMINATIONS

- A. Board of Health (1 Vacancy)
- B. Cape Fear Valley Health System Board of Trustees (2 Vacancies)
- C. Fayetteville Technical Community College Board of Trustees (1 Vacancy)

7. APPOINTMENTS \*\*There are No Appointments for this Meeting\*\*

**RECESS THE BOARD OF COMMISSIONERS' MEETING**

**CONVENE THE BRAGG ESTATES WATER AND SEWER DISTRICT GOVERNING BOARD MEETING**

8. BRAGG ESTATES WATER AND SEWER DISTRICT CONSENT AGENDA

- A. Approval of Minutes of the May 20, 2019 Bragg Estates Water & Sewer District Governing Board Meeting
- B. Encroachment Agreement with North Carolina Department of Transportation (NCDOT) for Bragg Estates Water & Sewer District
- C. Interlocal Agreement with the Town of Spring Lake to Provide Sanitary Sewer Treatment and Operation and Maintenance of the Sanitary Sewer System for the Bragg Estates Water and Sewer District

**ADJOURN THE BRAGG ESTATES WATER AND SEWER DISTRICT GOVERNING BOARD MEETING**

**CONVENE THE KELLY HILLS WATER AND SEWER DISTRICT GOVERNING BOARD MEETING**

**9. KELLY HILLS WATER AND SEWER CONSENT AGENDA**

- A. Approval of Minutes of the August 7, 2017 Kelly Hills Water & Sewer District Governing Board Meeting
- B. Amendments to the Kelly Hills/Slocumb Road Water and Sewer District Rate Structure

**ADJOURN THE KELLY HILLS WATER AND SEWER DISTRICT GOVERNING BOARD MEETING**

**CONVENE THE GRAY'S CREEK WATER AND SEWER DISTRICT GOVERNING BOARD MEETING**

**10. GRAY'S CREEK WATER AND SEWER CONSENT AGENDA**

- A. Approval of Minutes of the January 21, 2020 Gray's Creek Water & Sewer District Governing Board Meeting
- B. Amendments to the Southpoint Water System Rate Structure Located in the Gray's Creek Water and Sewer District

**ADJOURN THE GRAY'S CREEK WATER AND SEWER DISTRICT GOVERNING BOARD MEETING**

**RECONVENE THE REGULAR BOARD OF COMMISSIONERS MEETING**

- A. Attorney-Client Matter(s) Pursuant to NCGS 143.318.11(a)(3)

**ADJOURN**

**WATCH THE MEETING LIVE**

**THIS MEETING WILL BE STREAMED LIVE THROUGH THE COUNTY'S WEBSITE, CO.CUMBERLAND.NC.US. LOOK FOR THE LINK AT THE TOP OF THE HOMEPAGE.**

**THE MEETING WILL ALSO BE BROADCAST LIVE ON FAYETTEVILLE/CUMBERLAND EDUCATIONAL TV (FCETV), SPECTRUM CHANNEL 5.**

**IT WILL BE REBROADCAST ON WEDNESDAY, APRIL 22, AT 7:00 PM AND FRIDAY, APRIL 24, AT 10:30 AM.**

**REGULAR BOARD MEETINGS:**

**May 4, 2020 (Monday) - 9:00 AM**  
**May 18, 2020 (Monday) - 6:45 PM**  
**June 1, 2020 (Monday) - 9:00 AM**  
**June 15, 2020 (Monday) - 6:45 PM**



## **FINANCE OFFICE**

### **MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 20, 2020**

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: AMANDA BULLARD, PURCHASING MANAGER**

**DATE: 4/8/2020**

**SUBJECT: APPROVAL OF SOLE SOURCE FOR VOTING MACHINES AND SOFTWARE**

#### **BACKGROUND**

Funds are appropriated in the Board of Elections fiscal year 2020 budget for the purchase of Election Systems and Software, Express Vote voting machines, and Ballot on Demand systems.

The machines will replace rented ADA equipment used on election day for voters who are unable to mark their ballot because of disabilities. The Express Vote voting machine is compatible with the current voting machines and election software. This Ballot on Demand system is compatible with the current system being used in One Stop. Additional systems are needed to handle the Presidential Election.

This agenda item is related to the April 9, 2020 Agenda Session item: Recommendation from the Board of Elections on the Purchase of Voting Equipment Required under the Help America Vote Act.

#### **RECOMMENDATION / PROPOSED ACTION**

Finance and Purchasing staff recommend utilizing the sole source bid exception based on North Carolina General Statute 143-129 (e) (6) (ii), as standardization is the overriding consideration and the needed product is only available from one source of supply.

#### **ATTACHMENTS:**

Description

Vendor's Letter

Vendor's Quote

Type

Backup Material

Backup Material





**Election Systems  
& Software**

MAINTAINING VOTER CONFIDENCE  
ENHANCING THE VOTING EXPERIENCE

EXPERIENCE  
RELIABILITY  
SECURITY  
INNOVATION

11208 John Galt Boulevard • Omaha, NE 68137 USA

Phone: 402.593.8101 • Toll-Free: 1.800.247.8683 • Fax: 402.593.8107

[www.essvote.com](http://www.essvote.com)

April 1, 2020

Ms. Amanda Bullard  
Purchasing Manager  
Cumberland County Procurement  
County Courthouse  
117 Dick Street, Room 451  
Fayetteville, North Carolina 28301

**RE: Election Systems & Software, LLC ("ES&S") Voting System  
Equipment and Software**

Dear Ms. Bullard:

This letter is in response to Cumberland County, North Carolina's ("County") request for information regarding ES&S' proprietary election equipment and proprietary election software. Specifically, this letter provides the County with information on ES&S' proprietary ExpressVote Ballot Marking Device (the "ES&S Equipment") as well as ES&S' proprietary ES&S Equipment firmware and Ballot On Demand software (the "ES&S Software").

Please be advised that ES&S owns all patents, copyrights and trademarks ("Intellectual Property") associated with the ES&S Equipment. Further, ES&S is the sole and exclusive developer and manufacturer of the ES&S Equipment and only ES&S may sell such equipment in the marketplace. In addition, certain component parts of the ES&S Equipment are proprietary to ES&S and may only be obtained directly from ES&S. As certain component (maintenance) parts of the ES&S Equipment may only be obtained directly from ES&S, only ES&S and ES&S' trained technicians can ensure that such ES&S proprietary component parts are installed in the ES&S Equipment. This is important to note as the ES&S Equipment is certified both at the Federal and State level and require the replacement of the same certified component parts which were included in the ES&S Equipment at the time such ES&S Equipment was certified. By purchasing the ES&S Equipment from ES&S as well as utilizing ES&S for the performance of preventative and repair maintenance and support services, the County will be assured that all component parts installed in the ES&S Equipment will be in compliance with both the federal and state certified equipment configuration.

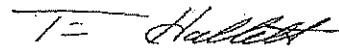
Please be advised that ES&S is the sole and exclusive developer and licensor of the ES&S Software. As such, ES&S owns all Intellectual Property in its proprietary ES&S Software. Further only ES&S can provide help desk support services for the ES&S Software as well as provide any and all upgrades, enhancements, maintenance patches and other changes to the ES&S Software as may be required by ES&S or its customers. No other vendor in the marketplace today is authorized to license or provide maintenance and support services for the ES&S Software.

Ms. Amanda Bullard  
April 1, 2020  
Page: 2

As ES&S owns all intellectual property rights in the ES&S Equipment and ES&S Software, only ES&S has the capability of incorporating the ES&S Software with the ES&S Equipment and Ballot On Demand printers in order to provide the County with a fully integrated system.

Please let me know if you have any questions or need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Hallett", with a horizontal line drawn above the first part of the signature.

Timothy J. Hallett  
Associate General Counsel

cc: Cara Florence, ES&S



11208 JOHN GALT BLVD  
OMAHA, NE 68137-2304  
(402) 693-0101

# Sales Order Agreement

Customer Contact, Title: Terri Robertson - Director

Customer Name: Cumberland County, North Carolina

Customer P.O. #: \_\_\_\_\_

1st Election Date: To be Agreed Upon by the Parties

Estimated Delivery Date: To be Agreed Upon by the Parties

Phone Number: (910) 678-7738

Fax Number: (910) 678-7738

Type of Sale: ☒ NEW

Type of Equip: ☒ NEW ☐ REFURBISHED

Bill To:

Cumberland County, North Carolina

Terri Robertson - Director

227 Fountainhead Lane - Suite 101

Fayetteville, NC 28301

Ship To:

Cumberland County, North Carolina

Terri Robertson - Director

227 Fountainhead Lane - Suite 101

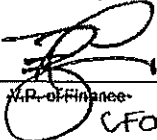
Fayetteville, NC 28301

Item	Description	Qty	Price	Total
1	ExpressVote BMD ExpressVote BMD Terminal with Internal Backup Battery, ADA Keypad, Headphones, Power Supply with AC Cord, and One (1) Standard 4GB Memory Device	80	\$3,325.00	\$266,000.00
2	ExpressVote BMD Soft-Sided Carrying Case	80	\$175.00	\$14,000.00
3	Software ElectionWare Software - Reporting Only	1	No Charge Upgrade	No Charge Upgrade
4	Software Media Burn Capability	1	No Charge Upgrade	No Charge Upgrade
5	ExpressVote BMD Equipment Installation	80	\$105.00	\$8,400.00
6	Services Equipment Operations Training Day	1	\$1,700.00	\$1,700.00
7	Customer Loyalty Discount & Trade-In Allowance Equipment Being Traded-In by Customer Includes: 78 - AutoMARK	1	(\$15,600.00)	(\$15,600.00)
8	Shipping Shipping & Handling	1	\$2,800.00	\$2,800.00
			Order Total	\$ 277,300.00

Freight Billable: yes ☐ no ☐

Mac Beeson

Regional Sales Manager

  
V.P. of Finance  
CFO

3/23/20  
Date

Customer Signature

Date

Title

# Sales Order Agreement

## Trade-In Equipment

ES&S will coordinate and pay for the pickup and transportation of the trade-in equipment from Customer's site on a date to be mutually agreed upon by the parties. ES&S is responsible for preparing, packaging and palletizing the trade-in equipment for shipment.

## Payment Terms

\$138,650.00 of Order Total will be invoiced upon Contract Execution.

\$138,650.00 of Order Total will be invoiced as Equipment and Software are provided to Customer.

Invoices are due net 30 from invoice date.

Note 1: Any applicable state and local taxes are not included, and are the responsibility of the Customer.

Note 2: In no event shall Customer's payment obligations hereunder, or the due dates for such payments, be contingent or conditional upon Customer's receipt of federal and/or state funds.

## Warranty Period (Years):

One (1) Year From Equipment Delivery

## Software Upgrade License Term

ES&S is providing Customer with an initial no charge upgrade from ES&S' Unity Software to ES&S' ElectionWare Software and Media Burn for the balance of the existing license term set forth under that certain ES&S Hardware Maintenance and Software License, Maintenance and Support Services Agreement entered into between ES&S and the Customer dated July 17, 2017 ("Prior SLA"). Upon reaching the expiration of the current license term under the Prior SLA, ES&S will invoice Customer for annual Software License, Maintenance and Support Fees and such fees shall be due and payable thirty (30) days prior to commencement of the annual Software License, Maintenance and Support term.

## Hardware Maintenance and Software License, Maintenance and Support Services (Post-Warranty Period)

Upon the expiration of the Warranty Period and Initial License Terms, ES&S and Customer will enter into a Hardware Maintenance and Software License, Maintenance and Support Services Agreement for the continued maintenance of the ES&S Equipment and the continued license and use of the ES&S Software and ES&S Firmware.

SEE GENERAL TERMS AND CONDITIONS

**EXHIBIT A  
PRICING SUMMARY**

**Sale Summary:**

Description	Refer to	Amount
ES&S Equipment, Software, and Services	Exhibit B	\$52,465.00
Shipping and Handling		Included
<b>Total Sale:</b>		<b>\$52,465.00</b>

Election Set Up Fees and Optional Pre-Election Services are not included in Total Net Sale. Please see Exhibit B for Election Set-Up Fees and Optional Pre-Election Services Fees and Payment Terms.

**Terms & Conditions:**

**Note 1:** Pursuant Section 3.7, any applicable state and local taxes are not included, and are the responsibility of Customer. Premium or rush transportation services incurred in connection with deliverables included in the Total Net Sale are additive and will be billed as incurred.

**Note 2: Invoicing and Payment Terms are as Follows:**

\$52,465.00 to be invoiced upon delivery of the Ballot On Demand Printing System. Invoice is due net 30 from invoice date

All other Service Fees are set forth on Exhibit B and are due within thirty (30) days of Customer's receipt of ES&S' invoice.

**Ongoing Services:**

Description	Annual Fee – First Renewal Period
Software License, Maintenance & Support Services:	
- Balotar Software Fees (See <u>Exhibit B</u> for descriptions). Fees for any License Renewal Term will be increased at a rate not to exceed more than 5% of the previously paid fee.	\$4,680.00

Fees reflect a one-year term.

Payment is due as set forth above and at the start of each Renewal Period.

**EXHIBIT B  
EQUIPMENT, SOFTWARE, AND SERVICES DESCRIPTION,  
PRICING AND FEES**

QUANTITY	DESCRIPTION	TOTAL PRICE
<b>Ballot On Demand Printing System</b>		
5	Compact Printer with Firmware and Five (5) Year Hardware Warranty	Included
5	Laptop Computer with Router	Included
<b>Software</b>		
5	Balotar 1-Year Software Licenses Including the Following Features:	
X	Single Request Capability	Included
X	Multiple Request Capability	Included
X	Balotar Export Capability	Included
X	Client Single Request Capability	Included
X	XML Conversion Capability	Included
<b>Services</b>		
1	Ballot On Demand Training	Included
X	Installation and Acceptance Testing	Included
<b>TOTAL PURCHASE:</b>		
		<b>\$52,465.00</b>

**ELECTION SETUP FEES**

<b>Initial Election Set-Up Fee per Election Event</b>
<b>Black and White Ballot Set-Up:</b>
\$450.00 per election set-up + \$1.00 per unique PDF for first Computer
\$75.00 for each additional Computer set-up
<b>Color Ballot Set-Up:</b>
\$550.00 per election set-up + \$1.00 per unique PDF for first Computer
\$75.00 for each additional Computer set-up
<b>Rework of Set-Up due to Customer Changes After Initial Set-Up is Complete</b>
\$175.00 per change event for first Computer set-up
\$75.00 for each additional Computer set-up
<b>Other</b>
\$350.00 fee for L&A Test Deck Creation
On-Site Set-Up: \$1,700.00 per person, per day

Election Set-Up Fees are due within thirty (30) days of receipt of ES&S invoice.

**OPTIONAL PRE-ELECTION SERVICES FEES**

Upon request by the Customer and the payment of the associated fees, ES&S shall provide the following services to the Customer ("Pre-Election Services")

DESCRIPTION	SERVICE FEE PER DAY
Printer Cleaning, Pre-Election Testing, Roller Replacement, Parts Inspection, Ballot-Folder Adjustment/Testing and Onsite Assistance with Print-Alignment, Clearing Jams and other Hardware Adjustments.	\$1,700.00 Per Person Per Day

Optional Pre-Election Services Fees are due within thirty (30) days of receipt of ES&S invoice.

ES&S reserves the right to increase the fees set forth herein at the beginning of each Renewal Period.



## **DEPARTMENT OF PUBLIC HEALTH**

### **MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 20, 2020**

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: DR. JENNIFER GREEN, HEALTH DIRECTOR**

**DATE: 4/13/2020**

**SUBJECT: APPROVAL OF HEALTH DEPARTMENT DELINQUENT ACCOUNTS TO BE  
TURNED OVER TO THE NC DEBT SET-OFF PROGRAM**

#### **BACKGROUND**

At the Board of Health meeting on April 9, 2020, the Board approved writing off a total of \$28,000.85 as bad debts. The bad debt accounts with balances of \$50.00 or higher will be processed through the North Carolina Debt Setoff Program. This program can attach to a debtor's State Income Tax refund and/or lottery winnings for payment of bad debts. The accounts with balances under \$50.00 will continue to be worked for collection through our in-house collection efforts. This write-off of bad debts is compliant with the Cumberland County Health Department's Debt Collection Policy 02-03 to write-off bad debts every quarter.

#### **RECOMMENDATION / PROPOSED ACTION**

The Health Department requests approval to write-off \$28,000.85 in bad debts and to turn these debts over to the North Carolina Debt Setoff Program.

#### **ATTACHMENTS:**

Description

Bad Debt

Type

Backup Material



**CUMBERLAND COUNTY DEPARTMENT  
OF PUBLIC HEALTH**

**DELINQUENT ACCOUNTS TO BE TURNED OVER FOR COLLECTION**

**BAD DEBT WRITE OFF #60**

**March 31, 2020**

<b>PROGRAM</b>	<b>AMOUNT</b>
ADULT HEALTH CLINIC	\$905.54
CHILD HEALTH CLINIC	\$5,105.69
FAMILY PLANNING CLINIC	\$19,151.61
IMMUNIZATIONS	\$851.28
MATERNAL HEALTH CLINIC	\$1,986.73
<b>TOTAL</b>	<b>\$28,000.85</b>

**All bad debt accounts with balances of \$50.00 or higher, will be sent to the North  
Carolina Debt Set-Off Program, which can attach a debtor's State Income  
Tax Refund for payment of bad debts.**

**The above accounts are 90 days old or older as of 12/31/2019**



## **OFFICE OF THE COUNTY MANAGER**

### **MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 20, 2020**

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: ROBERT VAN GEONS, FCEDC PRESIDENT & CEO**

**DATE: 4/15/2020**

**SUBJECT: APPROVAL OF REQUEST FOR RESOLUTION OF SUPPORT FOR LIBERTY  
POINT SEWER LINE PROJECT GRANT**

#### **BACKGROUND**

In February, Fayetteville Cumberland County Economic Development Corporation (FCEDC) Staff prepared and submitted a "Preliminary Application" to the State of North Carolina's Industrial Development Fund-Utility Account grant program. In response to this initial submittal, Cumberland County was invited to make formal application for a \$1,946,511 grant, which will help construct approximately 8,600' of new gravity sewer line along I-95, parallel to Corporation Drive. This infrastructure would immediately serve 100 acres of shovel ready land and facilitate the construction of private sector funded speculative buildings, supporting up to 1.1 million square feet of new industrial space.

The total estimated cost of the project is approximately \$2.5 million. At completion, this infrastructure would improve PWC's capacity within the vicinity and reduce their operating costs. Recognizing this, PWC has agreed to provide up to \$600,000 toward its construction.

The Grant Application requires the County adopt a resolution of support and the Chairman's signature. We do not anticipate requesting any additional resources from the County, beyond the staff time required to monitor and process the grant. This grant is designed to enhance our economic development efforts and is not directly tied to any particular company or prospect. As such, there is no claw back provision associated with these funds.

#### **RECOMMENDATION / PROPOSED ACTION**

Considering that this project will be accomplished with external funds, we respectfully ask that the Board of Commissioners adopt the required Resolution in Support for Liberty Point Sewer Line Project Grant and authorize the Chairman to execute the Utility Account Grant Application.

#### **ATTACHMENTS:**

**Description**  
Resolution  
Sewer Line Route

**Type**  
Backup Material  
Backup Material

CUMBERLAND COUNTY BOARD OF COMMISSIONERS  
RESOLUTION

BE IT RESOLVED, that a grant from the Department of Commerce through the County of Cumberland be made to assist the Liberty Point Sewer Line project.

BE IT FURTHER RESOLVED, that Cumberland County will administer this grant in accordance with the rules and regulations of the Department of Commerce.

BE IT FURTHER RESOLVED, that the County will administer this grant through the County Finance Office.

BE IT FURTHER RESOLVED, that the grant will be monitored quarterly to assure compliance with this proposal and the Department of Commerce regulations.

BE IT FURTHER RESOLVED, that the amount of the grant application will be \$1,946,511.

Adopted this 20th day of April 2020.

Cumberland County Board of  
Commissioners By:

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W. Marshall Faircloth, Chairman

Attest:

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Candice H. White, Clerk to the Board

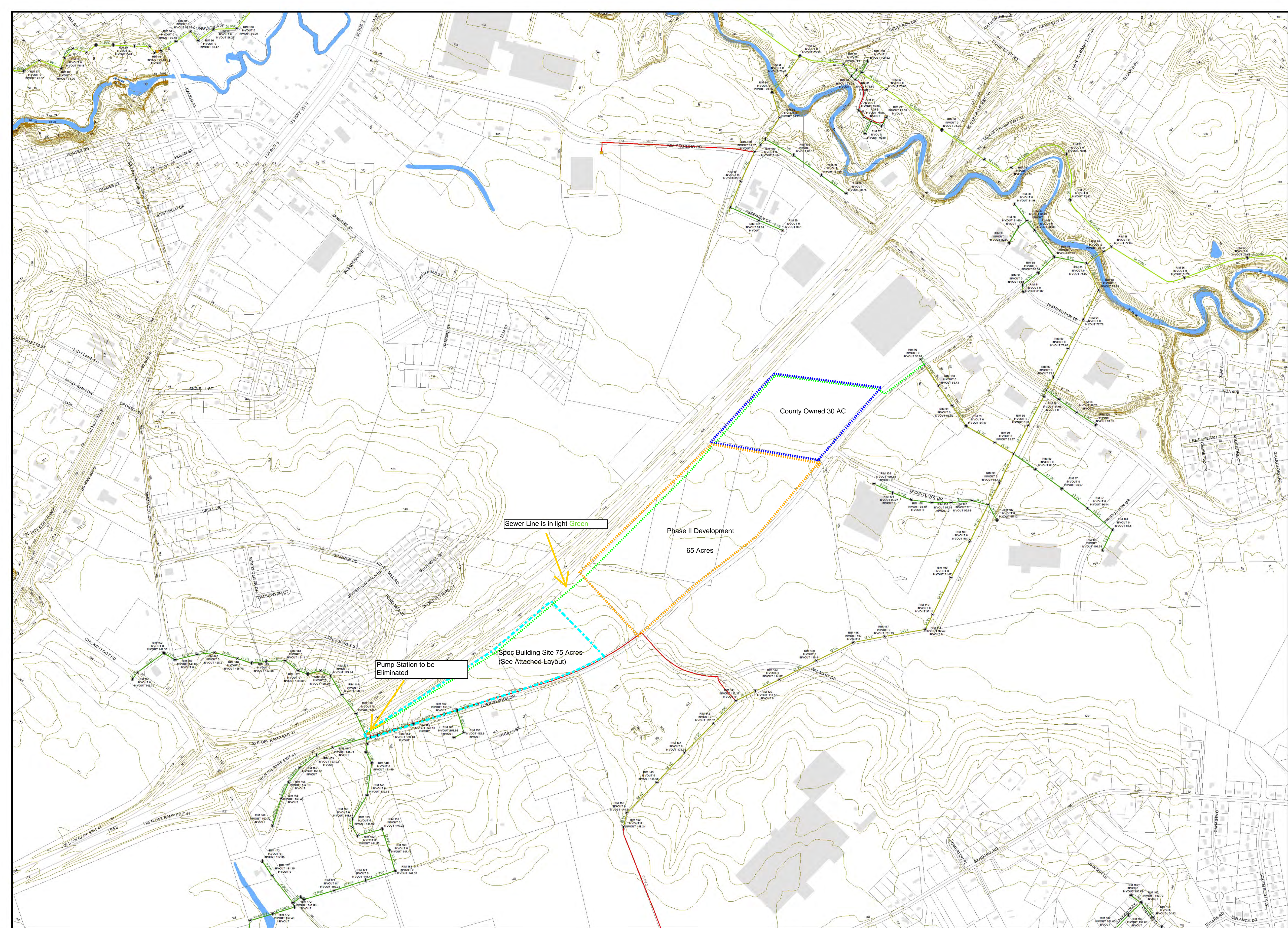


Corporation Dr.  
Area Sewer Utilities

- Manhole
- JunctionBox
- Vault
- Abandoned Manhole
- Lift Station
- Treatment Plant
- Sludge Pump Station
- Abandoned Structure
- Gravity Main Collector
- Gravity Main Outfall
- Gravity Main Interceptor
- Gravity Main Private
- Abandoned Sewer Gravity Main
- Sewer Force Main
- Abandoned Force Main
- Contours



1 inch = 500 feet  
9/19/2019







**ASSISTANT COUNTY MANAGER STRATEGIC MANAGEMENT/ GOVERNMENTAL  
AFFAIRS**

**MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 20, 2020**

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: SALLY SHUTT, ASSISTANT COUNTY MANAGER**

**DATE: 4/15/2020**

**SUBJECT: APPROVAL OF THE RECOMMENDATION BY THE BOARD OF ELECTIONS  
TO PURCHASE VOTING EQUIPMENT REQUIRED UNDER THE HELP  
AMERICA VOTE ACT**

**BACKGROUND**

The Ivotronic voting machines were purchased in 2006; they have been decertified and can no longer be used in an election. This was the equipment used to meet the requirements of the Help America Vote Act, that mandates that a voting system provide the same opportunity for access and participation to voters with disabilities as it does to voters without disabilities.

On September 17, 2019, three Board of Elections members attended a demonstration of the certified equipment as required by the State Board of Elections. The State also requires that before voting equipment can be purchased it must be tested in an election. The Express Vote was tested during the November 2019 municipal election in one precinct. The board proposes to utilize the Express Vote ballot marking device and its accessible peripherals to meet ADA requirements to allow for accessible voting.

The ExpressVote is compatible with the DS200 our current paper ballot system. Election Systems and Software is the vendor for both. The county board has requested approval from the State Board of Elections to purchase this equipment. The statute requires the Board of Elections to make preliminary recommendation to the Board of County Commissioners as to which type of voting equipment should be acquired by the county. The cost of the Express Vote system is \$277,300, this money has been budgeted to purchase the equipment.

This agenda item is related to the April 20, 2020, Consent Agenda Item: Approval of Sole Source For Voting Machines and Software.

## **RECOMMENDATION / PROPOSED ACTION**

This item was heard at the April 9, 2020 Board of Commissioners' Agenda Session. The Board of Elections makes the recommendation to the Board of Commissioners, to move forward with the purchase of the Express Vote using the funds that have been budgeted for ADA equipment.



## FINANCE OFFICE

### **MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 20, 2020**

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: VICKI EVANS, FINANCE DIRECTOR**

**DATE: 4/9/2020**

**SUBJECT: CONTRACT RENEWAL WITH SOUTHERN HEALTH PARTNERS FOR  
HEALTHCARE DELIVERY SERVICES AT THE CUMBERLAND COUNTY  
DETENTION CENTER**

#### **BACKGROUND**

As a result of a recommendation from a formal Request for Proposals process, the Board of Commissioners awarded Southern Health Partners, Inc. (SHP) the contract to provide healthcare delivery services at the Cumberland County Detention Center beginning July 1, 2017. The initial three-year term covered by the contract ends on June 30, 2020. The current contract language allows for extensions of additional one-year terms as follows:

*SHP shall provide written notice to County of the amount of compensation increase requested for renewal periods effective on or after July 1, 2020, or shall otherwise negotiate mutually agreeable terms with County prior to the beginning of each annual renewal period.*

Consistent with percentage increases in effect during the three-year initial term, SHP is requesting a two percent increase above the FY2020 base fee and per diem rate. This contract cost and the overall cost of jail health services in FY2020 remains below the FY2017 actual cost of Public Health providing jail health services. In addition, SHP provides a monthly, calendar year cumulative statistical report to the Deputy County Manager, Public Health Director, and Finance Director.

Through staff, the Sheriff has communicated that his office is satisfied with the services being provided by SHP and would like to seek renewal with this company.

#### **RECOMMENDATION / PROPOSED ACTION**

At the April 9, 2020 Agenda Session Meeting, there was a unanimous decision by the Board of Commissioners to approve placing the action below as a Consent Agenda item on the April 20, 2020 Board of Commissioners' Meeting.



Approval of the contract renewal with Southern Health Partners to provide Jail Health Services for FY2021. The annual renewal includes a two percent increase over the FY2020 base fee and per diem rate. In addition, staff will begin forwarding a quarterly report of statistical data provided by SHP to the Board of Commissioners. The statistical data will be shown in comparative format to show changes that have occurred over periods of time.

**ATTACHMENTS:**

Description

Type

FY2021 Renewal Letter from SHP

Backup Material



# Southern Health Partners

Your Partner In Affordable Inmate Healthcare

April 1, 2020

Marshall Faircloth, Chair  
Cumberland County Board of Commissioners  
117 Dick Street, Room 561  
Fayetteville, NC 28301

Re: Health Services Agreement

Dear Mr. Faircloth:

SHP has been a proud partner with Cumberland County for nearly three years now. We have enjoyed working with the Sheriff's Office and appreciate the trust and confidence placed in SHP to manage the medical program.

With a new contract period approaching, I am writing this letter for the historical record to acknowledge the annual renewal. Beginning in July we will need an increase in service rates to assure continued delivery of high quality staffing and services in accordance with the County's expectations. We are willing to honor a fixed 2% adjustment for July 2020-2021, as offered in our proposal.

I have outlined the new rate description for you below.

Contract Period: July 1, 2020, through June 30, 2021	
Base annualized fee:	\$2,591,974.90 (\$215,997.91 per month)
Per diem greater than 778 inmates:	\$1.34
Annual outside cost pool limits:	\$100,000.00 (first tier); \$200,000.00 (second tier)

Please look for the monthly billings to reflect the rate change starting with the July service fee invoice.

For SHP's file, I will ask you to please return a signed copy of this letter at your earliest convenience, or by April 30, 2020. A scan to email will be fine (email [carmen.hamilton@southernhealthpartners.com](mailto:carmen.hamilton@southernhealthpartners.com)). Except as stated herein, or as may be amended or modified in writing by mutual agreement of the parties, all provisions of the contract will remain in full force and effect.

Thank you in advance. We look forward to continued business together for many years to come.

Sincerely,

SOUTHERN HEALTH PARTNERS, INC.

Carmen Hamilton  
Contracts Manager

CUMBERLAND COUNTY, NC

BY:

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/cph

cc: Sheriff Ennis Wright  
Ms. Lisa Blauser



## **FINANCE OFFICE**

### **MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 20, 2020**

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: VICKI EVANS, FINANCE DIRECTOR**

**DATE: 4/9/2020**

**SUBJECT: ESTABLISHMENT OF IRREVOCABLE TRUST FOR OTHER POST  
EMPLOYMENT BENEFITS (OPEB)**

#### **BACKGROUND**

The fiscal year 2020 budget included a recommendation to establish an irrevocable trust for the County's OPEB liability with an initial budgeted contribution of \$1,000,000. Establishing an irrevocable trust is one way to demonstrate to the Local Government Commission and to bond rating agencies that the County is being more proactive in managing its substantial OPEB liability. As of June 30, 2019 the OPEB liability totaled \$171,702,000. This OPEB liability is specific to medical coverage benefits of eligible current and future retirees.

The NC State Treasurer's Office has provided step-by-step resources to help local governments in establishing irrevocable trusts for OPEB. They have also established the Ancillary Governmental Participants' Investment Program (AGPIP) into which local governments may invest its assets. In addition, our County Attorney has assisted in making the language of the documents specific to Cumberland County. To implement all of this, a resolution must be approved by the Board of Commissioners which includes adoption of the Trust Agreement; appointment of the Plan Administrator, Trustees, and authorized representatives directed to execute the documents.

#### **RECOMMENDATION / PROPOSED ACTION**

At the April 9, 2020 Agenda Session Meeting, there was a unanimous decision by the Board of Commissioners to approve placing the actions below as a Consent Agenda item on the April 20, 2020 Board of Commissioners' Meeting.

1. Approval of the Resolution to Establish a Trust for OPEB and Participation in the AGPIP.
2. Approval of the Trust Agreement establishing the OPEB Trust.

#### **ATTACHMENTS:**

**Description**

Resolution to Establish OPEB Trust

Trust Agreement (Attachment 1 to Resolution)

Deposit Agreement (Attachment 2 to Resolution)

**Type**

Backup Material

Backup Material

Backup Material

**RESOLUTION TO ESTABLISH A TRUST FOR OTHER POST-EMPLOYMENT  
BENEFITS (OPEB) AND PARTICIPATE IN THE ANCILLARY GOVERNMENTAL  
PARTICIPANTS INVESTMENT PROGRAM (AGPIP)**

**WHEREAS**, the Cumberland County Board of Commissioners wishes to establish a Local Government Other Post-Employment Benefits Trust (“OPEB Trust”) pursuant to N.C.G.S. § 159-30.1 for the purpose of paying post-employment benefits for which Cumberland County is liable;

**WHEREAS**, the OPEB Trust will be an irrevocable trust, and the assets of the OPEB Trust will not be subject to the claims of the Cumberland County’s creditors;

**WHEREAS**, the Cumberland County Board of Commissioners wishes to invest assets from the OPEB Trust in the Ancillary Governmental Participants Investment Program (“AGPIP”) established by the Treasurer of the State of North Carolina (the “Treasurer”);

**WHEREAS**, the Cumberland County Board of Commissioners has determined that it is advisable and in the best interests of the Cumberland County to contribute assets from the OPEB Trust to AGPIP, as provided in the Deposit Agreement between the Cumberland County and the Treasurer, which is attached to this resolution as Attachment 2 (the “Deposit Agreement”).

**NOW, THEREFORE, BE IT RESOLVED**, that

The OPEB Trust is established by adoption of the Trust Agreement (Attachment 1 to this resolution);

The person serving as Finance Director for Cumberland County is appointed the Plan Administrator pursuant to the provisions of the trust agreement for the OPEB Trust;

The OPEB Trust is established for the purpose of paying post-employment benefits for which Cumberland County is liable;

The Trustee of the OPEB Trust shall be a Board of Trustees consisting of the County Manager, Deputy County Manager and Finance Director.

The OPEB Trust shall participate in AGPIP pursuant to the terms and conditions of the Deposit Agreement (Attachment 2 to this resolution);

The initial contribution of the OPEB Trust to AGPIP shall be \$1,000,000 (the “Contribution”).

The Plan Administrator and the following officers, managers, or representatives of Cumberland County (collectively, the “Authorized Representatives”) are authorized and directed to execute and deliver the Deposit Agreement, to take any other actions deemed necessary or appropriate to consummate the transactions provided for therein, and to cause the Contribution to be made:

County Manager,  
Clerk to the Board of Commissioners,  
Trustee, acting through the Board of Trustees,  
County Attorney.

The Authorized Representatives, acting on behalf of Cumberland County, are authorized to take all such actions as they may deem necessary or appropriate to give effect to the foregoing resolutions; and

All actions heretofore taken by any of the Authorized Representatives acting on behalf of Cumberland County in furtherance of the foregoing resolutions are hereby ratified, adopted, approved, and confirmed in all respects.

This Resolution adopted by the Board of Commissioners of Cumberland County April 20, 2020, in a duly noticed Regular Meeting.

Cumberland County Board of Commissioners  
By:

---

W. Marshall Faircloth, Chairman

Attest:

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Candice H. White, Clerk to the Board

## Attachment 1

### AGREEMENT ESTABLISHING OTHER POST-EMPLOYMENT BENEFITS TRUST

This **Trust Agreement** is entered into as of the 20th day of April 2020, by and between Cumberland County (hereinafter the “**Employer**”) and the Cumberland County OPEB Trust Board of Trustees. (the “**Trustee**”);

### **R E C I T A L S :**

**WHEREAS**, the governing body of the Employer adopted a resolution dated **APRIL 20, 2020** adopting this trust agreement;

**WHEREAS**, the Employer wishes to establish a trust pursuant to Section 159-30.1 of the North Carolina General Statutes, to be known as the “Cumberland County OPEB Trust” (hereinafter the “**Trust**”), for the purpose of funding its obligation to provide post-employment benefits other than pension benefits, as required to be reported under GASB 75;

**WHEREAS**, this Trust is established by the Employer with the intention that the Trust qualify as an irrevocable tax-exempt trust performing an essential governmental function within the meaning of Section 115 of the Code and the Regulations issued thereunder and as a tax-exempt trust under the provisions of the applicable laws of the State of North Carolina; and

**WHEREAS**, Employer has appointed a Board of Trustees as the Trustee of the Trust, and the members of the Board of Trustees shall serve as such by virtue of their respective positions of employment by the Employer pursuant to the terms and conditions set forth in this Trust Agreement; and

**NOW THEREFORE**, for good and valuable consideration, the parties hereto agree as follows:

### **ARTICLE I DEFINITIONS**

- 1.1** “**Assets**” shall mean all contributions and transfers of assets received into the Trust on behalf of the Employer, together with the income and earnings from such contributions and transfers and any increments accruing to them, net of any investment losses, benefits, expenses or other costs.
- 1.2** “**Code**” shall mean the Internal Revenue Code of 1986, as amended from time to time.
- 1.3** “**Employer’s Agent**” shall mean an individual or entity appointed by the Employer to act in such matters as are specified in the appointment.
- 1.4** “**GASB 75**” shall mean Statement Number 75 issued by the Governmental Accounting Standards Board, regarding the reporting of OPEB Obligations.
- 1.5** “**Investment Advisory Committee**” shall mean a group of qualified private and public sector employees selected by the Employer that will be responsible for establishing and maintaining broad policies and objectives for all aspects of the Trust investments. The committee will review and approve the development or revision of all matters concerning

Trust investments. Investment matters addressed by the Investment Advisory Committee shall be communicated to the Employer, and the Employer shall communicate in writing to the Trustee any such investment matters necessary for the Trustee to fulfill its duties hereunder.

- 1.6 “**OPEB**” shall mean “other post-employment benefits,” such as medical, dental, vision, life insurance, long-term care and other similar benefits, provided to retirees, other than pension benefits.
- 1.7 “**OPEB Obligation**” shall mean an Employer’s obligation to provide post-employment health care and welfare benefits to its “eligible employees” as specified in such Employer’s written policies, the Plan and/or applicable collective bargaining agreements.
- 1.8 “**Plan**” shall mean the plan document adopted by the Employer for the purpose of documenting the Employer’s OPEB Obligations and governing the Employer’s satisfaction thereof.
- 1.9 “**Plan Administrator**” shall mean the individual designated by position of employment at the Employer to act on its behalf in all matters relating to the Plan and Trust.
- 1.10 “**Qualified Investments**” shall mean all investments authorized under Section 159-30.1(b) of the North Carolina General Statutes, including the following:
  - (1) Obligations of the United States or obligations fully guaranteed both as to principal and interest by the United States.
  - (2) Obligations of the Federal Financing Bank, the Federal Farm Credit Bank, the Bank for Cooperatives, the Federal Intermediate Credit Bank, the Federal Land Banks, the Federal Home Loan Banks, the Federal Home Loan Mortgage Corporation, Fannie Mae, the Government National Mortgage Association, the Federal Housing Administration, the Farmers Home Administration, the United States Postal Service.
  - (3) Obligations of the State of North Carolina.
  - (4) Bonds and notes of any North Carolina local government or public authority, to the extent permitted in Section 159.30(c)(4) of the North Carolina General Statutes.
  - (5) Savings certificates issued by any savings and loan association organized under the laws of the State of North Carolina or by any federal savings and loan association having its principal office in North Carolina; provided, that any principal amount of such certificate in excess of the amount insured by the federal government or any agency thereof, or by a mutual deposit guaranty association authorized by the Commissioner of Banks of the Department of Commerce of the State of North Carolina, be fully collateralized.
  - (6) Prime quality commercial paper bearing the highest rating of at least one nationally recognized rating service and not bearing a rating below the highest by any nationally recognized rating service which rates of particular obligation.



- (7) Bills of exchange or time drafts drawn on and accepted by a commercial bank and eligible for use as collateral by member banks in borrowing from a federal reserve bank, provided that the accepting bank or its holding company is either (i) incorporated in the State of North Carolina or (ii) has outstanding publicly held obligations bearing the highest rating of at least one nationally recognized rating service and not bearing a rating below the highest by any nationally recognized rating service which rates the particular obligations.
- (8) Participating shares in a mutual fund for local government investment; provided, that the investments of the fund are limited to Qualified Investments hereunder, and the fund is certified by the Local Government Commission. The Local Government Commission shall have the authority to issue rules and regulations concerning the establishment and qualifications of any mutual fund for local government investment.
- (9) A commingled investment pool established and administered by the State Treasurer pursuant to Section 147-69.3 of the North Carolina General Statutes.
- (10) A commingled investment pool established by interlocal agreement by two or more units of local government pursuant to Sections 160A-460 through 160A-464 of the General Statutes of North Carolina, if the investments of the pool are limited to those qualifying for investment under Section 159.30(c)(4) of the North Carolina General Statutes.
- (11) Evidences of ownership of, or fractional undivided interests in, future interest and principal payments on either direct obligations of the United States government or obligations the principal of and the interest on which are guaranteed by the United States, which obligations are held by a bank or trust company organized and existing under the laws of the United States or any state in the capacity of custodian.
- (12) Repurchase agreements with respect to either direct obligations of the United States or obligations the principal of and the interest on which are guaranteed by the United States if entered into with a broker or dealer, as defined by the Securities Exchange Act of 1934, which is a dealer recognized as a primary dealer by a Federal Reserve Bank, or any commercial bank, trust company or national banking association, the deposits of which are insured by the Federal Deposit Insurance Corporation or any successor thereof if:
  - (a) Such obligations that are subject to such repurchase agreement are delivered (in physical or in book entry form) to the local government or public authority, or any financial institution serving either as trustee for the local government or public authority or as fiscal agent for the local government or public authority or are supported by a safekeeping receipt issued by a depository satisfactory to the local government or public authority, provided that such repurchase agreement must provide that the value of the underlying obligations shall be maintained at a current market value, calculated at least daily, of not less than one hundred percent (100%) of the repurchase price, and, provided further, that the financial institution serving either as trustee or as fiscal agent for the local government or public authority holding the obligations subject to

the repurchase agreement hereunder or the depository issuing the safekeeping receipt shall not be the provider of the repurchase agreement;

- (b) A valid and perfected first security interest in the obligations which are the subject of such repurchase agreement has been granted to the local government or public authority or its assignee or book entry procedures, conforming, to the extent practicable, with federal regulations and satisfactory to the local government or public authority have been established for the benefit of the local government or public authority or its assignee;
  - (c) Such securities are free and clear of any adverse third party claims; and
  - (d) Such repurchase agreement is in a form satisfactory to the local government or public authority.
- (13) In connection with funds subject to the arbitrage and rebate provisions of the Code, participating shares in tax-exempt mutual funds, to the extent such participation, in whole or in part, is not subject to such rebate provisions, and taxable mutual funds, to the extent such fund provides services in connection with the calculation of arbitrage rebate requirements under federal income tax law; provided, the investments of any such fund are limited to those bearing one of the two highest ratings of at least one nationally recognized rating service and not bearing a rating below one of the two highest ratings by any nationally recognized rating service which rates the particular fund.
- (14) Investments of the State Treasurer authorized pursuant to Section 147-69.2(b4) of the North Carolina General Statutes.

**1.11 “Registered Investment Advisor”** shall mean shall mean any Registered Investment Advisor as defined by Securities and Exchange Commission regulations appointed by the Employer or Plan Administrator who has entered into a consulting or management agreement with the Employer for investing the Assets of the Trust.

## **ARTICLE II THE TRUST**

### **2.1 Purpose**

The purpose of the Trust is to hold assets from which to satisfy the Employer’s commitment to provide post-employment benefits (other than pension benefits), as offered by the Employer to its employees in accordance with the Employer’s policies and/or applicable collective bargaining agreements.

### **2.2 Trustee Accounting**

The Trustee shall be responsible only for maintaining records and maintaining accounts for the Assets of the Trust. The Employer shall be responsible for Plan-level accounting for OPEB.

### **2.3 No Diversion of Assets**

The Assets in the Trust shall be held in trust for the exclusive purpose of providing OPEB to eligible employees of the Employer and defraying the reasonable administrative and actuarial expenses of the Trust. The Assets in the Trust shall not be used for or diverted to any other purpose, except as expressly provided herein.

### **2.4 Type and Nature of Trust**

Neither the full faith and credit nor the taxing power of the Employer is pledged to the distribution of benefits hereunder. Except for contributions and other amounts hereunder, no other amounts are pledged to the distribution of benefits hereunder. Distributions of benefits are neither general nor special obligations of any Employer, but are payable solely from the Assets of the Trust, as more fully described herein. No employee of any Employer or beneficiary may compel the exercise of the taxing power by any Employer.

Distributions of Assets under the Trust are not debts of any Employer within the meaning of any constitutional or statutory limitation or restriction. Such distributions are not legal or equitable pledges, charges, liens or encumbrances, upon any of the Employer's property, or upon any of its income, receipts, or revenues, except amounts in the accounts which are, under the terms of the Plan and Trust set aside for distributions. Neither the members of the governing body of the Employer nor its officers, employees, agents or volunteers are liable hereunder.

## **ARTICLE III ADMINISTRATIVE MATTERS**

### **3.1 Certification to Trustee**

The governing body of the Employer, or other duly authorized official, shall certify in writing to the Trustee the names and specimen signatures of the Plan Administrator and Employer's Agent, if any, and all others authorized to act on behalf of the Employer whose names and specimen signatures shall be kept accurate by the Employer acting through a duly authorized official or governing body of the Employer. The Trustee shall have no liability if it acts upon the direction of a Plan Administrator or the Employer's Agent that has been duly authorized hereunder even if that the Plan Administrator or the Employer's Agent is no longer authorized to act, unless the Employer has informed the Trustee of such change in writing.

### **3.2 Removal of Trustee**

The members of the Board of Trustees shall hold office as a member of the Board of Trustees by virtue of their respective positions of employment with the Employer. Upon any member of the Board of Trustees ceasing to be employed in their respective positions, the respective successor to the position shall become the successor-member of the Board of Trustees by virtue of their employment. The Employer may also remove or substitute any member of the Board of Trustees by action of its governing body amending this Trust Agreement and notice to the Trustee.

### **3.3 Resignation of Trustee**

No member of the Board of Trustees may resign except by ceasing to hold their respective position of employment with the Employer.

### **3.4 Plan Administrator**

The governing body of the Employer shall have plenary authority for the administration and investment of the Trust pursuant to applicable state law and applicable federal laws and regulations. The Employer shall by resolution designate a Plan Administrator. Unless otherwise specified in the instrument the Plan Administrator shall be deemed to have authority to act on behalf of the Employer in all matters pertaining to the Trust. Such appointment of a Plan Administrator shall be effective upon receipt and acknowledgment by the Trustee and shall be effective until the Trustee is furnished with a resolution of the Employer that the appointment has been modified or terminated.

### **3.5 Failure to Appoint Plan Administrator**

If the Employer does not appoint a Plan Administrator, or if such appointment lapses, the Employer shall be deemed to be the Plan Administrator.

### **3.6 Employer's Agent**

The Plan Administrator, acting on behalf of the Employer, may delegate certain authority, powers and duties to Employer's Agent to act in those matters specified in the delegation. Any such delegation must be in writing that names and identifies the Employer's Agent, states the effective date of the delegation, specifies the authority and duties delegated, is executed by the Plan Administrator and is acknowledged in writing by the Employer's Agent and certified as required in Section 3.1.

### **3.7 Notice**

Effective notice hereunder shall be delivered via United States Mail or other reliable means of delivery, including via telecopy, electronic mail or overnight delivery service, to the following:

#### **EMPLOYER:**

The County of Cumberland  
PO Box 1829  
Fayetteville, North Carolina 28302  
Attention: Vicki Evans, Finance Director

#### **PLAN ADMINISTRATOR:**

Cumberland County Finance Director  
PO Box 1829  
Fayetteville, North Carolina 28302

**BOARD OF TRUSTEES:**

Cumberland County Manager  
Cumberland County Deputy County Manger  
Cumberland County Finance Director

**ARTICLE IV  
THE TRUSTEE**

**4.1 Powers and Duties of the Trustee**

Any action taken by the Trustee hereunder shall be approved by no less than two members of the Board of Trustees at all times, including any time when there is a vacancy on the Board of Trustees. Except as otherwise provided in Article V, and subject to the provisions of Article VI, the Trustee shall have full power and authority with respect to property held in the Trust to perform all acts, take all proceedings, and exercise all rights and privileges, whether specifically referred to or not in this document, as could be done, taken or exercised by the absolute owner, including, without limitation, the following:

- (a) To invest and reinvest the Assets or any part hereof in Qualified Investments pursuant to this Trust and applicable state law.
- (b) To place uninvested cash and cash awaiting distribution in any type of interest-bearing account including, without limitation, time certificates of deposit or interest-bearing accounts issued by a commercial bank or savings and loan association organized under the laws of the State of North Carolina or having its principal office in North Carolina;
- (c) To borrow money for the purposes of the Trust from any source with or without giving security; to pay interest; to issue promissory notes and to secure the repayment thereof by pledging all or any part of the Assets;
- (d) To take all of the following actions: to vote proxies of any stocks, bonds or other securities; to give general or special proxies or powers of attorney with or without power of substitution; to exercise any conversion privileges, subscription rights or other options, and to make any payments incidental thereto; to consent to or otherwise participate in corporate reorganizations or other changes affecting corporate securities and to delegate discretionary powers and to pay any assessments or charges in connection therewith; and generally to exercise any of the powers of an owner with respect to stocks, bonds, securities or other property held in the Trust;
- (e) To make, execute, acknowledge and deliver any and all documents of transfer and conveyance and any and all other instruments that may be necessary or appropriate to carry out the powers herein granted;
- (h) To exercise all the further rights, powers, options and privileges granted, provided for, or vested in trustees generally under applicable federal or state laws as amended from time to time, it being intended that, except as herein otherwise provided,

the powers conferred upon the Trustee herein shall not be construed as being in limitation of any authority conferred by law, but shall be construed as consistent or in addition thereto.

#### **4.2 Additional Trustee Powers**

In addition to the other powers enumerated above, the Trustee in any and all events is authorized and empowered:

- (a) To pay administrative fees as directed by the Plan Administrator;
- (b) To invest funds pending required directions in a designated account as directed by the Investment Advisory Committee or if there is no designated account, any type of interest-bearing account including without limitation, time certificates of deposit or interest-bearing accounts issued by a commercial bank or savings and loan association organized under the laws of the State of North Carolina or having its principal office in North Carolina Trustee or any affiliate thereof;
- (c) To cause all or any part of the Trust to be held in the name of the Trustee (which in such instance need not disclose its fiduciary capacity) or, as permitted by law, in the name of any nominee, and to acquire for the Trust any investment in bearer form, but the books and records of the Trust shall at all times show that all such investments are a part of the Trust and the Trustee shall hold evidences of title to all such investments;
- (d) To appoint a custodian with respect to the Trust Assets;
- (e) To employ such agents and counsel as may be reasonably necessary in managing and protecting the Assets and to pay them reasonable compensation from the Trust; to employ any broker-dealer, including a broker-dealer affiliated with the Trustee, and pay to such broker-dealer at the expense of the Trust, its standard commissions; to settle, compromise or abandon all claims and demands in favor of or against the Trust; and to charge any premium on bonds purchased at par value to the principal of the Trust without amortization from the Trust, regardless of any law relating thereto;
- (f) To abandon, compromise, contest, arbitrate or settle claims or demands; to prosecute, compromise and defend lawsuits, but without obligation to do so, all at the risk and expense of the Trust;
- (g) To exercise and perform any and all of the other powers and duties specified in this Trust Agreement or the Plan;
- (h) To permit such inspections of documents at the principal office of the Trustee as are required by law, subpoena or demand by a United States agency;
- (i) To comply with all requirements imposed by applicable provisions of law;
- (j) To seek written instructions from the Plan Administrator or other fiduciary on any matter and await their written instructions without incurring any liability. If at any time the Plan Administrator or the fiduciary should fail to give directions to the Trustee, the Trustee may act in the manner that in its discretion seems advisable under the circumstances for carrying out the purposes of the Trust;

- (k) To compensate such executive, consultant, actuarial, accounting, investment, appraisal, administrative, clerical, secretarial, medical, custodial, depository and legal firms, personnel and other employees or assistants as are engaged by the Plan Administrator in connection with the administration of the Plan and to pay from the Trust the necessary expenses of such firms, personnel and assistants, to the extent not paid by the Plan Administrator;
- (l) To act upon proper written directions of the Employer, Plan Administrator or Employer's Agent;
- (m) To pay from the Trust the expenses reasonably incurred in the administration thereof, as provided in the Plan;
- (n) To hold uninvested reasonable amounts of cash whenever it is deemed advisable to do so to facilitate disbursements or for other operational reasons,
- (o) To have and to exercise such other additional powers as may be advisable for the effective and economical administration of the Trust.

## **ARTICLE V INVESTMENTS**

### **5.1 Trust Investments**

The Employer and the Investment Advisory Committee, if any, shall have responsibility to select Qualified Investments for the Trust Assets. The Employer and the Investment Advisory Committee, if any, may appoint a Registered Investment Advisor to the Trust by executing a written consulting or management agreement with said Registered Investment Advisor.

### **5.2 Trustee Fees**

All members of the Board of Trustees who are appointed by virtue of their position as an employee of the Employer shall receive no fee for service as a member of the Board of Trustees serving as Trustee hereunder.

### **5.3 Contributions**

The Plan Administrator shall, on behalf of the Employer, make all contributions to the Trustee. Such contributions shall be in cash. All contributions shall be paid to the Trustee for investment and reinvestment pursuant to the terms of this Trust Agreement. The Trustee shall not have any duty to determine or inquire whether any contributions to the Trust made to the Trustee by the Plan Administrator are in compliance with the Employer's policies or applicable state law, nor shall the Trustee have any duty or authority to compute any amount to be paid to the Trustee by the Plan Administrator; nor shall the Trustee be responsible for the collection or adequacy of the contributions to meet the Employer's OPEB Obligation, as may be determined under GASB 75. The contributions received by the Trustee from the Employer shall be held and administered pursuant to the terms hereof without distinction between income and principal.

#### **5.4 Records**

(a) The Trustee shall maintain accurate records and detailed accounts of all investments, receipts, disbursements and other transactions hereunder. Such records shall be available at all reasonable times for inspection by the Employer and Plan Administrator. The Trustee shall, at the direction of the Plan Administrator, submit such valuations, reports or other information as the Plan Administrator may reasonably require.

(b) The Assets of the Trust shall be valued at their fair market value on the date of valuation, as determined by the Trustee based upon such sources of information as it may deem reliable; provided, however, that the Plan Administrator shall instruct the Trustee as to valuation of assets which are not readily determinable on an established market. The Trustee may rely conclusively on such valuations provided by the Plan Administrator and shall be indemnified and held harmless by the Employer with respect to such reliance. If the Plan Administrator fails to provide such values, the Trustee may take whatever action it deems reasonable, including employment of attorneys, appraisers or other professionals, the expense of which will be an expense of administration of the Trust. Transactions in the account involving such hard to value assets may be postponed until appropriate valuations have been received and Trustee shall have no liability therefore.

#### **5.5 Statements**

(a) Periodically as specified, and within sixty (60) days after December 31, or the end of the Trust's fiscal year if different, Trustee shall render to the Plan Administrator as directed, a written account showing in reasonable summary the investments, receipts, disbursements and other transactions engaged in by the Trustee during the preceding fiscal year or period with respect to the Trust. Such account shall set forth the assets and liabilities of the Trust valued as of the end of the accounting period.

(b) The Plan Administrator may approve such statements either by written notice or by failure to express objections to such statements by written notice delivered to the Trustee within ninety (90) days from the date the statement is delivered to the Plan Administrator. Upon approval, the Trustee shall be released and discharged as to all matters and items set forth in such statement as if such account had been settled and allowed by a decree from a court of competent jurisdiction.

#### **5.6 Exclusive Benefit**

The Assets of the Trust shall be held in trust for the exclusive purpose of providing OPEB to the eligible employees of the Employer pursuant to the Employer's policies and/or applicable collective bargaining agreements, and defraying the reasonable expenses associated with the providing of such benefits, and shall not be used for or diverted to any other purpose.



## **ARTICLE VI FIDUCIARY RESPONSIBILITIES**

### **6.1 More Than One Fiduciary Capacity**

Any one or more of the fiduciaries with respect to the Trust Agreement or the Trust may, to the extent required thereby or as directed by the Employer or the Plan Administrator pursuant to this Trust Agreement, serve in more than one fiduciary capacity with respect to the Trust Agreement and the Trust.

### **6.2 Fiduciary Discharge of Duties**

Except as otherwise provided by applicable law, each fiduciary shall discharge such fiduciary's duties with respect to the Trust Agreement and the Trust:

- (a) Solely in the interest of the eligible employees and for the exclusive purpose of providing OPEB to eligible employees, and defraying reasonable administrative and actuarial expenses associated with providing such benefits; and
- (b) With the care, skill, prudence, and diligence under the circumstances then prevailing that a prudent man acting in a like capacity and familiar with such matters would use in the conduct of an enterprise of like character and with like aims.

### **6.3 Limitations on Fiduciary Responsibility**

To the extent allowed by the state law applicable to this Trust Agreement:

- (a) No fiduciary shall be liable with respect to a breach of fiduciary duty by any other fiduciary if such breach was committed before such party became a fiduciary or after such party ceased to be a fiduciary;
- (b) No fiduciary shall be liable for a breach by another fiduciary except as provided by law; and
- (c) No fiduciary shall be liable for carrying out a proper direction from another fiduciary, including refraining from taking an action in the absence of a proper direction from the other fiduciary possessing the authority and responsibility to make such a direction, which direction the fiduciary in good faith believes to be authorized and appropriate.

### **6.4 Indemnification**

- (a) Neither the Trustee nor the members of the Board of Trustees shall not be liable for, and the Employer shall indemnify, defend and hold the Trustee and the members of the Board of Trustees harmless from and against any claims, demands, loss, costs, expense or liability in connection with this Trust Agreement, including reasonable attorneys' fees and costs incurred by the Trustee or the members of the Board of Trustees, arising as a result of Employer's active or passive negligent act or omission or willful misconduct in the execution or performance of the Employer's duties under this Trust Agreement.

- (b) In addition, neither the Trustee nor the members of the Board of Trustees shall be liable for, and Employer shall indemnify and hold the Trustee and the members of the Board of Trustees harmless from and against any claims, demands, loss, costs, expense or liability arising out of or in connection with this Trust Agreement, including reasonable attorneys' fees and costs incurred by the Trustee or the members of the Board of Trustees, in the event that the Trust loses or fails to qualify for tax exempt status under Section 115 of the Code and the Regulations issued thereunder or as a tax-exempt trust under the provisions of North Carolina law.
- (c) This section shall survive the termination of this Trust Agreement.

## **ARTICLE VII AMENDMENT, TERMINATION AND MERGER**

### **7.1 No Obligation to Continue Trust**

Continuance of the Trust and continuation of the Employer's policies that provide OPEB are not assumed as contractual obligations of the Employer due to the creation of this Trust Agreement.

### **7.2 Amendments**

(a) The Trust Agreement may only be amended or terminated as provided herein. The Employer shall have the right to amend this Trust Agreement from time to time, and to similarly amend or cancel any amendments. A copy of all amendments shall be delivered to the Trustee and Plan Administrator promptly as each is made.

(b) Such amendments shall be set forth in an instrument in writing executed by the Employer and the Trustee. Any amendment may be current, retroactive or prospective; provided, however, that no amendment shall:

- (1) Cause the Assets of any Trust to be used for or diverted to purposes other than for the exclusive benefit of eligible employees of the Employer or for the purpose of defraying the reasonable expenses of administering such Trust;
- (2) Have any retroactive effect so as to reduce the benefits of any eligible employees as of the date the amendment is adopted, except that such changes may be made as may be required to permit this Trust Agreement to meet the requirements of applicable law; or
- (3) Change or modify the liabilities of the Trustee or the members of the Board of Trustees hereunder without the consent of the Trustee or the members of the Board of Trustees.

### **7.3 Termination of the Plan**

A termination of the Employer's obligation to provide OPEB pursuant to the Employer's policies for which the Trust was established shall not, in itself, effect a termination of the Trust. Upon any termination of the Employer's obligation to provide OPEB pursuant to the Employer's policies, the Assets of the Trust shall be distributed by the Trustee when directed by the Plan Administrator. From and after the date of such termination and until

final distribution of the Assets the Trustee shall continue to have all the powers provided herein as are necessary or expedient for the orderly liquidation and distribution of such assets and the Trust shall continue until the Assets have been completely distributed in accordance with the Employer's policies.

#### **7.4 Fund Recovery Based on Mistake of Fact**

Except as hereinafter provided, the Assets of the Trust shall never inure to the benefit of the Employer. The Assets shall be held for the exclusive purposes of providing post-employment health care and welfare benefits to eligible employees and defraying reasonable expenses of administering the Trust. However, in the case of a contribution which is made by the Employer because of a mistake of fact, that portion of the contribution relating to the mistake of fact (exclusive of any earnings or losses attributable thereto) may be returned to the Employer, provided such return occurs within two (2) years after discovery by the Employer of the mistake. If any repayment is payable to the Employer, then, as a condition precedent to such repayment, the Employer shall execute, acknowledge and deliver to the Trustee its written undertaking, in a form satisfactory to the Trustee, to indemnify, defend and hold the Trustee and the members of the Board of Trustees harmless from all claims, actions, demands or liabilities arising in connection with such repayment.

#### **7.5 Termination**

The Trust may be terminated only by the Employer. Such action must be in writing and delivered to the Trustee in accordance with the terms of this Trust Agreement.

### **ARTICLE VIII MISCELLANEOUS PROVISIONS**

#### **8.1 Nonalienation**

Eligible employees do not have an interest in the Trust. Accordingly, the Trust shall not in any way be liable to attachment, garnishment, assignment or other process, or be seized, taken, appropriated or applied by any legal or equitable process, to pay any debt or liability of an eligible employee or any other party. Trust Assets shall not be subject to the claims of the Employer or the claims of its creditors.

#### **8.2 Saving Clause**

In the event any provision of this Trust Agreement and each Trust are held illegal or invalid for any reason, said illegality or invalidity shall not affect the remaining parts of the Trust Agreement and/or Trust, but this instrument shall be construed and enforced as if said provision had never been included.

#### **8.3 Applicable Law**

This Trust Agreement shall be construed, administered and governed under the Code and the law of the State of North Carolina. To the extent any of the provisions of this Trust Agreement are inconsistent with the Code or applicable state law, the provisions of the Code or state law shall control. In the event, however, that any provision is susceptible to

more than one interpretation, such interpretation shall be given thereto as is consistent with the Trust Agreement being a tax-exempt trust within the meaning of the Code.

#### **8.4 Employment of Counsel**

The Trustee may consult with legal counsel (who may be counsel for the Trustee or the Employer) and charge the Trust. The Trustee and the members of the Board of Trustees shall be fully protected in relying on advice of such counsel.

#### **8.5 Gender and Number**

Words used in the masculine, feminine or neuter gender shall each be deemed to refer to the other whenever the context so requires; and words used in the singular or plural number shall each be deemed to refer to the other whenever the context so requires.

#### **8.6 Headings**

Headings used in this Trust Agreement are inserted for convenience of reference only and any conflict between such headings and the text shall be resolved in favor of the text.

#### **8.7 Counterparts**

This Trust Agreement may be executed in an original and any number of counterparts by the Employer and Trustee, each of which shall be deemed to be an original of the one and the same instrument.

**AGREED TO AND ACCEPTED** this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ .

TRUSTEE

Cumberland County OPEB Trust  
By:

\_\_\_\_\_  
Amy H. Cannon, County Manager  
Member, Board of Trustees

\_\_\_\_\_  
Duane Holder, Deputy County Manager  
Member, Board of Trustees

\_\_\_\_\_  
Vicki Evans, Finance Director  
Member, Board of Trustees

EMPLOYER

Cumberland County Board of  
Commissioners By:

\_\_\_\_\_  
W. Marshall Faircloth, Chairman

Attest:

\_\_\_\_\_  
Candice H. White, Clerk to the Board

**North Carolina Department of State Treasurer**  
**Deposit Agreement for Investment in Ancillary Governmental Participant Investment Program**  
**("AGPIP")**

**Equity Index Fund Pursuant to N.C.G.S. § 147-69.2(b) (8)**  
**Bond Index Fund Pursuant to N.C.G.S. §§ 147-69.2(b)(1)-(6)**  
**and/or**  
**Short-Term Investment Fund Pursuant to N.C.G.S. §§ 147-69.1(c) and 147-69.2(b)(1)**

WHEREAS, pursuant to the North Carolina General Statutes, certain public entities that are not part of the North Carolina Retirement System, each an Ancillary Governmental Participant ("Participant"), may deposit monies ("Monies") with the Treasurer of the State of North Carolina ("Treasurer"), who in turn will invest the Monies.

WHEREAS, pursuant to N.C.G.S. §§ 147-69.2(b2), 147-69.2(b4), 147-69.2(b5), or 147-69.2(d), or 147-69.5 or other such enabling legislation authorizing Participant to invest in AGPIP, certain Participants are authorized to direct the Treasurer as to the allocation of their investments;

WHEREAS, each Participant is exempt from federal income tax under Section 115 of the Internal Revenue Code of 1986 ("Code"), as amended, and the Constitution of the United States as an organization performing an essential government function or as an organization owned by an instrumentality of the State of North Carolina;

NOW THEREFORE, in consideration of the mutual promises and agreements herein contained, the parties hereto agree as follows:

Section 1. General. The undersigned Participant understands, agrees, and acknowledges that it may deposit Monies from time to time with the Treasurer. Subject to the restrictions of the Participant's enabling legislation limiting the Participant's investment options, these Monies may be held and invested in one or more of the following: (i) a portfolio of primarily equity securities ("Equity Index Fund" or "EIF") as permitted by N.C.G.S. § 147-69.2(b)(8); (ii) a portfolio of fixed income instruments ("Bond Index Fund" or "BIF") as permitted by N.C.G.S. §§ 147-69.2(b)(1) through (6) and/or (iii) certain other fixed income instruments as permitted by N.C.G.S. § 147-69.2(b)(1) ("Short-Term Investment Fund" or "STIF").

The undersigned Participant understands and acknowledges that investments in the EIF are to be effected through investments made by the Treasurer in individual, common, or collective trust funds of banks, trust companies, and group trust funds of investment advisory companies as long as the investment manager has assets under management of at least \$100 million. The trustee of each such third-party trust ("Third-party Trustee") shall be appointed by the Treasurer. The undersigned Participant further understands and acknowledges that investments in the BIF are effected through third-party investment management, custodial, and brokerage arrangements. The STIF is to be managed internally by the Treasurer and utilizes third-party custodial and brokerage arrangements.

The undersigned Participant understands, agrees and acknowledges that if the Participant is a Local Government Other Post-Employment Benefits Trust (“OPEB Trust”) established pursuant to N.C.G.S. § 150-30.1 or Local Government Law Enforcement Officer Special Separation Allowance Trust (“LEOSSA Trust”) established pursuant to N.C.G.S. §§ 147-69.5 and 159-30.2, the Participant has established an irrevocable trust by resolution or ordinance of the entity’s governing board. The resolution or ordinance states the purpose for which the OPEB Trust or LEOSSA Trust is created and the method for determining and selecting the trustees.

Section 2. Representations and Warranties. As a condition to its investment, the Participant acknowledges, represents, warrants and agrees that:

- a) The Participant recognizes that it is indirectly investing in equity securities (if the Participant is eligible for the EIF), debt instruments (if the Participant is eligible for the BIF) and/or short-term fixed income investments. BIF, EIF, and/or STIF may lose money over short or long periods of time as they are not bank deposits, are not guaranteed by the State of North Carolina, the Treasurer, or any private sector entity, and may lag the rate of inflation. Neither BIF, EIF, nor STIF is necessarily a complete investment program and returns may lag the returns of a balanced portfolio with comparable risk. BIF and EIF provide only limited liquidity and, Monies invested in the BIF and EIF should not be needed for immediate disbursement. The Participant recognizes that investments in EIF, BIF, and/or STIF are subject to, among other things: general equity and bond market investment risks (including, but not limited to, the risk of the loss of capital); investment manager risk (including, but not limited to, the risk that poor security selection by the manager will cause the investment to underperform relevant to benchmarks or other investments with similar objectives); interest rate risks; credit risks (including, where applicable, custodial credit risks, which is the risk that in the event of the failure of the counterparty, the Treasurer will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party); pre-payment risk; foreign equity risk; emerging market risk; and derivatives risk.
- b) The Participant has taken full cognizance of and understands all of the risk factors, including transition risk, related to investments in EIF, BIF and/or STIF, as applicable.
- c) The Participant is able to bear the economic risk of investments in EIF, BIF and/or STIF, as applicable.
- d) The Participant has such knowledge and experience in financial and business matters that the Participant is capable of evaluating the merits and risks of an investment in the EIF, BIF and/or STIF.
- e) The Participant is solely responsible for determining the suitability of and the statutory authorization of the allocation of its investment between any of the EIF, BIF, and/or STIF, as applicable. The initial allocation shall be made on the form set forth in Appendix A attached hereto and the signatory of such form is a duly authorized representative of the Participant. Allocations thereafter shall be set forth on the deposit/withdrawal/transfer form as set forth in the sample form in Appendix B to be signed on an ongoing basis by a duly authorized representative of the Participant. The Participant acknowledges that the Treasurer shall not rebalance the Participant’s allocation on an ongoing basis in order to maintain the

initial percentage allocation made by the Participant. The Participant shall be responsible for reviewing its monthly statements to determine if a rebalance is necessary and shall direct the Treasurer if such rebalance is to be effected. The Participant is responsible for directing the Treasurer as to the source and manner of any rebalance.

- f) The Participant acknowledges that its investment in the EIF, BIF and/or STIF, as the case may be, is permissible under the Participant's North Carolina statutory authority, is suitable for the Participant based upon its other securities holdings, financial situation, liquidity requirements and that the Participant has adequate means of providing for possible contingencies.
- g) The Participant understands that it is not permitted to sell, transfer, or assign any of its investment. In order to liquidate its investment, the Participant will be required to follow the procedures described in Section 4 of this Deposit Agreement. The Participant understands and acknowledges that the Treasurer will use reasonable efforts when transferring money from one investment to another and that the risk of any decline in the value of an investment in EIF, BIF and/or STIF during the interval between any permitted withdrawal date, as further described in Section 4 of this Deposit Agreement, is borne by the Participant.
- h) The Participant acknowledges, represents, warrants and agrees that the Treasurer may at any time in its sole discretion change requirements for deposits, withdrawals, and transfers applicable to Participant accounts should the Treasurer in good faith determine that such changes would be in the collective interest of the EIF, BIF, and/or STIF.
- i) Further, the Participant acknowledges, represents, warrants and agrees that (i) it is exempt from federal income tax under Section 115 of the Code and the Constitution of the United States as an organization performing an essential government function or as an organization owned by an instrumentality of the State of North Carolina; (ii) the investment by the Participant described herein has been duly authorized by all necessary corporate action of the Participant; (iii) the Participant has the requisite corporate power and authority to execute and deliver this document and to deposit the Monies for investment as described herein; (iv) for any Participant authorized to invest with the Treasurer in the EIF, the Treasurer has the power and authority under N.C.G.S. § 147-69.2(b)(8) and applicable law to appoint a Third-party Trustee or Third-party Trustees to hold the monies and assets of the Participant.
- j) The Participant acknowledges that the furnishing of this Deposit Agreement and the Enrollment Packet for the BIF, EIF and STIF is not intended to constitute investment advice or the offering of an investment product. The Treasurer is undertaking the statutory responsibility set out in N.C.G.S. 147-69.3. There is no agreement or understanding between the Treasurer and any Participant under which the latter receives advice from the Treasurer concerning investments which are to be used as a primary basis for the Participant's investment decisions relating to BIF, EIF, or STIF.
- k) The Participant acknowledges that: (1) the BIF, EIF, and STIF can have liquidity limitations, volatility of returns, and risk of loss, including the potential for loss of the principal invested; (2) that Treasurer is not providing investment advice to the Participant; (3) that investing in the BIF, EIF of STIF is only suitable for participants who are willing to bear the economic

risks of the investment; (4) that the participant will carefully review and consider all potential risks and costs before enrolling and investing.

- l) The undersigned understands and acknowledges that the Treasurer has the discretion, without prior notice, to make changes to the EIF and BIF, including but not limited to external manager, fees, investment guidelines or strategy.
- m) The Participant acknowledges and represents that it (i) is not subject to any sanctions administered or enforced by the United States Office of Foreign Assets Control, the United Nations Security Council, the European Union, or other relevant sanctions authority; and (ii) has not and will not transfer funds into an account which have been derived from activities subject to sanctions administered or enforced by the United States Office of Foreign Assets Control, the United Nations Security Council, the European Union, or other relevant sanctions authority.
- n) The Participant acknowledges and represents the following (check the correct box in (i) and (ii)):
  - i) The Participant ☒ IS / ☐ IS NOT a “Municipal Entity” as that term is defined under the Municipal Advisor Rules (Section 15B of the Securities Exchange Act of 1934, as amended, and the applicable rules thereunder (Rule 15Ba1 et. seq.)).
  - ii) The Participant has information concerning the source of the Monies and confirms that:
    - A. ☒ None of the Monies constitutes “Proceeds of Municipal Securities” or “Municipal Escrow Investments” as those terms are defined under the Municipal Advisor Rules;
    - OR**
    - B. ☐ Some or all of the Monies constitutes “Proceeds of Municipal Securities” or “Municipal Escrow Investments” as those terms are defined under the Municipal Advisor Rules.
- o) The Participant will notify the Treasurer immediately if it has reason to believe that the foregoing acknowledgements, representations, warranties and agreements may cease to be true. The Participant acknowledges, represents, warrants and agrees that the Treasurer may at any time in its sole discretion make a mandatory payout of Participant accounts should the Treasurer in good faith determine that such a payout would be in the collective interest of the EIF, BIF, and/or STIF, or if a Participant has breached the requirements herein.

**Section 3. Fees.** The Participant acknowledges, represents, warrants and agrees that fees, expenses, and charges will be deducted from their accounts by the Treasurer. As permitted by N.C.G.S. § 147-69.3(f), the Treasurer may apportion the reasonable costs of administration, management, and operation directly among each of the EIF, BIF, and STIF and such costs will not be itemized at the Participant level. Such costs may include without limitation internal and external investment management and administrative fees and expenses.



Section 4. Deposits and Withdrawals. In order for entities to participate in AGPIP, they must open a STIF Account with the State Treasurer (if they do not already have one) and fund the account. The STIF account is used to move monies into and out of the investments in BIF and/or EIF (if eligible). STIF deposits must be made by 10 a.m. to receive same day credit, otherwise, credit will be made the following business day. Additional information regarding the establishment of a STIF account can be found at <https://www.nctreasurer.com/fod/Resources/BankingHandbook.pdf>.

- a) *Minimum Account Balance.* The minimum balance to open a new account in either BIF or EIF will generally be \$100,000 in each account. The Treasurer reserves the right to establish a de minimis account value, close Participant accounts below such de minimis value, and transfer the proceeds of applicable Participant account balances to their STIF account.
- b) *Procedures for Deposits and Withdrawals.* Once all the required enrollment documents have been completed, received, and eligibility for BIF/EIF has been confirmed and the elected accounts opened, the Participant should email a deposit and withdrawal form to [AGPIP@nctreasurer.com](mailto:AGPIP@nctreasurer.com) for all accounts. BIF/EIF transactions can only be made once a month and must be submitted no later than 5 business days prior to the end of the calendar month. Transactions received 5 business days prior to the end of the calendar month will be processed on the last business day of the month and monies will be available the second business day of the next month. Should the BIF/EIF deposit and withdrawal form be received in less than five (5) business days prior to the month end, the participant must submit a new deposit/withdrawal form for the next month five (5) business days prior to the end of the calendar month.
- c) *Transfers or reallocations between STIF, BIF and or EIF.* Transfers/reallocations between investments in STIF, BIF and or EIF are permitted, subject to all of the limitations on deposits, withdrawals and other procedural requirements provided in this Section 4.
- d) A deposit and withdrawal form is not effective until it is confirmed in an email from the Treasurer to the Participant. The Participant is responsible for contacting the Treasurer if it does not receive a confirmation email.

Section 5. RELIANCE BY THIRD-PARTY TRUSTEES. THE PARTICIPANT EXPRESSLY AGREES THAT ALL OF THE ACKNOWLEDGEMENTS, REPRESENTATIONS, WARRANTIES AND AGREEMENTS MADE HEREIN MAY BE RELIED UPON BY ANY THIRD-PARTY TRUSTEE APPOINTED BY THE TREASURER.

**Note: Information provided in these documents may contain Sensitive Financial and Personal Information that should not be emailed without being encrypted. If your system does not support email encryption, it is advisable that you contact [AGPIP@nctreasurer.com](mailto:AGPIP@nctreasurer.com) and "cc" [OPSTEAM@nctreasurer.com](mailto:OPSTEAM@nctreasurer.com) for potential options to deliver the information in a secure format.**

The undersigned Ancillary Governmental Participant has caused this Deposit Agreement to be  
executed by its Authorized Representative as of the date written below.

Ancillary Governmental Participant:

(Type or Print)

By:

Vicki Evans

Name (Type or Print)

Finance Director

Title

Signature

Date

Authorized Representative

Name: Vicki Evans

Title: Finance Director

Address: PO Box 1829

Fayetteville, NC 28302

Tel: (910) 678-7750 Fax: (910) 321-6120

E-mail: vevans@co.cumberland.nc.us

Primary Contact (for statements and communications, if  
different from Authorized Representative)

Name: Ivonne Mendez

Title: Accounting Supervisor

Address: PO Box 1829

Fayetteville, NC 28302

Tel: (910) 678-7748 Fax: (910) 321-6120

E-mail: imendez@co.cumberland.nc.us

Acknowledged and Agreed: \_\_\_\_\_

Authorized Representative of Department of State Treasurer

Date: \_\_\_\_\_



## **ENGINEERING AND INFRASTRUCTURE DEPARTMENT**

### **MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 20, 2020**

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: JEFFERY P. BROWN, PE, ENGINEERING & INFRASTRUCTURE DIRECTOR**

**DATE: 4/13/2020**

**SUBJECT: ENCROACHMENT AGREEMENT WITH NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) FOR BRAGG ESTATES WATER & SEWER DISTRICT**

#### **BACKGROUND**

The Board of Commissioners (BOC) accepted and approved the Letter of Conditions from USDA Rural Development for the Bragg Estates Loan and Grant at their meeting on December 15, 2014. The following conditions were accepted; a Rural Utilities Service (RUS) loan not to exceed \$497,000, a RUS grant not to exceed \$1,453,000 and a contribution from Cumberland County of \$50,000 for a total project cost of \$2,000,000.

After the easement from the Corps of Engineers was finalized, McGill Associates and the Public Utilities Division began work to complete the design of the sanitary sewer system for the construction bid phase of the project. It has been determined that one of the items needed to move the project forward is an Encroachment Agreement with North Carolina Department of Transportation (NCDOT). This agreement is the same that has been used in previous water and sewer projects and is their standard agreement. County Legal has reviewed the agreement.

#### **RECOMMENDATION / PROPOSED ACTION**

At the April 9, 2020 Agenda Session, the Board of Commissioners approved placing the approval of the NCDOT Encroachment Agreement as a Consent Item on both the April 20, 2020 Board of Commissioners' Meeting and the Bragg Estates Water and Sewer District Governing Board agenda.

#### **ATTACHMENTS:**

Description	Type
Encroachment Agreement	Backup Material

ROUTE

NC-690 (VASS ROAD),  
SR-1559 (KENWOOD  
AVENUE), SR-1560  
(RIVERSIDE CIRCLE),  
SR-1560 (DOLPHIN  
DRIVE)

PROJECT

BRAGG ESTATES  
WATER AND SEWER  
DISTRICT COLLECTION  
SYSTEM EXPANSION

COUNTY OF

STATE OF NORTH CAROLINA  
CUMBERLAND

DEPARTMENT OF TRANSPORTATION  
-AND-  
Bragg Estates Water and Sewer District  
130 Gillespie St, Fayetteville, NC 28301

RIGHT OF WAY ENCROACHMENT AGREEMENT  
PRIMARY AND SECONDARY HIGHWAYS

THIS AGREEMENT, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ by and between the Department  
the \_\_\_\_\_  
of Transportation, party of the first part; and Bragg Estates Water and Sewer District  
\_\_\_\_\_ party of the second part,

W I T N E S S E T H

THAT WHEREAS, the party of the second part desires to encroach on the right of way of the public road designated as  
Routes NC-690 (VASS RD), SR-1559 (KENWOOD AVE) , located BEGINNING APPROXIMATELY 1000 LF EAST OF  
SR-1560 (RIVERSIDE CIR), SR-1560 (DOLPHIN DR) THE INTERSECTION OF NC-690 AND SR-1559  
RUNNING ALONG THE SOUTH SHOULDER OF NC-690 FOR APPROXIMATELY 940 LF, CROSSING SR-1559  
TO CONTINUE ALONG NC-690 FOR APPROXIMATELY 550 LF, THEN CROSSING NC-690 AND CONTINUING  
EAST ALONG THE NORTH SIDE OF NC-690 FOR APPROXIMATELY 4000 LF. BEGINNING APPROXIMATELY  
380 LF NORTH OF THE INTERSECTION OF NC-690 AND SR-1559 RUNNING NORTH ALONG SR-1559 FOR  
APPROXIMATELY 240 LF TO THE END OF SR-1559. BEGINNING AT THE SOUTH INTERSECTION OF SR-1559  
AND SR-1560 RUNNING NORTH ALONG SR-1559 FOR APPROXIMATELY 700 LF. BEGINNING  
APPROXIMATELY  
370 LF WEST OF THE NORTH INTERSECTION OF SR-1559 AND SR-1560 RUNNING EAST ALONG SR-1560  
FOR 2220 LF. RUNNING EAST ALONG CIRCLE OF SR-1560 FOR APPROXIMATELY 3,400 LF ENDING  
APPROXIMATELY 110 LF FROM BEGINNING POINT. BEGINNING AT INTERSECTION OF SR-1560  
(DOLPHIN DR) AND SR-1560 (RIVERSIDE CIR) CROSSING DOLPHIN DR AND RUNNING WEST ALONG  
RIVERSIDE CIR FOR APPROXIMATELY 2080 LF.

with the construction and/or erection of: APPROXIMATELY 1500 LF OF 8” SEWER LINE AND 4,000 LF OF 4” SEWER  
FORCE MAIN ALONG NC-690 (VASS ROAD). APPROXIMATELY 940 LF OF 8” SEWER LINE ALONG SR-1559 (KENWOOD  
AVE). APPROXIMATELY 3,440 LF OF 8” SEWER LINE ALONG SR-1560 (RIVERSIDE CIR). APPROXIMATELY 850 LF OF 8”  
SEWER LINE ALONG SR-1560 (DOLPHIN DR).

WHEREAS, it is to the material advantage of the party of the second part to effect this encroachment, and the party of the first part in  
the exercise of authority conferred upon it by statute, is willing to permit the encroachment within the limits of the right of way as indicated,  
subject to the conditions of this agreement;

NOW, THEREFORE, IT IS AGREED that the party of the first part hereby grants to the party of the second part the right and privilege  
to make this encroachment as shown on attached plan sheet(s), specifications and special provisions which are made a part hereof upon the  
following conditions, to wit:

That the installation, operation, and maintenance of the above described facility will be accomplished in accordance with the party of  
the first part’s latest POLICIES AND PROCEDURES FOR ACCOMMODATING UTILITIES ON HIGHWAY RIGHTS-OF-WAY, and such  
revisions and amendments thereto as may be in effect at the date of this agreement. Information as to these policies and procedures may  
be obtained from the Division Engineer or State Utility Agent of the party of the first part.

That the said party of the second part binds and obligates himself to install and maintain the encroaching facility in such safe and  
proper condition that it will not interfere with or endanger travel upon said highway, nor obstruct nor interfere with the proper maintenance  
thereof, to reimburse the party of the first part for the cost incurred for any repairs or maintenance to its roadways and structures necessary  
due to the installation and existence of the facilities of the party of the second part, and if at any time the party of the first part shall require  
the removal of or changes in the location of the said facilities, that the said party of the second part binds himself, his successors and  
assigns, to promptly remove or alter the said facilities, in order to conform to the said requirement, without any cost to the party of the first  
part.

That the party of the second part agrees to provide during construction and any subsequent maintenance proper signs, signal lights,  
flagmen and other warning devices for the protection of traffic in conformance with the latest Manual on Uniform Traffic Control Devices for  
Streets and Highways and Amendments or Supplements thereto. Information as to the above rules and regulations may be obtained from  
the Division Engineer of the party of the first part.

That the party of the second part hereby agrees to indemnify and save harmless the party of the first part from all damages and  
claims for damage that may arise by reason of the installation and maintenance of this encroachment.

That the party of the second part agrees to restore all areas disturbed during installation and maintenance to the satisfaction of the  
Division Engineer of the party of the first part. The party of the second part agrees to exercise every reasonable precaution during  
construction and maintenance to prevent eroding of soil; silting or pollution of rivers, streams, lakes, reservoirs, other water impoundments,  
ground surfaces or other property; or pollution of the air. There shall be compliance with applicable rules and regulations of the North  
Carolina Division of Environmental Management, North Carolina Sedimentation Control Commission, and with ordinances and regulations  
of various counties, municipalities and other official agencies relating to pollution prevention and control. When any installation or  
maintenance operation disturbs the ground surface and existing ground cover, the party of the second part agrees to remove and replace  
the sod or otherwise reestablish the grass cover to meet the satisfaction of the Division Engineer of the party of the first part.

That the party of the second part agrees to assume the actual cost of any inspection of the work considered to be necessary by the  
Division Engineer of the party of the first part.

That the party of the second part agrees to have available at the construction site, at all times during construction, a copy of this  
agreement showing evidence of approval by the party of the first part. The party of the first part reserves the right to stop all work unless

evidence of approval can be shown.

Provided the work contained in this agreement is being performed on a completed highway open to traffic; the party of the second part agrees to give written notice to the Division Engineer of the party of the first part when all work contained herein has been completed. Unless specifically requested by the party of the first part, written notice of completion of work on highway projects under construction will not be required.

That in the case of noncompliance with the terms of this agreement by the party of the second part, the party of the first part reserves the right to stop all work until the facility has been brought into compliance or removed from the right of way at no cost to the party of the first part.

That it is agreed by both parties that this agreement shall become void if actual construction of the work contemplated herein is not begun within one (1) year from the date of authorization by the party of the first part unless written waiver is secured by the party of the second part from the party of the first part.

During the performance of this contract, the second party, for itself, its assignees and successors in interest (hereinafter referred to as the "contractor"), agrees as follows:

- a. Compliance with Regulations: The contractor shall comply with the Regulations relative to nondiscrimination in Federally-assisted programs of the U. S. Department of Transportation, Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time, (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this contract.
- b. Nondiscrimination: The contractor, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor shall not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix B of the Regulations.
- c. Solicitations for Subcontracts, including Procurements of Materials and Equipment: In all solicitations either by competitive bidding or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the contractor of the contractor's obligations under this contract and the Regulations relative to nondiscrimination on the grounds of race, color, or national origin.
- d. Information and Reports: The contractor shall provide all information and reports required by the Regulations, or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Department of Transportation or the Federal Highway Administration to be pertinent to ascertain compliance with such Regulations or directives. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish this information, the contractor shall so certify to the Department of Transportation, or the Federal Highway Administration as appropriate, and shall set forth what efforts it has made to obtain the information.
- e. Sanctions for Noncompliance: In the event of the contractor's noncompliance with the nondiscrimination provisions of this contract, the Department of Transportation shall impose such contract sanctions as it or the Federal Highway Administration may determine to be appropriate, including, but not limited to,
  - (1) withholding of payments to the contractor under the contract until the contractor complies, and/or
  - (2) cancellation, termination or suspension of the contract, in whole or in part.
- f. Incorporation of Provisions: The contractor shall include the provisions of paragraphs "a" through "f" in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The contractor shall take such action with respect to any subcontract or procurement as the Department of Transportation or the Federal Highway Administration may direct as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that, in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the contractor may request the Department of Transportation to enter into such litigation to protect the interests of the State, and, in addition, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

R/W (161) : Party of the Second Part certifies that this agreement is true and accurate copy of the form R/W (161) incorporating all revisions to date.

IN WITNESS WHEREOF, each of the parties to this agreement has caused the same to be executed the day and year first above written.

DEPARTMENT OF TRANSPORTATION

BY: \_\_\_\_\_  
DIVISION ENGINEER

ATTEST OR WITNESS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
W. Marshall Faircloth, Chairman  
\_\_\_\_\_  
Bragg Estates Water & Sewer District  
Second Party

INSTRUCTIONS

When the applicant is a corporation or a municipality, this agreement must have the corporate seal and be attested by the corporation secretary or by the empowered city official, unless a waiver of corporate seal and attestation by the secretary or by the empowered City official is on file in the Raleigh office of the Manager of Right of Way. In the space provided in this agreement for execution, the name of the corporation or municipality shall be typed above the name, and title of all persons signing the agreement should be typed directly below their signature.

When the applicant is not a corporation, then his signature must be witnessed by one person. The address should be included in this agreement and the names of all persons signing the agreement should be typed directly below their signature.

This agreement must be accompanied, in the form of an attachment, by plans or drawings showing the following applicable information:

- 1. All roadways and ramps.
- 2. Right of way lines and where applicable, the control of access lines.
- 3. Location of the existing and/or proposed encroachment.
- 4. Length, size and type of encroachment.
- 5. Method of installation.
- 6. Dimensions showing the distance from the encroachment to edge of pavement, shoulders, etc.
- 7. Location by highway survey station number. If station number cannot be obtained, location should be shown by distance from some identifiable point, such as a bridge, road, intersection, etc. (To assist in preparation of the encroachment plan, the Department's roadway plans may be seen at the various Highway Division Offices, or at the Raleigh office.)
- 8. Drainage structures or bridges if affected by encroachment (show vertical and horizontal dimensions from encroachment to nearest part of structure).
- 9. Method of attachment to drainage structures or bridges.
- 10. Manhole design.
- 11. On underground utilities, the depth of bury under all traveled lanes, shoulders, ditches, sidewalks, etc.
- 12. Length, size and type of encasement where required.
- 13. On underground crossings, notation as to method of crossing - boring and jacking, open cut, etc.

14. Location of vents.

#### GENERAL REQUIREMENTS

1. Any attachment to a bridge or other drainage structure must be approved by the Head of Structure Design in Raleigh prior to submission of encroachment agreement to the Division Engineer.
2. All crossings should be as near as possible normal to the centerline of the highway.
3. Minimum vertical clearances of overhead wires and cables above all roadways must conform to clearances set out in the National Electric Safety Code.
4. Encasements shall extend from ditch line to ditch line in cut sections and 5' beyond toe of slopes in fill sections.
5. All vents should be extended to the right of way line or as otherwise required by the Department.
6. All pipe encasements as to material and strength shall meet the standards and specifications of the Department.
7. Any special provisions or specifications as to the performance of the work or the method of construction that may be required by the Department must be shown on a separate sheet attached to encroachment agreement provided that such information cannot be shown on plans or drawings.
8. The Department's Division Engineer should be given notice by the applicant prior to actual starting of installation included in this agreement.



## **ENGINEERING AND INFRASTRUCTURE DEPARTMENT**

### **MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 20, 2020**

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: JEFFERY P. BROWN, PE, ENGINEERING & INFRASTRUCTURE DIRECTOR**

**DATE: 4/13/2020**

**SUBJECT: INTERLOCAL AGREEMENT WITH THE TOWN OF SPRING LAKE TO PROVIDE SANITARY SEWER TREATMENT AND OPERATION AND MAINTENANCE OF THE SANITARY SEWER SYSTEM FOR THE BRAGG ESTATES WATER AND SEWER DISTRICT**

#### **BACKGROUND**

In response to the approval of the USDA Rural Utilities funding to construct a sanitary sewer system in the Bragg Estates Water and Sewer District, the Town of Spring Lake has agreed to provide sanitary sewer treatment and the operation and maintenance of the Bragg Estates sewer system. The attached agreement between the Town of Spring Lake and the Bragg Estates Water and Sewer District spells out the terms and conditions of each party and is a requirement to move forward with the funding process. This agreement mirrors the interlocal agreement that is currently in place for the Overhills Water and Sewer District and the Town. County Legal has reviewed the agreement.

#### **RECOMMENDATION / PROPOSED ACTION**

At the April 9, 2020 Agenda Session, the Board of Commissioners approved placing the approval of the Interlocal Agreement with the Town of Spring Lake as a Consent Item on both the April 20, 2020 Board of Commissioners' Meeting and the Bragg Estates Water and Sewer District Governing Board agenda.

#### **ATTACHMENTS:**

Description	Type
Interlocal Agreement	Backup Material

**STATE OF NORTH CAROLINA  
COUNTY OF CUMBERLAND**

**BRAGG ESTATES WATER & SEWER  
DISTRICT SANITARY SEWER SERVICE AGREEMENT**

**THIS AGREEMENT** made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2020 by and between the Town of Spring Lake, a North Carolina municipal corporation, (hereinafter referred to as “Spring Lake”), and the County of Cumberland, a North Carolina Body Politic, acting by and through its Bragg Estates Water & Sewer District, (hereinafter referred to as “Bragg Estates”).

**W I T N E S S E T H**

**THAT WHEREAS**, Bragg Estates wishes to contract with Spring Lake to furnish sanitary sewer treatment and provide for the operation and maintenance of the Bragg Estates Water & Sewer District in an area as shown on Exhibit “A” attached hereto; and

**WHEREAS**, Spring Lake has agreed to treat sanitary sewer for Bragg Estates to include operation and maintenance of the sanitary sewer collection system installed by Bragg Estates within the delineated service area according to the following terms and conditions:

1. The sanitary sewer collection system being constructed by Bragg Estates shall be built in accordance with engineering plans and specifications and constructed by a contractor licensed to perform utility construction in North Carolina.
2. Bragg Estates will be responsible for the cost of constructing the sanitary sewer collection system as sized accordingly to serve the delineated service area as approved by USDA with Spring Lake being responsible for upgrades, in materials and line sizing as it may deem necessary.
3. The cost of operation and maintenance of the sanitary sewer collection system is built into the sanitary sewer rate being charged to Bragg Estates as shown on Exhibit “B”. Spring Lake shall render accurate monthly bills to Bragg Estates. Such bills shall be computed by multiplying Bragg Estates’ sewer flow, expressed in thousand (M) gallons, by the applicable rate per thousand (M) gallons for this customer class. The rate per thousand (M) gallons shall be subject to change annually. Routine operation and maintenance includes: (1) Repair damaged, deteriorated, or broken sewer mains; (2) Repair damaged, deteriorated, or broken sewer service laterals from the main to edge of road right-of-way or easement; (3) Routine maintenance and repair of pump station equipment; (4) Cleaning and rodding of clogged sewer mains; (5) Repair of manholes to include rings and covers; and (6) Other routine maintenance and repairs as needed; (7) Administrative and engineering support of above, as required; (8) 24 hours, 7 days per week on-call dispatch with appropriate response forces; (9) Responding to inquiries by existing and potential users of sanitary sewer service; (10) Investigating and working to resolve complaint issues; (11) Maintaining metered electric service at pumping stations, as well as, chemicals associated with pump station operation.
4. Monthly bills rendered for services as provided hereunder are payable within 30 days from their date, at Spring Lake’s office, Town of Spring Lake, P.O. Box 617, Spring Lake, NC 28390.
5. Spring Lake will be responsible for the cost associated with upsizing mains within the delineated Bragg Estates service as may be deemed necessary in order to meet Spring Lake’s existing and future sanitary sewer needs which would not be otherwise required for the sanitary sewer collection system being installed by Bragg Estates pursuant to this Agreement.
6. All sanitary sewer lines installed by Bragg Estates that are funded with USDA loan and/or grant funds will not be charged a capacity or impact fee and shall be owned and operated by Bragg Estates subject to Spring Lake’s right to upsize such mains at its expense and to transmit sanitary sewer through such mains to areas beyond the Bragg Estates area.
7. Bragg Estates will acquire all rights-of-way and/or encroachments as may be needed for construction of the sanitary sewer collection system as referenced herein.



8. Spring Lake reserves the right to extend or continue sanitary sewer mains from such mains as initially constructed by Bragg Estates to points outside of the delineated Bragg Estates service area. Future connections or main extensions that occur outside of the delineated Bragg Estates area are not subject to this Agreement and shall be the property of Spring Lake unless the Bragg Estates boundary is expanded by mutual agreement of the parties herein in order to serve development of contiguous properties.

9. The further extension of or connection to mains within the delineated Bragg Estates service area will be pursuant to applicable extension and connection policies and procedures of Bragg Estates in effect at the time a request for service is made.

10. Bragg Estates may by resolution adopt a policy whereby future customers and/or extenders of sanitary sewer infrastructure in the Bragg Estates service area will be subject to the then current applicable Spring Lake Policies and Procedures to simplify the application process for customers with the understanding that such customers remain responsible to Bragg Estates for compliance with such policies and procedures.

11. Laterals not installed during the initial sanitary sewer collection system as constructed by Bragg Estates will be subject to the applicable lateral charge and facility investment fee charged by Spring Lake. Bragg Estates customers will not be charged a main charge by Spring Lake if located within the Bragg Estates service area on mains installed by Bragg Estates.

12. Annual Notification of Anticipated Usage and Restriction: (a) Spring Lake reserves the right and authority to limit the annual increase in usage by Bragg Estates to an amount not greater than 20% of the previous calendar year's usage. However, additional limits may be imposed if an outside agency having jurisdiction over the treatment facilities requires restrictions on increases in usage on the Spring Lake's system. Consideration will be given on a case-by-case basis to address anticipated sanitary sewer needs in excess of the above stated 20% increase; (b) any limitations or restrictions on sanitary sewer usage due to situations beyond Spring Lake's control will also apply to Bragg Estates. Bragg Estates will be responsible to ensure the individual sanitary sewer customers on its system comply with these restrictions or limitations.

13. The term of this Agreement may be amended by written agreement between Spring Lake and Bragg Estates. The term of this Agreement is for five years from \_\_\_\_\_, 2020, and at the end of each anniversary date of this Agreement, the termination date of the term of this Agreement shall automatically extend for an additional period of one year unless terminated by said parties giving not less than two years written notice to the other party including the initial term or by mutual consent of both parties.

14. *Severability*: It is hereby declared to be the intention of Spring Lake and Bragg Estates that the paragraphs, sentences, clauses and phrases of this Agreement are severable. If one or more paragraphs, sections, sentences, clauses or phrases shall be declared void, invalid or otherwise unenforceable for any reason by valid and final judgment or decree of any court of competent jurisdiction, such judgment or decree shall not affect the remaining provisions of this Agreement and the same shall continue to be fully effective and enforceable on the basis that said remaining provisions would have been agreed to by Spring Lake and Bragg Estates without the incorporation of such void, invalid or otherwise unenforceable paragraph, section, sentence, clause or phrase.

15. *Notices*: Whenever written notices are required under this Agreement, said notice shall be in writing and shall be delivered personally or shall be sent by prepaid registered or certified mail. If notice is mailed to Spring Lake, it should be addressed as follows:

Mayor, Town of Spring Lake  
P.O. Box 617  
Spring Lake, NC 28390

If notice is mailed to Bragg Estates, it should be addressed as follows:

Chairman, Board of Governors  
Bragg Estates Water & Sewer District  
P.O. Box 1829  
Fayetteville, NC 28302-1829

Either party may change its mailing address by giving written notice of the new address. Unless so changed, the addresses set forth above shall apply.

18. *Binding Effect:* This contract shall be binding upon and inure to the benefit of the parties hereto, their heirs, successors and assigns.

19. *Entire Agreement:* This contract contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed in writing.

20. *Governing Law:* This contract shall be governed by the laws of the State of North Carolina.

**IN WITNESS WHEREOF**, the parties hereto through their duly authorized officers has executed this contract as to the date and year first above written.

**BRAGG ESTATES WATER & SEWER DISTRICT**

By: \_\_\_\_\_  
W. Marshall Faircloth, Chairman

ATTEST:

\_\_\_\_\_  
Candice White, Clerk to the Board

APPROVED for Legal Sufficiency  
BRAGG ESTATES Water & Sewer District  
Attorney

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

\_\_\_\_\_  
Rick L. Moorefield, County Attorney  
Attorney for BRAGG ESTATES

\_\_\_\_\_  
Vicki Evans, Finance Director  
Finance Officer for BRAGG ESTATES

**THE TOWN OF SPRING LAKE**

By: \_\_\_\_\_  
Larry G. Dobbins, Mayor

ATTEST:

\_\_\_\_\_  
Rhonda Webb, Town Clerk

APPROVED, as to form this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

\_\_\_\_\_  
Ellis Hankins  
Spring Lake Attorney

\_\_\_\_\_  
Gay Tucker, Interim Finance Director  
Financial Officer for Spring Lake

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NORTH CAROLINA – CUMBERLAND COUNTY

I, \_\_\_\_\_, a Notary Public of said County and State do hereby certify that \_\_\_\_\_ personally appeared before me this day and acknowledged that he/she is the Clerk to the Board of the BRAGG ESTATES Water and Sewer District, and that the authority duly given and as the act of said, the foregoing instrument was signed in its name by its Chairman, sealed with its corporate seal and attested by himself/herself as its \_\_\_\_\_.

WITNESS my hand and Notarial Seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

My Commission Expires:

\_\_\_\_\_  
Notary Public

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NORTH CAROLINA - CUMBERLAND COUNTY

I, \_\_\_\_\_, a Notary Public of said County and State do hereby certify that \_\_\_\_\_, personally appeared before me this day and acknowledged that she is Clerk of The Town of Spring Lake, North Carolina, and that the authority duly given and as the act of the agency, the foregoing instrument was signed in its name by its Mayor, sealed with its seal and attested by himself/herself as the Town Clerk.

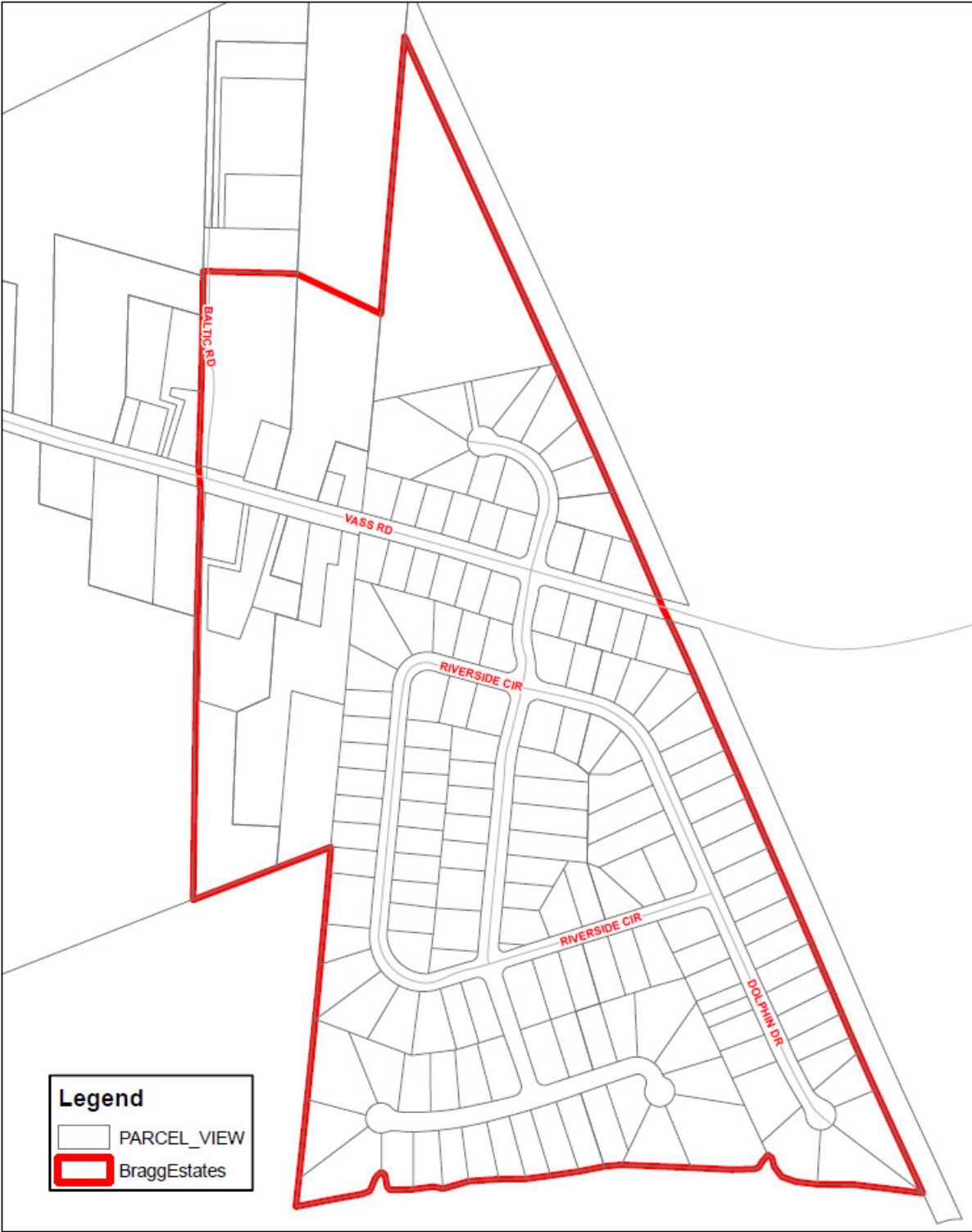
WITNESS my hand and Notarial Seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

My Commission Expires:

\_\_\_\_\_  
Notary Public

Exhibit A

Bragg Estates Water and Sewer District



**Exhibit B**

Rate Schedule

\$4.00 per thousand gallons

\$9.25 per tap



## ENGINEERING AND INFRASTRUCTURE DEPARTMENT

### MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 20, 2020

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: JEFFERY P. BROWN, PE, ENGINEERING & INFRASTRUCTURE  
DIRECTOR**

**DATE: 4/13/2020**

**SUBJECT: AMENDMENTS TO THE KELLY HILLS/SLOCOMB ROAD WATER AND  
SEWER DISTRICT RATE STRUCTURE**

#### **BACKGROUND**

A review of the operational costs of the Kelly Hills sewer system has revealed that the current rate structure for sewer service is not meeting the operation and maintenance costs being incurred by the system nor generating revenue for future capital costs. The North Carolina Rural Water Association (NCRWA) assisted the Public Utilities Division in a rate study. The present rate structure is not generating sufficient revenue to set aside a capital reserve fund for future operation and maintenance of the system. The NCRWA recommended a rate structure that generates revenue to cover these future costs.

The rates were last changed in 2015, when the County took over billing from PWC. PWC has increased their cost to the District since this time. The attached rate structure is proposed for the Kelly Hills/Slocumb Road Water and Sewer District. The proposed rate structure will be mailed to all the customers on the system no later than June 1, 2020 and will go into effect on July 1, 2020. The existing rate structure and proposed rate structure are provided in the chart below.

	<u>Existing</u>	<u>Existing Rate</u>		<u>Proposed</u>	<u>Proposed</u>
	<u>Rate</u>	<u>Existing Rate</u>		<u>Rate</u>	<u>Rate</u>
	<u>Connected</u>	<u>Nonconnected</u>	<u>Connected</u>	<u>Nonconnected</u>	<u>Connected</u>
	<u>Customer</u>	<u>Customer</u>	<u>Customer</u>	<u>Customer</u>	<u>Customer</u>
Flat Rate Sewer Usage	\$39.74	-	\$43.50	-	
Operation and Maintenance	-	-	6.00	6.00	
Availability	10.00	10.00	10.00	10.00	

Administration	2.00	2.00	2.00	2.00
<b>Total</b>	<b>\$51.74</b>	<b>\$12.00</b>	<b>\$61.50</b>	<b>\$18.00</b>

The attached rate structure also includes a suggested rate increase of 5% per year for the next three years. During our rate study we reached out to the UNC School of Government to see how other counties handle their rate increases and this option was suggested since many other utilities employ this as a standard industry practice. The benefit of setting the rates this way allows the customers to know exactly how much the rates will be increased yearly as opposed to something different each year.

### **RECOMMENDATION / PROPOSED ACTION**

At the April 9, 2020 Agenda Session, the Board of Commissioners approved placing the amendments to the Kelly Hills/Slocomb Water and Sewer District Rate Structure as a Consent Item on both the April 20, 2020 Board of Commissioners' Meeting and the Kelly Hills/Slocomb Road Governing Board agenda.

### **ATTACHMENTS:**

Description	Type
Kelly Hills Rate Structure	Backup Material



## Kelly Hills/Slocomb Road Sanitary Sewer Rate Schedule

**Monthly Rate** shall be the sum of the Availability Fee, the Administration Fee and the Operation and Maintenance Fee.

**Availability Fee** shall be the fee charged to all customers to which a County water or sewer line has been made directly available.

<b>RATES AS OF:</b>	<b>July 1, 2020</b>	<b>July 1, 2021</b>	<b>July 1, 2022</b>	<b>July 1, 2023</b>
Availability Fee	\$10.00	\$10.00	\$10.00	\$10.00
Administration Fee	\$2.00	\$2.00	\$2.00	\$2.00
Operation and Maintenance Fee	\$6.00	\$6.30	\$6.62	\$6.95

**Monthly Flat Rate** shall be the sum of the Flat Rate Usage Charge, Availability Fee, the Administration Fee and the Operation and Maintenance Fee.

<b>RATES AS OF:</b>	<b>July 1, 2020</b>	<b>July 1, 2021</b>	<b>July 1, 2022</b>	<b>July 1, 2023</b>
Flat Rate Usage Charge	\$43.50	\$45.68	\$47.96	\$50.36

### Other Fees

<b>RATES AS OF:</b>	<b>July 1, 2020</b>	<b>July 1, 2021</b>	<b>July 1, 2022</b>	<b>July 1, 2023</b>
Deposit	\$100.00	\$100.00	\$100.00	\$100.00
Late Penalty	\$10.00	\$10.00	\$10.00	\$10.00
Processing Fee per Collection Action	\$30.00	\$30.00	\$30.00	\$30.00
Administrative Filing Fee per Collection Action	\$100.00	\$100.00	\$100.00	\$100.00
Disconnect Fee (Administrative charge to discontinue service for non-payment)	\$25.00	\$25.00	\$25.00	\$25.00
Reconnect Fee - Business Hours (Administrative charge to re-establish service after discontinuance for non-payment)	\$25.00	\$25.00	\$25.00	\$25.00
After-Hours Reconnect Fee (Available until 9:00 pm)	\$75.00	\$75.00	\$75.00	\$75.00
Returned Bank Fee (Amount of bank item plus return fee - CASH, MONEY ORDER or CERTIFIED CHECK ONLY)	Per NCGS 25-3-506	Per NCGS 25-3-506	Per NCGS 25-3-506	Per NCGS 25-3-506
Court Costs	Actual	Actual	Actual	Actual
Elder Valve	Actual plus 10%	Actual plus 10%	Actual plus 10%	Actual plus 10%

# Kelly Hills/Slocomb Road Sanitary Sewer Rate Schedule

## Connection Fees and Charges

### 1. Facility Investment Fee:

The Facility Investment Fee will be based on the customer's water meter size and will provide Kelly Hills/Slocomb Road Water and Sewer District with funds for long-term system replacement and upgrade.

<u>Size of Water Meter</u>	<u>Facility Investment Fee</u>
5/8"	\$720.00
1"	\$1,800.00
1 1/2"	\$3,600.00
2"	\$5,760.00

Facility Investment Fees for water meter sizes 3" or larger shall be determined by an engineering estimate.

### 2. Sewer Laterals:

An estimate shall be given to the applicant prior to installation and shall be paid by the applicant prior to any installation of laterals to be connected to the sewer system. All charges include labor, equipment and materials required for the installation of the specified pipe size or sizes.

### 3. Main Extension Charges:

An estimate shall be given to the applicant prior to installation and shall be paid by the applicant prior to extending the main in the sewer district. All charges include labor, equipment and materials required for the installation of the specified pipe size or sizes.



## ENGINEERING AND INFRASTRUCTURE DEPARTMENT

### MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 20, 2020

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: JEFFERY P. BROWN, PE, ENGINEERING & INFRASTRUCTURE DIRECTOR**

**DATE: 4/13/2020**

**SUBJECT: AMENDMENTS TO THE SOUTHPOINT WATER SYSTEM RATE STRUCTURE LOCATED IN THE GRAY'S CREEK WATER AND SEWER DISTRICT**

#### **BACKGROUND**

The North Carolina Rural Water Association (NCRWA) recently completed a rate study for the Southpoint water system. After reviewing the operational costs of the Southpoint water system, it has revealed that the present rate structure for water service is not meeting the costs being incurred by the system for future capital costs as well as future operating and maintenance costs. The NCRWA recommended that the rate structure generate revenue to cover anticipated future costs.

The rates have not changed since the system went live in 2013. The attached rate structure proposed for the Southpoint water system, located in the Gray's Creek Water and Sewer District, will provide adequate funding for these future costs. The proposed rate structure must be mailed to all the Southpoint customers no later than June 1, 2020 and will go into effect on July 1, 2020. The existing rate structure and proposed rate structure are provided in the chart below.

	<u>Existing</u> <u>Rate</u>	<u>Existing Rate</u>	<u>Proposed</u> <u>Rate</u>	<u>Proposed</u> <u>Rate</u>
	<u>Connected</u>	<u>Nonconnected</u>	<u>Connected</u>	<u>Nonconnected</u>
	<u>Customer</u>	<u>Customer</u>	<u>Customer</u>	<u>Customer</u>
Average Rate Water Usage (4,000 gallons)	\$32.00	-	\$33.50	-
Operation and Maintenance	-	-	2.50	2.50
Availability	10.00	10.00	10.00	10.00
Administration	2.00	2.00	2.00	2.00
<b>Total</b>	<b>\$44.00</b>	<b>\$12.00</b>	<b>\$48.00</b>	<b>\$14.50</b>

The attached rate structure also includes a suggested rate increase of 5% per year for the next three years for operation and maintenance and water usage. During our rate study we reached out to the UNC School of Government to see how other Counties handle their rate increases and this option was suggested since many other utilities employ this as a standard industry practice. The benefit of setting the rates this way allows the customers to know exactly how much the rates will be increased yearly as opposed to something different each year.

#### **RECOMMENDATION / PROPOSED ACTION**

At the April 9, 2020 Agenda Session, the Board of Commissioners approved placing the amendments to the Southpoint Water System Rate Structure as a Consent Item on both the April 20, 2020 Board of Commissioners' Meeting and the Gray's Creek Water and Sewer District Governing Board agenda.

#### **ATTACHMENTS:**

Description	Type
Southpoint Rate Structure	Backup Material

## Southpoint Water Rate Schedule

**Monthly Rate** shall be the sum of the Availability Fee, the Administration Fee and the Operation and Maintenance Fee.

**Availability Fee** shall be the fee charged to all customers to which a County water or sewer line has been made directly available.

<b>RATES AS OF:</b>	<b>July 1, 2020</b>	<b>July 1, 2021</b>	<b>July 1, 2022</b>	<b>July 1, 2023</b>
Availability Fee	\$10.00	\$10.00	\$10.00	\$10.00
Administration Fee	\$2.00	\$2.00	\$2.00	\$2.00
Operation & Maintenance Fee	\$2.50	\$2.63	\$2.76	\$2.89

**Monthly Water Usage Rate** shall be the sum of the Water Usage Charge, Availability Fee, Administration Fee and the Operation & Maintenance Fee.

<b>RATES AS OF:</b>	<b>July 1, 2020</b>	<b>July 1, 2021</b>	<b>July 1, 2022</b>	<b>July 1, 2023</b>
Water Usage Charge				
0 - 2,000 Gallons	\$11.50 Minimum	\$12.08 Minimum	\$12.68 Minimum	\$13.31 Minimum
Next 4,000 Gallons	\$11.00 per 1,000 Gallons	\$11.00 per 1,000 Gallons	\$11.00 per 1,000 Gallons	\$11.00 per 1,000 Gallons
Next 2,000 Gallons	\$12.00 per 1,000 Gallons	\$12.00 per 1,000 Gallons	\$12.00 per 1,000 Gallons	\$12.00 per 1,000 Gallons
Next 2,000 Gallons	\$13.00 per 1,000 Gallons	\$13.00 per 1,000 Gallons	\$13.00 per 1,000 Gallons	\$13.00 per 1,000 Gallons
Next 40,000 Gallons	\$14.00 per 1,000 Gallons	\$14.00 per 1,000 Gallons	\$14.00 per 1,000 Gallons	\$14.00 per 1,000 Gallons
Next 50,000 Gallons	\$15.00 per 1,000 Gallons	\$15.00 per 1,000 Gallons	\$15.00 per 1,000 Gallons	\$15.00 per 1,000 Gallons
All Over 100,000 Gallons	\$16.00 per 1,000 Gallons	\$16.00 per 1,000 Gallons	\$16.00 per 1,000 Gallons	\$16.00 per 1,000 Gallons

### Other Fees

<b>RATES AS OF:</b>	<b>July 1, 2020</b>	<b>July 1, 2021</b>	<b>July 1, 2022</b>	<b>July 1, 2023</b>
Deposit	\$100.00	\$100.00	\$100.00	\$100.00
Late Penalty	\$10.00	\$10.00	\$10.00	\$10.00
Processing Fee per Collection Action	\$30.00	\$30.00	\$30.00	\$30.00
Administrative Filing Fee per Collection Action	\$100.00	\$100.00	\$100.00	\$100.00
Disconnect Fee (Administrative charge to discontinue service for non-payment)	\$25.00	\$25.00	\$25.00	\$25.00
Reconnect Fee - Business Hours (Administrative charge to re-establish service after discontinuance for non-payment)	\$25.00	\$25.00	\$25.00	\$25.00
After-Hours Reconnect Fee (Available until 9:00 pm)	\$75.00	\$75.00	\$75.00	\$75.00
Returned Bank Fee (Amount of bank item plus return fee - CASH, MONEY ORDER or CERTIFIED CHECK ONLY)	Per NCGS 25-3-506	Per NCGS 25-3-506	Per NCGS 25-3-506	Per NCGS 25-3-506
Court Costs	Actual	Actual	Actual	Actual
Special Meter Reading (Performed at request of customer; no charge if initial reading was over-read)	\$10.00	\$10.00	\$10.00	\$10.00
Meter Verification Fee (Meter removed and taken to testing facility; performed at written request of customer; no charge if meter over-registers by more than 5%)	\$50.00	\$50.00	\$50.00	\$50.00
Flow Test	\$50.00	\$50.00	\$50.00	\$50.00

# Southpoint Water Rate Schedule

## Connection Fees and Charges

### 1. Water Laterals:

An estimate shall be given to the applicant prior to installation and shall be paid by the applicant prior to any installation of laterals to be connected to the water system. All charges include labor, equipment and materials required for the installation of the specified pipe size or sizes.

### 3. Main Extension Charges:

An estimate shall be given to the applicant prior to installation and shall be paid by the applicant prior to extending the main in the water district. All charges include labor, equipment and materials required for the installation of the specified pipe size or sizes.



**OFFICE OF THE COUNTY MANAGER**

**MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 20, 2020**

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: TRACY JACKSON, ASSISTANT COUNTY MANAGER FOR  
ENVIRONMENTAL AND COMMUNITY SAFETY**

**DATE: 4/13/2020**

**SUBJECT: AMENDED MEMORANDUM OF AGREEMENT FOR STATE ACQUISITION  
RELOCATION FUNDS WITH THE NORTH CAROLINA DEPARTMENT OF  
PUBLIC SAFETY - DIVISION OF EMERGENCY MANAGEMENT**

**BACKGROUND**

The NC Office of Recovery and Resiliency, or NCORR, has removed State Assistance for Relocation Funding, or SARF, related to Hurricane Matthew from a prior agreement and moved it into a separate agreement. Previously this funding was combined with another funding stream, and we understand this change is necessary for administrative purposes.

The amount available for SARF remains unchanged at \$121,000. SARF can be utilized for two primary reasons by eligible homeowners: 1) Gap assistance up to \$50,000 per property: which is paid at closing to cover the gap needed to purchase a replacement home, or 2) Relocation assistance for moving expenses up to \$5,000 per property.

To date, none of this funding has been utilized, but some applicants have instead received funding from DRA-17 which did not count against the County's amount for SARF. Staff will execute the MOU on behalf of the Board as its previously approved Designated Applicant's Agent for Hurricane Matthew Public Assistance (November 7, 2016 Board of Commissioners' Meeting).

**RECOMMENDATION / PROPOSED ACTION**

This item was heard at the April 9, 2020 Board of Commissioners' Agenda Session, and the Board agreed to forward it as a Consent Agenda item for approval at the April 20, 2020 regular meeting.

**ATTACHMENTS:**

Description

SARF Program Information

Type

Backup Material







## State Acquisition Relocation Fund (SARF) Program Information

Funds may be used to provide relocation assistance to homeowners whose primary residence was damaged during Hurricane Matthew and is being acquired in a Hazard Mitigation Grant Program (HMGP) or Disaster Recovery Act (DRA). To receive SARF assistance the homeowner must relocate within their home County.

The subgrantee identified by the Hazard Mitigation Assistance or Disaster Recovery Act project is considered the managing entity for the SARF program. \$5,500 per property is granted to the managing entity to administer the program.

### **Maximum Allocation: Gap Assistance-\$50,000 per property**

The maximum Gap Assistance for a specific property is \$50,000. All homeowners will not need the same amount of gap assistance since all homes are different. The gap funding should not exceed \$50,000, however, should it exceed this amount North Carolina Emergency Management (NCEM) will review reasons and decide on approval. SARF assistance will be paid at closing of replacement home and will cover the gap needed to purchase replacement home. Homeowners will receive SARF assistance in the value of:

- A) The difference between the contract sales price of damaged home or the lowest comparable home
- B) The difference between the contract sales price of damaged home or replacement home

Homeowners should receive information on the availability of comparable replacement dwellings, referrals to potential replacement dwellings, and inspection of replacement dwellings to ensure that they are permanent, decent, safe and sanitary.

### **Maximum Allocation: Homeowner Relocation Assistance-\$5,000 per property**

Any homeowner that receives SARF funds is entitled to receive expenses dedicated to moving and related moving expenses. At closing, the homeowner is eligible to receive allocation up to \$5,000, all owners will not need the same amount of funds due to the number of rooms and size of home. The actual maximum amount of assistance for each property must be calculated using the 2015 HUD "Fixed Residential Moving Cost" schedule for North Carolina:

# of ALL rooms (ex. kitchen, living room)	1 room	2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms	8 rooms	additional rooms
\$Amount	\$550	\$750	\$1050	\$1200	\$1350	\$1600	\$1700	\$1900	\$150

The homeowner will request to the closing attorney the amount they wish to receive for moving expenses, the balance of funds up to \$5,000 may be used to pay for closing costs associated with the purchase of the new property. These costs include an appraisal, survey, floodplain certification, inspection, termite inspection, title work and insurance, recording fees, property taxes, and any attorney fees for closing. These costs may be paid at or outside of closing.



## State Acquisition Relocation Fund (SARF) Program Information

### Eligibility Requirements

Property being acquired must be:

- Owner-occupied primary residence at the time of the event (if the structure is inhabitable)
- Located in a regulated Special Flood Hazard Area (SFHA) (i.e., AE or VE zones)
- Approved for acquisition under HMGP DR-4285, DRA 2017 or DRA 2018 program
  - Homeowner Applicants that earners greater than \$84,260 a year must demonstrate a compelling financial hardship OR the local agency must document a compelling land-use policy objective such as elimination of repetitive loss or prevention of checkerboarding of acquisitions, etc. LMI waivers should be addressed to the HMGP Project Manager and will be processed by the NCEM Hazard Mitigation Assistant Director.

Replacement property must:

- Meet HUD requirements for comparable decent, safe and sanitary dwellings, use HUD Form 52580- <https://www.hud.gov/sites/documents/52580-A.PDF>
  - For more information about HUD requirements, go to <https://www.gpo.gov/fdsys/granule/CFR-2011-title24-vol1/CFR-2011-title24-vol1-sec5-703>)
  - A comparable replacement home is:
    - Decent, safe, and sanitary.
    - Functionally equivalent to the resident's present home.
    - Available for purchase and affordable (i.e. having a monthly payment less than 30% of the participant's income)
    - Reasonably accessible to the resident's place of employment.
    - Located within a reasonable distance to public and commercial facilities, such as schools and shopping, as present home.
    - Not subject to unreasonable adverse environmental conditions.
    - Available to all persons regardless of race, color, religion, sex, or national origin.
  - Decent, safe, and sanitary housing is housing that meets local housing and occupancy requirements. Additionally, it is housing that:
    - Is structurally sound, weather-tight, and in good repair.
    - Contains a safe, adequate electrical wiring system.
    - Has adequate living space for the occupants.
    - Has a kitchen with a sink, hot and cold running water, and connections for a stove and refrigerator.
    - Has a separate, complete bathroom with hot and cold running water and sewage system.
    - Has heating as required by climatic conditions.
    - Has an unobstructed exit to safe, open space at ground level.
    - Is free of any barriers that would preclude your reasonable use of the unit, if you are a person with a physical disability.
- Be located outside of regulated floodplain areas as shown on the current Flood



## State Acquisition Relocation Fund (SARF) Program Information

Insurance Rate Map (FIRM) (i.e., 100yr floodplain).

If not possible, the county must certify that no appropriate housing is available outside of floodplain. In the case of such certification, the replacement housing may be approved by NCEM if it is located in the SFHA provided that the location is in an area regulated by a unit of local government pursuant to a current floodplain management ordinance and the construction fully complies with current National Flood Insurance Program (NFIP) standards and the adopted Local Flood Damage Prevention Ordinance.

- Qualify as “real property”. Modular units are acceptable if they are permanently affixed to real property. Manufactured homes will be considered real property for this program as long as they are permanently affixed and classified as real property by the County. Under NCGS 105-273, a manufactured home (single-wide and double-wide) is considered real estate if it *“has the moving hitch, wheels, and axles removed; and is placed on the permanent foundation on land owned by the owner of the manufactured home.”*
- Relocation must be within originating County but can be waived with a letter of exception granted by the originating county allowing relocation in a contiguous county only.

### Program Requirements

- For homes being acquired, priority will be given to floodway and V-zone properties as shown on the current FIRM.
- Assistance will be delivered by check at closing for the new property as documented on the HUD1 form. If the replacement home is located in a floodplain, the property owner will be required to maintain adequate flood insurance on the property for 5 years. This requirement must be included in the deed of trust recorded with the Registrar of Deeds.
- Assistance provided to permanently displaced persons must result in permanent decent, safe and sanitary housing conditions.

### Application Requirements

The attached application form must be submitted by the managing entity to apply for SARF assistance.

- The applicant must verify that the properties have been approved for acquisition in the HMGP DR-4285 or DRA-17 or DRA-18 programs.
- The applicant must include a project description that outlines the following information:
  - the number of families to be relocated
  - income status of all applicants
  - estimated funding requirements (# of households x \$60,500)
  - any available relocation resources
  - whether there are suitable comparable houses within the same general geographic area
  - whether new houses need to be constructed.



## State Acquisition Relocation Fund (SARF) Program Information

- The applicant's implementation strategy for the relocation activity must be described, including:
  - the method of project implementation and management (e.g., whether activities will be carried out through in-house staff, inter-local agreement, or contractors)
  - Amount of funds needed for moving expenses, such as determination of comparable replacement units, appraisals, legal fees, and advisory services for the relocation activity. These funds may not be spent on service delivery for the HMGP or DRA acquisition activity. In general, service delivery fees should not exceed \$5,500 per property; however, an applicant may request a higher level of service delivery fees if it can provide specific justification for the higher level.
  - The proposed implementation timeline and budget, specifying the number of relocations to be completed each year and the funds necessary for completing those relocations.
- A location map identifying the areas of buy-out properties and the replacement housing (if known) must be attached. If the relocation funds are expected to be used in a specific area, such as a new subdivision, a project map must be provided.

**STATE OF NORTH CAROLINA**  
**DEPARTMENT OF PUBLIC SAFETY**  
**DIVISION OF EMERGENCY MANAGEMENT**

AND

**CUMBERLAND COUNTY**

**MEMORANDUM OF AGREEMENT (MOA)**

**MOA#** DRA5369-036  
**DPS Fund Code:** 24552-2X06  
**MOA Amount:** \$121,000

**County:** Cumberland  
**Tax ID/EIN#:** 56-6000291  
**DUNS #:** 0885716900000

**MOA Period of Performance: October 1, 2018 through December 31, 2022**

This Memorandum of Agreement (“MOA” of “Agreement”) is made this \_\_\_\_ day of \_\_\_\_\_, 2020, by and between the (“Municipality/County”), and the NORTH CAROLINA DEPARTMENT OF PUBLIC SAFETY, DIVISION OF EMERGENCY MANAGEMENT (“NCEM”).

**WITNESSETH:**

WHEREAS, on October 8-9, 2016, Hurricane Matthew hit central and eastern North Carolina including the Municipality/County with record breaking rainfall that created 1,000-year flood events that devastated the people, infrastructure, businesses, and schools of entire communities;

WHEREAS, certain buildings, facilities, personal items and equipment owned or rented by residents in the Municipality/County were damaged by floodwaters associated with the severe weather associated with Hurricane Matthew (hereinafter collectively referred to as the “storm survivors”);

WHEREAS, an expedited major disaster declaration from the President of the United States was granted on October 10, 2016 as FEMA-4285-DR-NC;

WHEREAS, Executive Order 107 issued on October 3, 2016 and amended on October 6, 2016 declared a state of emergency throughout the State;

WHEREAS, the North Carolina General Assembly passed the Disaster Recovery Act of 2016 (S.L. 2016-124 Section 4.1(4)) and directed sixty-six million two hundred twenty-eight thousand three hundred seventy dollars (\$66,228,370) to the State Emergency Response and Disaster Relief Fund to provide the State match for federal disaster assistance programs;

WHEREAS, the North Carolina General Assembly passed the Disaster Recovery Act of 2017 (S.L. 2017-119) and allocated twenty million dollars (\$20,000,000) to the Department of Public Safety, Division of Emergency Management for various projects including housing elevation, acquisition, and mitigation for homes not covered by the Hazard Mitigation Grant Program (“HMGP”), and to provide State Acquisition Relocation Funds (“SARF”), which enable low to moderate income homeowners to purchase homes;

WHEREAS, the North Carolina General Assembly in the Current Operations Appropriations Act of 2018 provided for Disaster Recovery (S.L. 2018-5, Sec. 5.6(b)(5)), twenty five million fourteen thousand seven hundred seventy six dollars (\$25,014,776) to the Department of Public Safety, Division of Emergency Management for various projects including housing elevation, acquisition, and mitigation reconstruction for homes not covered by the HMGP, and to provide SARF, which enable low to moderate income homeowners to purchase homes, and to provide flood insurance subsidies;

WHEREAS, pursuant to Executive Order No. 120, dated December 9, 2016, and the applicable statutes cited therein, including N.C. Gen. Stat. § 166A-19.41(d)(1) and (d)(3), and NCEM’s Standard Operating Procedures for Hazard Mitigation, and subject to the terms and conditions of this Agreement, NCEM will provide a grant to the Municipality/County or County for the purpose of providing State Acquisition Relocation Funds or other URA assistance to eligible storm survivors;

WHEREAS, the parties entered into Hazard Mitigation Grant Agreements for FEMA-DR-4285-NC projects, incorporated by reference herein, (Exhibit A) wherein NCEM provided funds from the Federal Emergency Management Agency (FEMA) and the North Carolina General Assembly to MUNICIPALITY/COUNTY for Hazard Mitigation projects. All terms, conditions, and provisions of the original MUNICIPALITY/COUNTY FEMA-4285-DR-NC Hazard Mitigation Grant Agreement are to apply to this MOA and are made a part of this MOA as though expressly included;

WHEREAS, the North Carolina General Assembly has made funds available through NCEM to the MUNICIPALITY/COUNTY/COUNTY for relocation assistance and tenant relocation assistance under the provisions of the Disaster Recovery Acts of 2016, 2017, and the Current Operations Appropriations Act of 2018, the Stafford Act at 42 U.S.C. 5181 and its implementing regulations at 44 C.F.R. Part 25, the Uniform Relocation Assistance and Real Property Acquisition Policies of 1970 (URA), 42 U.S.C. 4601 et. seq., as amended, and its implementing regulations at 49 C.F.R. Part 24, 24 C.F.R. Part 42, and 24 C.F.R. 570.606, and the North Carolina Uniform Relocation Assistance and Real Property Acquisition Policies Act, N.C. Gen. Stat. §133-5 et. seq.

NOW THEREFORE, in consideration of the mutual promises contained herein, NCEM and the Municipality/County/County agree as follows:

- I. SCOPE OF SERVICES:** Pursuant to the Disaster Recovery Acts of 2016, 2017, and Current Operations Appropriations Act of 2018, the Stafford Act--42 U.S.C. 5181, 44 C.F.R. Part 25, the URA--42 U.S.C. 4601 et. seq, 49 C.F.R. Part 24, 24 C.F.R. Part 42, 24 C.F.R. 570.606, and N.C. Gen. Stat. §133-5 et. seq., the funds provided by this Agreement may be used by the MUNICIPALITY/COUNTY for State Acquisition and Relocation Funds (SARF) for relocation assistance and tenant relocation assistance in Municipality/County:
- **State Acquisition Relocation Funds (SARF)** SARF provides a gap payment up to \$50,000, to cover the difference between the funds appropriated from Session Law 2016-124, CDBG-DR, or other federal programs and the funds necessary to help a household relocate from the current damaged home to a similar housing unit outside of the special flood hazard area. In addition to the gap payment, the County may also provide applicants with up to an additional \$5,000 in relocation costs or other URA assistance as allowed in the URA-- 42 U.S.C. 4601 et. seq, 49 C.F.R. Part 24, 24 C.F.R. Part 42, 24 C.F.R. 570.606, or N.C. Gen. Stat. §133-5 et. Seq. through SARF.
  - **State Acquisition Relocation Funds (SARF)** provides management cost back to the county to support each acquisition. Each acquisition executed by the county provides the county an amount equal to \$5,500.

For any funds provided from the Disaster Recovery Act of 2017 or Current Operations Appropriations Act of 2018, only low- to moderate-income households are eligible for SARF. Households not meeting income eligibility will have to apply to NCEM for consideration of a waiver. Additional program requirements and guidelines are available in the NCEM section of NCDPS's website at

<https://www.ncdps.gov/documents/standard-operating-procedures-hazard-mitigation>.

<b>Income Eligibility Requirements Table</b>	
<b>Number of household family members or full-time occupants that exceed 18 years of age:</b>	<b>Annual Income can be no greater than</b>
Single occupant household	\$84,260
Two or more-person household.	\$84,260

- II. LIMITATIONS ON THE USE OF FUNDS:** The following limitations on the use of funds apply:

- a) Limited Activities: Funds provided under this Agreement may be used as described in Section I above.
- b) Submission: The MUNICIPALITY/COUNTY will submit within 30 days of signing the agreement the plans to award SARF funds to eligible applicants for eligible expenses under the Disaster Recovery Acts of 2016 and 2017, the Current Operations Appropriations Act of 2018, the URA, 49 C.F.R. Part 24, 42 U.S.C. 5181, 44 C.F.R. Parts 7, 9, 10, 18, 25, 80, 206, and 209, 2 C.F.R. Part 200, N.C. Gen. Stat. §133-5 et. seq., Chapter 166A of the North Carolina General Statutes, the State of North Carolina Administrative Plan for the HMGP, and the NCEM Standard Operating Procedures for Hazard Mitigation including but may not be limited to, Chapter 5 “URA and Relocation Assistance” which can be located at <https://www.ncdps.gov/documents/standard-operating-procedures-hazard-mitigation> and other applicable SARF program guidelines to be provided by NCEM.
- c) Federal Funding Priority: No funds provided under this Agreement may be used to cover costs that will be, or likely will be, covered by federal funds. For the purposes of this provision, costs “will be” covered by federal funds where there is a binding commitment of federal funds for the costs at issue at the particular location(s). For the purposes of this provision, costs “likely will be” covered by federal funds if there is a pending homeowner application for federal funds for the costs at issue for the particular homeowner location(s).
- d) Floodplain Limitations: No funds provided under this Agreement may be expended for the construction of or movement of a household to any location within the 100- year floodplain, unless the MUNICIPALITY/COUNTY certifies that no appropriate housing or housing sites are available outside of the floodplain and the replacement housing is approved by NCEM according to program guidelines.  
[\(https://www.ncdps.gov/documents/standard-operating-procedures-hazard-mitigation\)](https://www.ncdps.gov/documents/standard-operating-procedures-hazard-mitigation)  
If the relocated home is in the floodplain, the homeowner shall be required to acquire and maintain flood insurance and homeowner’s insurance, and shall execute a Declaration of Covenant, Conditions and Restrictions (“Covenant”) that requires the property to be insured by flood insurance and homeowner’s insurance for the life of the home. The Covenant will be executed at Grant Closing, recorded with the County Register of Deeds and shall encumber the property in perpetuity. If the relocated home is in the floodplain, it must comply with the current National Flood Insurance Program (NFIP) and the local Flood Damage Prevention Ordinance. Any homeowner in the 100-year floodplain who receives assistance through this Agreement shall be prohibited from receiving state assistance for future flood events if that homeowner fails to maintain flood insurance after receiving assistance through this Agreement. Such homeowners must be notified of this requirement when receiving assistance through this Agreement.  
[\(https://www.ncdps.gov/documents/standard-operating-procedures-hazard-mitigation\)](https://www.ncdps.gov/documents/standard-operating-procedures-hazard-mitigation)  
North Carolina will follow federal HUD and HMGP guidance to ensure all structures meet guidelines spelled out in 24 C.F.R. Part 55 and 44 C.F.R. Parts 60 and 80.
- e) Insurance Subrogation: Pursuant to the Disaster Recovery Acts of 2016, 2017 and the Current Operations Appropriations Act of 2018, if a person’s home is relocated with funds from the Hazard Mitigation Grant Program or the State Acquisition and Relocation Fund, the applicant receiving the state assistance shall authorize and approve that the State Emergency Response and Disaster Relief Fund be subrogated to the



person's rights to secure insurance coverage for damage to the original home, and any monies received from the insurance coverage shall be paid to the State Emergency Response and Disaster Relief Fund. The MUNICIPALITY/COUNTY shall ensure that those homeowners or applicants potentially affected by this section are notified of, and adhere to, its requirements.

- f) Applicant Equity to Other Recovery Programs: The homeowner or applicant who applies to the MUNICIPALITY/COUNTY or NCEM for benefits under this Agreement should not receive benefits or compensation that would materially exceed benefits that are provided for similar activities by the State of North Carolina's CDBG-DR Housing Recovery Programs. Any exceptions to these limitations will be handled on a case-by-case basis and must be supported by a compelling justification. Regarding Duplication of Benefits ("DOB"), any funds from FEMA, SBA, insurance companies, nonprofits or any other source that are received by homeowner(s) for damage to the residence for the rehabilitation, elevation or replacement to the home must be deducted from the homeowner(s) award amount as a DOB.
- g) If the new residence is a manufactured home, the manufactured home unit must be permanently affixed and qualify as real property.
- h) Regarding Disbursement of Funds, SARF for Homeowners/GAP Assistance for the purchase of a new property under the HMGP Program will be disbursed by check and listed as a line item on the Settlement Statement at closing. If closing has already occurred the check may be disbursed directly to the homeowner(s). SARF for Homeowners/URA and SARF for Renters/URA assistance for moving and approved relocation expenses will be disbursed by check, payable to the Homeowner(s) or involuntarily displaced persons.

**III. COMPENSATION:** NCEM will provide the Municipality/County \$121,000 out of either the Disaster Recovery Acts of 2016, 2017, or Current Operations Appropriations Act of 2018 under this Agreement.

The entirety of the Agreement amount is a grant to the Municipality/County by NCEM. The Municipality/County will submit quarterly reports on January 15, April 15, July 15, and October 15 to document the use of the funds expended in the prior three-month period, provided that documentation for the use of all funds under this Agreement must be submitted no later than January 15, 2023. The term of the agreement may be extended upon written request of the Municipality/County to the NCEM. Quarterly reports shall be submitted to the following address to the North Carolina Department of Public Safety/Division of Emergency Management:

NCDPS-Division of Emergency Management  
Hazard Mitigation Section  
4238 Mail Service Center  
Raleigh, NC 27699-4238

Any funds not expended by December 31, 2022 are subject to the claw-back or deobligation provisions of Paragraph V below.

- IV. REIMBURSEMENT:** All cost must be verified through receipts and other documentation. Payment shall be submitted to the Municipality/County after receipt of completed and documented invoices, within 15 business days after receipt of invoices. Cost reports and invoices shall be submitted to the following address to the North Carolina Department of Public Safety/Division of Emergency Management:

NCDPS-Division of Emergency Management  
Hazard Mitigation Section  
4238 Mail Service Center  
Raleigh, NC 27699-4238

The Municipality/County must include an original, signed copy of each cost report.

- V. CLAW-BACK OR DEOBLIGATION:** NCEM reserves the right to de-obligate any remaining award funds after this Agreement's expiration date or before the expiration date of this Agreement, should the Municipality/County violate the terms of this Agreement or should it become apparent that the Municipality/County will not be able to expend the funds prior to the expiration date of this Agreement. Before taking action, NCEM will provide the Municipality/County 15 days' notice of intent to impose corrective measures and will make every effort to resolve the problem informally.
- VI. REGULATION:** The funds awarded under this Agreement must be used in compliance with all applicable state and federal laws, rules, regulations, ordinances, codes, licensing requirements, policy or guidance governing their use. By accepting this payment, the below official agrees to use these funds in a manner consistent with federal and state laws and regulations.
- VII. TAXES:** The Municipality/County shall be responsible for all taxes.
- VIII. WARRANTY:** The Municipality/County will hold NCEM harmless for any liability and personal injury that may occur from or in connection with the performance of this Agreement to the extent permitted by the North Carolina Tort Claims Act. Nothing in this Agreement, express or implied, is intended to confer on any other person any rights or remedies in or by reason of this Agreement. This Agreement does not give any person or entity other than the parties hereto any legal or equitable claim, right or remedy. This Agreement is intended for the sole and exclusive benefit of the parties hereto. This Agreement is not made for the benefit of any third party. No third party may enforce any part of this Agreement or shall have any rights hereunder. This Agreement does not create, and shall not be construed as creating, any rights enforceable by any person not a party to this Agreement. Nothing herein shall be construed as a waiver of the sovereign immunity of the State of North Carolina.

- IX. POINTS OF CONTACT:** To provide consistent and effective communication between the NCEM and the Municipality/County, each party shall appoint a Principal Representative(s) to serve as its central point of contact responsible for coordinating and implementing this AGREEMENT.

The NCEM contact shall be Assistant Director for Mitigation or his designee.

The Municipality/County contact shall be Assistant County Manager William Tracy Jackson or her/his designee.

- X. PUBLIC RECORD ACCESS:** This Agreement may be subject to the North Carolina Public Records Act, Chapter 132 of the North Carolina General Statutes.
- XI. AUDITING & ACCESS TO PERSONS AND RECORDS:** Staff from the North Carolina Office of State Auditor, NCEM, Office of State Budget and Management, or other applicable state agency internal auditors shall have access to Municipality/County officers, employees, agents and/or other persons in control of and/or responsible for the records that relate to this Agreement for purposes of conducting audits and independent evaluations. These parties shall also have the right to access and copy any and all records relating to the Agreement during the term of the Contract and within two years following the completion of project close-out, to verify accounts, accuracy, information, calculations and/or data affecting and/or relating to payments, requests for change orders, change orders, claims for extra work, requests for time extensions and related claims for delay/extended general conditions costs, claims for lost productivity, claims for loss efficiency, claims for idle equipment or labor, claims for price/cost escalation, pass-through claims of subcontractors and/or suppliers, and/or any other type of claim for payment or damages from NCEM, or associated state parties and affected homeowners.
- XII. SITUS:** This Agreement shall be governed by the laws of North Carolina and any claim for breach or enforcement shall be filed in state court in Wake County, North Carolina.
- XIII. ANTITRUST LAWS:** This Agreement is entered into in compliance with all State and Federal antitrust laws.
- XIV. E-VERIFY:** If this Agreement is subject to N.C. Gen. Stat. § 143-133.3, the contractor and its subcontractors shall comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes.
- XV. OTHER PROVISIONS/SEVERABILITY:** Nothing in this Agreement is intended to conflict with current laws or regulations of the State of North Carolina, Department of Public Safety, North Carolina Emergency Management, or the Municipality/County. If a term of this Agreement is inconsistent with such authority, then that term shall be invalid, but the remaining terms and conditions of this Agreement shall remain in full force and effect.
- XVI. COMPLIANCE:** The Municipality/County shall be wholly responsible for financing to be made under this AGREEMENT and for the supervision of its employees and

assistants. The Municipality/County shall be responsible for compliance with all laws, ordinances, codes, rules, regulations, licensing requirements and other regulatory matters that are applicable to the conduct of its business and purchase requirements performed under this AGREEMENT.

**XVII. ENTIRE AGREEMENT:** This Agreement and any annexes, exhibits and amendments annexed hereto and any documents incorporated specifically by reference represent the entire Agreement between the parties and supersede all prior oral and written statements or agreements.

**XVIII. MODIFICATION:** The Municipality/County certifies that the undersigned possesses the authority to legally execute and bind Municipality/County to the terms of this MOA. This MOA may be amended only by written amendments duly executed by all of the undersigned or their successors including but may not be limited to, the Secretary of the Department of Public Safety and the Municipality/County's manager.

**XIX. TERMINATION:** The terms of this Agreement, as modified with the consent of all parties, will remain in effect until December 31, 2022.

The Parties may terminate this Contract by mutual written consent with thirty (30) days prior written notice to the Parties, or as otherwise provided by law.

NCEM may suspend, reduce, or terminate its obligations under this Agreement, in whole or in part, upon thirty (30) days' notice, whenever they determine that the Municipality/County has failed to comply with any term, condition, requirement, or provision of this Agreement. Failure to comply with any terms of this Agreement, include (but are not limited to) the following:

- a) Default in Performance. The default by the Municipality/County or a subsequent Municipality/County in the observance or performance of any of the terms, conditions or covenants of this Agreement.
- b) Misrepresentation. If any representation or warranty made by the Municipality/County in connection with the Grant or any information, certificate, statement or report heretofore or hereafter made shall be untrue or misleading in any material respect at the time made.
- c) Abandonment of the Project. If Municipality/County abandons or otherwise ceases to continue to make reasonable progress towards completion of the Project.

NCEM shall promptly notify the Municipality/County, in writing, of its determination and the reasons for the termination together with the date on which the termination shall take effect. Upon termination, NCEM retains the right to recover any improper expenditures from the Municipality/County and the Municipality/County shall return to NCEM any improper expenditures no later than thirty (30) days after the date of demand or termination of the agreement.

In the event of termination, NCEM shall require the return of unspent funds. NCEM may, in its sole discretion, allow the Municipality/County to retain or be reimbursed for costs reasonably incurred prior to termination that were not made in anticipation of termination and cannot be canceled, provided that said costs meet the provisions of this Agreement.

**XX. STANDARD CONDITIONS:** NCEM and MUNICIPALITY/COUNTY agree that NCEM's performance and obligation to pay under this Agreement is contingent upon state fund availability. NCEM's performance and obligation to pay under this MOA is contingent upon an annual appropriation by the Legislature and is contingent upon Congress providing Hazard Mitigation Grant Program funds for projects.

**XXI. EXECUTION AND EFFECTIVE DATE:** This Agreement shall become effective upon return of this original Memorandum of Agreement, properly executed on behalf of the Municipality/County, to NCEM and will become binding upon execution of all parties to the Agreement. The terms of this Agreement will be effective as of the date of execution. The last signature shall be that of Erik A. Hooks, Secretary for the North Carolina Department of Public Safety.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK  
[signatures on following pages]

**IN WITNESS WHEREOF, the parties have each executed this Agreement, which shall be effective upon the date of the last signature below.**

\_\_\_\_\_  
William Tracy Jackson  
Assistant County Manager  
Cumberland County

\_\_\_\_\_  
Date

\_\_\_\_\_  
Michael A. Sprayberry, Director  
North Carolina Emergency Management

\_\_\_\_\_  
Date

\_\_\_\_\_  
Erik A. Hooks  
Secretary  
North Carolina Department of Public Safety

\_\_\_\_\_  
Date

DocuSigned by:

*Will Polk*

1/8/2020 | 09:48:44 AM EST

\_\_\_\_\_  
Will Polk, Assistant General Counsel  
Reviewed for the Department of Public Safety

\_\_\_\_\_  
Date

DocuSigned by:

*Darlene Langston*

1/8/2020

\_\_\_\_\_  
Darlene Langston, Budget Director  
North Carolina Department of Public Safety

\_\_\_\_\_  
Date



## **COMMUNITY DEVELOPMENT**

### **MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 20, 2020**

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: DEE TAYLOR, DIRECTOR OF COMMUNITY DEVELOPMENT**

**DATE: 4/8/2020**

**SUBJECT: DRAFT 2020 - 2024 CONSOLIDATED PLAN / 2020 ANNUAL ACTION PLAN /  
NEIGHBORHOOD REVITALIZATION STRATEGY AREA PLAN**

#### **BACKGROUND**

Community Development is in the planning process for the 2020 – 2024 Consolidated Plan and 2020 Annual Action Plan. The Consolidated Plan (including the Analysis of Impediments to Fair Housing Choice) and Annual Action Plan are required documents that must be submitted to the U.S. Department of Housing and Urban Development (HUD) by May 15, 2020 in order to receive our annual entitlements of the Community Development Block Grant (CDBG) and Home Investment Partnership Act (HOME) funds.

The Consolidated Plan is an assessment of the needs and resources of the community and establishes priorities and strategies for addressing those needs. HUD also mandates that Community Development consult with local public and private agencies and local units of government in order to assist in the assessment of the community's needs. Community Development has secured the services of Urban Design Ventures, Inc. to assist in the preparation of these plans and to facilitate consultations with the local agencies. The 2020 – 2024 Consolidated Plan covers the period from July 1, 2020 through June 30, 2025 and the 2020 Annual Action Plan covers the period from July 1, 2020 – June 30, 2021. Community Development will also submit a Neighborhood Revitalization Strategy Area Plan (targeting the Shaw Heights neighborhood) in conjunction with the Consolidated Plan. The purpose of the Neighborhood Revitalization Strategy Area Plan is to allow the County to target resources within an economically disadvantaged community. These plans are available for a 30-day citizen's review and comment period throughout Cumberland County from April 2, 2020 to May 1, 2020.

As part of following the citizen participation process, a public hearing must be held during the comment period. All comments received regarding the plans will be addressed by Community Development within 15 days of receipt and will be included in the final plans that will be submitted to HUD. After the public review period, the final copies of the plans (with the updated allocations) will be submitted to the Board of Commissioners for approval to submit to HUD by the deadline.

## **RECOMMENDATION / PROPOSED ACTION**

Community Development requests that the Board of County Commissioners hold a public hearing on the draft 2020-2024 Consolidated Plan, 2020 Annual Action Plan, and the Neighborhood Revitalization Strategy Area Plan to offer input and comments, as well as to receive comments from the public. No other action is necessary.

### **ATTACHMENTS:**

Description	Type
Consolidated Plan and Annual Action Plan	Backup Material
Analysis of Impediments to Fair Housing Choice	Backup Material
Neighborhood Revitalization Strategy Area Plan	Backup Material
FY2020 CDBG & Home Presentation	Backup Material



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# CUMBERLAND COUNTY, NC

*707 Executive Place, Fayetteville, NC 28305*

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## FY 2020-2024 Five Year Consolidated Plan and FY 2020 Annual Action Plan

*For Submission to HUD for the  
Community Development Block Grant Program*

***May 4, 2020***

W. Marshall Faircloth  
Chairman, Board of  
Commissioners  
Cumberland County, NC



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## Executive Summary

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

#### 1. Introduction

Cumberland County, North Carolina is an entitlement community under the U.S. Department of Housing & Urban Development's (HUD) Community Development Block Grant (CDBG) Program. In compliance with the HUD regulations, Cumberland County has prepared this FY 2020-2024 Five Year Consolidated Plan for the period of July 1, 2020 through June 30, 2025, and its Annual Action Plan for the period of July 1, 2020 through June 30, 2021. This Five Year Consolidated Plan is a strategic plan for the implementation of the County's Federal Programs for housing, community, and economic development within Cumberland County.

The Five Year Consolidated Plan establishes the County's goals for the next five (5) year period and outlines the specific initiatives the County will undertake to address its needs and objectives by promoting: the rehabilitation and construction of decent, safe, sanitary, and affordable housing; creating a suitable living environment; removing slums and blighting conditions; affirmatively furthering fair housing; improving public services; expanding economic opportunities; and principally benefitting low- and moderate-income persons.

This Five Year Consolidated Plan is a collaborative effort of Cumberland County, the community at large, social service agencies, housing providers, community development agencies, economic development groups, and other stakeholders. The planning process was accomplished through a series of public meetings, stakeholder interviews, resident surveys, statistical data, and review of the County's Comprehensive Plan and other community plans.

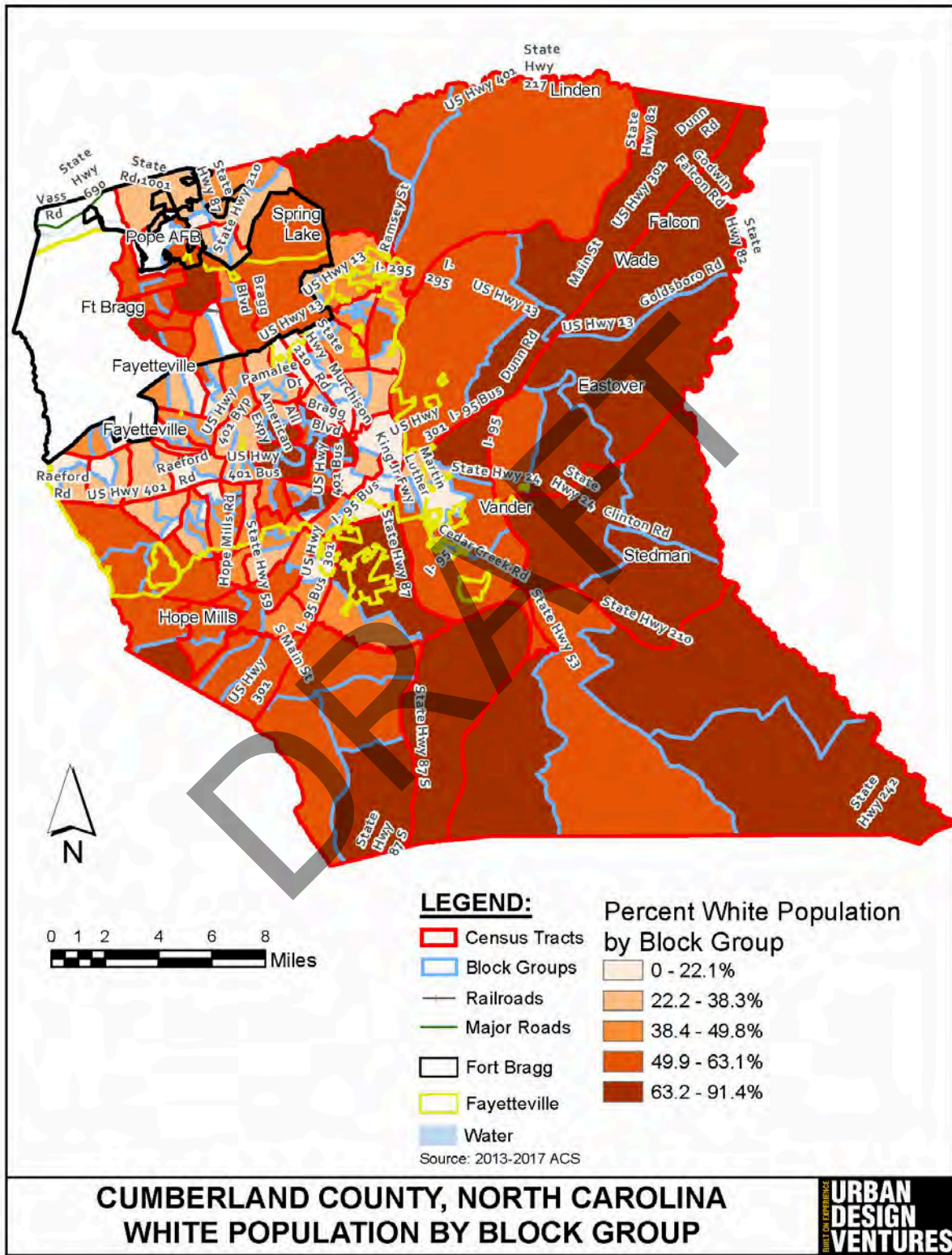
**Maps:**

The following maps which illustrate the demographic characteristics of Cumberland County:

- Percent White Population by Block Group
- Percent Minority Population by Block Group
- Number of People Aged 65+ by Block Group
- Percent Population Age 65+ by Block Group
- Population Density by Block Group
- Housing Density by Block Group
- Percent Owner-Occupied Housing Units by Block Group
- Percent Renter-Occupied Housing Units by Block Group
- Percent Vacant Housing Units by Block Group
- Low/Moderate Income Percentage by Block Group
- Low/Moderate Income and High Minority Concentration by Block Group

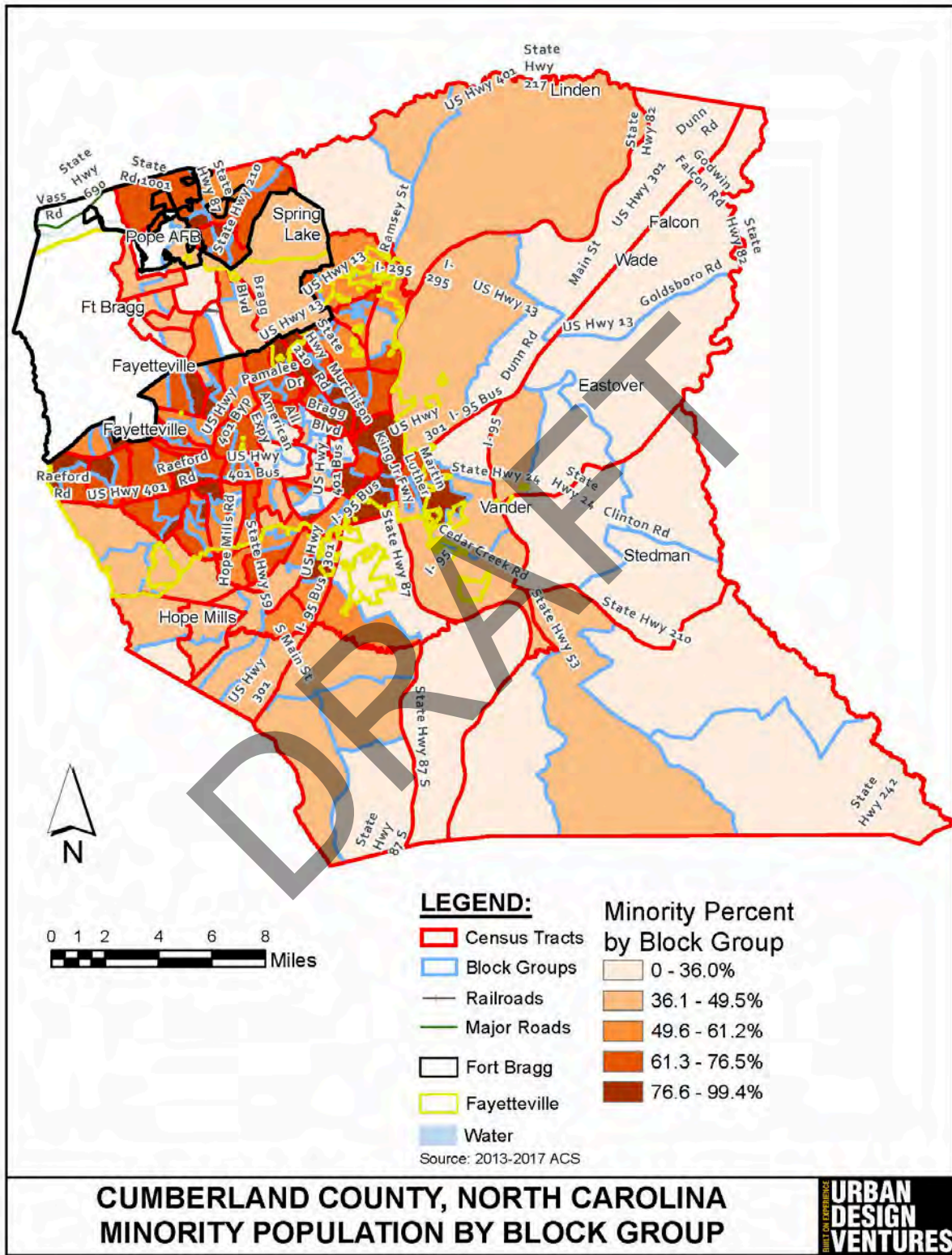
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## Percent White Population by Block Group



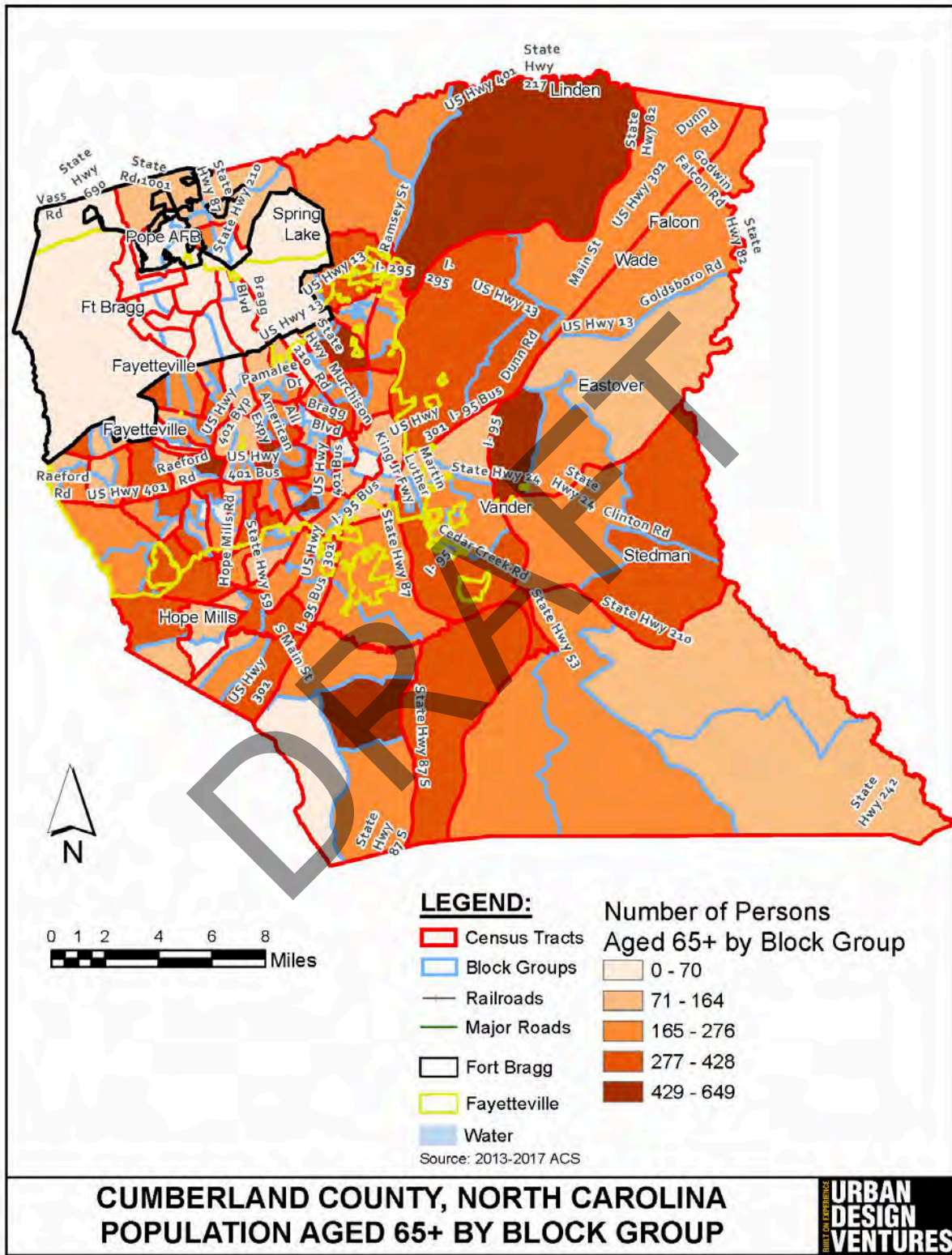


## Percent Minority Population by Block Group

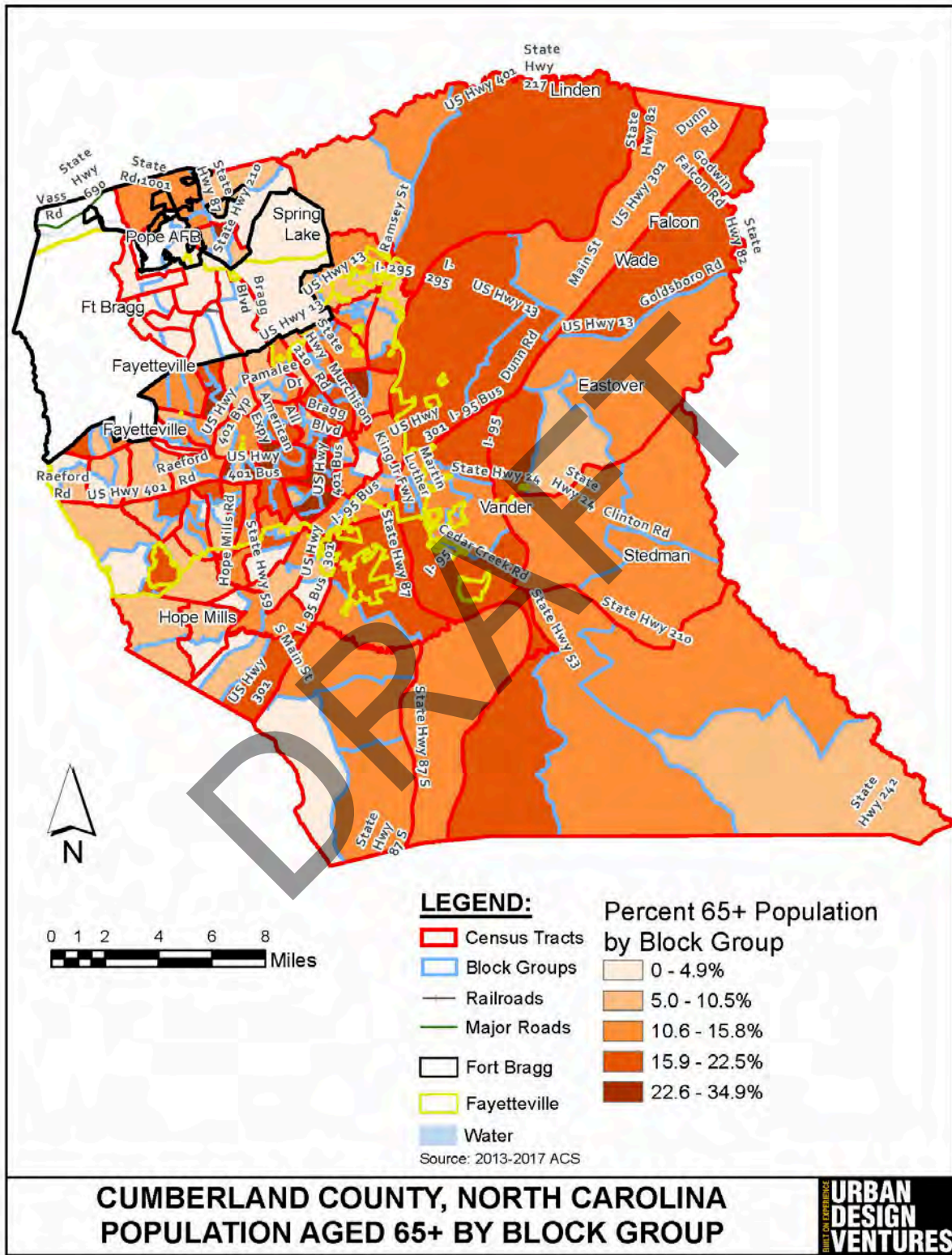




## Number of People Aged 65+ by Block Group

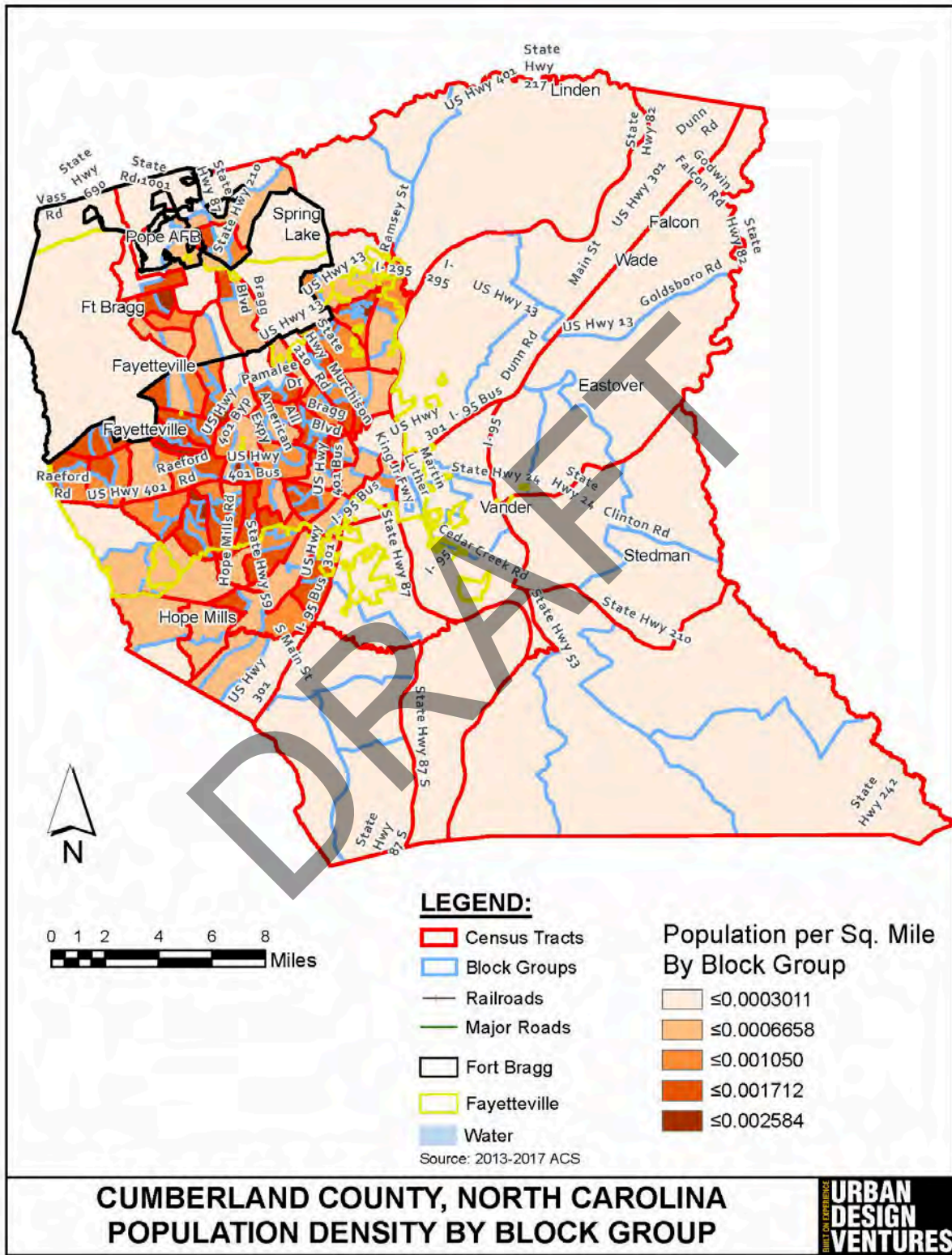


## Percent Population Age 65+ by Block Group

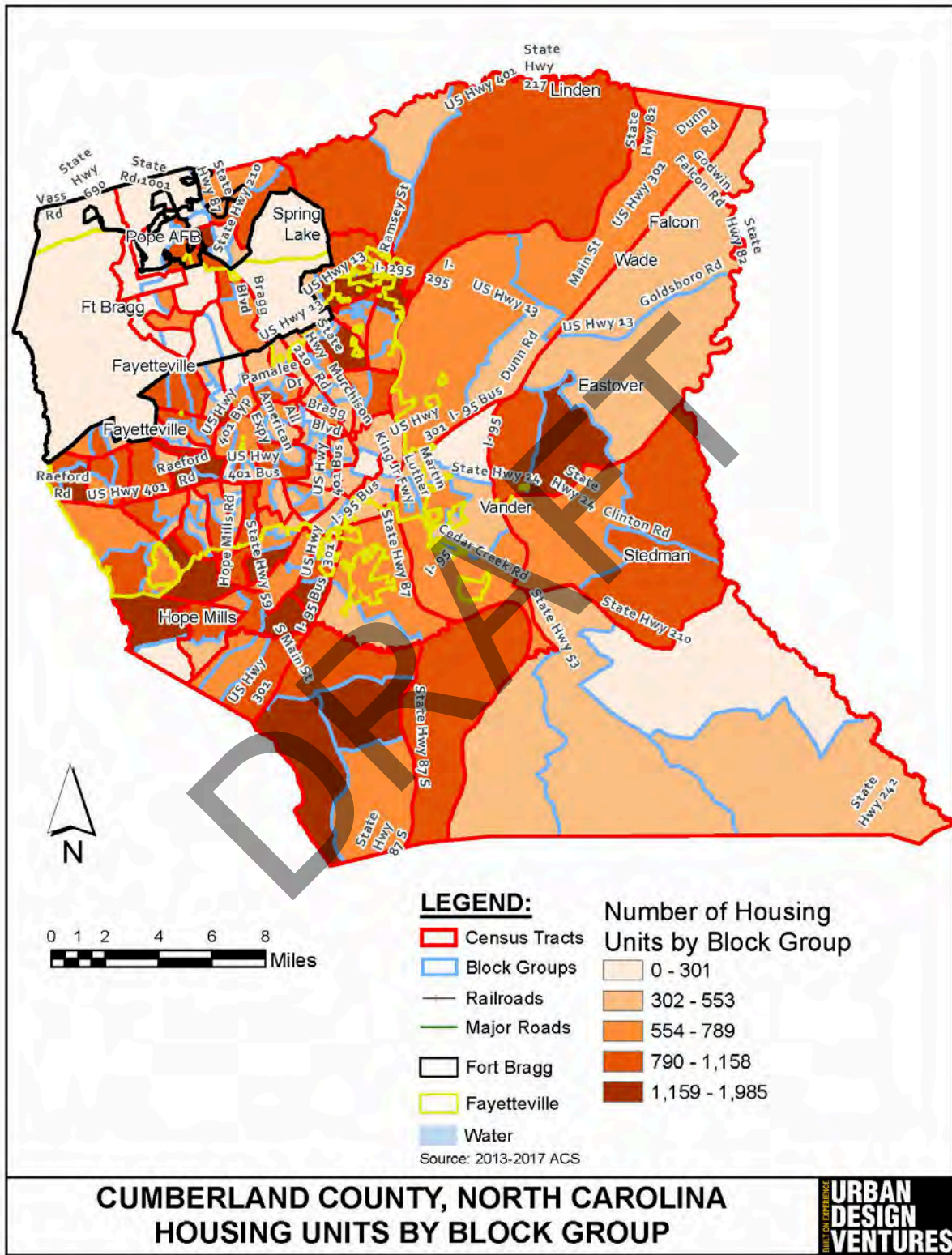




## Population Density by Block Group

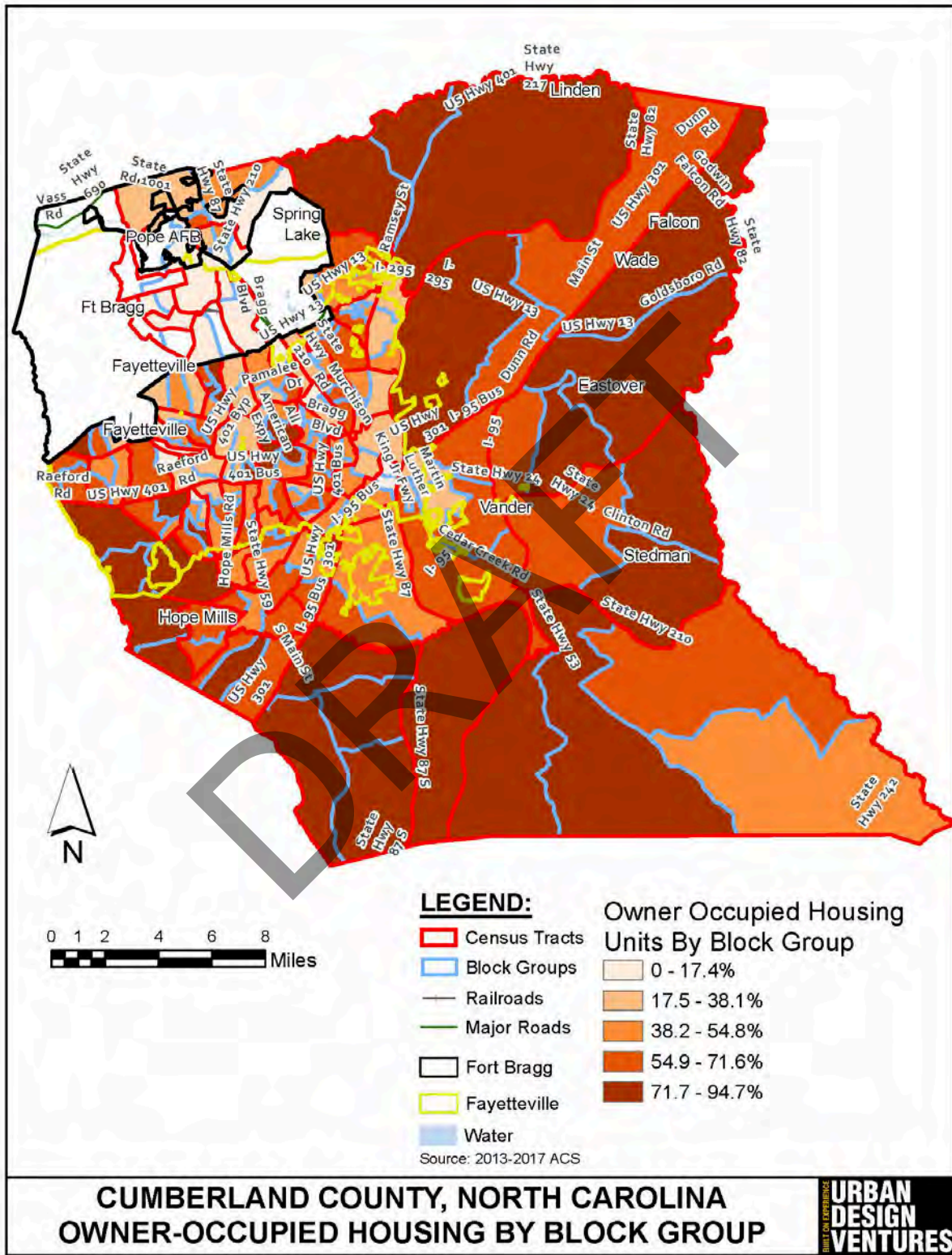


## Housing Density by Block Group

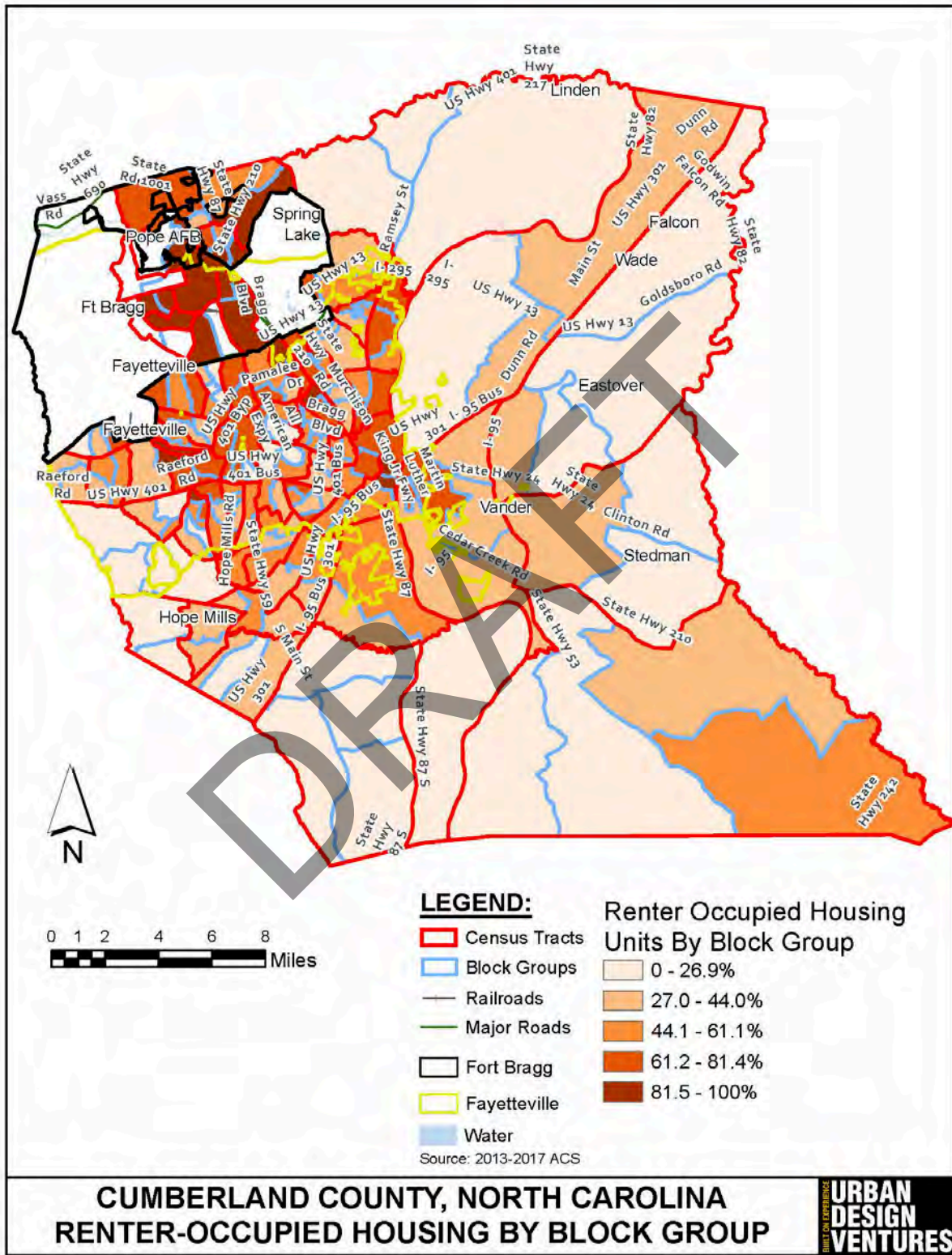




## Percent Owner-Occupied Housing Units by Block Group

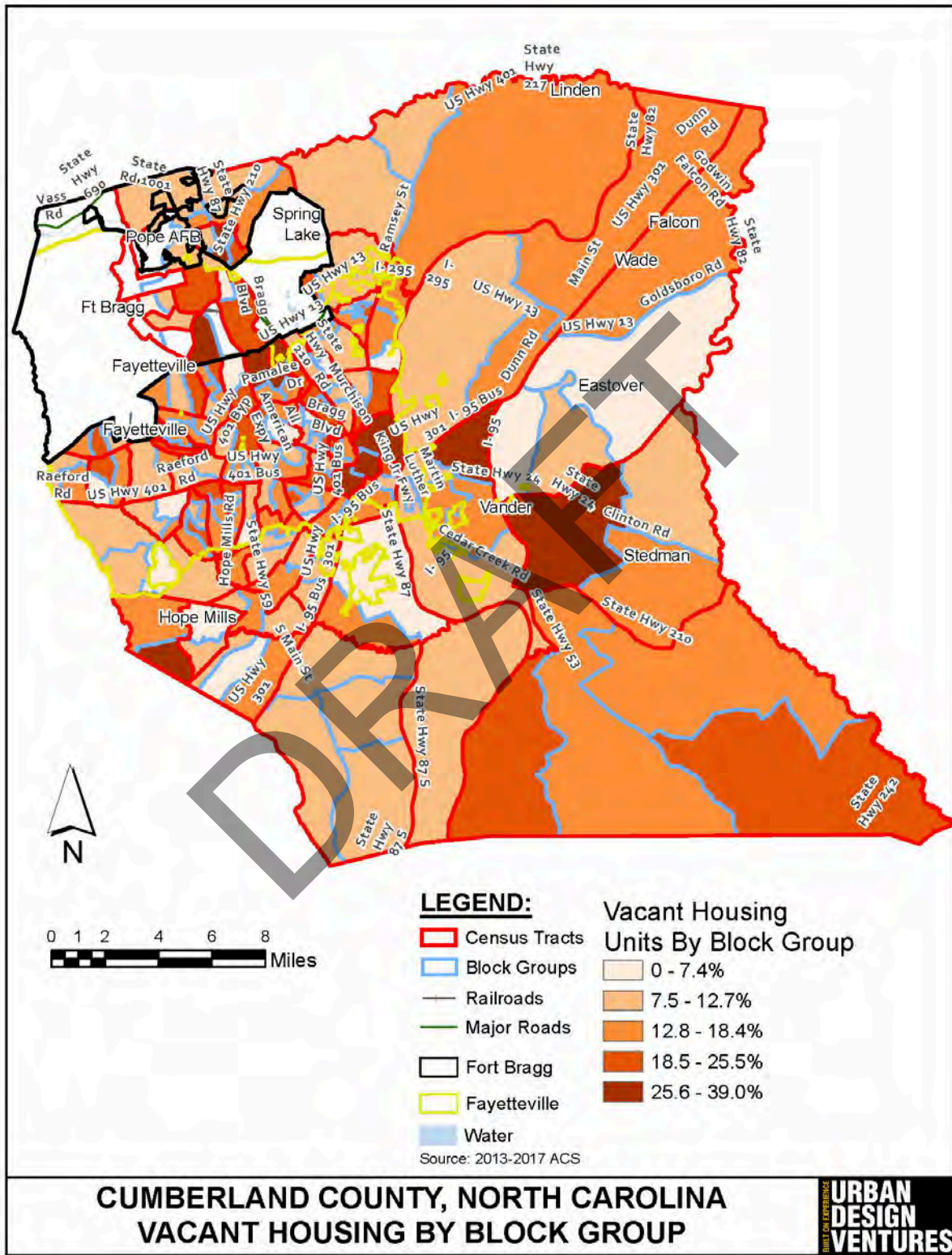


## Percent Renter-Occupied Housing Units by Block Group

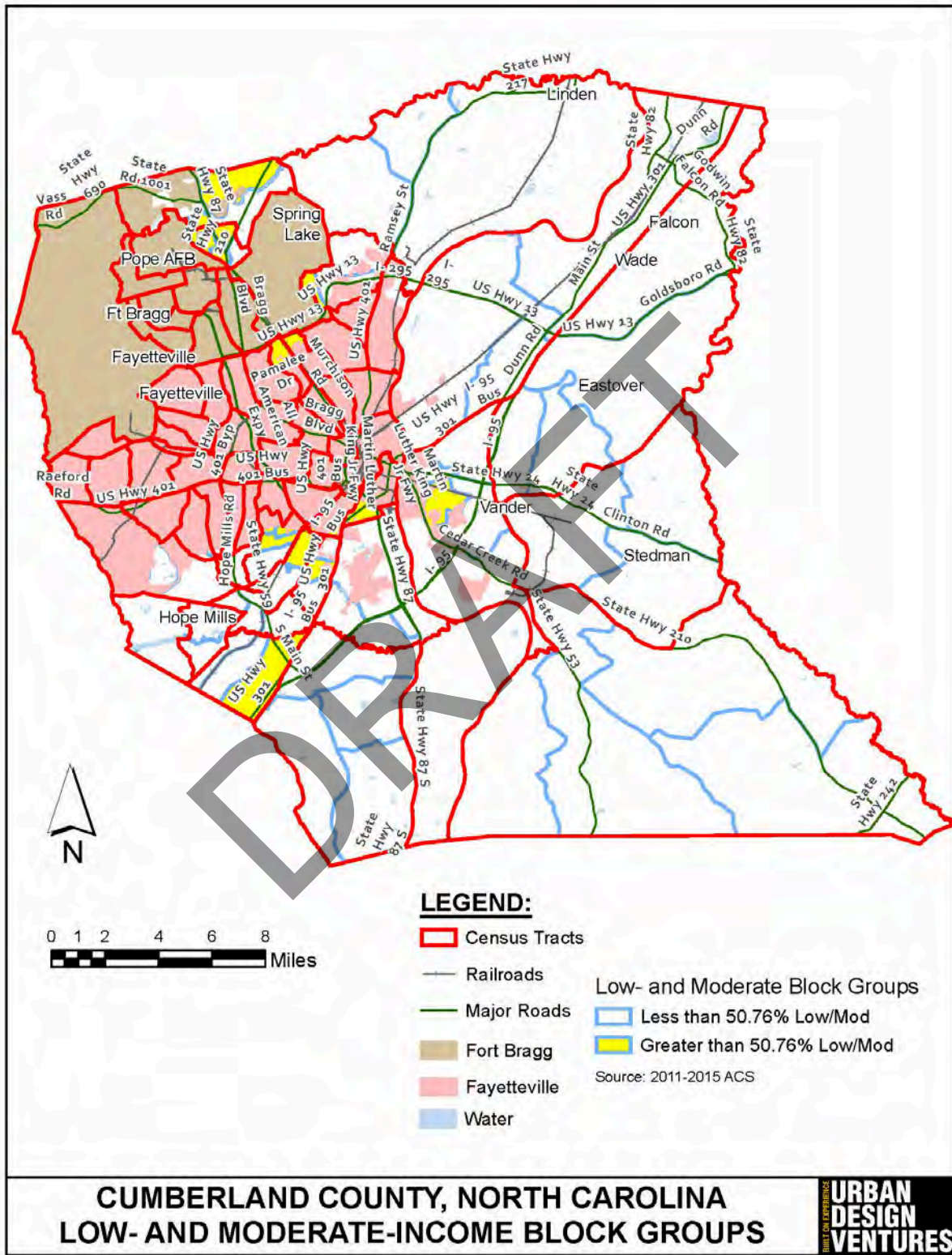




## Percent Vacant Housing Units by Block Group

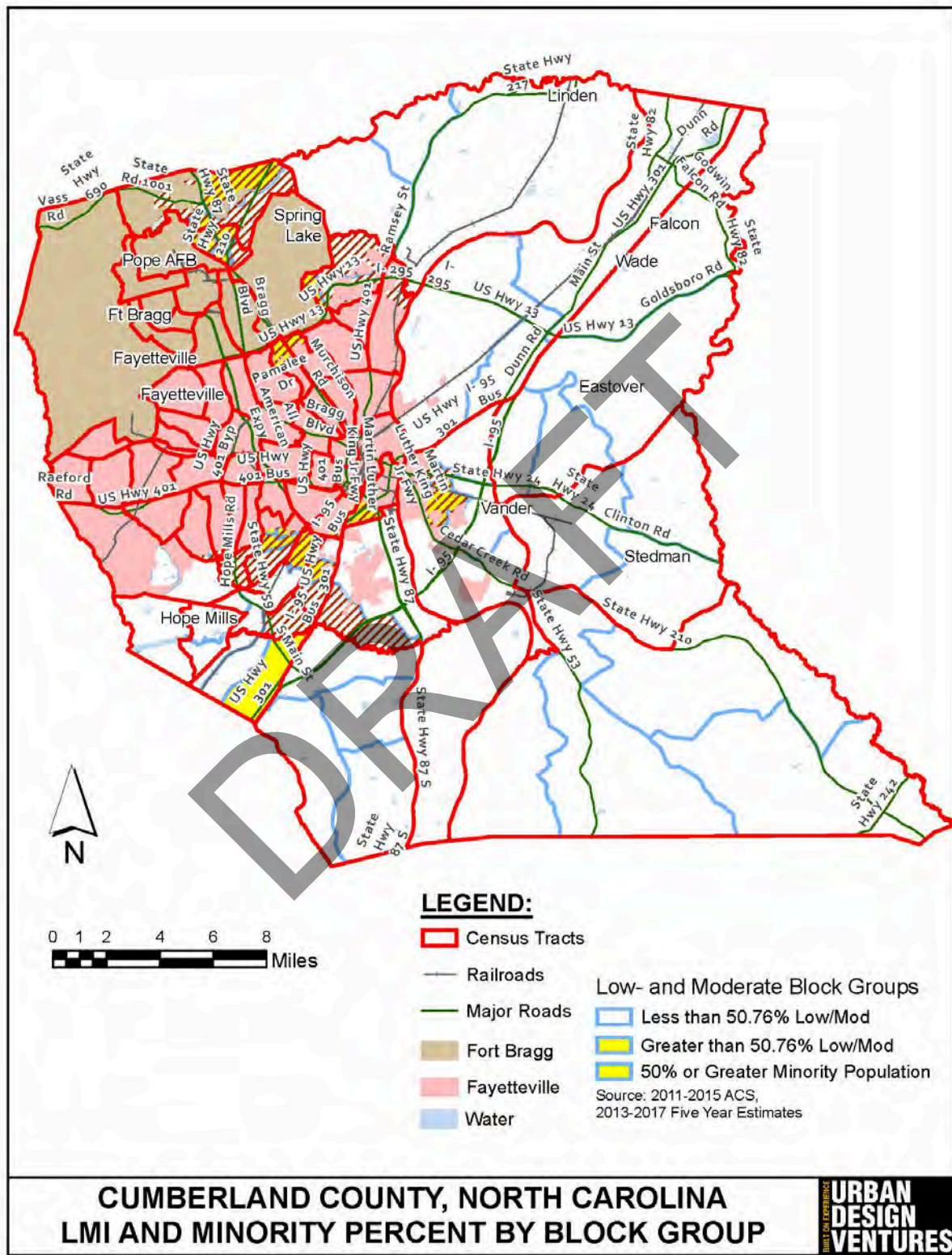


## Low/Moderate Income Percentage by Block Group





### Low/Moderate Income and High Minority Concentration by Block Group



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

The "Vision" of this Five Year Consolidated Plan is to serve as a consolidated planning document, an application, and a strategic plan for the Cumberland County. As part of the Five Year Consolidated Plan, the community must develop goals and objectives. The following strategies with subsequent goals and priorities have been identified for Cumberland County for the period of FY 2020 through FY 2024 for the use of Community Development Block Grant (CDBG) and HOME Investment Partnership Grant (HOME) funds:

### HOUSING STRATEGY - HSS

#### Goal:

Improve, preserve, and expand the inventory of affordable housing for low- and moderate-income persons and families living in Cumberland County.

#### Objectives:

- **HSS-1 Homeownership Assistance** - Promote and assist in developing homeownership opportunities for low- and moderate-income households.
- **HSS-2 Housing Construction** - Promote and assist in the development of new affordable housing inventory for both rental and sales housing.
- **HSS-3 Housing Rehabilitation** - Promote and assist in the preservation of existing owner and renter occupied housing inventory in Cumberland County.
- **HSS-4 Fair Housing** - Affirmatively further fair housing by promoting fair housing choice throughout Cumberland County.
- **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 Housing Purchase** - Provide funds for downpayment assistance and acquisition for rehabilitation to make housing affordable to low- and moderate-income persons and families.

### HOMELESS STRATEGY - HOM

#### Goal:

Improve the living conditions and support services and increase the availability of housing for homeless persons and families in Cumberland County and eliminate unfair housing practices that may lead to homelessness.

**Objectives:**

- **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.

**SPECIAL NEEDS STRATEGY - SNS****Goal:**

Improve, preserve, and expand opportunities and services for persons with special needs and the disabled in Cumberland County.

**Objectives:**

- **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 construction of new 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.
- **SNS-4 Reasonable Accommodations** - Promote, support, and advocate for reasonable accommodations that should be made to assist the physically disabled to live in accessible housing.

**COMMUNITY DEVELOPMENT STRATEGY - CDS****Goal:**

Improve, preserve, and create new public and community facilities, infrastructure, and public services to ensure the quality of life for all residents of Cumberland County.

**Objectives:**

- **CDS-1 Infrastructure** - Improve the County'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.
- **CDS-2 Community Facilities** - Improve the County'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 County.
- **CDS-4 Public Transit** - Promote the expansion and development of additional bus routes and improvements to the public transportation system for low- and moderate-income persons, and special needs.
- **CDS-5 Clearance** - Remove and eliminate slum and blighting conditions through demolition of vacant and abandoned structures throughout the County.
- **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.

**ECONOMIC DEVELOPMENT STRATEGY - EDS**

**Goal:**

Increase and promote job creation, job retention, self-sufficiency, education, job training, technical assistance, and economic empowerment of low- and moderate-income residents of Cumberland County.

**Objectives:**

- **EDS-1 Employment** - Support and encourage new job creation, job retention, workforce development, 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 Financial Incentives** - Support and encourage new economic development through local, state and Federal tax incentives and programs.

#### **ADMINISTRATION, PLANNING, AND MANAGEMENT STRATEGY - APM**

##### **Goal:**

Provide sound and professional planning, administration, oversight and management of Federal, state, and local funded programs.

##### **Objectives:**

- **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, Section 108 Loan Application, NRSA Plans, and compliance with all Federal, state, and local laws and regulations.
- **APM-3 NRSA** - Prepare a Neighborhood Revitalization Strategy Area (NRSA) Plan for the Shaw Heights Neighborhood.

### **3. Evaluation of past performance**

Cumberland County has a good performance record with HUD. The County regularly meets the performance standards established by HUD. Each year the County prepares its Consolidated Annual Performance and Evaluation Report (CAPER). This report is submitted within ninety (90) days after the start of the new program year. Copies of the CAPER are available for review at the Cumberland County's Department of Community Development and online at the County's website.

The FY 2018 CAPER, which was the fourth CAPER for the FY 2015-2019 Five-Year Consolidated Plan, was approved by HUD on February 4, 2020. In the FY 2018 CAPER, Cumberland County expended 100% of its CDBG funds to benefit low- and moderate-income persons. The County expended 9.31% of its funds during the FY 2018 CAPER period on public service, which is below the statutory maximum of 15%. The County's drawdown ratio was 1.31 as of March 1, 2020, which met HUD's drawdown ratio requirement of 1.5.

#### 4. Summary of citizen participation process and consultation process

Cumberland County has followed its Citizen Participation Plan in the planning and preparation of the Five Year Consolidated Plan. The County held its first public hearing on the needs of the community and its residents on October 15, 2019. This provided the residents, agencies and organizations with the opportunity to discuss the County's CDBG and HOME programs and to provide suggestions for future CDBG and HOME Program priorities and activities.

The County emailed and contacted agencies, organizations, and stakeholders as part of the planning process for their input, suggestions, and unmet needs in the County. They were later informed that the Five Year Consolidated Plan and FY 2020 Annual Action Plan were on public display. This information was provided prior to the second public hearing.

A copy of the "Draft Five Year Consolidated Plan and the FY 2020 Annual Action Plan" was placed on public display for review by the general public, agencies, organizations, and stakeholders in the community. A newspaper notice announcing that these documents were placed on public display was published in a newspaper of general circulation in the area. The "Draft Five Year Consolidated Plan and the FY 2020 Annual Action Plan" were on public display at the following locations:

- **Spring Lake Town Hall**  
300 Ruth Street  
Spring Lake, NC
- **Godwin Town Hall**  
4924 Markham Street  
Godwin, NC
- **Falcon Town Hall**  
7156 South West Street  
Falcon, NC
- **Stedman Town Hall**  
5110 Front Street  
Stedman, NC
- **Wade Town Hall**  
7128 Main Street  
Wade, NC
- **Linden Town Hall**  
9456 Academy Street  
Linden, NC

- **Hope Mills Town Hall**  
5770 Rockfish Road  
Hope Mills, NC
- **Eastover Town Hall**  
3863 Dunn Road  
Eastover, NC
- Cumberland County's Community Development website:  
[http://www.co.cumberland.nc.us/departments/community-development-group/community\\_development](http://www.co.cumberland.nc.us/departments/community-development-group/community_development)

A citizen survey was prepared and sent out to residents. A link was placed on the County's website and advertised through a press release. The results of the survey were used to help determine the goals and objectives. A more detailed analysis and description of the citizen participation process is contained in Section PR-15 Citizen Participation.

## **5. Summary of public comments**

Cumberland County held its First Public Hearing on Tuesday, October 15, 2019 at 7:00 PM. Comments received at that public hearing are included in the attachments at the end of the Five Year Consolidated Plan.

The FY 2020-2024 Five Year Consolidated Plan and FY 2020 Annual Action Plan were placed on public display and the Public Hearings were scheduled for Monday, April 20, 2020.

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

All comments and suggestions that were received to date, have been accepted and incorporated into the planning document.

## **7. Summary**

Cumberland County followed its Citizen Participation Plan. The County provided residents and stakeholders with the opportunity to participate in the planning process, which they did. Based on that input, the County has prepared and developed a thorough and comprehensive Five Year Consolidated Plan.

## 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
CDBG Administrator	Cumberland County	Department of Community Development
HOME Administrator	Cumberland County	Department of Community Development

Table 1 – Responsible Agencies

### Narrative

The administering lead agency is Cumberland County's Department of Community Development for the CDBG and HOME Programs. The Community Development Department of Cumberland County prepares the Five Year Consolidated Plan, Annual Action Plans, ERR's, and the Consolidated Annual and Evaluation Reports (CAPER), processes pay requests, and performs contracting, monitoring, and oversight of the program on a day to day basis. In addition, the County has a private planning consulting firm available to assist the County on an as needed basis.

### Consolidated Plan Public Contact Information

Ms. Delores Taylor, Director

Cumberland County

Department of Community Development

707 Executive Place, Fayetteville, NC 28305

Phone: (910) 323-6112

Email: [dtaylor@co.cumberland.nc.us](mailto:dtaylor@co.cumberland.nc.us)

Website: [www.co.cumberland.nc.us/communitydevelopment](http://www.co.cumberland.nc.us/communitydevelopment)



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**PR-10 Consultation - 91.100, 91.200(b), 91.215(l)****1. Introduction**

Cumberland County held a series of meetings and interviews with non-profits, the Fayetteville Metropolitan Housing Authority, local housing providers, social service agencies, community and economic development organizations, members of the faith-based community, the local Continuum of Care members, County department representatives, the County Management team, County Commission members, and City of Fayetteville department representatives. An online survey was created for stakeholders and residents to complete which identified needs, gaps in the system, and programmatic goals for the next five years. Input from the meetings and surveys were used in the development of specific strategies and priorities for the Five Year Consolidated Plan.

**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(l)).**

Cumberland County works with the following agencies to enhance coordination:

- **Fayetteville Metropolitan Housing Authority** – Improvements to public housing communities and Section 8 Housing Choice Vouchers.
- **Social Services Agencies** – funds to improve services to low and moderate income persons.
- **Housing Providers** – funds to rehabilitate and develop affordable housing and provide housing options for low- and moderate-income households.
- **Community and Economic Development Agencies** – funds to improve services to low and moderate income persons.

**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**

Cumberland County is the lead entity for the Fayetteville-Cumberland County Continuum of Care. The CoC has begun implementing a Coordinated Entry 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 CoC meeting. Since the system began in April of 2019, there have been over 172 assessments conducted and over 142 families and 80 individuals placed in housing.

The Point-in-Time Counts for Sheltered and Unsheltered homeless persons are conducted on a specific date twice a year in the months of January and July. The results of the counts are made 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.**

- **ESG** – Cumberland County is the lead agency for ESG programs in the region. Cumberland County works closely with ESG recipients to determine project funding and ensure that standards are adopted and projects align with the Consolidated Plan. The CoC's Housing and Services Delivery Committee and the CoC's Performance Evaluation and Grant Review Committee meet with the lead agency to update its performance standards and consider any needs and gaps in housing and services. Standards apply to homeless service providers, Community Action Partnerships (CAPs), local/county/state governments, Housing & Redevelopment Authorities, and domestic violence, area agency on aging, mental health, and faith-based organizations.
- **Develop Performance Standards and Evaluate Outcomes** – The Fayetteville-Cumberland County CoC's written standards focus on a Housing First Model and follow the best practices of that model. The written standards utilize several strategies to increase the number of people who exit Emergency Shelter, Transitional Housing, and Rapid Re-housing to Permanent Housing destinations. Evaluations of these standards will be based on the length-of-time homeless measure of an individual or family who resides in emergency shelter, transitional housing, or rapid re-housing. The CoC seeks to make progress on the turnover rate of individuals and families, the targeting of individuals and families based on risk, and the number of positive exits into Permanent Housing.
- **HMIS** – Participating agencies within the Fayetteville-Cumberland County Continuum of Care on Homelessness utilize an electronic database call the Homeless Management Information System (HMIS) to better track client level data and the housing status and mainstream resources that the clients receive. HMIS is mandated by HUD which requires that all HUD-funded programs within a geographic service area to share the same HMIS system. Currently, all of the CoC's within North Carolina uses a statewide HMIS system managed by the North Carolina Housing Coalition / Carolina Homeless Information Network. The HMIS Lead supports users through the staffing of a Help Desk and ongoing training opportunities. Agency users are able to run self-reports to assess their program's data quality. CoC-funded organizations are motivated to provide good data quality, because the CoC has moved toward a data-driven project review and ranking system. Projects with poor data quality are more likely to show poor outcomes, which can impact their funding.

**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**

<b>1</b>	<b>Agency/Group/Organization</b>	<b>Cumberland County</b>
	<b>Agency/Group/Organization Type</b>	Other government - County Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Cumberland County was the lead entity on the Five Year Consolidated Plan. The County reviewed its program and funded activities that met the goals and objectives as outlined in the County's Five Year Consolidated Plan.
<b>2</b>	<b>Agency/Group/Organization</b>	<b>Fayetteville Metropolitan Housing Authority</b>
	<b>Agency/Group/Organization Type</b>	Housing PHA

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Fayetteville Metropolitan Housing Authority was contacted to determine the housing needs of its very low-income clients. The County reviewed its program and funded activities that met the goals and objectives as outlined in the County's Five Year Consolidated Plan to address these housing needs.
<b>3</b>	<b>Agency/Group/Organization</b>	<b>CUMBERLAND COUNTY</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Health Agency Other government - County Regional organization Planning organization

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Cumberland County is the lead entity in the Fayetteville-Cumberland County Continuum of Care. The County reviewed the CoC's program and funded activities that met the goals and objectives as outlined in the County's Five Year Consolidated Plan to address these housing needs.
4	<b>Agency/Group/Organization</b>	<b>COORDINATING COUNCIL ON OLDER ADULTS</b>
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Regional organization Civic Leaders

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
5	<b>Agency/Group/Organization</b>	<b>Center for Economic Empowerment &amp; Dev.</b>
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Employment Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
6	<b>Agency/Group/Organization</b>	<b>City of Fayetteville Planning/Development Services</b>
	<b>Agency/Group/Organization Type</b>	Other government - Local Planning organization Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.

7	<b>Agency/Group/Organization</b>	<b>Cumberland County Department of Social Services</b>
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Health Services-Education Services-Employment Services - Victims Health Agency Child Welfare Agency Other government - County Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.



8	<b>Agency/Group/Organization</b>	<b>NCWorks Career Center</b>
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment Other government - State Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
9	<b>Agency/Group/Organization</b>	<b>Cumberland County Schools</b>
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Child Welfare Agency Other government - County Regional organization Digital Divide

10	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy Digital Divide
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
	<b>Agency/Group/Organization</b>	<b>KINGDOM COMMUNITY DEVELOPMENT CORPORATION</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing CHDO Neighborhood Organization

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
11	<b>Agency/Group/Organization</b>	<b>United Management II</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Business Leaders Low-Income Housing Tax Credits

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
12	<b>Agency/Group/Organization</b>	<b>North Carolina Legal Aid</b>
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing Regional organization Re-Entry
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
13	Agency/Group/Organization	<b>Fayetteville Area Habitat for Humanity</b>
	Agency/Group/Organization Type	Housing Services - Housing Regional organization CHDO
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
14	Agency/Group/Organization	<b>Pathways 4 Prosperity</b>
	Agency/Group/Organization Type	Services-Education Services-Employment Regional organization Business Leaders Business and Civic Leaders

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
15	<b>Agency/Group/Organization</b>	<b>Fayetteville Area Operation Inasmuch</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Regional organization Civic Leaders



	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
16	<b>Agency/Group/Organization</b>	<b>Fayetteville VA Medical Center</b>
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Health Agency Publicly Funded Institution/System of Care Other government - Federal Veterans

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
17	<b>Agency/Group/Organization</b>	<b>Alliance Health</b>
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Health Agency

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
18	<b>Agency/Group/Organization</b>	<b>Salvation Army Fayetteville</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Victims of Domestic Violence Services-homeless Services - Victims Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
19	Agency/Group/Organization	<b>Cumberland Healthnet</b>
	Agency/Group/Organization Type	Services-homeless Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
20	Agency/Group/Organization	<b>Family Promise</b>
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
21	<b>Agency/Group/Organization</b>	<b>Veterans Empowering Veterans</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Veterans
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
22	<b>Agency/Group/Organization</b>	<b>Designing Station</b>
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
23	<b>Agency/Group/Organization</b>	<b>Seth's Wish</b>
	<b>Agency/Group/Organization Type</b>	Services-homeless



	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
24	<b>Agency/Group/Organization</b>	<b>Volunteers of America - Carolinas</b>
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Victims of Domestic Violence Services-homeless Services-Education Services-Employment Services - Victims Veterans

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
25	<b>Agency/Group/Organization</b>	<b>Genesis Grace Ministry</b>
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.

26	<b>Agency/Group/Organization</b>	<b>Hope Center - True Vine Ministries</b>
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
27	<b>Agency/Group/Organization</b>	<b>United Way of Cumberland County</b>
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
28	<b>Agency/Group/Organization</b>	<b>Hope 4 NC</b>
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Services-Health Health Agency Other government - State

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
29	<b>Agency/Group/Organization</b>	<b>Stedman-Wade Health Services, Inc.</b>
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
30	Agency/Group/Organization	<b>Endeavors</b>
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
31	Agency/Group/Organization	<b>Cumberland County Fire Marshal</b>
	Agency/Group/Organization Type	Other government - County Emergency Management



	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy Emergency Management Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
32	<b>Agency/Group/Organization</b>	<b>FAYETTEVILLE URBAN MINISTRY</b>
	<b>Agency/Group/Organization Type</b>	Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
<b>33</b>	<b>Agency/Group/Organization</b>	<b>Cumberland County Department of Public Health</b>
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Health Agency Child Welfare Agency Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.

34	<b>Agency/Group/Organization</b>	<b>Covenant Love Church</b>
	<b>Agency/Group/Organization Type</b>	Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
35	<b>Agency/Group/Organization</b>	<b>Rivers of Life Christian Church</b>
	<b>Agency/Group/Organization Type</b>	Civic Leaders Neighborhood Organization

<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.

Table 2 – Agencies, groups, organizations who participated

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

All agency types were consulted and contacted during the planning process.

### 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?
CoC Consolidated Application	Fayetteville/Cumberland County Continuum of Care	They are incorporated in the Five Year Consolidated Plan and the Annual Action Plans.

Annual and Five Year Capital Plans	Fayetteville Metropolitan Housing Authority	The Fayetteville Metropolitan Housing Authority is the lead agency providing public housing assistance in Cumberland County. The goals of the County and the Housing Authority are complementary.
Emergency Management Plan	Cumberland Emergency Manager	They are incorporated in the Five Year Consolidated Plan and the Annual Action Plans.
Connecting North Carolina State Broadband Plan	North Carolina DIT Broadband Infrastructure Office	They are incorporated in the Five Year Consolidated Plan and the Annual Action Plans.
North Carolina Lead Surveillance System (NC LEAD)	North Carolina Department of Health and Human Services	They are incorporated in the Five Year Consolidated Plan and the Annual Action Plans.
Analysis of Impediments to Fair Housing Choice	City of Fayetteville & Cumberland County	They are incorporated in the Five Year Consolidated Plan and the Annual Action Plans.

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))**

Cumberland County's Community Development Department is the administrating agency for the CDBG and HOME programs. Close coordination is maintained with other County Departments such as, Code Enforcement, Department of Social Services, Cumberland County Schools, Administration, Police and Fire Departments, Fayetteville Metropolitan Housing Authority, and the County Management team, as well as City departments such as the City of Fayetteville Departments such as the Department of Economic & Community Development, and Planning & Zoning. Coordination with various non-profit organizations, such as Alliance Health, the Salvation Army, Cumberland Healthnet, Family Promise, Veterans Empowering Veterans, Kingdom Community Development Corporation, Designing Station, Seth's Wish, and NCWorks helped aid the planning process and develop priorities. The City works closely with the Cumberland County Commissioners and County staff to address projects and activities that extend beyond the City limits. The City and the County agencies have a good working relationship.

Cumberland County is also the lead entity for the Fayetteville-Cumberland County CoC. The Fayetteville-Cumberland County CoC coordinates Con Planning, CoC strategic planning and ESG policies/priorities/allocations. This updated process will result in greater statewide input in identifying unmet needs, priority populations, and ESG performance standards.

**Narrative (optional):**

The following agencies were consulted during the preparation of the Five Year Consolidated Plan:

- Cumberland County Manager
- Cumberland County Department of Social Services
- Cumberland County Public Health Department
- Coordinating Council on Older Adults
- City of Fayetteville Department of Economic & Community Development
- Fayetteville Metropolitan Housing Authority
- Fayetteville City Manager
- City of Fayetteville Planning & Zoning
- City of Fayetteville Parks & Recreation
- City of Fayetteville Code Enforcement
- Center for Economic Empowerment & Development (CEED)
- City of Fayetteville Planning & Development Services
- NCWorks Career Center
- Cumberland County Schools
- Kingdom Community Development Corporation
- United Management II
- North Carolina Legal Aid
- Fayetteville Area Habitat for Humanity
- Pathways 4 Prosperity
- Fayetteville Area Operation Inasmuch
- Fayetteville VA Medical Center
- Alliance Health



- Salvation Army Fayetteville
- Cumberland Healthnet
- Family Promise
- Veterans Empowering Veterans
- Designing Station
- Seth's Wish
- Volunteers of America – Carolinas
- Gensis Grace Ministry
- Hope Center – True Vine Ministries
- United Way of Cumberland County
- Hope 4 NC
- Stedman-Wade Health Services, Inc.
- Endeavors
- Cumberland County Fire Marshal
- Fayetteville Urban Ministry
- Covenant Love Church
- Rivers of Life Christian Church
- NAACP
- First Baptist Church – Moore Street
- Greater Life Church Fayetteville
- Manna Church
- Hay Street United Methodist Church

DRAFT

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**PR-15 Citizen Participation****1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting**

Cumberland County has followed its adopted Citizens Participation Plan to develop its Five Year Consolidated Plan.

The FY 2020-2024 Five Year Consolidated Plan and FY 2020 Annual Action Plan have many components that require and encourage citizen participation. These components are the following: interviews and roundtable discussions with various stakeholders; a public needs hearing; and a public hearing to gather comments on the draft plan on public display. The County also developed a survey to obtain resident input. The Survey was made available in an online version on the County's website and in a hard copy version available in the County Municipal Building, the County's Department of Community Development Offices, and other public facilities. The survey was advertised to the public in a press release. The County received 170 completed surveys in English and 2 in Spanish. All of these comments are included in the Consolidated and Annual Action Plan in the Exhibit Section. Through the citizen participation process, the County uses citizen input to develop how the plan will serve the low- and moderate-income population to reach the goals set forth in the Five Year Consolidated Plan.

**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 (If applicable)
1.	Public Meeting	Minorities  Persons with disabilities  Non-targeted/ broad community  Residents of Public and Assisted Housing  Agencies/ Organizations	See Needs Public Hearing sign-in sheets in the Exhibit Section of the Five Consolidated Plan.	See Needs Public Hearing comments in the Exhibits Section of the Five Consolidated Plan.	None.	Not Applicable.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2.	Newspaper Ad	Minorities  Persons with disabilities  Non-targeted/ broad community  Residents of Public and Assisted Housing  Agencies/ Organizations	None.	None.	None.	Not Applicable.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3.	Resident Surveys	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/ broad community</p> <p>Residents of Public and Assisted Housing</p> <p>County wide</p>	Placed the Resident Survey on the County's website and emailed surveys to agencies/ organizations. In addition, they were passed out at public hearing and agencies/ organizations meetings.	The County received back 170 resident surveys in English and 2 in Spanish. The tabulations of the Resident Surveys are in the Exhibit Section of this Consolidated Plan.	All comments were accepted.	<p><a href="https://www.surveymonkey.com/r/CumberlandFayettevilleENG">https://www.surveymonkey.com/r/CumberlandFayettevilleENG</a></p> <p><a href="https://www.surveymonkey.com/r/CumberlandFayettevilleESP">https://www.surveymonkey.com/r/CumberlandFayettevilleESP</a></p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4.	Agency/ Organization Surveys	Minorities  Persons with disabilities  Non-targeted/ broad community  Residents of Public and Assisted Housing  Agencies/ Organizations	The agency/ organization surveys were sent out to agencies/ organizations in the County.	A summary of the survey responses and meeting minutes can be found in the Exhibit Section of this Consolidated Plan.	All comments were accepted.	Not Applicable.



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5.	Newspaper Ad	Minorities  Persons with disabilities  Non-targeted/ broad community  Residents of Public and Assisted Housing  Agencies/ Organizations	None.	None.	None.	Not Applicable.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6.	Public Meeting	Minorities Persons with disabilities Non-targeted/ broad community Residents of Public and Assisted Housing Agencies/ Organizations	See Second Public Hearing sign-in sheets in the Exhibit Section of the Five Year Consolidated Plan.	See Second Public Hearing comments in the Exhibits Section of the Five Year Consolidated Plan.	None.	Not Applicable.

Table 4 – Citizen Participation Outreach

## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

Cumberland County used the HUD Comprehensive Housing Affordability Strategy (CHAS) data, which provides statistical data on housing needs, to prepare its estimates and projections. The tables in this section have been prepopulated with HUD data sets, based on the American Community Survey (ACS) 2012-2016 Five Year Estimates, and the 2010 U.S. Census. This data is the most current information available to assess housing needs, homeless needs, special needs, social service needs, economic development needs, etc.

Cumberland County is the lead entity of the Fayetteville-Cumberland County Continuum of Care. The Fayetteville-Cumberland County CoC covers all of Cumberland County, including the City of Fayetteville. Data for the development for the homeless needs section was obtained from consultation with the CoC and member agencies that serve the City of Fayetteville, as well as the CoC Board.

Additional needs for Cumberland County were obtained from input and interviews with various social service agencies, housing providers, County staff, and survey responses.

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

### Summary of Housing Needs

Based on a comparison of the population between the 2010 and 2016, Cumberland County had a 4% increase in its population. The population increase was 12,847 persons, of which 4,795 persons were in Cumberland County, while at the same time the housing supply increased by 5,867 households, of which 4,196 households were in Cumberland County. Thus, the population of Cumberland County outside Fayetteville increased by 8,052 persons, and households increased by 1,671. Cumberland County is experiencing in-migration both from within and outside the United States, including military retirees. The County has attempted to add housing in conjunction with the population increase, but it has not kept pace. This data does not reflect the flooding from Hurricane Florence, which occurred in 2018, and further accelerated the trend of demolishing uninhabitable properties. The median income of the area increased by 2% from \$43,834 to \$44,180. This increase in median income represents a change in nominal dollars and not a change in real dollars. In order to calculate the change in real dollars, the Consumer Price Index is used to calculate the inflation rate for a given period. Between 2010 and 2016, the cumulative inflation rate was approximately 17.96%, meaning that the \$43,834.00 median income in 2010 would be \$47,926 if it were expressed in terms of 2016 dollars. By taking into consideration the rate of inflation, the median income in Cumberland County has not kept up with the rate of inflation.

Demographics	Base Year: 2010	Most Recent Year: 2016	% Change
Population	312,994	325,841	4%
Households	117,311	123,178	5%
Median Income	\$43,834	\$44,810	2%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2010 Census (Base Year), 2012-2016 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households *	26,530	24,350	41,875	26,655	126,975
Small Family Households *	10,865	10,105	17,295	12,415	64,385
Large Family Households *	2,065	1,440	3,310	2,000	9,045
Household contains at least one person 62-74 years of age	1,840	2,455	3,255	2,260	11,285
Household contains at least one person age 75 or older	1,100	1,390	2,180	970	4,710
Households with one or more children 6 years old or younger *	3,395	2,644	4,925	2,970	9,055

\* the highest income category for these family types is >80% HAMFI

**Table 6 - Total Households Table**

**Data Source:** 2012-2016 CHAS

## 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	140	90	40	30	340	20	15	65	70	225
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	55	0	25	25	205	15	25	100	30	260
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	210	230	315	150	1,160	145	25	65	75	635
Housing cost burden greater than 50% of income (and none of the above problems)	5,630	3,935	1,530	85	11,205	2,480	1,340	1,380	500	6,015
Housing cost burden greater than 30% of income (and none of the above problems)	620	2,860	7,450	2,405	14,580	420	1,220	2,335	2,145	9,030

	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
Zero/negative Income (and none of the above problems)	1,550	0	0	0	1,550	795	0	0	0	795

Table 7 – Housing Problems Table

Data 2012-2016 CHAS  
Source:

## 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	12,070	8,510	3,825	580	12,905	5,330	2,805	3,220	1,343	7,135
Having none of four housing problems	3,105	7,620	22,320	13,305	44,825	1,339	5,400	12,495	11,415	55,965
Household has negative income, but none of the other housing problems	3,095	0	0	0	1,550	1,595	0	0	0	795

Table 8 – Housing Problems 2

Data 2012-2016 CHAS  
Source:



**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	145	1,405	4,025	7,575	135	360	815	3,760
Large Related	35	365	400	900	25	35	255	650
Elderly	215	365	285	975	125	505	445	1,635
Other	255	770	2,960	5,105	85	210	525	1,845
Total need by income	650	2,905	7,400	14,555	370	1,110	2,040	7,890

**Table 9 – Cost Burden > 30%**

Data 2012-2016 CHAS  
Source:

**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	2,875	2,020	675	5,585	855	500	455	2,200
Large Related	570	185	120	875	195	40	90	385
Elderly	635	600	120	1,370	700	430	280	1,470
Other	1,730	1,200	595	3,585	665	235	400	1,470
Total need by income	5,810	4,005	1,510	11,415	2,415	1,205	1,225	5,525

**Table 10 – Cost Burden > 50%**

Data 2012-2016 CHAS  
Source:

**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	225	150	320	140	1,085	95	40	54	35	444
Multiple, unrelated family households	45	85	25	35	250	70	10	110	65	425

	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
Other, non-family households	0	0	0	0	35	0	10	0	0	30
Total need by income	270	235	345	175	1,370	165	60	164	100	899

Table 21 – Crowding Information – 1/2

Data 2012-2016 CHAS  
Source:

## 6. Households with Children Present

	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										
Households with Children Present	2,590	2,300	3,790	1,945	14,670	805	344	1,135	1,025	8,319

Table 12 – Crowding Information – 2/2

Data 2012-2016 CHAS  
Source:

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

According to the 2012-2016 American Community Survey (ACS), there were 123,178 households in 2016 in Cumberland County. Based on this number of households, 37,006 (30.4%) of all households were single person households living alone. Single person households aged 65 and over comprised 10,101 households or (8.2%) of all households. Based on the ACS estimates, 27.0% of all persons living alone are seniors, and it is presumed that as they age in place, additional accommodations and supportive services will be necessary for this portion of the County's population. The County will need to assist in obtaining funding and collaborating with housing services and elderly support agencies to provide programs, activities, and accommodations for its growing elderly population.

Of the 354 families/individuals on the public housing waiting list according to the Fayetteville Metropolitan Housing Authority as of January 9, 2020 (last waiting list available), 213, or 62%, are single-person households. This shows that there is a shortage of subsidized, affordable housing for single-person households, many of whom are elderly, disabled, and living on fixed-incomes.

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**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.**

**Disabled Population** – Based on the 2012-2016 CHAS Data and the 2012-2016 ACS Data, it is estimated that the disabled population of Cumberland County is 16.6%, and about 44.9% of the elderly in the County are disabled. Based on these percentages, it is estimated that approximately 1,088 disabled renters have a housing problem that includes cost overburdened by 30% or another type of housing problem, and approximately 555 disabled homeowners have a housing problem that includes cost overburdened by 30% or another type of housing problem. A breakdown of the types of disability (of the total civilian noninstitutionalized population in Cumberland County) is as follows: hearing difficulty = 4.0%; vision difficulty = 3.4%; cognitive difficulty = 7.7%; ambulatory difficulty = 9.6%; self-care difficulty = 3.6%; and independent living difficulty = 7.3%.

**Victims of Domestic Violence, Dating Violence, sexual assault, and stalking** – The Hope Center and the Salvation Army serve victims of domestic violence, dating violence, sexual assault, and stalking in the City of Fayetteville and Cumberland County. They serve over 200 people yearly. The Salvation Army has completed over 172 assessments of survivors, and as a result has housed over 142 families and 80 individuals.

The women's shelter at the Hope Center has 21 beds and serves people by referral through Coordinated Entry only. Additionally, a center will be opening with six beds for adult female victims of human trafficking. The shelter will be operated by Life Matters Centers.

Domestic violence survivors have additional service needs beyond housing. These services include transportation, employment, and job training. Additionally, those displaced by domestic violence issues with children are forced to move their children to other schools, which is a disruption in their education.

**What are the most common housing problems?**

The largest housing problem in Cumberland County is affordability of decent, safe, and sound housing. According to the 2013-2017 ACS data, an estimated 52.0% of all renter households are cost overburdened by 30% or more, and an estimated 25.6% of all owner households are cost overburdened by 30% or more. Approximately 31.5% of owner occupied households with a mortgage are cost overburdened by 30% or more, compared to only 14.4% of owner occupied households without a mortgage.

In consultations, interviews and surveys, the lack of affordable, decent, safe, and accessible housing for the residents of the area is a problem. Much of the housing stock in the County is older, deteriorating rental housing. Though this is the housing that many residents with lower incomes can afford, it is not truly affordable housing because of its poor condition.

Much of the existing housing in the County is old and inefficient. Utility costs are high because of poor insulation, faulty windows and doors, and inefficient HVAC systems. In some portions of the County, these issues were increased because of Hurricane Florence. Houses in need of rehabilitation also require repairs from flood and wind damage.

Many stakeholders discussed social problems that contribute to this lack of affordable housing. There are many renters and homeowners that have poor credit or rental histories, or can only access low-wage service industry jobs that serve the population residing at Fort Bragg. There is a need for additional affordable housing units, as well as housing services, such as counseling, that can assist lower income residents of the County.

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

Single-person households, such as the elderly and disabled, Black or African American households, and immigrant family households in Cumberland County are the most affected by the lack of affordable, accessible housing. The elderly and disabled are often on fixed or limited incomes. The lack of affordable housing that is decent, safe, sound, and accessible, forces tenants into housing that does not meet these standards. Cumberland County is preparing a Neighborhood Revitalization Strategy Area for Shaw Heights, which is a part of the County that is a majority Black or African American community with a high number of mobile homes, with the intent of assisting low- and moderate-income people to attain decent, safe, sound, affordable, and accessible housing and services. Cumberland County intends to improve the infrastructure in the area to develop more high quality affordable housing for the residents.

Other sub-groups affected by the lack of affordable housing are the homeless, persons at-risk of becoming homeless, and persons who are victims of domestic violence. According to the CoC, much of the population that is at-risk of becoming homeless is facing a cost overburden housing problem, and would benefit from emergency housing assistance for rent, emergency rehabilitations, and/or mortgage payments and utilities to help them avoid eviction or foreclosures. There are short term assistance options available, but these are scarce and hard to come by, especially if it is needed by the same person more than once. Disabled persons that do not meet the HUD definition of “disabled” will often struggle to gain employment in order to afford housing in the area. The SOAR program has a gap between the application time and when disabled people begin receiving benefits. These individuals may lose their housing during that time period. People transitioning from shelter care, prison, or a health care facility are also affected by the cost overburden housing problem, particularly when trying to secure a source of income to maintain housing.

Additionally, there were some individuals and families that were displaced by Hurricane Florence. Volunteers of America is currently contracted to assist in rehousing these people.

**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**

According to the area homeless service providers, the characteristics and needs of both low-income individuals and families with children who receive services in Cumberland County are as follows:

**Individuals:** Mental Health issues; criminal histories which severely limit job opportunities; lack of sustainable living wages and skills for available jobs; a lack of transportation; a lack of quality affordable medical care; substance abuse issues; and those that formerly had housing, but were displaced by Hurricane Florence.

**Families with Children:** Single mothers with an average of 2.5 children; no means of transportation; lack of affordable childcare; a lack of education; a lack of job skills; evictions; unemployed, or underemployed in a low paying job that cannot sustain a family with one income; a lack of quality affordable medical care; substance abuse issues; and those that formerly had housing but were displaced by Hurricane Florence.

**Formerly Homeless Individuals / Families Receiving Rapid Re-Housing Assistance Nearing Termination:** The CoC encourages these individuals to contribute to the CoC decision-making process through events such as Project Connect to develop strategies to target this group. The CoC increased its funding and state ESG funding of Rapid Rehousing programs and homeless prevention programs to target these groups.

Specific needs of former homeless individuals and families receiving rapid re-housing include: affordable and decent housing; job training; affordable medical care; and case management services.

According to the Fayetteville-Cumberland County CoC Application for 2019, membership in the CoC is open to any stakeholder in the community, and membership is ultimately determined by the CoC Board. 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. The CoC has adopted Coordinated Entry, which is administered by Cumberland HealthNet, and has required all ESG recipients to adopt a Housing First model.

**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 McKinney-Vento Act established categories in the Homeless Definition Final Rule for the At Risk Group. The Act was amended to include assistance to those at risk of becoming homeless who did not meet the definition in the Final Rule. These include: 1) individuals and families; 2) unaccompanied children and youth and; 3) families with children and youth.

According to the CoC, the methodology used to generate estimates is based on historical incidence, such as the yearly Point In Time (PIT) Counts and Homeless Management Information System (HMIS) data, which is a local information technology system used to collect client-level data on the provision of housing and services to homeless individuals and families and persons at risk of becoming homeless. The Fayetteville-Cumberland County CoC has adopted the HUD definitions of homelessness. Included in these definitions are two types of at-risk groups: persons that are imminently in danger of losing their housing; and those who are housed in unstable units and are at risk of losing their housing.

**Imminent Risk of Homelessness** - Persons who are housed but are at imminent risk of losing housing include people who at program entry or program exit are experiencing one of the following:

- Individual or family who will imminently lose their primary nighttime residence, provided that:
- Resident will be lost within 14 days of the date of application for homeless assistance;
- No subsequent residence has been identified; AND
- The individual or family lacks the resources or support networks needed to obtain other permanent housing.

**At-Risk of Homelessness** - persons who are housed and are at-risk of losing housing including persons who are at program entry or program exit:

- Has an income below 30% of Area Median Income (AMI), and
- Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the “homeless” definition, and
- Meets at least one of the following conditions:
  - Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; or
  - Is living in the home of another because of economic hardship; or
  - Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; or
  - Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; or

- Lives in an SRO or efficiency apartment unit in which there resides more than 2 persons or lives in a larger housing unit in which there resides more than one and a half persons per room; or
- Is exiting a publicly funded institution or system of care; or
- Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved Consolidated Plan.

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

The high cost of decent, safe, sound, and affordable housing in the County creates instability and an increased risk of homelessness for lower income families in the area. Many families are living from paycheck to paycheck and are paying over 30% of their income for housing, which may or may not be decent, safe, sound, and affordable. Furthermore, wages in the County are generally low, as the primary jobs in the region are service industry type jobs. Residents do not make enough money in these positions to save for emergencies.

Housing characteristics which contribute to instability and increased risk of homelessness include: untreated/undiagnosed mental health issues; substance abuse issues; physical disabilities, rendering a person unable to work, but who do not receive Social Security Disability benefits; single and unemployed mothers expecting another child; poor rental history and credit issues; criminal histories that can prevent employment; and the unemployed, often troubled, young adults aging out of foster care, who are made to leave the home by the foster parents.

In Cumberland County, natural disasters such as flooding pose an additional threat to stability for those at an increased risk of homelessness. Many of the neighborhoods with the highest concentrations of low- and moderate-income persons are most likely cost overburdened, and live in the 100-year or 500-year floodplain. Hurricane Florence caused many people who were already at risk of becoming homeless to lose their homes.

**Discussion**

**Broadband Access Plan:**

Broadband access is controlled at the state level in the State of North Carolina. Cities within North Carolina to encourage competition between Internet Service Providers and undertake public-private partnerships to narrow the digital divide and provide broadband access to all County residents. The State of North Carolina has developed a Broadband Access Plan to increase the percentage of households with access to fiber optic cable, increase the percentage of households with access to broadband, increase adoption rates, bring affordable internet access to K-12 students outside of schools, and to create a state-wide model of digital literacy education.



## 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

During the planning process for the preparation of Cumberland County's Five Year Consolidated Plan, an evaluation and comparison was made to determine if any racial or ethnic group has a greater disproportionate need in the County. The total number of White Households in the Cumberland County, North Carolina is 60,040 households (48.7%); the number of Black/African American Households is 45,035 households (36.6%); the number of American Indian and Alaska Native is 1,394 households (1.1%), the number of Asian Households is 2,460 households (2%); the number of Native Hawaiian and Other Pacific Islander is 295 households (0.2%), and the number of Hispanic Households is 10,900 households (8.8%).

### 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	9,745	1,184	2,345
White	3,055	445	995
Black / African American	5,125	640	805
Asian	225	0	20
American Indian, Alaska Native	175	24	70
Pacific Islander	15	0	0
Hispanic	825	60	325

**Table 13 - Disproportionately Greater Need 0 - 30% AMI**

Data Source: 2012-2016 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	9,745	2,434	0
White	3,325	1,110	0
Black / African American	4,680	985	0
Asian	85	70	0
American Indian, Alaska Native	115	35	0
Pacific Islander	30	0	0
Hispanic	1,155	180	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2012-2016 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	13,310	7,620	0
White	5,375	3,665	0
Black / African American	5,575	2,785	0
Asian	280	190	0
American Indian, Alaska Native	160	110	0
Pacific Islander	45	35	0
Hispanic	1,550	725	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2012-2016 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	5,515	7,805	0
White	2,845	3,955	0
Black / African American	1,945	2,570	0
Asian	85	240	0
American Indian, Alaska Native	55	150	0
Pacific Islander	30	0	0
Hispanic	445	795	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2012-2016 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**

The racial composition of households in Cumberland County, according to the 2013-2017 American Community Survey, was 51.9% White; 35.9% African American/Black; 2.3% Asian; 1.0% American Indian and Alaska Native; and 0.3% Native Hawaiian or Pacific Islander. 9.5% of the population identified as Hispanic or Latino. In the 0-30% Area Median Income category, African American/Black households had one or more housing problems, with a disproportionate need at 52.6%. In the 30-50% Area Median Income category, African American/Black households have disproportionate need at 48%. There are no other racial or ethnic groups with disproportionate need at other income levels.

## 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

During the planning process for the preparation of Cumberland County's Five Year Consolidated Plan, an evaluation and comparison was made to determine if any racial or ethnic group is disproportionately affected by severe housing problems in the County. Disproportionately greater need is defined as a group having at least 10 percentage points higher than the percentage of persons as a whole. Severe housing problems are distinguished from housing problems by a threshold of more than 1.5 persons per room as opposed to more than 1 persons per room for overcrowding, as well as a cost burden threshold of over 50% of income as opposed to over 30% of income. Data detailing information by racial group and Hispanic origin has been compiled from the 2012-2016 CHAS data and the 2012-2016 American Community Survey Five Year Estimates. The following tables illustrate the disproportionate needs of specific groups living in the Cumberland County.

### 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	8,700	2,224	2,345
White	2,740	760	995
Black / African American	4,600	1,165	805
Asian	155	65	20
American Indian, Alaska Native	175	24	70
Pacific Islander	15	0	0
Hispanic	755	125	325

**Table 36 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2012-2016 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	5,565	6,510	0
White	1,915	2,515	0
Black / African American	2,800	2,865	0
Asian	60	95	0
American Indian, Alaska Native	60	90	0
Pacific Islander	15	15	0
Hispanic	630	700	0

**Table 47 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2012-2016 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	3,520	17,405	0
White	1,300	7,735	0
Black / African American	1,500	6,860	0
Asian	105	365	0
American Indian, Alaska Native	80	190	0
Pacific Islander	0	80	0
Hispanic	410	1,860	0

**Table 58 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2012-2016 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%

**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	958	12,360	0
White	470	6,325	0
Black / African American	350	4,165	0
Asian	4	320	0
American Indian, Alaska Native	4	200	0
Pacific Islander	0	30	0
Hispanic	95	1,150	0

**Table 69 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2012-2016 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**

The racial composition of households in Cumberland, according to the 2012-2016 American Community Survey, was 54.3% White; 37.4% African American/Black; 2.1% Asian; and 1.2% American Indian. The Hispanic or Latino population was 8.9%.

At the two lowest Median Income levels, the African American/Black ethnic group has a disproportionate need in terms of severe housing problems. The disproportionate need is 52.9% at 0-30% AMI, 49.5% at 30-50% AMI. There were no other racial or ethnic groups that disproportionately experience severe housing problems.

## 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:

During the planning process for the preparation of Cumberland County's Five Year Consolidated Plan, an evaluation and comparison was made to determine if any racial or ethnic group is disproportionately affected by housing problems in the County. Disproportionately greater need is defined as a group having at least 10 percentage points higher than the percentage of persons as a whole.

The greatest housing problem facing the Cumberland County, North Carolina is the lack of affordable housing and the fact that many of the County's lower income households are paying more than 30% of their total household income on housing related costs. The following information was noted: 10,225 White households were cost overburdened by 30% to 50%, and 42,560 White households were severely cost overburdened by greater than 50%; 9,810 Black/African American households were cost overburdened by 30% to 50%, and 25,580 Black/African American households were severely cost overburdened by greater than 50%; and lastly, 2,650 Hispanic households were cost overburdened by 30% to 50%, and 6,260 Hispanic households were severely cost overburdened by greater than 50%.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	78,835	24,035	17,930	2,375
White	42,560	10,225	6,220	1,025
Black / African American	25,580	9,810	8,840	805
Asian	1,680	425	335	20
American Indian, Alaska Native	795	245	280	70
Pacific Islander	185	85	30	0
Hispanic	6,260	2,650	1,670	325

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2012-2016 CHAS

### Discussion:

Black/African American households were disproportionately affected by a housing cost overburdened in Cumberland County, North Carolina. Black/African American households were considered to be severely cost overburdened, where they were 49.3% of the total cases of households that were considered cost



overburdened by greater than 50%. This is more than 12.7 percentage points higher than the 36.6% of the total number of households that the Black/African American category comprises.

A total of 10,225 White households were considered cost overburdened by between 30% and 50%, which is 42.5% of the total cases of households that were considered cost overburdened by between 30% and 50%. This number is below the 48.7% of the total number of households which the White category comprises. Additionally, a total of 2,650 Hispanic households were considered cost overburdened by between 30% and 50%, which is 11% of the total cases of households that were considered cost overburdened by between 30% and 50%. This number is slightly higher than the 8.8% of the total number of households that the Hispanic category comprises. A total of 9,810 Black/African American households were considered cost overburdened by between 30% and 50%, which is 40.8% of the total cases of households that were considered cost overburdened by between 30% and 50%. This number is slightly above the 36.6% of the total number of households that the Black/African American category comprises. No other racial or ethnic group has a disproportionately higher instance of being cost overburdened than its household population.

A total of 8,840 White households were considered severely cost overburdened by greater than 50%, which is 49.3% of the total cases of households that were considered cost overburdened by greater than 50%. This number is below the 48.7% of the total number of households that the White category comprises. A total of 1,670 Hispanic households were considered severely cost overburdened by greater than 50%, which is 9.3% of the total number of households that were considered cost overburdened by greater than 50%. This number is slightly higher than the 8.8% of the total number of households that the Hispanic category comprises.

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## **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?**

The racial composition of households in Cumberland, according to the 2012-2016 American Community Survey, was 54.3% White; 37.4% African American/Black; 2.1% Asian; and 1.2% American Indian. The Hispanic or Latino population was 8.9%. People who identify as Black/African American are the only disproportionately impacted group in terms of having a housing problem or a severe housing problem in Cumberland County.

When examining the percentage of each racial or ethnic group that have a housing problem, severe housing problem, or are housing cost overburdened, compared to that racial or ethnic group overall, a different picture presents itself. According to the 2012-2016 CHAS data, 17% of all White households, 21.8% of Black/African American households, 17.6% of American Indian and Alaska Native households, 17.3% of Asian households, and 24.3% of Hispanic households are cost-overburdened by 30%-50%, while 10.4% of White households, 0.2% of Black households, 20.1% of American Indian and Alaska Native households, 0.1% of Asian households, and 15.3% of Hispanic households were cost overburdened by over 50%. When examining housing problems, 24.3% of White households, 38.5% of Black/African American households, 36.2% of American Indian and Alaska Native households, 27.4% of Asian households, and 36.5% of Hispanic households have a housing problem. The numbers are lower for severe housing problems. 10.7% of White households, 20.5% of Black/African American households, 22.9% of American Indian and Alaska Native households, 13.2% of Asian households, and 17.3% of Hispanic households are experiencing a severe housing problem. Overall, these numbers show that African American/Black households in Cumberland County, North Carolina are much more likely to experience a housing problem than to be cost overburdened, and that minority households in general are more likely to be cost-overburdened and have a housing problem than White households.

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

When comparing the housing problem numbers to the cost-overburdened numbers, it seems that cost overburdens affect all minorities, but African American/Black families are most likely to be cost overburdened or severely cost overburdened. 20.1% of African American/Black households are considered severely cost overburdened. African American/Black populations also have a disproportionate amount of housing problems and severe housing problems, such as overcrowding or incomplete kitchen or plumbing facilities. 52.6% of this population at 0%-30% area median income has at least one housing problem, and 52.9% of this population at 0%-30% area median income has at least one severe housing problem. Consultations with social service providers and housing providers support this theory, as these organizations have described the poor housing conditions in the largely Black/African American neighborhoods. Furthermore, renting is more common for the residents in the majority Black/African American neighborhoods. Rents in those areas have increased significantly while

incomes have not. Thus, there is a need to provide assistance for the Black/African American neighborhoods in Cumberland County, North Carolina.

Hispanic households were also more likely to be cost overburdened. 24.3% of Hispanic households faced cost overburdens of 30-50% over their income, and 15.3% of these households faced cost overburdens over 50% of their household income.

American Indian or Alaska Native households were more likely to face housing problems such as overcrowding or incomplete kitchen or plumbing facilities and cost overburden, with 36.2% of households experiencing at least one housing problem, and 22.9% of households experiencing at least one severe housing problem.

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

The following Census Tracts and Block Groups have a Black or African American population of 50 percent or more.

C.T. 000200 B.G. 1	C.T. 001500 B.G. 2	C.T. 002401 B.G. 1	C.T. 002503 B.G. 1	C.T. 003310 B.G. 4	C.T. 003500 B.G. 3	C.T. 000200 B.G. 1	C.T. 001500 B.G. 2
C.T. 000600 B.G. 1	C.T. 001604 B.G. 2	C.T. 002401 B.G. 2	C.T. 003204 B.G. 2	C.T. 003312 B.G. 4	C.T. 003600 B.G. 2	C.T. 000600 B.G. 1	C.T. 001604 B.G. 2
C.T. 001000 B.G. 1	C.T. 002002 B.G. 1	C.T. 002402 B.G. 1	C.T. 003302 B.G. 2	C.T. 003313 B.G. 2	C.T. 003800 B.G. 1	C.T. 001000 B.G. 1	C.T. 002002 B.G. 1
C.T. 001100 B.G. 2	C.T. 002100 B.G. 1	C.T. 002402 B.G. 2	C.T. 003304 B.G. 2	C.T. 003314 B.G. 1	C.T. 003800 B.G. 3	C.T. 001100 B.G. 2	C.T. 002100 B.G. 1
C.T. 001100 B.G. 3	C.T. 002300 B.G. 2	C.T. 002402 B.G. 3	C.T. 003305 B.G. 3	C.T. 003314 B.G. 3	C.T. 001100 B.G. 3	C.T. 002300 B.G. 2	
C.T. 001200 B.G. 3	C.T. 002300 B.G. 3	C.T. 002502 B.G. 3	C.T. 003307 B.G. 2	C.T. 003500 B.G. 2	C.T. 001200 B.G. 3	C.T. 002300 B.G. 3	

The following Census Tracts and Block Groups have a higher Hispanic or Latino population that is 20 percent higher than the County's Hispanic or Latino population as a whole, which meets the HUD definition of a "Minority Area."

- C.T. 001400 B.G. 2

- C.T. 002002 B.G. 2
- C.T. 003201 B.G. 1
- C.T. 003205 B.G. 2
- C.T. 003304 B.G. 4
- C.T. 003305 B.G. 2
- C.T. 003310 B.G. 3
- C.T. 003314 B.G. 2
- C.T. 003403 B.G. 1

Attached to this Plan are maps which illustrate Cumberland County's demographics which are included in the Executive Summary section of the Five Year Consolidated Plan.

DRAFT

## **NA-35 Public Housing – 91.205(b)**

### **Introduction**

Fayetteville Metropolitan Housing Authority's mission is to meet its community's housing needs by providing decent, safe and affordable housing. It is the goal of the Housing Authority 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 Housing Authority staff are committed to serving the Fayetteville community in a manner that demonstrates professionalism, care and consideration. Because the Fayetteville Metropolitan Housing Authority receives applications from all over the United States (due to the presence of Fort Bragg and the large number of people moving to the area for military service), FMHA rarely accepts applications.

Fayetteville Metropolitan Housing Authority is rated as a "high performer" by HUD.

Fayetteville Metropolitan Housing Authority owns and professionally manages ten (10) family communities and elderly/disabled rental apartments. Within these communities are 1,045 public housing units. The Housing Authority is currently working on the development of a 272 unit public housing community on Grove Street. Additionally, one 52 unit structure is undergoing the RAD conversion process, and an additional 32 unit structure has gone through RAD conversion.

The waiting list for public housing is currently open, and is open indefinitely. The breakdown of the waiting list is 61.3% single-person households, 34.7% two-person households, 3.5% three-person households, 0.8% four-person households, and 0.5% five-person or greater households, for a total of 354 households on the waiting list as of January 9, 2020 (the last waiting list available). With public housing occupancy is at 98%, there is a greater demand than supply. However, public housing residents have been converting to Section 8, and demand for public housing has decreased among households who qualify for Section 8.

Fayetteville Metropolitan Housing Authority does not have any homebuyer programs for residents. FMHA has a Family Self-Sufficiency program, a resident services program, and a Step Up to Work program where they average two (2) participants per year. FMHA also has a pilot program for tax forgiveness.

The Fayetteville Metropolitan Housing Authority administers 1,749 Section 8 Housing Choice Vouchers as of October 15, 2019, as well as an additional 223 VASH vouchers. A total of 1,714 of these vouchers are living in Section 8 Housing. Demand for a quality Section 8 Housing rental

exceeds the supply of decent, affordable rental units. Section 8 Housing is currently at 98% occupancy. There were 218 families/individuals on the Housing Choice Voucher waiting list as of January 9, 2020 (the last waiting list available). The waiting list is currently closed.

### 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	0	0	784	1,678	0	1,639	39	0	0

**Table 22 - Public Housing by Program Type**

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

Data Source: PIC (PIH Information Center)

### Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	8,705	9,305	0	9,341	7,767	0
Average Length of Stay	0	0	5	8	0	9	0	0
Average Household Size	0	0	2	2	0	2	2	0
# Homeless at admission	0	0	0	0	0	0	0	0

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# of Elderly Program Participants (>62)	0	0	86	215	0	214	1	0
# of Disabled Families	0	0	121	374	0	370	4	0
# of Families requesting accessibility features	0	0	784	N/A	N/A	N/A	N/A	N/A
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

**Race of Residents**

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	61	139	0	133	6	0	0
Black/African American	0	0	710	1,519	0	1,487	32	0	0
Asian	0	0	5	2	0	2	0	0	0
American Indian/Alaska Native	0	0	7	15	0	14	1	0	0
Pacific Islander	0	0	1	3	0	3	0	0	0



Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Other	0	0	0	0	0	0	0	0	0
* includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	33	67	0	67	0	0	0
Not Hispanic	0	0	751	1,611	0	1,572	39	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

FMHA asks in writing for all applicants and resident families if they require any type of special accommodations, on their intake application. FMHA asks for reasonable accommodations or modifications through an agency form and evaluates the resident that has requested the modification or accommodation. Previously, FMHA had 24 accessible units, largely because there were exemptions in certain sites. They have now met the 5% accessible unit minimum.

The Housing Authority has been working to make reasonable accommodations to its public housing units to satisfy the Section 504 requirements for persons with physical disabilities such as mobility, visual, and hearing impairments. There are currently no requests for Section 504 accommodations to the FMHA's public housing communities. FMHA is committed to meeting requests for reasonable modifications or accommodations quickly. The Housing Authority is committed to providing accommodations for any resident who is in need and requests them.

According to FMHA's 2019 Five Year and Annual Plan, there are 21,242 renter and owner occupied households with mobility and self-care limitation in Cumberland County. Of these, there were 3,855 households with less than or equal to 30% of the Area Median Income and 2,763 households that were between 30% and 50% of Area Median Income income that had a housing problem. A lack of accessible housing can be assumed to contribute to these housing problems.

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

The most immediate needs of Public Housing residents is for employment, training, and transportation for shopping and medical services. The immediate needs of Housing Choice voucher holders is similar, but there is a lack of safe, sound, and affordable housing units that are available for rent and within the HUD-FMR rent allowance. FMHA will work with Kingdom CDC, the Cumberland County's CHDO, to place Section 8 Voucher holders in newly constructed housing.

According to FMHA's 2019 Annual Plan, the Housing Authority had the following goals and strategies:

- Goal: Expand the supply of assisted housing.
  - Apply for additional rental vouchers if they become available.
  - Reduce public housing vacancies.
  - Leverage private or other public funds to create additional housing opportunities.
  - Acquire or build units or developments.
- Goal: Improve the quality of assisted housing.
  - The most recent PHAS score was 90. Strive to maintain a high performer status under the existing PHAS regulations.
  - The most recent SEMAP score was 100. Strive to maintain high performer status under the existing SEMAP regulations.
  - Concentrate on efforts to improvement management functions.

- Continue to modernize public housing units using available CFP funds.
- Increase assisted housing choices.
  - Provide voucher mobility counseling.
  - Conduct outreach efforts to potential voucher landlords.
  - Implement voucher homeownership program.
  - Implement public housing or other homeownership programs.
- Promote self-sufficiency and asset development of assisted households.
  - Increase the number and percentage of employed persons in assisted families.
  - Provide or attract supportive services to improve assistance recipients' employability.
  - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Continue compliance with provisions of the Violence Against Women Act (VAWA).
  - Continue to fully comply with the Violence Against Women Act (VAWA). Continue to work with others to prevent offenses covered by VAWA to the degree we can.
- Ensure equal opportunity and affirmatively further fair housing.
  - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability.
  - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability.

FMHA operates a Family Self-Sufficiency Program for its residents and Section 8 Voucher Holders. The program gives them the opportunity to establish and reach goals that they set for themselves and their families, as well as save a significant amount of money. The program provides participants with the opportunity to work toward and meet goals that they set for their families as well as save money that will become theirs when they have completed their goals.

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

The needs of public housing residents are similar to the population at large, which is based on the fact that there is a shortage of decent, safe, sanitary, and affordable housing in the County. The Fayetteville Metropolitan Housing Authority's waiting list for public housing is composed of 15.5% white households, 80.0% black or African American households, 1.3% Native American households, 3.2% households identifying as "Other" race or ethnicity, and 6.7% households that identify as Hispanic. These percentages are disproportionate to the population of the County, which is composed of 54.3% white households, 37.4% black or African American households, 2.1% Asian households, 1.2% American Indian or Alaska Native households, 1.9% of households that identify as "Other" race or ethnicity, and 8.9% of households that identify as Hispanic.

Due to their overall similar needs but racial disparities, there is the need for Cumberland County to partner with the Fayetteville Metropolitan Housing Authority and the City of Fayetteville to deconcentrate areas of minority concentration in the County.

## Discussion

Cumberland County has identified the need for affordable housing that is decent, safe, sanitary, and accessible. Fayetteville Metropolitan Housing Authority is a valuable resource in addressing that need. FMHA's strategy to continue addressing housing needs is the following:

- Continue to affirmatively market the public housing units and the Section 8 program to elderly families, disabled families and all other families.
- Continue to affirmatively market our public housing units and the Section 8 program to all race and ethnic groups residing within our jurisdiction and the surrounding area.
- Continue to partner with other Fayetteville City and Cumberland County agencies, as well as state agencies, that help provide additional housing and/or rehabilitation of housing.
- Continue to refer voucher holders to various local advocacy groups for assistance with needed supportive services that the Housing Authority does not provide.
- Continue to make reasonable on-demand accessible modifications as a reasonable accommodation to disabled families in our public housing units.
- Apply for Housing Choice Vouchers if NOFAs are posted and it is determined that additional vouchers could be utilized.
- Investigate ways to seek alternative funding sources through non-HUD grants opportunities.
- Continue to maintain low vacancy rate and turnaround time so that affordable housing remains readily available.

Funding and staffing constraints will impact some of the above strategies.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

The lead agency for the Fayetteville-Cumberland County Continuum of Care is Cumberland County. Membership in the CoC is open to any stakeholder in the community, and membership is ultimately determined by the CoC Board. 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. The CoC solicits projects in an annual Program Competition NOFA and ranks and prioritizes projects for funding. Trainings are conducted by the CoC during the NOFA period to encourage high quality applications. ESG funding is also funded through a competitive application for State ESG funds.

The CoC has approved written standards that conform to best practices for Street Outreach, Emergency Shelter, Transitional Housing, Prevention and Rapid Rehousing, Permanent Supportive Housing, and Coordinated Entry Programs. The established standards prioritize projects that serve target populations, including the chronically homeless, disabled persons, victims of domestic violence, persons with substance use disorders who suffer from significant health or behavioral health challenges, veterans, youth, and the LGBTQ community.

Indicate if the homeless population is:	Has No Rural Homeless
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### 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)	91	16	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	12	210	0	0	0	0

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				
Chronically Homeless Individuals	2	120	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	9	48	0	0	0	0
Unaccompanied Youth	0	0	0	0	0	0
Persons with HIV	0	2	0	0	0	0

Table 76 - Homeless Needs Assessment

Data Source Comments: Fayetteville/Cumberland County 2018 Point-in-Time Count

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):

- Chronically homeless individuals and families** – The Chronically Homeless are defined as an individual or family that is homeless and lives or resides in a place not meant for human habitation, a safe haven or in an emergency shelter; has been homeless and living there continually for at least one year or on at least four separate occasions in the last three years; and has an adult head of household (or a minor head of household if no adult is present in the household) with a diagnosable substance use disorder, serious mental illness, developmental disability (as defined in Section 102 of the Developmental Disabilities Assistance and Bill of Rights Act of 2000 ( 42 U.S.C 15002)), post-traumatic stress disorder, cognitive impairments resulting from brain injury, or chronic physical illness or disability, including the co-occurrence of two or more of those conditions. According to Point In Time count data, one in 5 homeless individuals in Cumberland County were chronically homeless in 2018, and there were 70 chronically homeless individuals. In 2019, this population increased to 122 chronically homeless individuals. There appears to be a need in the area for outreach and services for the chronically homeless adult population.
- Families with children** – The Point-in-Time count for 2016 identified 19 homeless households with children in Cumberland County, for a total of 29 persons. Numbers were lower in 2017 at 8 homeless households with 14 persons. The homeless households increased in

2018, including 21 homeless households for a total of 37 persons. In 2019, there were 34 homeless households with children, and 107 homeless individuals. This could potentially be attributable to Hurricane Florence and flood damage forcing families out of their homes.

- **Veterans and their families** – There are large numbers of Veterans and support systems in place because of the adjacent military base in Fort Bragg. There are multiple organizations that serve Homeless Veterans in Fayetteville and Cumberland County, including the Salvation Army, Veteran Services of the Carolinas, and Volunteers of America. Homeless Veterans often require additional services, with mental health services being the most commonly cited need. The number of homeless Veterans in Cumberland County has increased from 68 in 2016 to 72 in 2017. This population was counted at 71 individuals in 2018. FMHA has 223 VASH vouchers.
- **Unaccompanied youth** – Teens aging out of foster care, and young adults in the 18-24 age transition stage are difficult to locate. Many of them are staying with friends and family temporarily, but are technically homeless. Unaccompanied youth may also move between different shelters. There were 20 unaccompanied youth counted in the 2016 Point-In-Time Count; 10 unaccompanied youth counted in 2017; and 25 unaccompanied youth counted in 2018. There were no unaccompanied youth counted in 2019 for Cumberland County.

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**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
<b>White</b>	22	82
<b>Black or African American</b>	84	131
<b>Asian</b>	0	0
<b>American Indian or Alaska Native</b>	3	6
<b>Pacific Islander</b>	0	2
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
<b>Hispanic</b>	8	11
<b>Not Hispanic</b>	95	215

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

The 2019 Point-in-Time Count has not been tallied, but it can be expected that there is an increase in the number of homeless families due to Hurricane Florence. The Cumberland Disaster Recovery Coalition has convened multiple organizations to assist in housing those displaced by Hurricane Florence, including Volunteers of America and Designing Station. It remains a challenge to rapidly re-house families. It is estimated that the greatest needs for this population, as well as the homeless population throughout Cumberland County, are rapid re-housing and housing first services, as only about 20% of the homeless population requires more substantive services. The Point-in-Time Count for 2018 counted 73 homeless households with children in Cumberland County, for a total of 230 persons. Homeless households with children are three times more likely to be sheltered than households without children. In 2019, there were 34 homeless households with children, and 107 homeless individuals. This could potentially be attributable to Hurricane Florence and flood damage forcing families out of their homes.

The number of homeless Veterans in Cumberland County has increased from 68 in 2016, to 72 in 2017, and remained stable at 71 2018. In addition to housing, there is a need for wrap around services for veterans. These services largely include mental health care and recovery systems for those with addictions. There are a number of instances of PTSD in the area due to the presence of the military base. Volunteers of America currently provides job training for homeless female veterans and serves all types of veterans with case management. They administer the SSVF grant and serve approximately 400 individuals per year with prevention, case management, and rapid rehousing. The Salvation Army has an emergency shelter targeted toward veterans, and Veteran Services of the Carolinas has an HPRP grant through which they serve approximately 40 veterans per year. Additionally, the Fayetteville Metropolitan Housing Authority has 223 VASH vouchers, though these are administered by the VA and, as a result, are utilized only at a rate of 80%.

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

According to the 2018 and 2019 Point-in-Time Counts, there are disproportionately more homeless people in all categories who are Black or African American than there are homeless people who are White. There are twice as many homeless veterans who are Black or African American as there are homeless people who are White, and four times as many homeless families with children who are Black or African American than there are who are White. In all categories, the majority of persons counted are Not Hispanic or Latino.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Unsheltered Homelessness would refer to the segment of the homeless community who do not have ordinary lawful access to buildings in which to sleep, as referred to in the HUD definition as persons occupying "place not meant for human habitation", (examples: bus stop, beach, riverbed, van, RV, sidewalk). Many of the unsheltered homeless suffer from substance abuse and/or mental illness, and are reluctant to abide by the rules of the shelter.

Sheltered Homelessness would refer to those in an emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided lacking a fixed nighttime residence. People will be considered homeless if they are exiting an institution where they resided for up to 90 days (it was previously 30 days). People who are losing their primary nighttime residence, which may be a motel, hotel or a doubled-up situation within 14 days and lack resources or support networks to remain in housing are considered sheltered homeless as well. The sheltered homeless typically do not have a steady source of income, or any source of income.

The Point-in-Time Count for Cumberland County in 2018 counted a total of 372 homeless persons and 212 homeless households. Of these, 225 persons, or 60.4%, were unsheltered. There were 86 persons in transitional housing, and 61 persons that were housed in an emergency shelter. Of the total number of unsheltered homeless individuals, 65 (28.9%) were chronically homeless. In 2019, there were a total of 253 homeless households, or 329 homeless persons. Of these, 226 (68.7%) were unsheltered. Of the unsheltered homeless, 120 (53.1%) were chronically homeless.

**Discussion:**

Though the number of homeless people in Cumberland County remains high, the per capita homeless rate continues to decrease, and is at 1.1 homeless person to every 1,000 residents. The growing numbers of homeless persons in the County can be attributable to growth in the number of chronically homeless individuals, as well as an increase in the number of homeless families. To serve the current homeless population, there have been discussions of increasing access to mental health care in the area. Additionally, there is a need for more rapid rehousing and permanent supportive housing. There is also a need for services that target people who are capable of working, but do not necessarily need permanent supportive housing. This population is at risk of losing housing, but could be assisted with improved transportation to 2<sup>nd</sup> and 3<sup>rd</sup> shift employment, daycare, and job training.

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

### Introduction:

The assessment of non-homeless special needs includes the following:

- Elderly persons (age 65 years and older)
- Frail elderly
- Persons with mental, physical and/or developmental disabilities
- Persons with alcohol or other drug additions
- Persons with HIV/AIDS and their families
- Victims of domestic violence, dating violence, sexual assault, and stalking

The housing need of each of these groups were determined by consultation with social service providers and statistical information provided by these agencies.

### Describe the characteristics of special needs populations in your community:

- **Elderly Persons** are defined as persons who are age 65 years and older. According to the 2012-2016 American Community Survey, elderly persons represent 10.8% of the County's total population. Approximately 40.6% of the elderly population are age 75 years and older. In addition, roughly 28.6% of total households in the County are occupied by an elderly person living alone. Of this population, 69.6% are elderly females.
- **Frail Elderly** are those persons who are elderly and have a form of disability, ranging from a hearing loss, vision difficulty, cognitive difficulty, ambulatory problems, and lack of self-help skills. It is estimated that approximately 47.1% of the total elderly population are frail elderly.
- **Persons with mental, physical and development disabilities**, according to the ACS data for 2012-2016, persons with a disability comprise 16.2% (48,378 persons) of Cumberland County's total population. Many of the Social Services agencies that serve the County acknowledge that there is a gap in services for persons with mental disabilities, which is approximately 18.2% of the disabled population.
- **Persons with HIV/AIDS and their families** comprise a small percentage of the County's overall population. According to the Robert Wood Johnson Foundation's County Health Rankings for 2017, Cumberland County has the fifth highest HIV prevalence rate in North Carolina. In 2017, there were 1,334 people diagnosed with HIV/AIDS living in Cumberland County, and the County's HIV prevalence rate was 507. This is above the overall prevalence rate in North Carolina of 326. Males are disproportionately affected and the HIV/AIDS population is still growing in numbers.
- **Victims of Domestic Violence, dating violence, sexual assault and stalking** are increasingly seeking shelter. Multiple organizations in the Fayetteville-Cumberland County CoC work with these populations to provide them with temporary shelter, support services, and potentially a

more permanent housing situation. In 2016 in Cumberland County, there were 6,393 calls from 439 people experiencing domestic violence. Of these individuals served, 384 were female, 204 were Black or African American, and 121 were White.

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

Cumberland County is a Tier 1 County due to its level of poverty. As a result, the Cumberland County Department of Social Services provides a wide variety of services to assist the population, and assesses the gaps in the County's network of services.

There is a severe need for supportive services associated with mental health care in both the City Fayetteville and Cumberland County. Cumberland County's Department of Social Services provides counseling for substance abuse and other mental health issues, however the system is not large enough to meet the need. Many people with mental health issues live in assisted living facilities or find themselves incarcerated because of this lack of services. There is no continuum of services for people seeking mental health care and addiction treatment as there would be for other services, and this prevents people from continuing in treatment.

Cumberland County has a sexually transmitted disease department. The Department diagnoses and refers patients for medication, and assists them in enrolling in programs that provide discounts for medication.

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

According to the Robert Wood Johnson Foundation's County Health Rankings for 2017, Cumberland County has the fifth highest HIV prevalence rate in North Carolina. In 2017, there were 1,334 people diagnosed with HIV/AIDS living in Cumberland County, and the County's HIV prevalence rate was 507. This is above the overall prevalence rate in North Carolina of 326. Males are disproportionately affected and the HIV/AIDS population is still growing in numbers. Persons living with HIV/AIDS and their families need supportive services, such as access to treatment and health care, insurance, medications, counselors or life coaches, support groups, job training and education, and transportation.

**Discussion:**

The needs for these various groups of the Special Needs Population are only estimates, based on HUD data, U.S. Census Data, ACS data and interviews with housing providers and social service agencies. Accurate statistics are not available for all of these groups, so therefore "best estimates" are presented.

While many providers of supportive service for the special needs population serve all of Cumberland County, they are located in the City of Fayetteville. Given the growth of the population in the City and the County, there is a need to increase these services as their geographic scope increase along with the needs of residents.

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

### **Describe the jurisdiction's need for Public Facilities:**

- There are no parks or recreation opportunities in Shaw Heights.
- Parks always require infrastructure upgrades.
- There is a continued need for programming at the senior centers in the County.
- There is some interest in developing the riverfront of the Cape Fear River.
- There is a need for services and amenities to be delivered to the low-income populations of the County, primarily those concentrated in Spring Lake, Hope Mills, and Shaw Heights.

### **How were these needs determined?**

These needs for public facilities were determined through: the resident surveys; agency needs surveys; interviews with County staff, County Manager, City of Fayetteville Economic & Community Development staff, and other City and County agencies; public hearing comments on needs; the area's Faith-Based community; and the County's Comprehensive Plan.

### **Describe the jurisdiction's need for Public Improvements:**

- There is a need to improve infrastructure throughout the County.
- There is a need to address the lack of paved roadways in the County, including in Shaw Heights.
- There is a need to clean up litter in low- and moderate-income areas of the County, including Shaw Heights.
- There are still dirt roads in portions of Cumberland County that require paving.
- There is the need to construct sewer and septic systems in undeveloped areas of the County, including Shaw Heights.
- There are many cul de sacs in the County, which disincentivizes street paving.
- Hurricane resilience and mitigation have been top priorities of the State of North Carolina. There is a need to resilience to hurricanes and flood prevention throughout the County.
- There is a need for road improvements to include bike lanes, trees, and gateways. This could potentially slow down traffic.
- There are few sidewalks along main corridors.

### **How were these needs determined?**

These needs for public facilities were determined through: the resident surveys; agency needs surveys; interviews with County staff, County Manager, City of Fayetteville Economic & Community Development staff, and other City and County agencies; public hearing comments on needs; the area's Faith-Based community; and the County's Comprehensive Plan.

**Describe the jurisdiction's need for Public Services:**

- Public transit is provided by FAST in the City and County. There is a need to expand FAST's service throughout all County neighborhoods and increase services.
- Paratransit requires a lot of lead time, and the options are limited.
- There are many people who require treatment for drug addiction, particularly as a result of the opioid epidemic.
- There is a substantial need for mental health care in the County. There are high rates of PTSD, addiction to drugs and alcohol, and other mental health issues in Fayetteville and Cumberland County.
- Wraparound services for drug addicts, Veterans, homeless people, and those with mental health issues are uncommon. Counseling and legal assistance are the most needed of these services.
- All social services are centrally located in Fayetteville. There is a need to disperse more social services in satellite locations throughout the region.
- Persons with criminal histories have trouble finding housing and employment. Services to assist ex-offenders are in place, but they are not common and they are at capacity.
- Survivors of domestic violence are increasing in the area. There is a need for more shelter space for victims.
- There is a need for child care, particularly for those who are seeking jobs or job training.
- Children in the region require assistance getting to school, services, or feeding programs. There is a need to provide reduced-cost bus passes to students.
- There is a need for additional feeding programs for students. Many students go hungry, especially over the summer.

**How were these needs determined?**

These needs for public facilities were determined through: the resident surveys; agency needs surveys; interviews with County staff, County Manager, City of Fayetteville Economic & Community Development staff, and other City and County agencies; public hearing comments on needs; the area's Faith-Based community; and the County's Comprehensive Plan.



## Housing Market Analysis

### MA-05 Overview

#### Housing Market Analysis Overview:

Cumberland County is the largest county in the Fayetteville, NC Metropolitan Statistical Area. In the northernmost part of the County bordering the City of Fayetteville is Fort Bragg, which is one of the largest military installations in the United States. As a result, much of the County's employment is tied to Fort Bragg and the United States Military. New residents frequently move to the area, either for work at the military base, to retire, or to take advantage of the amenities which serve military personnel and civilians alike. International immigration to Cumberland County has also increased, creating a multi-cultural community. An average of 6.4% of the residents of Cumberland County moved to the County from out-of-state every year, and an average of 1.6% moved to Cumberland County from abroad. Cumberland County has a large amount of unincorporated land, which ranges from unincorporated towns with modern infrastructure to developments connected to State Highways by dirt roads.

Only a small portion (3%) of all the owner-occupied housing units were built before 1950, some of the owner-occupied housing stock (37%) was built between 1950-1979, but the majority (55%) of the owner-occupied housing stock was built from 1980-2009. The majority (54%) of the renter-occupied housing was built in the same time period. The construction of both owner-occupied housing and renter-occupied housing has slowed since 2010, with 4% of owner-occupied housing built in 2010 or later, and 6% of renter-occupied housing built in 2010 or later.

According to 2012-2016 American Community Survey Data, the County now has 63,899 owner-occupied housing units (51.9% of all occupied housing units) and 59,279 renter-occupied housing units (48.1% of all occupied housing units). This is almost a 50/50 ratio.

The overall condition of the housing stock is adequate, but a small percentage of the housing stock is either neglected or not adequately maintained. According to the ACS data for 2012-2016, there are 20,234 vacant housing units in the County, which is approximately 14.1% of all the housing units. This is comparable to the statewide housing vacancy rate which is 14.3.

The median home value as of 2016 was \$129,000 and the median contract rent was \$687/month for the same time period.

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

### Introduction

According to the 2012-2016 ACS data, there are 143,412 total housing units. There are 123,178 occupied housing units (63,899 owner-occupied and 59,279 renter-occupied), which leaves 20,234 vacant housing units. The majority of both owner-occupied and renter-occupied housing units are 3 or more bedrooms (90% and 55%, respectively). Single-family homes make up the majority of the housing stock (63%), followed by midsize apartments of 5-19 units (65%), and mobile homes comprise the second largest proportion of housing units (21%).

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	32,655	65%
1-unit, attached structure	1,356	3%
2-4 units	2,299	5%
5-19 units	2,399	5%
20 or more units	910	2%
Mobile Home, boat, RV, van, etc	10,503	21%
<b>Total</b>	<b>50,122</b>	<b>100%</b>

**Table 31 – Residential Properties by Unit Number**

Data Source: 2011-2015 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	124	0%	95	1%
1 bedroom	132	0%	1,299	8%
2 bedrooms	2,357	9%	6,286	37%
3 or more bedrooms	24,534	90%	9,394	55%
<b>Total</b>	<b>27,147</b>	<b>99%</b>	<b>17,074</b>	<b>101%</b>

**Table 32 – Unit Size by Tenure**

Data Source: 2011-2015 ACS

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

The following number of units in Cumberland County that are assisted with Federal, State and Local Programs is as follows:

- **Public Housing** - There are 1,045 public housing units in Cumberland County.

- **Low Income Housing Tax Credit (LIHTC)** – According to HUD’s Low-Income Housing Tax Credit Database, there are a total of 2,178 Low Income Housing Tax Cred units in Cumberland County, of which 1,762 units are in the City of Fayetteville, as of the year 2000, all of which are considered low-income units.
- **Housing Choice Vouchers** – Fayetteville Metropolitan Housing Authority administers 1,745 vouchers that are tenant based.

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

FMHA anticipates losing 212 units to RAD conversion. These units will be replaced with a new public housing development with 272 units.

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

There is a sufficient supply of housing units of various types within Cumberland County. There are 63,899 owner-occupied housing units, 59,279 renter-occupied housing units, and approximately 20,234 vacant units. Of the vacant units, more than half are available, or approximately 7,589 are for rent and 4,792 are for sale. The problem is not the “availability” of units in Cumberland County, it is the “affordability” and the “quality” of some units in the County, as well as the units’ proximity to employment opportunities. The need for affordable housing for singles is evidenced by the Housing Authority’s public housing waiting lists.

The majority of applicants on the public housing waiting list (62%) are waiting for a one bedroom unit and are extremely low income. The second largest group of applicants most likely to be on the public housing waiting list are those with a disability.

**Describe the need for specific types of housing:**

Cumberland County is a large, diverse County with a large City at its core, and has a wide variety of housing needs as a result. The greatest need in Cumberland County is for affordable, safe, quality rental housing. Renters in Cumberland County are frequently cost overburdened, and portions of the homeowner housing stock are older and of lower quality. There are many residents of Cumberland County that are at 0-30% AMI or 30-50% AMI and require higher quality housing to achieve stability. Cumberland County works with housing providers such as United Management II to meet the need for more quality rental housing through their LIHTC project development. A to-be-completed low-income housing development in the City of Fayetteville already has 600 applicants, and a previous development received 1,200 applications within five (5) days of opening its application portal. United Management would like to develop affordable housing in unincorporated parts of the County, such as Shaw Heights, due to the need in those areas.

There is also a need for additional single family homeowner housing, and single family homeowner housing rehabilitation. Homeowners in the County are cost overburdened as well, and senior homeowners who are on a fixed income, which prevents them from rehabilitating their own home.

There is are a large number of mobile homes in Cumberland County, many of which are not decent, safe, or sound. There is a need to provide replacement housing to households living in these low-quality housing types, particularly in neighborhoods like Shaw Heights.

There is a need for affordable senior housing in Cumberland County. Affordable Senior Housing Developments that have been financed through tax credits are completely full, and the demand continues to rise as more seniors move to the area. There is an additional need for supportive housing, as no supportive housing has been built using tax credits in the County since 2008, but the need continues to rise.

## **Discussion**

The ratio of owner occupied to renter occupied housing units is balanced at about 50% each. The goal of Cumberland County is to develop affordable rental housing in larger numbers while also encouraging renters to pursue home ownership. The County has been using its limited financial resources to encourage home ownership and help owner-occupied households rehabilitate their homes.

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

### Introduction

The cost of housing has increased from \$110,300 to \$129,300 in the last 11 years for a 3 bedroom home. According to Zillow.com, the median list price for a home in Cumberland County in Winter 2019 was \$162,000, which is 25.6% higher than the median sale price in Cumberland County of \$129,000.

The cost of rent has increased by 15% during the period from 2010 to 2016, and the rental vacancy rate is at 8.7%, which is higher than the homeowner vacancy rate of 3.6%. These numbers seem to a higher demand for homeownership than for rental units.

The County needs to continue its efforts to increase homeownership among residents of Cumberland County and maintain affordable rental housing, including options for the elderly and disabled.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2016	% Change
Median Home Value	\$110,300	\$129,300	17%
Median Contract Rent	\$592	\$678	15%

**Table 33 – Cost of Housing**

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	6,226	36%
\$500-999	7,801	46%
\$1,000-1,499	2,763	16%
\$1,500-1,999	269	2%
\$2,000 or more	33	0%
<b>Total</b>	<b>17,092</b>	<b>100%</b>

**Table 34 - Rent Paid**

Data Source: 2011-2015 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	626	No Data
50% HAMFI	2,609	2,044
80% HAMFI	8,280	5,934
100% HAMFI	No Data	8,918
<b>Total</b>	<b>11,515</b>	<b>16,896</b>

**Table 35 – Housing Affordability**

Data Source: 2011-2015 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	745	749	893	1,246	1,529
High HOME Rent	626	673	809	926	1,014
Low HOME Rent	483	518	621	718	801

**Table 36 – Monthly Rent**

**Data Source:** HUD FMR and HOME Rents

## Is there sufficient housing for households at all income levels?

Based on the HUD - CHAS data in the chart above, approximately 68.7% of housing is affordable for low-income families and individuals with incomes at or below 80% of Area Median Income. This is based on the HUD-FMR which is lower than the average rent on the private market. Slightly more than half (47.2%) of housing for homeowners is affordable for those at 100% or below of Area Median Income. However, this information from the ACS data is not consistent with the actual sales prices in the private market. According to CHAS data, there is not sufficient housing for all income levels due to the cost overburden criteria for the following groups:

The following households have housing costs that are 30% to 50% of their AMI:

- White households = 10,225 or 17% of households
- Black/African American households = 9,810 or 21.8% of households
- Asian households = 425 or 17.3% of households
- American Indian/Alaska Native households = 245 or 17.6% of households
- Hispanic households = 2,650 or 24.3% of households

The following households have housing costs that are greater than 50% of their AMI:

- White households = 6,220 or 10.4% of households
- Black/African American households = 8,840 or 19.6% of households
- Asian households = 335 or 13.6% of households
- American Indian/Alaska Native households = 280 or 20.1% of households
- Hispanic households = 1,670 or 15.3% of households

When examining the percentage of each racial or ethnic group that have a housing problem, severe housing problem, or are housing cost overburdened, compared to that racial or ethnic group overall, a different picture presents itself. According to the 2012-2016 CHAS data, 17% of all White households, 21.8% of Black/African American households, 17.6% of American Indian and Alaska Native households, 17.3% of Asian households, and 24.3% of Hispanic households are cost-overburdened by 30%-50%,

while 10.4% of White households, 0.2% of Black households, 20.1% of American Indian and Alaska Native households, 0.1% of Asian households, and 15.3% of Hispanic households were cost overburdened by over 50%. When examining housing problems, 24.3% of White households, 38.5% of Black/African American households, 36.2% of American Indian and Alaska Native households, 27.4% of Asian households, and 36.5% of Hispanic households have a housing problem. The numbers are lower for severe housing problems. 10.7% of White households, 20.5% of Black/African American households, 22.9% of American Indian and Alaska Native households, 13.2% of Asian households, and 17.3% of Hispanic households are experiencing a severe housing problem. Overall, these numbers show that many residents of Cumberland County, North Carolina have a severe housing problem, African American/Black households in Cumberland County, North Carolina are much more likely to experience a housing severe housing problem than to be cost overburdened, and that minority households in general are more likely to be cost-overburdened and have a housing problem than White households.

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

Due to Fort Bragg and the constant stream of new recruits entering the United States Military, Cumberland County can always expect demand for housing and a populace with the income to afford it. However, wages for the civilian populations remain stagnant, creating housing affordability problems for civilians, particularly those at 0-30% Area Median Income. Additionally, the increase of retirees in the area leads to increased demand for affordable housing, both in the form of rentals for seniors and homeowner housing that can be modified as the homeowners age in place.

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

According to Zillow ([www.zillow.com](http://www.zillow.com)), it is estimated that the Area Median Rent is for a one bedroom apartment is \$690 per month, for a two bedroom apartment is \$770 per month, for a three bedroom apartment \$950 per month, and for a four bedroom apartment \$1,350 per month. These estimates are higher than the HOME rents for all bedroom apartment types listed in Cumberland County but lower than Fair Market Rents. Although market rents appear to be slightly higher than the HOME rents for Cumberland County, housing affordability is still the biggest housing problem for low-income families and individuals according to the CHAS data, indicating a need for housing subsidies and assistance.

### **Discussion**

The housing market is strong in Cumberland County, but affordability and housing quality are becoming a critical problem for the lower income residents.

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

Cumberland County contains 6,171 housing units that were constructed prior to 1950, which is 4.3% of all the total housing units in the County. Approximately 22.8% of the housing units were built within the last fifteen (15) years. Of all the 143,412 total housing units, 123,178 are occupied. It is estimated that over 33% of the housing units are in need of housing rehabilitation work, from minor work to major rehabilitation work.

### Definitions

The following definitions are used in the table below:

“Selected Housing Conditions:”

- Over-crowding (1.01 or more persons per room)
- Lacking a complete kitchen
- Lack of plumbing facilities and/or other utilities
- Cost overburden

“**Substandard Condition:**” Does not meet code standards, or contains one of the selected housing conditions.

“**Suitable for Rehabilitation:**” The amount of work required to bring the unit up to minimum code standards, and the existing debt on the property, together are less than the fair market value of the property.

“**Not Suitable for Rehabilitation:**” The amount of work required to bring the unit up to minimum code standard exceeds the fair market value of the property after rehabilitation work is complete.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	6,359	23%	7,773	45%
With two selected Conditions	58	0%	345	2%
With three selected Conditions	15	0%	29	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	20,695	76%	8,896	52%
<b>Total</b>	<b>27,127</b>	<b>99%</b>	<b>17,043</b>	<b>99%</b>

Table 37 - Condition of Units

Data Source: 2011-2015 ACS



**Year Unit Built**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	8,053	30%	4,510	26%
1980-1999	11,322	42%	7,068	41%
1950-1979	7,070	26%	4,739	28%
Before 1950	689	3%	808	5%
<b>Total</b>	<b>27,134</b>	<b>101%</b>	<b>17,125</b>	<b>100%</b>

**Table 38 – Year Unit Built**

Data Source: 2011-2015 ACS

**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	7,759	29%	5,547	32%
Housing Units built before 1980 with children present	7,371	27%	3,816	22%

**Table 39 – Risk of Lead-Based Paint**

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

**Vacant Units**

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	12,393	7,841	20,234
Abandoned Vacant Units	329	208	537
REO Properties	119	76	195
Abandoned REO Properties	17	11	28

**Table 40 - Vacant Units****Need for Owner and Rental Rehabilitation**

Based on consultation with the Cumberland County's Housing providers, there is substantial need for both rental rehabilitation and owner-occupied housing rehabilitation. Many renters in the area live in low-quality rental housing, and landlords are unwilling to do the necessary rehabilitation work. The County has addressed this problem utilizing an investor-owned housing rehabilitation program.

Additionally, the owner-occupied housing stock is older than the renter-occupied housing stock. As this housing stock and the people living in it age, the need for housing rehabilitation in older neighborhoods and neighborhoods with older residents increases. There is a need for more substantial rehabilitation projects in Cumberland County. Cumberland County has addressed this need by allocating a large portion of its funding to its homeowner rehabilitation programs.

Based on stakeholder interviews, it has been determined that a number of houses in the areas with the greatest need for rehabilitation have been converted into rentals. The houses in these areas had previously been homeowner-occupied, but many estates of the former owners converted these houses into rentals. Many of these houses have a need for rehabilitation and are rented to the residents in the lowest income categories. Evictions are common for this group of renters, and it is very easy for a landlord to evict a tenant in the County. Foreclosures are often common in the County, and tangled titles can make it difficult for the County to convey properties to investors that will rehabilitate them.

There are a number of trailer parks in Cumberland County. The trailers in these parks are often in poor condition and also require rehabilitation. This type of housing is typically occupied by the lowest-income groups in the County, and these households have the least amount of funding to rehabilitate their homes. The Shaw Heights Neighborhood has a high concentration of these trailer parks. Cumberland County has designated the neighborhood as an NRSA to address the needs of residents of the neighborhood, including those living in mobile homes.

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

There are approximately 7,759 (29%) owner-occupied and 5,547 (32%) renter-occupied housing units that were built prior to 1980 within Cumberland County's jurisdiction, and a total of 58,441 in Cumberland County overall. Based on that, there are approximately 13,306 older homes that contain LBP hazards that are eligible for the County to address.

### **Discussion**

The County needs to access funds to rehabilitate homes and to construct new housing to replace the vacant and dilapidated units. The County also needs to continue to support rehabilitation and new construction efforts in low- and moderate-income areas of the County. Unincorporated areas of the County require infrastructure development to encourage affordable housing development in the future. Cumberland County is designating Shaw Heights as an NRSA for the purpose of creating sewer and septic infrastructure to pursue future affordable housing development in the neighborhood.

### **Emergency Management:**

The Cumberland County Emergency Management Plan was created by the Cumberland County Fire Marshal. Cumberland County issued a mandatory evacuation during Hurricane Florence and rescued 134 people, compared to the previous hurricane (Hurricane Matthew) where they had rescued 1,254 people. The Emergency Management Plan is anticipating a Category 4 or 5 Storm. They have constructed a baseball stadium in the floodway to prevent flooding of housing. Additionally, the Hazard Mitigation Plan is anticipating tornadoes and disasters related to I-95 and the amount of shipping that takes place on that major corridor. Cumberland County will be creating a new Hazard Mitigation Plan in 2021.

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

### Introduction

The Fayetteville Metropolitan Housing Authority is the public housing authority that owns and professionally manages family communities and elderly/disabled rental apartments, and administers the Section 8 Housing Choice Vouchers throughout the City of Fayetteville and Cumberland County. The Housing Authority is considered a “high performer” by HUD. The apartments are located in the City of Fayetteville, as well as scattered sites located throughout Cumberland County. FMHA has 1,045 public housing units. The Housing Authority administers 1,749 Section 8 Vouchers and has a 98% utilization for Section 8. FMHA has also been an integral partner in the construction of Low Income Housing Tax Credit projects.

### Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	38	0	796	1,798	0	1,798	361	0	0
# of accessible units	N/A	N/A	24	N/A	N/A	N/A	N/A	N/A	N/A
*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: PIC (PIH Information Center)

### Describe the supply of public housing developments:

- Grove View Terrace I – 56 units
- Grove View Terrace II – 156 units
- Hillside Manor – 32 elderly units
- Melvin Place – 58 units
- Point Place – 52 units
- Murchison Townhouses – 60 units
- Blueberry Place – 48 units
- Holland Homes – 60 units
- Lewis Heights – 48 units
- Stanton Arms – 52 units
- McNeill Apartments – 50 units

- Scattered Site Housing – 124 single-family dwellings

FMHA has twenty-four (24) units that are considered accessible. The number is low because of exemptions from the 5% requirement at certain sites. The Housing Authority has been working to increase its supply of accessible housing to the 5% amount.

**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:**

There is a total of 1,045 public housing units in Cumberland County. In addition, the Housing Authority is constructing 272 new units to replace 212 units that were lost through RAD conversion. An additional 52 units structure is undergoing RAD conversion.

**Public Housing Condition**

Public Housing Development	Average Inspection Score
Fayetteville Metropolitan Housing Authority	91

Table 86 - Public Housing Condition

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

The Fayetteville Metropolitan Housing Authority has determined the needs for its properties through interviews with its Resident Advisory Board. The FMHA recently submitted its Five Year Plan Update for its FY 2019 through FY 2023 Public Housing Capital Fund Program Grant, and submitted its complete Five Year Plan for FY 2019-2023 in Summer of 2019. The Capital Fund Grant award for FY 2020 was \$1,707,832.

The Housing Authority has applied to HUD for 216 units in Grove View Terrace and 32 units in Hillside Manor for RAD conversion. In addition to the RAD conversion, the Housing Authority will replace the units with 56 tax credit units in conjunction with the 216 RAD units.

The major work items for the Fayetteville Metropolitan Housing Authority's properties are as follows: sidewalk repair, grounds work, parking improvements, street improvements, UPCS code compliance, floor improvements, roof repairs and replacement, interior painting, pest control, and plumbing improvements across all public housing properties, as well as administration activities.

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

According to the Five Year and Annual Plan for 2019-2023, FMHA's progress in meeting their mission and goals states that FMHA set the goal of cooperating with Cumberland County, the City of Fayetteville, and other neighborhood partners to promote neighborhood revitalization and economic development in designated areas of the City. FMHA has an active resident council that expresses needs for all public housing communities under the Fayetteville Metropolitan Housing Authority. The Resident Advisory Board has actively contributed to the FMHA's 2019-2023 Five Year and Annual Plans.

Section 8 Voucher Holders have the opportunity to plan and reach goals that they set for themselves and their families, as well as save a significant amount of money. This opportunity is available to Section 8 holders who choose to become participants in Section 8's Family Self-Sufficiency Program. There are two parts to the program. The first part of the program is the Self-Sufficiency program where participants have the opportunity to work toward meeting its goals that they set for their families, as well as save money that will become theirs when they have completed their goals. The second part of the program is the Homeownership Program. In this part of the program, a Section 8 participant can choose to use his or her Section 8 voucher to assist with the purchase and payment of a home. Each part of the Self-Sufficiency program is detailed below.

Family Self-Sufficiency (FSS) is a voluntary HUD program that encourages and assists families to become self-sufficient. Anyone currently on the Section 8 Housing Choice Voucher program is eligible for this program. FSS offers a financial incentive to families through an escrow account, which is based on an increase in a families earned income. An example of an increase in earned income would be when a family member has a pay raise, obtains employment or has an increase in his or her working hours that results in an increase in the portion of rent that the family pays each month. For example, if a family member begins working 40 hours per week, and the families rent increase \$25.00 dollars per month, that \$25.00 dollars goes into an escrow account that the Housing Authority establishes for the family. This account becomes available to the family when the family successfully completes their FSS Contract of Participation. Depending upon each participant's situation, the FSS Program can connect tenants with job training, resource planning, credit repair resources, basic skills education, high school equivalency (GED) programs, post-secondary education, and assistance with securing meaningful employment. Advisors provide emotional support, case management, and personalized assistance.

**Discussion:**

The Fayetteville Metropolitan Housing Authority has been the primary provider of housing for the very low- and extremely low-income residents of the Cumberland County and the City of Fayetteville. The Fayetteville Metropolitan Housing Authority assists individuals and families through its Public Housing Communities and Low Income Housing Tax Credit Communities and Section 8 Housing Choice Voucher program.

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

### Introduction

Serving with accountability and teamwork, Cumberland Interfaith Hospitality Network, the Life Matters Center, Endeavors, the Hope Center, the Salvation Army, True Vine Ministries, and Urban Ministries provide beds for homeless persons and families in Cumberland County. There are a total of 368 beds in Cumberland County and the City of Fayetteville.

Of the facilities supported by the Fayetteville-Cumberland County CoC, the Care Center is targeted toward Domestic Violence Victims and Endeavors-Bonanza Permanent Housing is targeted toward individuals with HIV/AIDS. Facility-based beds include the Care Center, with twenty-one (21) beds, the Myrover Reese Fellowship Home Supervised Living Facility, with nine (9) beds, and the Salvation Army with fifty-four (54) 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)	0	0	0	56	
Households with Only Adults	72	0	0	0	
Chronically Homeless Households	6	0	0	6	
Veterans	9	0	0	118	
Unaccompanied Youth	2	0	0	0	

Table 43 - Facilities and Housing Targeted to Homeless Households

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**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**

The Fayetteville-Cumberland County CoC acts as the lead for the SSI/SSDI Outreach, Access, and Recovery (SOAR) program to address the issues of people experiencing homelessness and assisting them in accessing Social Security Administration programs. Caseworkers meet with people experiencing homelessness to provide a direct connection to social service and disability programs and improve positive outcomes. The CoC also maintains partnerships with health care navigators, managed care organizations, free clinics, legal aid, and the Department of Social Services. CoC providers assist clients with applying for benefits such as Medicaid, Medicare, Veteran benefits, TANF, and SNAP.

The CoC Board includes a member that is an employee of the Cumberland County Department of Social Services (DSS). The CoC is informed of the mainstream resources available through the department. Most providers within the CoC network are knowledgeable of available resources offered through DSS and other agencies. Some agencies have SOAR Benefit Specialists on staff to assist clients in obtaining benefits.

The CoC partners with workforce development to assist in providing job opportunities for targeted populations. Local providers help clientele access mainstream health and mental health services along with job training and education. Cumberland HealthNet supports people at less than 200% of the poverty level with health evaluations, and also conducts Coordinated Entry for the CoC. Alliance Health is also a member of the CoC that provides health services. Volunteers for America provides job training targeted to homeless female veterans. Connections of Cumberland County has partnered with Fayetteville Technical Community College to provide case management and job training to women and children experiencing homelessness or at risk of homelessness.

**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.**

The largest facility serving homeless individuals and families in the region is the Salvation Army, which serves approximately 200 people annually. The Salvation Army has an additional emergency shelter serving veterans. The Salvation Army partners with True Vine Ministries' Hope Center to operate a "white flag" shelter during inclement weather, which increases the number of beds at the Salvation Army by 22, and allows the Hope Center to serve 80-100 more people. The Salvation Army also works with individuals that are victims of domestic violence and human trafficking.

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Additional shelters include Operation Inasmuch, which is a men's shelter serving the region, and the Life Matters Center which serves women. Services are also available in the form of day centers, including Seth's Wish and the Day Resource Center.

NCWorks Career Center works with the Continuum of Care to provide job training and outreach. There are multiple job training programs that are members of the CoC, including Volunteers of America, which targets veterans, and Connections of Cumberland County targets women with families that require jobs, often including those fleeing domestic violence.

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

### **Introduction**

Cumberland County has identified the priorities for services and facilities for the special needs population. This includes the elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, and public housing residents.

**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**

The following needs and objectives are established under this Five Year Consolidated Plan:

- **Elderly** - rehabilitation of existing owner-occupied housing units, and construction of new affordable and accessible apartments
- **Frail Elderly** - construction of new affordable and accessible apartments with supportive services
- **Persons with Disabilities** - rehabilitation of existing housing units for accessible improvements, reasonable accommodations to rental housing units, and supportive employment opportunities
- **Alcohol and Other Drug Addictions** - supportive services to end addictions, and training to re-enter the work force
- **Public Housing Residents** - housing down payment assistance, job training and job opportunities, housing counseling for home ownership, and assistance in finding affordable housing
- **Victims of Domestic Violence** - additional temporary shelters, supportive services and training programs, and permanent supportive housing options
- **Persons with HIV/AIDS** - permanent supportive housing and health care services

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

Hospitals must have written discharge policies for "appropriate referral and transfer plans" including evaluation of a patient's capacity for self-care and possibility of being cared for in "the environment from which s/he entered the hospital." The actual discharge varies with the individual being discharged,

their primary and behavioral health needs, and resources and supports available. While health care facilities try to send individuals home or to family, sometimes they are discharged to a nursing home, rehab hospital or as last resort, a non-HUD funded shelter. Though all discharge plans contain provisions to avoid discharging individuals into a situation where they are literally homeless, shelters are often full and individuals who are discharged will have no choice but to live on the street. Some shelters have protocols against accepting certain individuals directly from a hospital. Populations that are discharged from hospitals and correctional facilities are sent to particular shelters, such as the Hope Center for women discharged from hospitals and Family Promise for individuals exiting incarceration, but these shelters do not contract with these institutions and individuals arriving at these places will be unplanned for and, as a result, turned away.

**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)**

Cumberland County proposes as its "Vision" for the Five Year Consolidated Plan the following under "Other Special Needs Strategy":

**Goal:** Improve, preserve, and expand opportunities and services for persons with special needs and the disabled in Cumberland County.

**Objectives:**

- **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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**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))**

Not Applicable.

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

### Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City of Fayetteville's and Cumberland County's 2020 Analysis of Impediments to Fair Housing Choice has identified the following impediments, along with goals and strategies to address those impediments and affirmatively further fair housing in the City and County:

**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.

**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.

**Strategies:** To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **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.

**Impediment 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.

**Strategies:** To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **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 Credit applications to develop decent, safe, sound and affordable rental housing.
- **2-E:** Target and rehabilitate rental housing in the Murchison Road Corridor and Shaw Heights Neighborhood Revitalization Strategy Areas.

**Impediment 3: Lack of Quality Affordable Homeowner 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.

**Strategies:** To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **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 in Fayetteville and the Shaw Heights Neighborhood in Cumberland County.

**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 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.

**Strategies:** To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **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.

**Impediment 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.

**Strategies:** To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **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.

**Impediment 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.

**Strategies:** To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **6-A:** Support, promote, and plan for affordable housing developments outside areas of minority concentration.

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

### Introduction

Cumberland County's Community Development Department is committed to providing quality service and opportunities to citizens in need of decent, safe and affordable housing; supporting entrepreneurship through loans, grants and programs that result in job opportunities for low to moderate-income citizens and the expansion of the County's tax base. The Community Development Department is the administrator of the Community Development Block Grant and HOME Investment Partnership Grant. The office is also the lead entity for the Continuum of Care, which provides employment training initiatives for the homeless, with a particular focus on homeless veterans.

### 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	289	315	1	1	0
Arts, Entertainment, Accommodations	4,939	3,096	17	14	-3
Construction	1,969	1,775	7	8	1
Education and Health Care Services	4,876	1,563	17	7	-10
Finance, Insurance, and Real Estate	1,289	562	4	3	-1
Information	484	167	2	1	-1
Manufacturing	3,649	5,317	13	24	11
Other Services	1,009	607	4	3	-1
Professional, Scientific, Management Services	2,257	998	8	5	-3
Public Administration	6	0	0	0	0
Retail Trade	5,445	3,605	19	16	-3
Transportation and Warehousing	1,398	3,116	5	14	9
Wholesale Trade	1,144	783	4	4	0
Total	28,754	21,904	--	--	--

**Table 45 - Business Activity**

**Data Source:** 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)



**Labor Force**

Total Population in the Civilian Labor Force	53,032
Civilian Employed Population 16 years and over	46,865
Unemployment Rate	11.59
Unemployment Rate for Ages 16-24	33.97
Unemployment Rate for Ages 25-65	5.92

**Table 46 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	8,420
Farming, fisheries and forestry occupations	1,996
Service	5,162
Sales and office	11,546
Construction, extraction, maintenance and repair	4,517
Production, transportation and material moving	3,903

**Table 47 – Occupations by Sector**

Data Source: 2011-2015 ACS

**Travel Time**

Travel Time	Number	Percentage
< 30 Minutes	34,891	69%
30-59 Minutes	13,226	26%
60 or More Minutes	2,260	4%
<b>Total</b>	<b>50,377</b>	<b>100%</b>

**Table 48 - Travel Time**

Data Source: 2011-2015 ACS

**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	2,792	538	2,662
High school graduate (includes equivalency)	10,739	1,086	5,152
Some college or Associate's degree	15,420	1,797	5,812

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	10,199	316	1,826

**Table 49 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

**Educational Attainment by Age**

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	184	403	291	881	1,224
9th to 12th grade, no diploma	1,841	1,166	1,076	2,187	1,679
High school graduate, GED, or alternative	4,409	4,423	3,628	9,568	4,383
Some college, no degree	5,065	5,964	4,661	7,527	2,550
Associate's degree	335	1,834	2,289	2,986	716
Bachelor's degree	659	2,848	2,740	3,690	852
Graduate or professional degree	135	883	1,387	2,248	576

**Table 50 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

**Educational Attainment – Median Earnings in the Past 12 Months**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	304,279
High school graduate (includes equivalency)	607,000
Some college or Associate's degree	678,825
Bachelor's degree	783,917
Graduate or professional degree	934,574

**Table 51 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

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

Though it is unmentioned on the tables above, the largest employment sector in the County is the military due to the presence of Fort Bragg. For civilians, the largest employment sector is Sales and Office professions at 11,546 people, followed by Management Business and Financial professions at 8,420 people, and Service Industry professions at 5,162. The largest deficit between jobs available and jobs filled is in the Manufacturing sector, where 68.6% of jobs are filled, followed by Transportation and Warehousing at 44.9% of jobs filled. Conversely, there are many more employees than jobs in the

sectors of Education and Healthcare Services, and more employees than jobs in Arts, Entertainment, and Accommodations; Professional, Scientific, and Managements Services; and Retail Trade. It is important to note that in the City of Fayetteville, there are 34.9% more Manufacturing workers than there are Manufacturing jobs, and individuals working in those professions likely commute into the County.

**Describe the workforce and infrastructure needs of the business community:**

- Public transportation is inadequate for lower income wage earners that need to get to jobs. Transportation takes too long and the routes are inefficient when it comes to connecting the places where people live to job centers.
- Much of the employment for people without post-secondary education is available in low-wage retail and service industry positions.
- There is a need for increased wages. Many of the jobs that pay more to people without advanced degrees are more competitive and are quickly filled.
- There are not many large private businesses that are headquartered in Fayetteville and Cumberland County. To address this need, there are a variety of youth employment programs, including a cyber security entrepreneurship program.
- Residents of the area have expressed an interest in additional restaurant options. There is a need for an incubator to assist individuals looking to own and run restaurants.
- There is a need to create business incubators for businesses that are looking to increase capacity.
- North Carolina is a “right to work” state. Workers on the military base have unionized and there are job training programs. However, there are no unions nor training programs outside the base.
- There is a need for programs that specifically target women, minorities, and veterans that are trying to start a business.
- Finding employment is a particular challenge for single mothers and the re-entry population.

**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.**

Two communities in Cumberland County have experienced significant growth in population and, as a result, business development. Spring Lake and Hope Mills have both developed commercial districts to serve their respective populations, as well as commuters from the City of Fayetteville and Fort Bragg. Neighborhood Plans for Stedman and Eastover have updated their zoning to allow for large commercial development.

The City of Fayetteville is investing heavily in the economic development of Downtown Fayetteville and the Murchison Road Corridor. A strong core in the City of Fayetteville can potentially provide jobs for residents outside of the City in Cumberland County.

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

The unemployment rate for persons aged 18-24, at 33.97%, is twice the overall County's unemployment rate at 11.59%. Local job opportunities are largely low-paying, and individuals with lower education levels are left out of the local economy. Additionally, the jobs in the area are dependent on Fort Bragg and serving the individuals that come to Fayetteville to work at Fort Bragg. There is a need to develop independent industries that can sustain high-paying jobs in the unlikely event that Fort Bragg were to close.

**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.**

NCWorks trains and retrain individuals that have left the workforce, and works with youth, adults, and dislocated workers. NCWorks attempts to prepare its clients for employment at jobs that will require no subsidies. The Center for Economic Empowerment and Development (CEED) specifically targets women business owners and is working to create incubators for women-owned businesses in the food industry.

Other organizations partner with the Continuum of Care to assist the populations that are homeless, recently homeless, or at-risk of becoming homeless, in gaining employment. Volunteers of America, Designing Furniture, and Connections of Cumberland County in partnership with Fayetteville Technical Community College all offer programs of this nature.

**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.**

To bolster economic resilience in Cumberland County, the Southeastern Economic Development Commission (SEDC) proposed in their 2017-2022 CEDS to improve the infrastructure in the County with flood protection and backup power, and to support economic development with a qualified local contractor program for reconstruction. More generally, the SEDC would like to leverage the region's strengths, including Cumberland County's strength in attracting defense contracts, maintain a robust infrastructure, revitalize commercial corridors and downtowns, promote STEM and technology training, and engage entrepreneurs across the region.

**Discussion**

There is a need for job training for residents of Cumberland County. The County continues to partner with NCWorks to provide job training to individuals that may be seeking training. Additionally, the County has the potential to partner with CEED to encourage entrepreneurship among low- and moderate-income persons.

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## MA-50 Needs and Market Analysis Discussion

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

Areas with multiple housing problems are concentrated in the block groups that are greater than 51% Low- and Moderate-Income. The following census tracts and block groups have at least 51% of the households with low- and moderate-incomes:

- C.T. 001400 B.G. 1
- C.T. 001603 B.G. 1
- C.T. 001604 B.G. 2
- C.T. 001700 B.G. 1
- C.T. 001700 B.G. 3
- C.T. 000200 B.G. 3
- C.T. 002401 B.G. 1
- C.T. 002402 B.G. 1
- C.T. 002504 B.G. 1
- C.T. 003500 B.G. 1
- C.T. 003500 B.G. 2
- C.T. 003500 B.G. 3
- C.T. 003500 B.G. 2
- C.T. 003600 B.G. 3

Additionally, Cumberland County is designated as an "exception" community by HUD. Any Block Groups below the County's designated "exception" level of 50.76% low- and moderate-income is also eligible for the use of CDBG funds. The following Census Tracts and Block Groups are eligible based on exception criteria:

- C.T. 001100 B.G. 1
- C.T. 001700 B.G. 2
- C.T. 003104 B.G. 3

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

The following Census Tracts and Block Groups have a Black or African American population of 50 percent or more.

C.T. 000200	C.T. 001500	C.T. 002401	C.T. 002503	C.T. 003310	C.T. 003500	C.T. 000200	C.T. 001500
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B.G. 1	B.G. 2	B.G. 1	B.G. 1	B.G. 4	B.G. 3	B.G. 1	B.G. 2
C.T. 000600 B.G. 1	C.T. 001604 B.G. 2	C.T. 002401 B.G. 2	C.T. 003204 B.G. 2	C.T. 003312 B.G. 4	C.T. 003600 B.G. 2	C.T. 000600 B.G. 1	C.T. 001604 B.G. 2
C.T. 001000 B.G. 1	C.T. 002002 B.G. 1	C.T. 002402 B.G. 1	C.T. 003302 B.G. 2	C.T. 003313 B.G. 2	C.T. 003800 B.G. 1	C.T. 001000 B.G. 1	C.T. 002002 B.G. 1
C.T. 001100 B.G. 2	C.T. 002100 B.G. 1	C.T. 002402 B.G. 2	C.T. 003304 B.G. 2	C.T. 003314 B.G. 1	C.T. 003800 B.G. 3	C.T. 001100 B.G. 2	C.T. 002100 B.G. 1
C.T. 001100 B.G. 3	C.T. 002300 B.G. 2	C.T. 002402 B.G. 3	C.T. 003305 B.G. 3	C.T. 003314 B.G. 3	C.T. 001100 B.G. 3	C.T. 002300 B.G. 2	
C.T. 001200 B.G. 3	C.T. 002300 B.G. 3	C.T. 002502 B.G. 3	C.T. 003307 B.G. 2	C.T. 003500 B.G. 2	C.T. 001200 B.G. 3	C.T. 002300 B.G. 3	

The following Census Tracts and Block Groups have a higher Hispanic or Latino population that is 20 percent higher than the County's Hispanic or Latino population as a whole, which meets the HUD definition of a "Minority Area."

- C.T. 001400 B.G. 2
- C.T. 002002 B.G. 2
- C.T. 003201 B.G. 1
- C.T. 003205 B.G. 2
- C.T. 003304 B.G. 4
- C.T. 003305 B.G. 2
- C.T. 003310 B.G. 3
- C.T. 003314 B.G. 2
- C.T. 003403 B.G. 1

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

There are multiple neighborhoods in Cumberland County where the majority of the residents identify themselves as racial or ethnic minorities. These neighborhoods vary, from the growing middle class in Spring Lake, to the distressed market and mobile home parks of Shaw Heights, which is adjacent to the historic Black or African American business district on Murchison Road. The eastern portions of Hope Mills, which has been increasing in population and wealth, also have high minority concentrations. As such, the market conditions vary between these neighborhoods, and each requires a different programmatic intervention by the County. Shaw Heights is particularly noteworthy as it is a portion of the gateway to Fort Bragg, and can grow with the coming investment along Murchison Road. The

County is proposing to develop a Neighborhood Revitalization Strategy Area (NRSA) for the area, with the goal of improving the infrastructure and housing to ultimately capitalize on the City of Fayetteville's investments on the Murchison Road Corridor.

**Are there any community assets in these areas/neighborhoods?**

Many of these neighborhoods and areas in Cumberland County are strong communities with a high concentration of churches to serve the population. Increased investment in Spring Lake and Hope Mills is transforming these communities into communities of choice.

**Are there other strategic opportunities in any of these areas?**

Cumberland County is in the process of creating a Neighborhood Revitalization Strategy Area in the Shaw Heights Neighborhood. This plan will strategically address issues in the region, including the need for rental and homeowner housing rehabilitation, the need for employment training, and the need for infrastructure development, including paved roads and sanitary sewer construction.

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**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.**

There is a need to provide broadband access to low-income neighborhoods and households. Throughout the County, public buildings such as schools and libraries are older and require retrofitting to provide broadband and wi-fi access for residents.

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

Broadband access is controlled at the State level in the State of North Carolina. Cities within North Carolina are encouraged to seek competition between Internet Service Providers or to undertake public-private partnerships to narrow the digital divide and provide broadband access to all County residents. The State of North Carolina has developed a Broadband Access Plan to increase the percentage of households with access to fiber optic cable, increase the percentage of households with access to broadband, increase adoption rates, bring affordable internet access to K-12 students outside of schools, and to create a state-wide model of digital literacy education.

**MA-65 Hazard Mitigation – 91.210(a)(5), 91.310(a)(3)****Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Cumberland County's Emergency Management Plan was created in cooperation with the Cumberland County Fire Marshal. Cumberland County issued a mandatory evacuation during Hurricane Florence and rescued 134 people, compared to the previous hurricane (Hurricane Matthew) where they had rescued 1,254 people. The Emergency Management Plan anticipates a Category 4 or 5 Storm. The City has constructed a baseball stadium in the floodway to prevent flooding of housing. Additionally, the Hazard Mitigation Plan is anticipating tornadoes and disasters related to I-95 and the amount of shipping that takes place on that major corridor. Cumberland County will be creating an update to the Hazard Mitigation Plan in 2021.

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

Some low-income neighborhoods of Cumberland County are located near bodies of water that flood. Due to the previous flooding, Cumberland County has worked with the City of Fayetteville has worked to clear the housing that surrounds the low-lying, flood prone areas. Low-income neighborhoods near Fort Bragg run the risk of any shipping-based disaster that may occur, particularly unincorporated properties along Murchison Road like Shaw Heights.

## Strategic Plan

### SP-05 Overview

#### Strategic Plan Overview

This is Cumberland County's first year of its new Five Year Consolidated Plan for FY 2020-2024. The "Vision" of the Five Year Consolidated Plan is to serve as a consolidated planning document, an application, and a strategic plan for Cumberland County. As part of the Five Year Consolidated Plan, the community has developed goals and objectives. The following strategies with subsequent goals and priorities have been identified for the Cumberland County for the period of FY 2020 through FY 2024 for the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Programs:

#### HOUSING STRATEGY - HSS

##### Goal:

Improve, preserve, and expand the inventory of affordable housing for low- and moderate-income persons and families living in Cumberland County.

##### Objectives:

- **HSS-1 Homeownership Assistance** - Promote and assist in developing homeownership opportunities for low- and moderate-income households.
- **HSS-2 Housing Construction** - Promote and assist in the development of new affordable housing inventory for both rental and sales housing.
- **HSS-3 Housing Rehabilitation** - Promote and assist in the preservation of existing owner and renter occupied housing inventory in Cumberland County.
- **HSS-4 Fair Housing** - Affirmatively further fair housing by promoting fair housing choice throughout Cumberland County.
- **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 Housing Purchase** - Provide funds for downpayment assistance and acquisition for rehabilitation to make housing affordable to low- and moderate-income persons and families.

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**HOMELESS STRATEGY - HOM****Goal:**

Improve the living conditions and support services and increase the availability of housing for homeless persons and families in Cumberland County and eliminate unfair housing practices that may lead to homelessness.

**Objectives:**

- **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

**SPECIAL NEEDS STRATEGY - SNS****Goal:**

Improve, preserve, and expand opportunities and services for persons with special needs and the disabled in Cumberland County.

**Objectives:**

- **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 construction of new 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.
- **SNS-4 Reasonable Accommodations** - Promote, support, and advocate for reasonable accommodations that should be made to assist the physically disabled to live in accessible housing.

**COMMUNITY DEVELOPMENT STRATEGY - CDS****Goal:**

Improve, preserve, and create new public and community facilities, infrastructure, and public services to ensure the quality of life for all residents of Cumberland County.

**Objectives:**

- **CDS-1 Infrastructure** - Improve the County'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.
- **CDS-2 Community Facilities** - Improve the County'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 County.
- **CDS-4 Public Transit** - Promote the expansion and development of additional bus routes and improvements to the public transportation system for low- and moderate-income persons, and special needs.
- **CDS-5 Clearance** - Remove and eliminate slum and blighting conditions through demolition of vacant and abandoned structures throughout the County.
- **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.

**ECONOMIC DEVELOPMENT STRATEGY - EDS****Goal:**

Increase and promote job creation, job retention, self-sufficiency, education, job training, technical assistance, and economic empowerment of low- and moderate-income residents of Cumberland County.

**Objectives:**

- **EDS-1 Employment** - Support and encourage new job creation, job retention, workforce development, 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 Financial Incentives** - Support and encourage new economic development through local, state and Federal tax incentives and programs.

**ADMINISTRATION, PLANNING, AND MANAGEMENT STRATEGY - APM****Goal:**

Provide sound and professional planning, administration, oversight and management of Federal, state, and local funded programs.

**Objectives:**

- **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, Section 108 Loan Application, NRSA Plans, and compliance with all Federal, state, and local laws and regulations.
- **APM-3 NRSA** - Prepare a Neighborhood Revitalization Strategy Area (NRSA) Plan for the Shaw Heights Neighborhood.

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

<b>1</b>	<b>Area Name:</b>	<b>Low- and Moderate-Income Areas</b>
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	Low- and Moderate-Income Areas
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Census Tracts and Block Groups in Cumberland County that have a Low- and Moderate-Income population above 50.76%.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Housing in these areas is older and requires rehabilitation, both for renters and homeowners. Some of these block groups lie in the flood plain. There are some commercial districts composed mostly of vacant buildings in these areas. Additional infrastructure needs to be developed to address lack of roads and sewer.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Residents of Cumberland County identified these areas as areas in need of housing rehabilitation and economic development.
	<b>Identify the needs in this target area.</b>	There is a need for housing rehabilitation. Many of the houses are in poor condition, and some are highly inefficient and require extensive upgrades of the core systems. Many commercial districts in these areas are vacant, and there is high demand for economic development from residents. Additional infrastructure needs to be developed to address lack of roads and sewer.
	<b>What are the opportunities for improvement in this target area?</b>	The housing stock requires rehabilitation. Although houses in the area are older, they are often economically feasible to rehabilitate. There are vacant commercial districts with potential job opportunities for entrepreneurs.

	Are there barriers to improvement in this target area?	Funding is limited for improvements in these areas and the County must decide where to prioritize the use of its funding.
2	Area Name:	Countywide-Other
	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.	Services provided to low- and moderate-income clientele at any location throughout the County.
	Include specific housing and commercial characteristics of this target area.	Low- and moderate-income individuals and families reside throughout the County, and require services for shelter, healthcare, educational activities, job training, economic development, etc.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Local stakeholders expressed concern for the homeless, youth in the County, elderly in the County, and disabled people in the County.
	Identify the needs in this target area.	There is a need to provide social services including but not limited to: economic development, job training, outreach and advocacy, food programs, shelter programs, youth programs, elderly programs, disabled programs, etc.
	What are the opportunities for improvement in this target area?	There is a large network of nonprofit organizations in the area dedicated to meeting the needs of residents.
	Are there barriers to improvement in this target area?	Funding is limited economic development, community development, and social service provision, and the County must decide where to prioritize the use of its funding.
3	Area Name:	Shaw Heights NRSA
	Area Type:	Strategy Area
	Other Target Area Description:	Neighborhood Revitalization Strategy Area
	HUD Approval Date:	TBD



<b>% of Low/ Mod:</b>	56.48%
<b>Revital Type:</b>	Comprehensive
<b>Other Revital Description:</b>	
<b>Identify the neighborhood boundaries for this target area.</b>	C.T. 24.01, B.G. 1
<b>Include specific housing and commercial characteristics of this target area.</b>	There are a large number of mobile homes. These mobile homes are often in poor condition. Infrastructure for housing is undeveloped. There are some single-family homes that are well maintained. There are perceptions of crime in the area. There is no substantial commercial district. The area is a food desert.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Many stakeholders discussed both the need and opportunity present in Shaw Heights.
<b>Identify the needs in this target area.</b>	The greatest needs in the Neighborhood are for affordable housing and infrastructure. Much of the housing stock is composed of mobile homes, and these mobile homes are in poor condition. The area features many vacant lots and infill housing is required. There are few sidewalks and the area is not walkable. The area lacks a grocery store and a commercial district.
<b>What are the opportunities for improvement in this target area?</b>	Shaw Heights borders Fort Bragg, which is the biggest job center in the region. The eastern border of Shaw Heights is Murchison Road, which is the main entrance to Fort Bragg.
<b>Are there barriers to improvement in this target area?</b>	The proposed NRSA is administered by the County, and it is an unincorporated enclave of the County located in the City of Fayetteville. Administrative difficulties can create challenges for code enforcement and police presence.

Table 52 - Geographic Priority Areas

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## General Allocation Priorities

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

Cumberland County has allocated its CDBG funds for FY 2020 to principally benefit low- and moderate-income persons.

- The infrastructure improvement activities are either located in a low- and moderate-income census tract/block group or have a low- and moderate-income service area benefit or clientele over 50.76% low- and moderate-income.
- The Public Facilities activities are either located in a low- and moderate-income census area or have a low- and moderate-income service area benefit or clientele.

Areas with multiple housing problems are concentrated in the block groups that are greater than 51% Low- and Moderate-Income. The following census tracts and block groups have at least 51% of the households with low- and moderate-incomes:

- C.T. 001400 B.G. 1
- C.T. 001603 B.G. 1
- C.T. 001604 B.G. 2
- C.T. 001700 B.G. 1
- C.T. 001700 B.G. 3
- C.T. 000200 B.G. 3
- C.T. 002401 B.G. 1
- C.T. 002402 B.G. 1
- C.T. 002504 B.G. 1
- C.T. 003500 B.G. 1
- C.T. 003500 B.G. 2
- C.T. 003500 B.G. 3
- C.T. 003500 B.G. 2
- C.T. 003600 B.G. 3

Additionally, Cumberland County is designated as an “exception” community by HUD. Any Block Groups below the County’s designated “exception” level of 50.76% low- and moderate-income is also eligible for the use of CDBG funds. The following Census Tracts and Block Groups are eligible based on exception criteria:

- C.T. 001100 B.G. 1
- C.T. 001700 B.G. 2
- C.T. 003104 B.G. 3

**SP-25 Priority Needs - 91.215(a)(2)****Priority Needs****Table 52 – Priority Needs Summary**

<b>1</b>	<b>Priority Need Name</b>	<b>Housing</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth 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
	<b>Geographic Areas Affected</b>	Low- and Moderate-Income Areas Countywide-Other Shaw Heights

	<b>Associated Goals</b>	HSS-1 Homeownership Assistance HSS-2 Housing Construction HSS-3 Housing Rehabilitation HSS-4 Fair Housing HSS-5 Housing Education HSS-6 Housing Purchase
	<b>Description</b>	Improve, preserve, and expand the inventory of affordable housing for low- and moderate-income persons and families living in Cumberland County.
	<b>Basis for Relative Priority</b>	There is a need for affordable, accessible, decent housing in Cumberland County. There is a need to increase the quality of the housing stock in the County for renters, homeowners, and homebuyers.
2	<b>Priority Need Name</b>	<b>Homeless Priority</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	Low- and Moderate-Income Areas Countywide-Other
	<b>Associated Goals</b>	HOM-1 Housing HOM-2 Operations/Support HOM-3 Homeless Prevention HOM-4 Permanent Supportive Housing HOM-5 Shelter Housing

	<b>Description</b>	Improve the living conditions and services and increase the availability of housing for homeless persons and families in Cumberland County and eliminate unfair housing practices that may lead to homelessness.
	<b>Basis for Relative Priority</b>	There is a need to assist the homeless by providing housing, counseling, and other services in Cumberland County.
3	<b>Priority Need Name</b>	<b>Other Special Needs Priority</b>
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	Low- and Moderate-Income Areas Countywide-Other
	<b>Associated Goals</b>	SNS-1 Housing SNS-2 Social Services SNS-3 Accessibility SNS-4 Reasonable Accommodations
	<b>Description</b>	Improve, preserve, and expand opportunities and services for persons with special needs and the disabled in Cumberland County.
	<b>Basis for Relative Priority</b>	There is a need to assist persons with special needs by expanding facilities and services for individuals with disabilities, the elderly, and other persons who have special needs.

4	<b>Priority Need Name</b>	<b>Community Development Priority</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Non-housing Community Development
	<b>Geographic Areas Affected</b>	Low- and Moderate-Income Areas Countywide-Other Shaw Heights
	<b>Associated Goals</b>	CDS-1 Infrastructure CDS-2 Community Facilities CDS-3 Public Services CDS-4 Public Transit CDS-5 Clearance CDS-6 Architectural Barriers CDS-7 Public Safety CDS-8 Revitalization
	<b>Description</b>	Improve, preserve, and create new public and community facilities, infrastructure, and public services to ensure the quality of life for all residents of Cumberland County.
	<b>Basis for Relative Priority</b>	There is a need to improve public and community facilities, infrastructure, public transit, public services, public safety, and the quality of life in Cumberland County.

5	<b>Priority Need Name</b>	<b>Economic Development Priority</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Non-housing Community Development
	<b>Geographic Areas Affected</b>	Low- and Moderate-Income Areas Countywide-Other Shaw Heights
	<b>Associated Goals</b>	EDS-1 Employment EDS-2 Financial Assistance EDS-3 Financial Incentives
	<b>Description</b>	Increase and promote job creation, job retention, self-sufficiency, education, job training, technical assistance, and economic empowerment of low- and moderate-income residents of Cumberland County.
	<b>Basis for Relative Priority</b>	There is a need to increase employment, self-sufficiency, education, job training, technical assistance, and economic empowerment of the residents of Cumberland County.

6	<b>Priority Need Name</b>	<b>Administration, Planning, and Management Priority</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth 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
	<b>Geographic Areas Affected</b>	Low- and Moderate-Income Areas Countywide-Other Shaw Heights
	<b>Associated Goals</b>	APM-1 Management APM-2 Planning APM-3 NRSA
	<b>Description</b>	Provide sound and professional planning, administration, oversight and management of Federal, state, and local funded programs.



<b>Basis for Relative Priority</b>	There is a continuing need for planning, administration, management, and oversight of Federal, state, and local funded programs, and the need to provide staffing for NRSA Plan.
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### Narrative (Optional)

The priority ranking of needs for housing; homelessness; other special needs; community development; economic development; and administration, planning, and management are as follows:

- **High Priority** - Activities are assigned a high priority if the County expects to fund them during the Five Year Consolidated Plan period.
- **Low Priority** - Activities are assigned a low priority if the activity may not be funded by the County during the Five Year Consolidated Plan period. The County may support applications for other funding if those activities are consistent with the needs identified in the Five Year Consolidated Plan.

DRAFT

**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
<b>Tenant Based Rental Assistance (TBRA)</b>	There is a need to provide Tenant Based Rental Assistance (TBRA) to individuals and families in Cumberland County who are at risk of homelessness.
<b>TBRA for Non-Homeless Special Needs</b>	There is a need to provide Tenant Based Rental Assistance (TBRA) to special needs populations in Cumberland County who are elderly, disabled, suffering from a mental health issue, victims of domestic violence, or affected by HIV/AIDS.
<b>New Unit Production</b>	There is a great need for infill housing in the County, both for renters and for homeowners. There is a particular need for new affordable rental units to replace mobile homes in trailer parks throughout the County, including the Shaw Heights Neighborhood. The County needs affordable, accessible, decent, safe, and sanitary housing.
<b>Rehabilitation</b>	There is a high demand in Cumberland County to provide rehabilitation assistance for both homeowners and landlords. The County needs affordable, accessible, decent, safe, and sanitary housing that could be accomplished through rehabilitation.
<b>Acquisition, including preservation</b>	There is a need for Cumberland County to demolish vacant, blighted properties in the Shaw Heights Neighborhood Revitalization Strategy Area (NRSA), as well as a need to acquire vacant land in the neighborhood for infrastructure development and sanitary sewer construction.

**Table 53 – Influence of Market Conditions**

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

### **Introduction**

Cumberland County is receiving \$865,583 in CDBG entitlement funds and \$398,574 in HOME entitlement funds for FY 2020. The County will receive \$254,517 in CDBG program income and \$202,426 in HOME Program income. The program year goes from July 1, 2020 through June 30, 2021. These funds will be used to address the following priority needs:

- Housing
- Community Development
- Public Services
- Economic Development
- Planning & Administration

The accomplishments of these projects/activities will be reported in the FY 2019 Consolidated Annual Performance and Evaluation Report (CAPER).

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
<b>CDBG</b>	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$865,583.00	\$254,517.00	\$0.00	\$1,120,100.00	\$4,327,915.00	Five Years of funding at the FY 2020 level.  8 projects/activities were funded based on FY 2020 CDBG allocations.
<b>HOME</b>	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$398,574.00	\$202,426.00	\$0.00	\$601,000.00	\$1,992,870.00	Five Years of funding at the FY 2020 level.  5 projects/activities were funded based on FY 2020 HOME allocations.

**Table 54 - Expected Resources – Priority Table**

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

In addition to the entitlement funds, Cumberland County anticipates the following Federal resources may be available to local non-profit organizations to undertake the housing strategies identified in the Five Year Consolidated Plan.

- Supportive Housing Program
- Low-Income Housing Tax Credit Program (LIHTC)
- Section 8 Rental Assistance Program
- Public Housing Capital Fund Program
- Rental Assistance Demonstration (RAD)

Private and non-Federal resources that may be available to Cumberland County in FY 2020 to address needs identified in the FY 2020-2024 Five Year Consolidated Plan are listed below.

- **Cumberland Community Foundation, Inc.** – The Cumberland Community Foundation provides grants from its endowment in six areas considered to be of great need: growing philanthropy and local giving; growing sustainable support for local nonprofit organizations; increasing college access and affordability; improving education outcomes; improving quality of life for all; and strengthening local nonprofit organizations.
- **Golden LEAF Funding** – This North Carolina grant supports workforce development and disaster recovery in areas of the state of North Carolina that were once dependent on agriculture and tobacco farming.
- **Low-Income Housing Tax Credits** – The North Carolina Housing and Finance Agency administers this program for the State. The program provides Federal tax credits to owners and developers of qualified low-income rental housing. These tax credits provide incentives for private investment in affordable housing. Costs eligible under the program include acquisition, construction and rehabilitation of affordable housing.
- **Federal Home Loan Bank Affordable Housing Program (AHP)** – Congress has mandated that ten (10%) of the Federal Home Loan Bank's profits be allocated to provide affordable housing. The FHLB encourages its members to work with public agencies and non-profit housing development organizations in creating highly leveraged affordable housing initiatives. Both sales and rental housing are eligible.

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

Not Applicable.

DRAFT

## 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
Cumberland County	Government	Planning	Jurisdiction
Fayetteville Metropolitan Housing Authority	PHA	LIHTC Public Housing Rental	Jurisdiction
Fayetteville-Cumberland County CoC	Continuum of Care	Homelessness Non-homeless special needs Planning public services Rental	Region

Table 55 - Institutional Delivery Structure

### Assess of Strengths and Gaps in the Institutional Delivery System

Persons with HIV/AIDS and their families comprise a small percentage of the County's overall population. According to the Robert Wood Johnson Foundation's County Health Rankings for 2017, Cumberland County has the fifth highest HIV prevalence rate in North Carolina. In 2017, there were 1,334 people diagnosed with HIV/AIDS living in Cumberland County, and the County's HIV prevalence rate was 507. This is above the overall prevalence rate in North Carolina of 326. Males are disproportionately affected and the HIV/AIDS population is still growing in numbers.

The Cumberland County Department of Social Services has a sexually transmitted disease department. The department will see patients, refer them for medication, and get patients involved in programs and studies so that they can qualify for discounted medication.

Though all homeless organizations serve individuals with HIV/AIDS, there are no particular housing services targeted toward this population. Endeavors offers Permanent Supportive Housing for people with HIV/AIDS and individuals with disabilities. All previous attempts to target individuals with HIV/AIDS in Cumberland County were opened up to additional clients due to the increase in demand.

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

Table 56 - Homeless Prevention Services Summary

**Describe the extent to which services targeted to homeless person and persons with HIV and mainstream services, such as health, mental health and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth) and persons with HIV within the jurisdiction:**

There are a wide variety of services targeted to homeless persons and persons with HIV in the Fayetteville—Cumberland County CoC:

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

Cumberland County Social Services provides clinics for people with communicable diseases and STIs. Cumberland HealthNet provides free clinics as well for individuals at less than 200% of the poverty level, and is the lead for Coordinated Entry in the County.



There are also specific services targeted toward individuals and families that recently became homeless due to Hurricane Florence. These efforts are coordinated through the Cumberland Disaster Recovery Program.

**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**

There is a growing special needs population in Cumberland County, especially for persons with mental health issues and persons with addictions/substance abuse issues. The growing opioid crisis has put a strain on healthcare facilities and local public services.

**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**

Cumberland County has partnered with various agencies, nonprofits, and service providers in the City of Fayetteville 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 County'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 County 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.

**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.	HSS-1 Homeownership Assistance	2020	2024	Affordable Housing	Low- and Moderate-Income Areas Countywide-Other Shaw Heights	Housing	CDBG: \$100,000.00 HOME: \$0.00	Direct Financial Assistance to Homebuyers: 50 Households Assisted
2.	HSS-2 Housing Construction	2020	2024	Affordable Housing	Low- and Moderate-Income Areas Countywide-Other Shaw Heights	Housing	CDBG: \$625,000.00 HOME: \$750,000.00	Rental units constructed: 35 Household Housing Unit Homeowner Housing Added: 25 Household Housing Unit
3.	HSS-3 Housing Rehabilitation	2020	2024	Affordable Housing	Low- and Moderate-Income Areas Countywide-Other Shaw Heights	Housing	CDBG: \$1,445,000.00 HOME: \$1,600,000.00	Homeowner Housing Rehabilitated: 250 Household Housing Unit Rental Units Rehabilitated: 155 Household Housing Unit Other: 5 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4.	HSS-4 Fair Housing	2020	2024	Affordable Housing	Low- and Moderate-Income Areas Countywide-Other Shaw Heights	Housing	CDBG: \$0.00	Other: 0 Other
5.	HSS-5 Housing Education	2020	2024	Affordable Housing	Low- and Moderate-Income Areas Countywide-Other	Housing	CDBG: \$0.00 HOME: \$0.00	Households Assisted: 0 Households Assisted
6.	HSS-6 Housing Purchase	2020	2024	Affordable Housing	Low- and Moderate-Income Areas Countywide-Other Shaw Heights	Housing	CDBG: \$100,000.00 HOME: \$500,000.00	Direct Financial Assistance to Homebuyers: 25 Households Assisted
7.	HOM-1 Housing	2020	2024	Homeless	Low- and Moderate-Income Areas Countywide-Other	Homeless	CDBG: \$0.00	Housing for Homeless Added: 0 Household Housing Units
8.	HOM-2 Operations/Support	2020	2024	Homeless	Low- and Moderate-Income Areas Countywide-Other	Homeless	CDBG: \$137,750.00	Public Service Activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9.	HOM-3 Homeless Prevention	2020	2024	Homeless	Low- and Moderate-Income Areas Countywide-Other	Homeless	CDBG: \$137,750.00	Tenant-Based Rental Assistance/Rapid Rehousing: 750 Persons Assisted Homelessness Prevention: 250 Persons Assisted
10.	HOM-4 Permanent Supportive Housing	2020	2024	Homeless	Low- and Moderate-Income Areas Countywide-Other	Homeless	CDBG: \$0.00	Housing for Homeless Added: 0 Household Housing Units
11.	HOM-5 Shelter Housing	2020	2024	Homeless	Low- and Moderate-Income Areas Countywide-Other	Homeless	CDBG: \$0.00	Overnight/Emergency Shelter/Transitional Housing Beds Added: 0 Persons Assisted
12.	SNS-1 Housing	2020	2024	Non-Homeless Special Needs	Low- and Moderate-Income Areas Countywide-Other Murchison Road Corridor	Special Needs	CDBG: \$0.00	Rental units Constructed: 0 Household Housing Units Homeowner Housing Added: 0 Household Housing Units
13.	SNS-2 Social Services	2020	2024	Non-Homeless Special Needs	Low- and Moderate-Income Areas Countywide-Other	Special Needs	CDBG: \$0.00	Public Service Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14.	SNS-3 Accessibility	2020	2024	Non-Homeless Special Needs	Low- and Moderate-Income Areas Countywide-Other	Special Needs	CDBG: \$0.00	Rental Units Rehabilitated: 0 Household Housing Units Homeowner Housing Rehabilitated: 0 Household Housing Units
15.	SNS-4 Reasonable Accommodations	2020	2024	Non-Homeless Special Needs	Low- and Moderate-Income Areas Countywide-Other	Special Needs	CDBG: \$0.00	Rental Units Rehabilitated: 0 Household Housing Units Homeowner Housing Rehabilitated: 0 Household Housing Units
16.	CDS-1 Infrastructure	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Areas Countywide-Other Shaw Heights	Community Development	CDBG: \$1,000,000.00	Public Facility of Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 50 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
17.	CDS-2 Community Facilities	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Areas Countywide-Other Shaw Heights	Community Development	CDBG: \$0.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
18.	CDS-3 Public Services	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Areas Countywide-Other	Community Development	CDBG: \$250,000.00	Public Service Activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
19.	CDS-4 Public Transit	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Areas Countywide-Other Shaw Heights	Community Development	CDBG: \$0.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
20.	CDS-5 Clearance	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Areas Countywide-Other	Community Development	CDBG: \$0.00	Buildings Demolished: 0 Buildings
21.	CDS-6 Architectural Barriers	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Areas Countywide-Other	Community Development	CDBG: \$0.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
22.	CDS-7 Public Safety	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Areas Countywide-Other Shaw Heights	Community Development	CDBG: \$0.00	Public Service Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
23.	CDS-8 Revitalization	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Areas Countywide-Other Shaw Heights	Community Development	CDBG: \$0.00	Other: 0 Other
24.	EDS-1 Employment	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Areas Countywide-Other Shaw Heights	Economic Development	CDBG: \$0.00	Jobs Created/Retained: 0 Jobs
25.	EDS-2 Financial Assistance	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Areas Countywide-Other Shaw Heights	Economic Development	CDBG: \$1,000,000.00	Jobs Created/Retained: 0 Jobs  Businesses Assisted: 5 Businesses Assisted
26.	EDS-3 Financial Incentives	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Areas Countywide-Other Shaw Heights	Economic Development	CDBG: \$0.00	Jobs Created/Retained: 0 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
27.	APM-1 Management	2020	2024	Administration	Low- and Moderate-Income Areas Countywide-Other Shaw Heights	Administration, Planning, and Management	CDBG: \$780,000.00 HOME: \$155,000.00	Other: 10 Other
28.	APM-2 Planning	2020	2024	Administration	Low- and Moderate-Income Areas Countywide-Other Shaw Heights	Administration, Planning, and Management	CDBG: \$780,000.00 HOME: \$155,000.00	Other: 10 Other
29.	APM-3 NRSA	2020	2024	Administration	Low- and Moderate-Income Areas Countywide-Other Shaw Heights	Administration, Planning, and Management	CDBG: \$0.00	Other: 1 Other

Table 57 – Goals Summary

## Goal Descriptions

1.	Goal Name	HSS-1 Homeownership
	Goal Description	Promote and assist in developing homeownership opportunities for low- and moderate-income households.
2.	Goal Name	HSS-2 Housing Construction
	Goal Description	Promote and assist in the development of new affordable housing inventory for both rental and sales housing.



3.	Goal Name	<b>HSS-3 Housing Rehabilitation</b>
	Goal Description	Promote and assist in the preservation of existing owner and renter occupied housing inventory in Cumberland County.
4.	Goal Name	<b>HSS-4 Fair Housing</b>
	Goal Description	Affirmatively further fair housing by promoting fair housing choice throughout Cumberland County.
5.	Goal Name	<b>HSS-5 Housing Construction</b>
	Goal Description	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.
6.	Goal Name	<b>HSS-6 Housing Purchase</b>
	Goal Description	Provide funds for downpayment assistance and acquisition for rehabilitation to make housing affordable to low- and moderate-income persons and families.
7.	Goal Name	<b>HOM-1 Housing</b>
	Goal Description	Promote and assist in developing housing opportunities for persons and families experiencing homelessness, and those who are at-risk of becoming homeless.
8.	Goal Name	<b>HOM-2 Operations/Support</b>
	Goal Description	Promote and assist in program support services for the homeless.
9.	Goal Name	<b>HOM-3 Homeless Prevention</b>
	Goal Description	Promote and assist in anti-eviction and prevention of unfair housing practices which may contribute to homelessness.
10.	Goal Name	<b>HOM-4 Permanent Supportive Housing</b>
	Goal Description	Promote and assist in the development of permanent supportive housing and services.

11.	Goal Name	<b>HOM-5 Shelter Housing</b>
	Goal Description	Support and assist in the development and operations of shelters for persons who are homeless or victims of domestic violence.
12.	Goal Name	<b>SNS-1 Housing</b>
	Goal Description	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 construction of new accessible housing.
13.	Goal Name	<b>SNS-2 Social Services</b>
	Goal Description	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.
14.	Goal Name	<b>SNS-3 Accessibility</b>
	Goal Description	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.
15.	Goal Name	<b>SNS-4 Reasonable Accommodations</b>
	Goal Description	Promote, support, and advocate for reasonable accommodations that should be made to assist the physically disabled to live in accessible housing.
16.	Goal Name	<b>CDS-1 Infrastructure</b>
	Goal Description	Improve the County'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.
17.	Goal Name	<b>CDS-2 Community Facilities</b>
	Goal Description	Improve the County's parks, recreational centers, and public and community facilities through rehabilitation, preservation, and new construction.

18.	Goal Name	<b>CDS-3 Public Services</b>
	Goal Description	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 County.
19.	Goal Name	<b>CDS-4 Public Transit</b>
	Goal Description	Promote the expansion and development of additional bus routes and improvements to the public transportation system for low- and moderate-income persons, and special needs.
20.	Goal Name	<b>CDS-5 Clearance</b>
	Goal Description	Remove and eliminate slum and blighting conditions through demolition of vacant and abandoned structures throughout the County.
21.	Goal Name	<b>CDS-6 Architectural Barriers</b>
	Goal Description	Remove architectural barriers and make public and community facilities accessible to all residents.
22.	Goal Name	<b>CDS-7 Public Safety</b>
	Goal Description	Improve public safety through upgrades to facilities, purchase of new equipment, crime prevention, community policing, and ability to respond to emergency situations.
23.	Goal Name	<b>CDS-8 Revitalization</b>
	Goal Description	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.
24.	Goal Name	<b>EDS-1 Employment</b>
	Goal Description	Support and encourage new job creation, job retention, workforce development, employment, and job training services.
25.	Goal Name	<b>EDS-2 Financial Assistance</b>
	Goal Description	Support business retention and commercial growth through expansion and new development with technical assistance and low interest loan programs including Section 108 loans.

26.	Goal Name	EDS-3 Financial Incentives
	Goal Description	Support and encourage new economic development through local, state and Federal tax incentives and programs.
27.	Goal Name	APM-1 Management
	Goal Description	Continue to provide sound and professional planning, program management and oversight for the successful administration of Federal programs.
28.	Goal Name	APM-2 Planning
	Goal Description	Continue to develop and plan for special studies, environmental clearance, fair housing, Section 108 Loan Application, NRSA Plans, and compliance with all Federal, state, and local laws and regulations.
29.	Goal Name	APM-3 NRSA
	Goal Description	Prepare a Neighborhood Revitalization Strategy Area (NRSA) Plan for the Shaw Heights Neighborhood.

**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)**

- **Median Income** – 12 households
- **Low Income** – 91 households
- **Extremely Low Income** – 50 households

**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)**

Fayetteville Metropolitan Housing Authority (FMHA) currently has no requests to make Section 504 accommodations. The Housing Authority has made these accommodations in the past, and is not under a Voluntary Compliance Agreement.

There are currently 252 people on the Section 8 waiting list for FMHA. There are 53 applicants on the waiting list that are elderly, 13 applicants on the waiting list that are disabled, and the balance of 186 are families and individuals.

**Activities to Increase Resident Involvements**

The Fayetteville Metropolitan Housing Authority takes comments from the Resident Advisory Board into consideration for the development of its Five Year and Annual Plans. Fayetteville Metropolitan Housing Authority has a resident council composed of a representative from every public housing community. These positions are consistently filled. A public housing community that had previously been represented will often continue to have representation without long gaps.

FMHA has a joint Neighborhood Resource Center at its offices. County staff and Housing Authority staff work at the center to provide assistance to tenants.

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

Fayetteville Metropolitan Housing Authority is not designated as troubled.

**Plan to remove the ‘troubled’ designation**

Not Applicable.

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

### Barriers to Affordable Housing

The City of Fayetteville's and Cumberland County's 2020 Analysis of Impediments to Fair Housing Choice has identified the following impediments, along with goals and strategies to address those impediments and affirmatively further fair housing in the City and County:

### Strategy to Remove or Ameliorate the Barriers to Affordable Housing

**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.

**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.

**Strategies:** To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **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.

**Impediment 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.

**Strategies:** To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **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.

**Impediment 3: Lack of Quality Affordable Homeowner 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.

**Strategies:** To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **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.

**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 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.

**Strategies:** To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **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.

**Impediment 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.

**Strategies:** To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **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.

**Impediment 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.

**Strategies:** To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:



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- **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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## SP-60 Homelessness Strategy – 91.215(d)

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

The Point-in-Time Count for Cumberland County in 2019 counted a total of 329 homeless persons and 253 homeless households. Of these, 226 persons, or 68.6%, were unsheltered. There were 73 persons in transitional housing, and 30 persons that were housed in emergency shelter. There were 34 homeless families with children, totaling 107 people, none of which were chronically homeless. There were no unaccompanied youths that were homeless in 2019. Of the 329 homeless people counted, 122 (37.1%) were considered chronically homeless. There were 38 homeless Veterans in 2018, and 33 of the homeless Veterans were unsheltered. This indicates a need for greater outreach and shelter/housing options for these special needs groups.

**Families with children** – The past Point-in-Time count for 2016 identified 19 homeless households with children in Cumberland County, for a total of 29 persons. Numbers were lower in 2017 at 8 homeless households with 14 persons. The homeless households increased in 2018, including 21 homeless households for a total of 37 persons. In 2019, there were 34 homeless households with children, and 107 homeless individuals. This could potentially be attributable to Hurricane Florence and flood damage forcing families out of their home.

**Veterans and their families** – There are large numbers of Veterans and support systems in place because of the adjacent military base at Fort Bragg. There are multiple organizations that serve Homeless Veterans in Fayetteville and Cumberland County, including the Salvation Army, Veteran Services of the Carolinas, and Volunteers of America. Homeless Veterans often require additional services, with mental health services being the most commonly cited need. The number of homeless Veterans in Cumberland County has increased from 68 in 2016 to 72 in 2017. This population was counted at 71 individuals in 2018.

**Unaccompanied youth** – Teens aging out of foster care, and young adults in the 18-24 age transition stage are difficult to locate. Many of them are staying with friends and extended family temporarily, but are technically homeless. Unaccompanied youth may also move between different shelters. There were 20 unaccompanied youth counted in the 2016 Point In Time count; 10 unaccompanied youth counted in 2017; and 25 unaccompanied youth counted in 2018. There were no unaccompanied youth counted in 2019 for Cumberland County.

The lead agency for the Fayetteville-Cumberland County Continuum of Care is Cumberland County. Membership in the CoC is open to any stakeholder in the community, and membership is ultimately determined by the CoC Board. 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. The CoC has adopted Coordinated Entry, which is administered by Cumberland HealthNet, and has required all ESG recipients to adopt a Housing First model.

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**Addressing the emergency and transitional housing needs of homeless persons**

The Point-in-Time count for 2018 counted 73 homeless households with children in Cumberland County, and 139 households without children. There were 34 households with 107 children in 2019. Of these households, 16 children were unsheltered.

Emergency Shelters for families are run by the Salvation Army, Hope Center, Life Matters, and Family Promise. There are additional emergency shelters targeted toward men (Operation Inasmuch) and women (Hope Center and Day Resource Center). Homeless shelters are often concentrated in low- and moderate-income areas and areas of minority concentration.

There are organizations in the region that target Veterans due to the large former military population. The Salvation Army has beds for Veterans alongside its family shelter beds. Volunteers of America conducts job and employment training for Veterans, targeted toward female homeless Veterans. Veteran Services of the Carolinas also serves 40 Veterans through an HPRP grant. The number of beds provided for homeless people in the area include:

- **Homeless Families** – 56 beds
- **Chronically Homeless** – 6 beds
- **Homeless Veterans** – 127 beds

Some additional emergency shelters and transitional housing programs are put in place for weather events. Members of the CoC, including Salvation Army and True Vine Ministries' Hope Center operate a "White Flag" shelter for weather amnesty in the cold. Additional programs have been created to address those displaced by Hurricane Florence, which is run through the Back at Home Program for disaster relief, which is administered by Volunteers of America.

**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 Fayetteville-Cumberland County CoC has not yet included the housing first model in its written standards, though this change is being discussed. The CoC has implemented Coordinated Entry, with Cumberland Healthnet acting as the lead entity. The Coordinated Entry process evaluates individuals when they present themselves, and they are directed toward the emergency shelter, transitional housing, or permanent supportive housing facilities that will best meet their needs. There is a need for more rapid rehousing in the area, as care providers calculate that approximately 80% of the homeless population needs only to be rehoused and can quickly stabilize after being placed in housing.

Though the per capita rate of homelessness has decreased in Cumberland County since 2013, the number of chronically homeless individuals increased between 2018 and 2019 from 70 to 120. This underscores a need for additional permanent supportive housing. According to care providers, approximately 20% of the homeless people in the area require more substantial services. These services could be provided through additional permanent supportive housing.

Many of the organizations associated with the CoC focus on providing additional services to complement housing services. These services include job training, health services, and case management.

Cumberland County has approximately 1,000 children in foster care at any given time. Children who have become wards of the court are placed in foster care, even if they have parents that can support them. This practice overloads the system. Children aging out of this system are at-risk, but these children are largely supported through The Department of Social Services' programs upon release.

The number of homeless Veterans in Cumberland County has increased from 25 in 2016, to 31 in 2017, and 33 in 2018. This could be caused by a variety of factors, but there are many social services targeted toward job training for veterans and shelters for Veterans. Fayetteville Metropolitan Housing Authority has 223 VASH vouchers for Veterans, though their utilization rate is only 80% due to the VA's administration of the vouchers.

**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 must have written discharge policies for "appropriate referral and transfer plans" including evaluation of a patient's capacity for self-care and possibility of being cared for in "the environment from which s/he entered the hospital." The actual discharge varies with the individual being discharged, their primary and behavioral health needs, and resources and supports available. While health care facilities try to send individuals home or to family, sometimes they discharge to a nursing home, rehab hospital or as last resort, a non-HUD funded shelter. Though all discharge plans contain provisions to avoid discharging individuals into a situation where they are literally homeless, shelters are often full and individuals who are discharged will have no choice but to live on the street. Some shelters have protocols against accepting certain individuals directly from a hospital. Populations that are discharged from hospitals and correctional facilities are sent to particular shelters, such as the Hope Center for women discharged from hospitals and Family Promise for individuals exiting incarceration, but these shelters do not contract with these institutions and individuals arriving at these places will be unplanned for and, as a result, turned away.

Cumberland County Department of Social Services provides a variety of services to low-income people for support and helps them to maintain stability. These services target populations that have a significant amount of crossover with homeless populations, such as addiction and mental health issues.

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## **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 lead-based paint regulations published on September 15, 1999 (24 CFR Part 35) have had a significant impact on many activities – rehabilitation, tenant based rental assistance, and property acquisition – supported by the CDBG and HOME programs. Cumberland County will comply with Title 24 Part 35: Lead-Based Paint Poisoning Prevention in Certain Residential Structures (Current Rule).

For any housing rehabilitation program using Federal funds, Cumberland County will ensure that:

- A pre-test is conducted for rehabilitation activities in housing units built before 1978 with occupants with children.
- A post-test is conducted for rehabilitation activities in housing units built before 1978 without children.
- 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?**

Though the housing stock in the Cumberland County was largely constructed after 1970, there are a number of homes that require rehabilitation that were built before 1970. According to the 2017 North Carolina Childhood Blood Lead Surveillance Data, 1.3 percent of children aged 1-2 years old tested positive for greater than 5 micrograms/deciliters blood-lead level.

Cumberland County is prioritizing new construction over housing rehabilitation to meet its 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. The County will ensure that the aforementioned steps are taken for housing rehabilitation programs.

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

When accepting applicants for its housing program Cumberland County will ensure that:

- A pre-test is conducted for rehabilitation activities in housing units built before 1978 with occupants with children.
- A post-test is conducted for rehabilitation activities in housing units built before 1978 without children.
- 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, Cumberland County'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

Cumberland County is considered a “Tier 1” County by North Carolina due to its high poverty levels. Approximately 18.2% of Cumberland County’s residents live in poverty, which is higher than the State of North Carolina where 16.1% of residents live in poverty. Female-headed households with children are more affected by poverty at 45.4%. Youth poverty is an acute problem in Cumberland County, as 26.5% of all youth under the age of 18 were living in poverty. This information is taken from the U.S. Census "2013-2017 ACS Five-Year Estimates." The County’s goal is to reduce the extent of poverty by actions the County can control and through work with other agencies/organizations.

The resources and opportunities that the County has for reducing the number of families with incomes below the poverty line are limited. Since poverty is a function of income, its effect on housing opportunity and choice is apparent. Conversely, without adequate, stable housing, alleviating poverty is more difficult. Still, the means of addressing both issues are fragmented. Several structural barriers to poverty are addressed through different local policies. For example, the County has a policy that requires the employment of Section 3 households in construction contracts when possible.

More direct efforts to alleviate poverty by combining case management, social services job training, and housing assistance are becoming more common. County and county social service agencies have become more committed to the continuum of care models being introduced across the country. As these agencies become more proficient at providing services to the needy, the poverty rates will decline.

The County’s anti-poverty strategy is based on attracting a range of businesses and supporting workforce development including job-training services for low income residents. In addition, the County’s strategy is to provide supportive services for target income residents.

Planned economic development goals include:

- **EDS-1 Employment** - Support and encourage new job creation, job retention, workforce development, 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 Financial Incentives** - Support and encourage new economic development through local, state and Federal tax incentives and programs.



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

Providing access and increasing the supply of affordable housing is integrally tied to the County's anti-poverty strategy. The most successful way to implement this is through job training/creation activities while providing affordable housing.

The County is addressing poverty among its poorest families by building more affordable rental housing, particularly in the areas where those families reside. Additionally, the County is working with organizations that provide job training to ensure that people can work and escape poverty. The County intends to partner with the City of Fayetteville to support economic development through CDBG funds. Cumberland County will also develop affordable housing with access to employment for low-income residents.

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## 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**

Cumberland County has standards in place to monitor activities for programmatic and contract compliance of the sub grantees. Projects and programs that are funded with CDBG, HOME, CoC, and other Federal and State funds are subject to monitoring. All sub grantees receiving CDBG Public Services funds are monitored on a regular basis through the submittal of either monthly, quarterly, or one-time reports to the County, as identified in their funding agreements. For agencies that receive HOME or CDBG funds for development of housing, long-term affordability controls are monitored in accordance with the funding agreements.

Sub grantee monitoring includes:

**Pre-disbursement / pre-monitoring conferences** are conducted to ensure that sub grantees understand the rules and requirements of the programs. During each conference, specific contract requirements, documentation and filing procedures, reporting requirements, and reimbursement procedures were explained to the sub grantee.

**Desk reviews** are conducted periodically as requests for reimbursements are submitted by the sub grantees on a monthly basis to ensure timely expenditure of funds. The County disburses its funds via a reimbursement process. The County reimburses sub grantees only when a request for reimbursement was accompanied with supporting documentation such as copies of invoices, cancelled checks, receipts, time sheets, etc. Sub grantees were also required to submit budget summary reports so that these reports can be compared for accuracy. Activity summary reports are required to be submitted on a regular basis to monitor the sub grantee's progress towards meeting their goals.

**Onsite monitoring visits** are performed during the program year on selected sub grantees. Some of the areas reviewed most often during onsite visits include:

- Compliance with participant eligibility, income certification requirements, and documentation guidelines; and reporting;
- Confidentiality procedures;
- Progress towards meeting projected goals and timely use of funds;
- Compliance with specific contractual requirements; and
- Review of audit report.

## Expected Resources

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

#### Introduction

Cumberland County is receiving \$865,583 in CDBG entitlement funds and \$398,574 in HOME entitlement funds for FY 2020. The County will receive \$254,517 in CDBG program income and \$202,426 in HOME Program income. The program year goes from July 1, 2020 through June 30, 2021. These funds will be used to address the following priority needs:

- Housing
- Community Development
- Public Services
- Economic Development
- Planning & Administration

The accomplishments of these projects/activities will be reported in the FY 2019 Consolidated Annual Performance and Evaluation Report (CAPER).

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
<b>CDBG</b>	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$865,583.00	\$254,517.00	\$0.00	\$1,120,100.00	\$4,327,915.00	Five Years of funding at the FY 2020 level.  8 projects/activities were funded based on FY 2020 CDBG allocations.
<b>HOME</b>	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$398,574.00	\$202,426.00	\$0.00	\$601,000.00	\$1,992,870.00	Five Years of funding at the FY 2020 level.  5 projects/activities were funded based on FY 2020 HOME allocations.

**Table 57 - Expected Resources – Priority Table**

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

In addition to the entitlement funds, Cumberland County anticipates the following Federal resources may be available to local non-profit organizations to undertake the housing strategies identified in the Five Year Consolidated Plan.

- Supportive Housing Program
- Low-Income Housing Tax Credit Program (LIHTC)
- Section 8 Rental Assistance Program
- Public Housing Capital Fund Program
- Rental Assistance Demonstration (RAD)

Private and non-Federal resources that may be available to Cumberland County in FY 2020 to address needs identified in the FY 2020-2024 Five Year Consolidated Plan are listed below.

- **Cumberland Community Foundation, Inc.** – The Cumberland Community Foundation provides grants from its endowment in six areas considered to be of great need: growing philanthropy and local giving; growing sustainable support for local nonprofit organizations; increasing college access and affordability; improving education outcomes; improving quality of life for all; and strengthening local nonprofit organizations.
- **Golden LEAF Funding** – This North Carolina grant supports workforce development and disaster recovery in areas of the state of North Carolina that were once dependent on agriculture and tobacco farming.
- **Low-Income Housing Tax Credits** – The North Carolina Housing and Finance Agency administers this program for the State. The program provides Federal tax credits to owners and developers of qualified low-income rental housing. These tax credits provide incentives for private investment in affordable housing. Costs eligible under the program include acquisition, construction and rehabilitation of affordable housing.
- **Federal Home Loan Bank Affordable Housing Program (AHP)** – Congress has mandated that ten (10%) of the Federal Home Loan Bank's profits be allocated to provide affordable housing. The FHLB encourages its members to work with public agencies and non-profit housing development organizations in creating highly leveraged affordable housing initiatives. Both sales and rental housing are eligible.

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

Not Applicable.

**Discussion**

Not Applicable.

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## 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.	HSS-1 Homeownership Assistance	2020	2024	Affordable Housing	Low- and Moderate-Income Areas Countywide-Other	Housing	CDBG: \$20,000.00	Direct Financial Assistance to Homebuyers: 10 Households Assisted
2.	HSS-2 Housing Construction	2020	2024	Affordable Housing	Low- and Moderate-Income Areas Countywide-Other	Housing	CDBG: \$125,000.00 HOME: \$150,000.00	Rental units constructed: 7 Household Housing Units Homeowner Housing Added: 5 Household Housing Unit
3.	HSS-3 Housing Rehabilitation	2020	2024	Affordable Housing	Countywide-Other	Housing	CDBG: \$289,000.00 HOME: \$320,000.00	Homeowner Housing Rehabilitated: 31 Household Housing Unit Rental Units Rehabilitated: 50 Household Housing Unit Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4.	HSS-6 Housing Purchase	2020	2024	Affordable Housing	Low- and Moderate-Income Areas Countywide-Other	Housing	CDBG: \$25,000.00 HOME: \$100,000.00	Direct Financial Assistance to Homebuyers: 5 Households Assisted
5.	HOM-2 Operations/Support	2020	2024	Homeless	Low- and Moderate-Income Areas Countywide-Other	Homeless	CDBG: \$27,750.00	Public Service Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
6.	HOM-3 Homeless Prevention	2020	2024	Homeless	Low- and Moderate-Income Areas Countywide-Other	Homeless	CDBG: \$27,750.00	Tenant-Based Rental Assistance/Rapid Rehousing: 150 Persons Assisted Homelessness Prevention: 50 Households Assisted
7.	CDS-1 Infrastructure	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Areas Countywide-Other Shaw Heights	Community Development	CDBG: \$200,000.00	Public Facility of Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 10 Households Assisted



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8.	CDS-3 Public Services	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Areas Countywide-Other	Community Development	CDBG: \$50,000.00	Public Service Activities other than Low/Moderate Income Housing Benefit: 60 Persons Assisted
9.	EDS-2 Financial Assistance	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Areas Countywide-Other	Economic Development	CDBG: \$200,000.00	Businesses Assisted: 1 Businesses Assisted
10.	APM-1 Management	2020	2024	Administration	Low- and Moderate-Income Areas Countywide-Other Shaw Heights	Administration, Planning, and Management	CDBG: \$156,000.00 HOME: \$31,000.00	Other: 2 Other
11.	APM-2 Planning	2020	2024	Administration	Low- and Moderate-Income Areas Countywide-Other Shaw Heights	Administration, Planning, and Management	CDBG: \$156,000.00 HOME: \$31,000.00	Other: 2 Other

Table 58 – Goals Summary

## Goal Descriptions

1.	Goal Name	HSS-1 Homeownership
	Goal Description	Promote and assist in developing homeownership opportunities for low- and moderate-income households.

2.	Goal Name	<b>HSS-2 Housing Construction</b>
	Goal Description	Promote and assist in the development of new affordable housing inventory for both rental and sales housing.
3.	Goal Name	<b>HSS-3 Housing Rehabilitation</b>
	Goal Description	Promote and assist in the preservation of existing owner and renter occupied housing inventory in Cumberland County.
4.	Goal Name	<b>HSS-5 Housing Purchase</b>
	Goal Description	Provide funds for downpayment assistance and acquisition for rehabilitation to make housing affordable to low- and moderate-income persons and families.
5.	Goal Name	<b>HOM-2 Operations/Support</b>
	Goal Description	Promote and assist in program support services for the homeless.
6.	Goal Name	<b>HOM-3 Homeless Prevention</b>
	Goal Description	Promote and assist in anti-eviction and prevention of unfair housing practices which may contribute to homelessness.
7.	Goal Name	<b>CDS-1 Infrastructure</b>
	Goal Description	Improve the County'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.
8.	Goal Name	<b>CDS-3 Public Services</b>
	Goal Description	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 County.
9.	Goal Name	<b>EDS-2 Financial Assistance</b>

	<b>Goal Description</b>	Support business retention and commercial growth through expansion and new development with technical assistance and low interest loan programs including Section 108 loans.
10.	<b>Goal Name</b>	<b>APM-1 Management</b>
	<b>Goal Description</b>	Continue to provide sound and professional planning, program management and oversight for the successful administration of Federal programs.
11.	<b>Goal Name</b>	<b>APM-2 Planning</b>
	<b>Goal Description</b>	Continue to develop and plan for special studies, environmental clearance, fair housing, Section 108 Loan Application, NRSA Plans, and compliance with all Federal, state, and local laws and regulations.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

All projects in Cumberland County are determined based on the HUD CDBG and HOME allocations, as well as the County's goals and objectives.

#### Projects

#	Project Name	Budget
1.	HOUSING REHABILITATION	CDBG: \$ 289,000.00 HOME: \$100,000.00
2.	AFFORDABLE HOUSING (2019)	CDBG: \$ 125,000.00 HOME: \$150,000.00
3.	HOMEOWNERSHIP ASSISTANCE	CDBG: \$ 125,000.00 HOME: \$100,000.00
4.	HOUSING PROJECT DELIVERY	HOME: \$220,000.00
5.	PUBLIC SERVICES	CDBG: \$ 70,000.00
6.	HOMELESS SERVICES	CDBG: \$ 55,100.00
7.	PUBLIC FACILITIES / INFRASTRUCTURE	CDBG: \$ 200,000.00
8.	ECONOMIC DEVELOPMENT	CDBG: \$ 200,000.00
9.	GENERAL ADMINISTRATION / PLANNING	CDBG: \$ 156,000.00 HOME: \$ 31,000.00

**Table 59 – Project Information**

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

Cumberland County has allocated its CDBG funds for FY 2020 to principally benefit low- and moderate-income persons.

- The infrastructure improvement activities are either located in a low- and moderate-income census tract/block group or have a low- and moderate-income service area benefit or clientele over 51% low- and moderate-income.
- The Public Facilities activities are either located in a low- and moderate-income census area or have a low- and moderate-income service area benefit or clientele.

Areas with multiple housing problems are concentrated in the block groups that are greater than 51% Low- and Moderate-Income. The following census tracts and block groups have at least 51% of the households with low- and moderate-incomes:

- C.T. 001400 B.G. 1
- C.T. 001603 B.G. 1
- C.T. 001604 B.G. 2
- C.T. 001700 B.G. 1
- C.T. 001700 B.G. 3
- C.T. 000200 B.G. 3
- C.T. 002401 B.G. 1
- C.T. 002402 B.G. 1
- C.T. 002504 B.G. 1
- C.T. 003500 B.G. 1
- C.T. 003500 B.G. 2
- C.T. 003500 B.G. 3
- C.T. 003500 B.G. 2
- C.T. 003600 B.G. 3

Additionally, Cumberland County is designated as an “exception” community by HUD. Any Block Groups below the County’s designated “exception” level of 50.76% low- and moderate-income is also eligible for the use of CDBG funds. The following Census Tracts and Block Groups are eligible based on exception criteria:

- C.T. 001100 B.G. 1
- C.T. 001700 B.G. 2
- C.T. 003104 B.G. 3

**AP-38 Project Summary****Project Summary Information**

1.	<b>Project Name</b>	<b>HOUSING REHABILITATION</b>
	<b>Target Area</b>	Low- and Moderate-Income Areas Countywide-Other
	<b>Goals Supported</b>	HSS-3 Housing Rehabilitation
	<b>Needs Addressed</b>	Housing Priority
	<b>Funding</b>	CDBG: \$289,000 HOME: \$100,000
	<b>Description</b>	Funds provided for housing repairs through the following programs: Owner-occupied rehabilitation; Investor-owner (rental) rehabilitation; and Purchase/Rehab/Resale. All programs must benefit homeowners or renters with incomes 80% or below the median income for Cumberland County. Housing Rehabilitation program was expanded to address disaster housing repairs to eligible homeowners in Cumberland County's jurisdiction.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	31 Rental Units Rehabilitated. 50 Homeowner Housing Units Rehabilitated
	<b>Location Description</b>	TBD
	<b>Planned Activities</b>	The national objective is Low/Mod-Income Housing. The Matrix Code is 14A Rehabilitation; Single-Unit Residential.
2.	<b>Project Name</b>	<b>AFFORDABLE HOUSING DEVELOPMENT (2019)</b>
	<b>Target Area</b>	Low- and Moderate-Income Areas Countywide-Other
	<b>Goals Supported</b>	HSS-2 Housing Construction
	<b>Needs Addressed</b>	Housing Priority
	<b>Funding</b>	CDBG: \$125,000 HOME: \$150,000

	<b>Description</b>	Funds will be used to assist CHDOs, CBDOs, and developers with the development of affordable housing for low and moderate-income residents of Cumberland County. HOME Funds provided under this activity represent at least 15% of the HOME entitlement mandated for affordable housing development by CHDOs.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	7 Rental Household Housing Units Constructed. 5 Homeowner Household Housing Units Constructed.
	<b>Location Description</b>	TBD
	<b>Planned Activities</b>	The national objective is Low/Mod-Income Housing. The Matrix Code is 12 Construction of Housing.
3.	<b>Project Name</b>	<b>HOMEOWNERSHIP ASSISTANCE</b>
	<b>Target Area</b>	Low- and Moderate-Income Areas Countywide-Other
	<b>Goals Supported</b>	HSS-6 Housing Purchase
	<b>Needs Addressed</b>	Housing Priority
	<b>Funding</b>	CDBG: \$25,000 HOME: \$100,000
	<b>Description</b>	Assistance will be provided to potential home buyers for down payment and/or closing costs and GAP financing. Housing counseling will be provided to increased knowledge and resources related to purchasing a home
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5 Households Assisted.
	<b>Location Description</b>	TBD
	<b>Planned Activities</b>	The national objective is Low/Mod-Income Housing. The Matrix Code is 05R Homebuyer Downpayment Assistance – Excluding Housing Counseling, under 24 CFR 5.100.
4.	<b>Project Name</b>	<b>HOUSING PROJECT DELIVERY</b>
	<b>Target Area</b>	Countywide-Other

	<b>Goals Supported</b>	HSS-3 Housing Rehabilitation
	<b>Needs Addressed</b>	Housing Priority
	<b>Funding</b>	HOME: \$220,000
	<b>Description</b>	Staff and overhead costs directly related to carrying out housing projects, such as work specification preparation, loan process, inspections, and other housing-related services.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 Other.
	<b>Location Description</b>	707 Executive Place, Fayetteville, NC 28305
	<b>Planned Activities</b>	The national objective is Low/Mod-Income Housing. The Matrix Code is 14H Rehabilitation: Administration.
	<b>Project Name</b>	<b>PUBLIC SERVICES</b>
5.	<b>Target Area</b>	Low- and Moderate-Income Areas Countywide-Other
	<b>Goals Supported</b>	HSS-1 Homeownership Assistance CDS-3 Public Services
	<b>Needs Addressed</b>	Housing Priority Community Development Priority
	<b>Funding</b>	CDBG: \$70,000
	<b>Description</b>	Partner with agencies in providing social services programs. Staff and overhead costs directly related to carrying out public services activities.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 Households Assisted. 60 Persons Assisted.
	<b>Location Description</b>	129 N Main St, Spring Lake, NC 28390; 707 Executive Place, Fayetteville, NC 28305



	<b>Planned Activities</b>	<p>The national objective is Low/Mod-Income Clientele (LMC).</p> <p>The Matrix Codes are:            13A Housing Counseling, under 25 CFR 5.100, for Homeownership Assistance (13B);            05Z Other Public Services Not Listed in 03T and 05A-05Y.</p>
6.	<b>Project Name</b>	<b>HOMELESS SERVICES</b>
	<b>Target Area</b>	Countywide-Other
	<b>Goals Supported</b>	HOM-2 Operations/Support HOM-3 Homeless Prevention
	<b>Needs Addressed</b>	Homeless Priority
	<b>Funding</b>	CDBG: \$55,100
	<b>Description</b>	Activities to benefit homeless persons to provide short-term rental assistance and utility assistance to help prevent homelessness and to reduce homeless population. This activity will be funded with CDBG and local government funds of as a part of the joint city/county homeless initiative program.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	250 Persons assisted.
	<b>Location Description</b>	TBD
	<b>Planned Activities</b>	<p>The national objective is Low/Mod-Income Clientele (LMC).</p> <p>The Matrix Codes are:            03T Homeless/AIDS Patients Programs;            05S Rental Housing Subsidies.</p>
7.	<b>Project Name</b>	<b>PUBLIC FACILITIES / INFRASTRUCTURE</b>
	<b>Target Area</b>	Low- and Moderate-Income Areas Shaw Heights
	<b>Goals Supported</b>	CDS-1 Infrastructure
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$200,000

	<b>Description</b>	Funding provided to make public facilities/infrastructure available for low- to moderate- income citizens of Cumberland County.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 Persons Assisted. 10 Households Assisted.
	<b>Location Description</b>	TBD
	<b>Planned Activities</b>	The national objective is Low/Mod-Income Area Benefit (LMA). The Matrix Codes are: 03E Neighborhood Facilities; 03J Water/Sewer Improvements; 03K Street Improvements.
8.	<b>Project Name</b>	<b>ECONOMIC DEVELOPMENT</b>
	<b>Target Area</b>	Low- and Moderate-Income Areas Countywide-Other
	<b>Goals Supported</b>	EDS-2 Financial Assistance
	<b>Needs Addressed</b>	Economic Development Priority
	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	CDBG funding will be provided to increase the number of new private sector jobs and expand job training opportunities to low- and moderate-income residents of Cumberland County.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 Business Assisted
	<b>Location Description</b>	707 Executive Place, Fayetteville, NC 28305
	<b>Planned Activities</b>	The national objective is Low/Mod-Income Clientele (LMC). The Matrix Code is 18A Economic Development Direct Financial Assistance to For-Profit Businesses.
9.	<b>Project Name</b>	<b>GENERAL ADMINISTRATION / PLANNING</b>
	<b>Target Area</b>	Countywide-Other
	<b>Goals Supported</b>	APM-1 Administration APM-2 Planning

	<b>Needs Addressed</b>	Administration, Planning, and Management Priority
	<b>Funding</b>	CDBG: \$156,000 HOME: \$31,000
	<b>Description</b>	CDBG funding will be provided to support administrative cost associated with carrying out the 2020 Action Plan Goals and Priority needs. Local government funds will also be used to help support this activity.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 Other.
	<b>Location Description</b>	707 Executive Place, Fayetteville, NC 28305
	<b>Planned Activities</b>	The Matrix Code is 21A General Program Administration.

## AP-50 Geographic Distribution – 91.220(f)

### Geographic Distribution

Target Area	Percentage of Funds
Low- and Moderate-Income Areas	42.9%
Countywide-Other	50.0%
Shaw Heights	7.1%

**Table 62 - Geographic Distribution**

### Rationale for the priorities for allocating investments geographically

Areas with multiple housing problems are concentrated in the block groups that are greater than 51% Low- and Moderate-Income. The following census tracts and block groups have at least 51% of the households with low- and moderate-incomes:

- C.T. 001400 B.G. 1
- C.T. 001603 B.G. 1
- C.T. 001604 B.G. 2
- C.T. 001700 B.G. 1
- C.T. 001700 B.G. 3
- C.T. 000200 B.G. 3
- C.T. 002401 B.G. 1
- C.T. 002402 B.G. 1
- C.T. 002504 B.G. 1
- C.T. 003500 B.G. 1
- C.T. 003500 B.G. 2
- C.T. 003500 B.G. 3
- C.T. 003500 B.G. 2
- C.T. 003600 B.G. 3

Additionally, Cumberland County is designated as an “exception” community by HUD. Any Block Groups below the County’s designated “exception” level of 50.76% low- and moderate-income is also eligible for the use of CDBG funds. The following Census Tracts and Block Groups are eligible based on exception criteria:

- C.T. 001100 B.G. 1
- C.T. 001700 B.G. 2
- C.T. 003104 B.G. 3

## Discussion

The geographic locations and the public benefit for the FY 2020 CDBG and HOME Activities/Projects are as follows:

- **HOUSING REHABILITATION** – Low- and Moderate-Income Areas; Countywide-Other
- **AFFORDABLE HOUSING DEVELOPMENT (2019)** – Low- and Moderate-Income Areas
- **HOMEOWNERSHIP ASSISTANCE** – Low- and Moderate-Income Areas; Countywide-Other
- **HOUSING PROJECT DELIVERY** – Countywide-Other
- **PUBLIC SERVICES** – Low- and Moderate-Income Areas; Countywide-Other
- **HOMELESS SERVICES** – Countywide-Other
- **PUBLIC FACILITIES / INFRASTRUCTURE** – Low- and Moderate-Income Areas; Shaw Heights
- **ECONOMIC DEVELOPMENT** – Low- and Moderate-Income Areas; Countywide-Other
- **GENERAL ADMINISTRATION / PLANNING** – Countywide-Other

DRAFT

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	153
Special-Needs	0
<b>Total</b>	<b>153</b>

**Table 63 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	50
The Production of New Units	12
Rehab of Existing Units	91
Acquisition of Existing Units	0
<b>Total</b>	<b>153</b>

**Table 64 - One Year Goals for Affordable Housing by Support Type**

### Discussion

During this program year the County is funding the following affordable housing projects/activities with CDBG and HOME funds:

- **HOUSING REHABILITATION** – 83 housing units
- **AFFORDABLE HOUSING DEVELOPMENT (2019)** – 12 housing units
- **HOMELESS SERVICES** – 50 households
- **PUBLIC FACILITIES / INFRASTRUCTURE** – 10 households

Additionally, the County is funding two programs that assist with low- and moderate-income homeownership, which are not included in the above chart:

- **HOMEOWNERSHIP ASSISTANCE** – 5 households
- **PUBLIC SERVICES** – 10 households

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Fayetteville Metropolitan Housing Authority's mission is to meet its community's housing needs by providing decent, safe and affordable housing. It is the goal of the Housing Authority 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 Housing Authority staff are committed to serving the Fayetteville community in a manner that demonstrates professionalism, care and consideration. Because the Fayetteville Metropolitan Housing Authority receives applications from all over the United States (due to the presence of Fort Bragg and the large number of people moving to the area for military service), FMHA rarely accepts applications.

Fayetteville Metropolitan Housing Authority is rated as a "high performer" by HUD.

Fayetteville Metropolitan Housing Authority owns and professionally manages ten (10) family communities and elderly/disabled rental apartments. Within these communities are 1,045 public housing units. The Housing Authority is currently working on the development of a 272 unit public housing community on Grove Street. Additionally, one 52 unit structure is undergoing the RAD conversion process, and an additional 32 unit structure has gone through RAD conversion.

The waiting list for public housing is currently open, and is open indefinitely. The breakdown of the waiting list is 61.3% single-person households, 34.7% two-person households, 3.5% three-person households, 0.8% four-person households, and 0.5% five-person or greater households, for a total of 354 households on the waiting list as of January 9, 2020 (the last waiting list available). With public housing occupancy is at 98%, there is a greater demand than supply. However, public housing residents have been converting to Section 8, and demand for public housing has decreased among households who qualify for Section 8.

Fayetteville Metropolitan Housing Authority does not have any homebuyer programs for residents. FMHA has a Family Self-Sufficiency program, a resident services program, and a Step Up to Work program where they average two (2) participants per year. FMHA also has a pilot program for tax forgiveness.

The Fayetteville Metropolitan Housing Authority administers 1,749 Section 8 Housing Choice Vouchers as of October 15, 2019, as well as an additional 223 VASH vouchers. A total of 1,714 of these vouchers are living in Section 8 Housing. Demand for a quality Section 8 Housing rental exceeds the supply of decent, affordable rental units. Section 8 Housing is currently at 98% occupancy. There were 218 families/individuals on the Housing Choice Voucher waiting list as of January 9, 2020 (the last waiting list available). The waiting list is currently closed.

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

The Fayetteville Metropolitan Housing Authority has determined the needs for its properties through interviews with its Resident Advisory Board. The FMHA recently submitted its Five Year Plan Update for its FY 2019 through FY 2023 Public Housing Capital Fund Program Grant, and submitted its complete Five Year Plan for FY 2019-2023 in Summer of 2019. The Capital Fund Grant award for FY 2020 was \$1,707,832.

The Housing Authority has applied to HUD for 216 units in Grove View Terrace and 32 units in Hillside Manor for RAD conversion. In addition to the RAD conversion, the Housing Authority will replace the units with 56 tax credit units in conjunction with the 216 RAD units.

The major work items for the Fayetteville Metropolitan Housing Authority's properties in the year 2020 are as follows:

- Melvin Place – Point Place – Sidewalks/Grounds/Parking/Streets; UCPS Code Compliance; Floor Improvements; Roof Repairs/Replacement; Interior Painting; and Pest Control.
- Holland Homes – Sidewalks/Grounds/Parking/Streets; UCPS Code Compliance; Floor Improvements; Roof Repairs/Replacement; Interior Painting; and Pest Control.
- Scattered Sites – Sidewalks/Grounds/Parking/Streets; UCPS Code Compliance; Floor Improvements; Roof Repairs/Replacement; Interior Painting; and Pest Control.

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

According to the Five Year and Annual Plan for 2019-2023, FMHA's progress in meeting their mission and goals states that FMHA set the goal of cooperating with Cumberland County, the City of Fayetteville, and other neighborhood partners to promote neighborhood revitalization and economic development in designated areas of the City. FMHA has an active resident council that expresses needs for all public housing communities under the Fayetteville Metropolitan Housing Authority. The Resident Advisory Board has actively contributed to the FMHA's 2019-2023 Five Year and Annual Plans.

Section 8 Voucher Holders have the opportunity to plan and reach goals that they set for themselves and their families, as well as save a significant amount of money. This opportunity is available to Section 8 holders who choose to become participants in Section 8's Family Self-Sufficiency Program. There are two parts to the program. The first part of the program is the Self-Sufficiency program where participants have the opportunity to work toward meeting its goals that they set for their families, as well as save money that will become theirs when they have completed their goals. The second part of the program is the Homeownership Program. In this part of the program, a Section 8 participant can choose to use his or her Section 8 voucher to assist with the purchase and payment of a home. Each part of the Self-Sufficiency program is detailed below.

Family Self-Sufficiency (FSS) is a voluntary HUD program that encourages and assists families to become self-sufficient. Anyone currently on the Section 8 Housing Choice Voucher program is eligible for this



program. FSS offers a financial incentive to families through an escrow account, which is based on an increase in a families earned income. An example of an increase in earned income would be when a family member has a pay raise, obtains employment or has an increase in his or her working hours that results in an increase in the portion of rent that the family pays each month. For example, if a family member begins working 40 hours per week, and the families rent increase \$25.00 dollars per month, that \$25.00 dollars goes into an escrow account that the Housing Authority establishes for the family. This account becomes available to the family when the family successfully completes their FSS Contract of Participation. Depending upon each participant's situation, the FSS Program can connect tenants with job training, resource planning, credit repair resources, basic skills education, high school equivalency (GED) programs, post-secondary education, and assistance with securing meaningful employment. Advisors provide emotional support, case management, and personalized assistance.

**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.

**Discussion**

The Fayetteville Metropolitan Housing Authority is continuing to meet its goals by securing funding through RAD conversion, development of Section 8 Project-Based Voucher Developments, and revitalization of its existing units.

The Fayetteville Metropolitan Housing Authority will be partnering with the City of Fayetteville in its pursuit of a Choice Neighborhoods Initiative Grant for the Murchison Road Corridor.

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

### Introduction

The Five Year Consolidated Plan is to serve as a consolidated planning document, an application, and a strategic plan for Cumberland County, NC. The following goals and objective for Cumberland County's Homeless Strategy have been identified for the five year period of FY 2020 through FY 2024.

- **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.

### 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 Point-in-Time Count for Cumberland County in 2019 counted a total of 329 homeless persons and 253 homeless households. Of these, 226 persons, or 68.6%, were unsheltered. There were 73 persons in transitional housing, and 30 persons that were housed in emergency shelter. There were 34 homeless families with children, totaling 107 people, none of which were chronically homeless. There were no unaccompanied youths that were homeless in 2019. Of the 329 homeless people counted, 122 (37.1%) were considered chronically homeless. There were 38 homeless Veterans in 2018, and 33 of the homeless Veterans were unsheltered. This indicates a need for greater outreach and shelter/housing options for these special needs groups.

**Families with children** – The Point-in-Time count for 2016 identified 19 homeless households with children in Cumberland County, for a total of 29 persons. Numbers were lower in 2017 at 8 homeless households with 14 persons. The homeless households increased in 2018, including 21 homeless households for a total of 37 persons. In 2019, there were 34 homeless households with children, and 107 homeless individuals. This could potentially be attributable to Hurricane Florence and flood damage forcing families out of their home.

**Veterans and their families** – There are large numbers of Veterans and support systems in place because of the adjacent military base in Fort Bragg. There are multiple organizations that serve Homeless Veterans in Fayetteville and Cumberland County, including the Salvation Army, Veteran Services of the Carolinas, and Volunteers of America. Homeless Veterans often require additional

services, with mental health services being the most commonly cited need. The number of homeless Veterans in Cumberland County has increased from 68 in 2016 to 72 in 2017. This population was counted at 71 individuals in 2018.

**Unaccompanied youth** – Teens aging out of foster care, and young adults in the 18-24 age transition stage are difficult to locate. Many of them are staying with friends and family temporarily, but are technically homeless. Unaccompanied youth may also move between different shelters. There were 20 unaccompanied youth counted in the 2016 Point In Time count; 10 unaccompanied youth counted in 2017; and 25 unaccompanied youth counted in 2018. There were no unaccompanied youth counted in 2019 for Cumberland County.

The lead agency for the Fayetteville-Cumberland County Continuum of Care is Cumberland County. Membership in the CoC is open to any stakeholder in the community, and membership is ultimately determined by the CoC Board. 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. The CoC has adopted Coordinated Entry, which is administered by Cumberland HealthNet, and has required all ESG recipients to adopt a Housing First model.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The Point-in-Time count for 2018 counted 73 homeless households with children in Cumberland County, and 139 households without children. There were 34 households with 107 children in 2019. Of these households, 16 children were unsheltered.

Emergency Shelters for families are run by the Salvation Army, Hope Center, Life Matters, and Family Promise. There are additional emergency shelters targeted toward men (Operation Inasmuch) and women (Hope Center and Day Resource Center). Homeless shelters are often concentrated in low- and moderate-income areas and areas of minority concentration.

There are organizations in the region that target veterans due to the large population. The Salvation Army has beds for veterans alongside its family shelter beds. Volunteers of America conducts job and employment training for veterans, targeted toward female homeless veterans. Veteran Services of the Carolinas also serves 40 veterans through an HPRP grant. The number of beds provided for homeless people in the area include:

- Homeless Families – 56 beds
- Chronically Homeless – 6 beds
- Homeless Veterans – 127 beds

Some additional emergency shelters and transitional housing programs are put in place for weather events. Members of the CoC, including Salvation Army and True Vine Ministries' Hope Center operate a "White Flag" shelter for weather amnesty in the cold. Additional programs have been created to address

those displaced by Hurricane Florence, which is run through the Back at Home Program for disaster relief, which is administered by Volunteers of America.

**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 Fayetteville-Cumberland County CoC has not yet included the housing first model in its written standards, though this change is being discussed. The CoC has implemented Coordinated Entry, with Cumberland Healthnet acting as the lead entity. The Coordinated Entry process evaluates individuals when they present themselves, and they are directed toward the emergency shelter, transitional housing, or permanent supportive housing facilities that will best meet their needs. There is a need for more rapid rehousing in the area, as care providers calculate that approximately 80% of the homeless population needs only to be rehoused and can quickly stabilize after being placed in housing.

Though the per capita rate of homelessness has decreased in Cumberland County since 2013, the number of chronically homeless individuals increased between 2018 and 2019 from 70 to 120. This underscores a need for additional permanent supportive housing. According to care providers, approximately 20% of the homeless people in the area require more substantive services. These services could be provided through additional permanent supportive housing.

Many of the organizations associated with the CoC focus on providing additional services to complement housing services. These services include job training, health services, and case management.

Cumberland County has approximately 1,000 children in foster care at any given time. Children who have been released from delinquent court will be placed in foster care even if they have parents that can support them, overloading the system. Children aging out of this system are at-risk, but these children are largely supported through Department of Social Services upon release.

The number of homeless Veterans in Cumberland County has increased from 25 in 2016, to 31 in 2017, and 33 in 2018. This could be caused by a variety of factors, but there are many social services targeted toward job training for veterans and shelters for veterans. Fayetteville Metropolitan Housing Authority has 223 VASH vouchers for Veterans, though their utilization rate is only 80% due to the VA's administration of the vouchers.

**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 must have written discharge policies for "appropriate referral and transfer plans" including evaluation of a patient's capacity for self-care and possibility of being cared for in "the environment from which s/he entered the hospital." The actual discharge varies with the individual being discharged, their primary and behavioral health needs, and resources and supports available. While health care facilities try to send individuals home or to family, sometimes they discharge to a nursing home, rehab hospital or as last resort, a non-HUD funded shelter. Though all discharge plans contain provisions to avoid discharging individuals into a situation where they are literally homeless, shelters are often full and individuals who are discharged will have no choice but to live on the street. Some shelters have protocols against accepting certain individuals directly from a hospital. Populations that are discharged from hospitals and correctional facilities are sent to particular shelters, such as the Hope Center for women discharged from hospitals and Family Promise for individuals exiting incarceration, but these shelters do not contract with these institutions and individuals arriving at these places will be unplanned for and, as a result, turned away.

Cumberland County Department of Social Services provide a variety of services to low-income people to provide them with support and help them maintain stability. These services target populations that have a significant amount of crossover with homeless populations, such as addition and mental health services.

## **Discussion**

Not Applicable.

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

### **Introduction:**

The City of Fayetteville's and Cumberland County's 2020 Analysis of Impediments to Fair Housing Choice has identified the following impediments, along with goals and strategies to address those impediments and affirmatively further fair housing in the City and County:

**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**

**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.

**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.

**Strategies:** To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **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.

**Impediment 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.

**Strategies:** To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **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 Credit applications to develop decent, safe, sound and affordable rental housing.
- **2-E:** Target and rehabilitate rental housing in the Murchison Road Corridor and Shaw Heights Neighborhood Revitalization Strategy Areas.

**Impediment 3: Lack of Quality Affordable Homeowner 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.

**Strategies:** To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **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 in Fayetteville and the Shaw Heights Neighborhood in Cumberland County.

**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 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.

**Strategies:** To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **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.

**Impediment 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.

**Strategies:** To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **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.

**Impediment 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:** To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **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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## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

Cumberland County has developed the following actions planned to: address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based hazards, reduce the number of poverty-level families, develop institutional structures, and enhance coordination between public and private housing and social service agencies.

### **Actions planned to address obstacles to meeting underserved needs**

Despite efforts made by Cumberland County and social service providers, a number of significant obstacles remain to meeting underserved needs. With funding resources being scarce, funding becomes the greatest obstacle for Cumberland County to meet its underserved needs. Insufficient funding lessens the ability to fund many worthwhile public service programs, activities, and agencies. Through its planning efforts, the County will use its limited resources to address Cumberland County's greatest needs and improve the quality of life for its residents. The following obstacles need to be overcome in order to meet underserved needs:

- 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 major rehabilitation of the County'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**

To foster and maintain affordable housing, Cumberland County proposes the following Five-Year Goals and Strategies:

- **HSS-1 Homeownership Assistance** - Promote and assist in developing homeownership opportunities for low- and moderate-income households.
- **HSS-2 Housing Construction** - Promote and assist in the development of new affordable housing inventory for both rental and sales housing.
- **HSS-3 Housing Rehabilitation** - Promote and assist in the preservation of existing owner and renter occupied housing inventory in Cumberland County.
- **HSS-4 Fair Housing** - Affirmatively further fair housing by promoting fair housing choice throughout Cumberland County.

- **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 Housing Purchase** - Provide funds for downpayment assistance and acquisition for rehabilitation to make housing affordable to low- and moderate-income persons and families.

Cumberland County intends to reprogram previous year's CDBG and HOME funds into housing construction and housing rehabilitation to meet the need for affordable housing. Cumberland County is designating a Neighborhood Revitalization Strategy Area in the Shaw Heights Neighborhood, and will be targeting resources for infrastructure development in this area, followed by housing development and rehabilitation.

Cumberland County will continue to work with the Fayetteville-Cumberland County Human Relations Commission during this program year to again provide education and outreach.

### **Actions planned to reduce lead-based paint hazards**

The revised Federal lead-based paint regulations published on September 15, 1999 (24 CFR Part 35) have had a significant impact on many activities – rehabilitation, tenant based rental assistance, and property acquisition – supported by the CDBG and HOME programs. Cumberland County will comply with Title 24 Part 35: Lead-Based Paint Poisoning Prevention in Certain Residential Structures (Current Rule).

For any housing rehabilitation program using Federal funds, Cumberland County will ensure that:

- A pre-test is conducted for rehabilitation activities in housing units built before 1978 with occupants with children.
- A post-test is conducted for rehabilitation activities in housing units built before 1978 without children.
- 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**

According to the 2013-2017 American Community Survey, approximately 18.2% of Cumberland County's residents live in poverty, which is higher than the State of North Carolina where 16.1% of residents live in poverty. Female-headed households with children are more affected by poverty at 45.4%. Youth poverty is an acute problem in Cumberland County, as 26.5% of all youth under the age of 18 were living in poverty.

The County's anti-poverty strategy is based on attracting a range of businesses and supporting workforce development, including job-training services for low-income residents. The County allocates a large portion of CDBG funding to economic development activities to provide programs that lift families out of poverty and support small business development. In addition, the County is going to continue to partner with local social service organizations that target low-income residents.

Planned economic development and anti-poverty programs include:

- Job-training services through NCWorks.
- Partnerships for job training with Fayetteville Technical Community College.
- Business consulting with the Center for Economic Empowerment and Development (CEED).
- Homeless prevention services.
- Employment training for homeless persons and special needs populations, including veterans.
- Promotion of new job opportunities.

### **Actions planned to develop institutional structure**

Cumberland County works with the following agencies to enhance coordination:

- **Cumberland County Department of Community Development** - oversees the CDBG and HOME programs, and oversees the Continuum of Care for Fayetteville-Cumberland County.

- **Fayetteville Metropolitan Housing Authority** - oversees the improvements to public housing communities and the Section 8 Housing Choice Voucher Program.
- **United Management II** - oversees development of affordable housing through Low-Income Housing Tax Credits (LIHTC).
- **Social Services Agencies** - the County provides funds to address the needs of low- and moderate-income persons.
- **Housing Providers** - the County provides funds to rehabilitate and develop affordable housing for low- and moderate-income families and individuals.
- **Cumberland County Department of Social Services** - provides mainstream social services to individuals and families in Cumberland County and the City of Fayetteville.

As part of the CDBG and HOME application planning process, local agencies, and organization are invited to submit proposals for CDBG and HOME funds for eligible activities. These groups participate in the planning process by attending the public hearings, informational meetings, and completing survey forms.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

**Public Institutions:** The County will act as a clearinghouse and facilitator for many of the activities described in the annual action plan. As the local unit of government, the County is empowered to apply for and administer certain types of grants. Support from the County, expressed as a certification of consistency or some other instrument, may be all that is required for some activities. Other activities will involve the more direct participation of the County for funding, acquisition of land or buildings, or in convening meetings of various agencies coordinate strategies on how to seize opportunities. The County will continue to administer the CDBG and HOME programs.

The Fayetteville Metropolitan Housing Authority administers public housing and Section 8 Housing Choice Voucher programs throughout the County. This Authority is responsible for the management and maintenance of public housing units. The Housing Authority will continue in its efforts to modernize these public housing units in order to provide decent, affordable housing in the County.

Cumberland County is the lead entity for the Fayetteville-Cumberland County CoC, and coordinates strategies to reduce homelessness and provide services for those that are homeless in the County. Efforts are made to coordinate with developers to create permanent supportive housing units, and with shelters and care providers to transition the homeless population into the housing that meets their specific needs. Cumberland County holds monthly CoC meetings with members to discuss strategies to assist the homeless population in the County.

**Non-Profit Organizations:** Non-profit housing agencies play a role in the implementation of this plan. Through the construction of new housing, and the rehabilitation of existing units, these agencies access financing sources such as the Low Income Housing Tax Credit, Golden LEAF funding, and charitable

contributions that increase the supply of affordable housing. While some groups focus on the rehabilitation of single units for resale to first time homebuyers, others have attempted to create assisted rental developments. In the future, the union of such groups with social service agencies that serve specific special needs populations will address the Five Year Consolidated Plan strategy for creation of supportive housing and affordable housing opportunities.

Social service agencies are a link between the provision of housing and the population it is intended to serve. The agencies work directly with providers of services to persons with special needs including: mental health, mental retardation, elderly, drug and alcohol addiction and families that are at-risk of becoming homeless. Although these agencies cannot provide housing, they can direct housing efforts where needed and are integral in the planning of housing and services for target populations. Emergency shelters, including the Salvation Army and Endeavors, will continue to provide shelter for the homeless.

**Private Industry:** The County partners with agencies and organizations that coordinate economic development activities. The County partners with the City of Fayetteville's Department of Economic & Community Development, which has multiple programs to assist in job development and retention that are targeted toward private businesses. Small business consulting, loans, and grants are designed to assist entrepreneurs in areas with high low- and moderate-income populations. Additionally, larger financial incentive programs are implemented by the County to recruit businesses that provide jobs that pay decent wages for residents of the County.

#### **Discussion:**

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

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

**Pre-disbursement / pre-monitoring conferences** are conducted to ensure that sub grantees understand the rules and requirements of the programs. During each conference, specific contract requirements, documentation and filing procedures, reporting requirements, and reimbursement procedures were explained to the sub grantee.

**Desk reviews** are conducted periodically as requests for reimbursements are submitted by the sub grantees on a monthly basis to ensure timely expenditure of funds. The County disburses its funds via a reimbursement process. The County reimburses sub grantees only when a request for reimbursement was accompanied with supporting documentation such as copies of invoices, cancelled checks, receipts, time sheets, etc. Sub-grantees were also required to submit budget summary reports so that these reports can be compared for accuracy. Activity summary reports are required to be submitted on a regular basis to monitor the sub grantee's progress towards meeting their goals.

**Onsite monitoring visits** are performed during the program year on selected sub-grantees. Some of the areas reviewed most often during onsite visits include:

- Compliance with participant eligibility, income certification requirements, and documentation guidelines; and reporting;
- Confidentiality procedures;
- Progress towards meeting projected goals and timely use of funds;
- Compliance with specific contractual requirements; and
- Review of audit report.

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## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

Cumberland County receives an annual allocation of CDBG funds. Since the County receives this federal allocation the questions below have been completed, as they are applicable.

#### 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	\$254,517.00
	\$0.00
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	\$0.00
3. The amount of surplus funds from urban renewal settlements	\$0.00
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.	\$0.00
5. The amount of income from float-funded activities	\$254,517.00

#### Total Program Income

#### Other CDBG Requirements

1. The amount of urgent need activities	\$0.00
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%



**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:**

Cumberland County 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:**

In applying the resale provisions to affordable housing development for homeownership, the County will designate a unit as an affordable unit. When a unit is designated affordable and it is sold during the affordability period, the sale must meet the following criteria:

The new purchaser must be low-income, meeting the HOME Program definition, and occupy the property as the family's principle residence.

The sales price must be "affordable" to the new purchaser. Cumberland County Community Development defines affordable as the homebuyer paying no more than 30% of their annual gross income toward principal, interest, taxes, and insurance (PITI).

The County will ensure that the housing will remain affordable to a reasonable range of low-income homebuyers whose incomes fall within the range of 60% to 80% of the area median income.

- 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:**

Cumberland County's resale recapture guidelines for units acquired with HOME funds break down in the following manner:

<b><u>HOME amount per unit</u></b>	<b><u>Minimum Period of Affordability</u></b>
Under \$15,000	5 years
\$15,000 to \$40,000	10 years
Over \$40,000	15 years

- 
- 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:**

Cumberland County does not intend to refinance any existing debt for multifamily housing that will be rehabilitated with HOME Funds.

**Discussion:**

Cumberland County and the City of Fayetteville both receive HOME funds. For this reason, Cumberland County does not participate in a HOME Consortium.

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# CITY OF FAYETTEVILLE, NC

*433 Hay Street, Fayetteville, NC 28301*

# CUMBERLAND COUNTY, NC

*707 Executive Place, Fayetteville, NC 28305*

## FAYETTEVILLE METROPOLITAN HOUSING AUTHORITY

*1000 Ramsey Street, Fayetteville, NC 28301*

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# ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

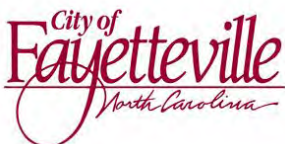
*For Submission to HUD for the  
Community Development Block Grant Program*

***April 20, 2020***

Mitch Colvin  
Mayor  
Fayetteville, NC

W. Marshall Faircloth  
Chairman, Board of  
Commissioners  
Cumberland County, NC

Dawn Weeks,  
Executive Director  
Fayetteville  
Metropolitan  
Housing Authority



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## Executive Summary

The City of Fayetteville and Cumberland County, North Carolina are entitlement communities under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant Program (CDBG) and the HOME Investment Partnership (HOME) Program. In accordance with the Housing and Community Development Act of 1974, as amended, each entitlement community must "affirmatively further fair housing." In order to demonstrate that the entitlement community is "affirmatively furthering fair housing," each community must conduct an Analysis of Impediments to Fair Housing Choice which identifies any impediments to fair housing choice and what steps it will take to affirmatively further fair housing. HUD advises communities that the Analysis of Impediments to Fair Housing should also address the Fair Housing Act, Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Section 109 of Title I of the Housing and Community Development Act of 1974, Title II of the Americans with Disabilities Act of 1990, Architectural Barriers Act of 1968, Age Discrimination Act of 1975, Title IX of the Education Amendments Act of 1972, Executive Order 11063, Executive Order 11246, Executive Order 12892, Executive Order 12898, Executive Order 13166, and Executive Order 13217.



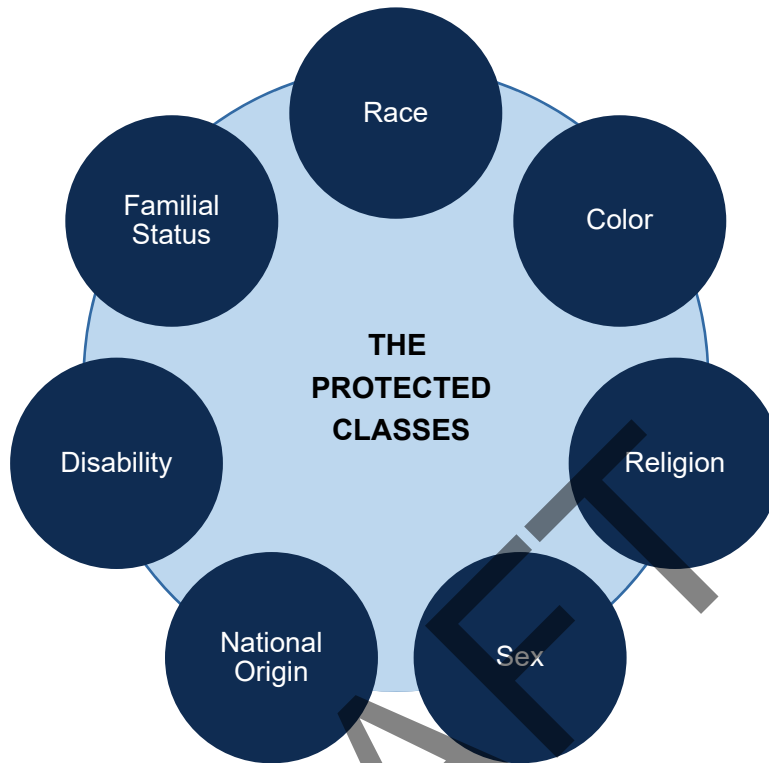
The HUD Fair Housing and Equal Opportunity (FHEO) Office has advised Federal entitlement communities to update their Analysis of Impediments (AI) to Fair Housing Choice to coincide with their Five Year Consolidated Plan, and then every five (5) years thereafter. As part of its Annual Action Plan, each entitlement City and County must additionally sign certifications every year stating that the City or County will affirmatively further fair housing. This means that the City and County will conduct an Analysis of Impediments to Fair Housing Choice (AI), take appropriate actions to overcome the effects of any impediments identified through the AI, and maintain records reflecting what analysis and corrective actions were taken.

The City of Fayetteville and Cumberland County previously prepared an Analysis of Impediments to Fair Housing Choice in 2015. The City of Fayetteville and Cumberland County have prepared this 2020-2024 Analysis of Impediments to Fair Housing Choice (AI) in cooperation with the Fayetteville Metropolitan Housing Authority. The findings produced through this analysis will be further addressed in each of the City's and County's FY 2020-2024 Five Year Consolidated Plans.

This analysis focuses on the status and interaction of six (6) fundamental conditions within the City of Fayetteville and Cumberland County:

- The sale or rental of dwellings (public or private);
- The provision of housing brokerage services;
- The provision of financial assistance for dwellings;
- Public policies and actions affecting the approval of sites and other building requirements used in the approval process for the construction of publicly assisted housing;
- The administrative policies concerning community development and housing activities, which affect opportunities for minority households to select housing inside or outside areas of minority concentration; and
- Where there is a determination of unlawful segregation or other housing discrimination by a court or a finding of noncompliance by HUD regarding assisted housing in a recipient's jurisdiction, an analysis of the actions which could be taken by the recipient to remedy the discriminatory condition, including actions involving the expenditure of funds made available under 24 CFR Part 570.

The Fair Housing Act was originally passed in 1968 to protect buyers and renters from discrimination from sellers and landlords by making it unlawful to refuse to sell or rent property to persons included under the category of a protected class. The Fair Housing Act prohibits discrimination against persons based on their *race, color, religion, sex, national origin, disability, or familial status* in the sale, rental, and financing of housing.



As population shifts and economic trends grow, Fair Housing issues vary drastically between jurisdictions and regions. Therefore, the City of Fayetteville and Cumberland County are taking a more efficient and proactive approach toward affirmatively furthering fair housing choice for residents on both a local level and a regional level.

The collaboration between the City of Fayetteville and Cumberland County, North Carolina, and the Fayetteville Metropolitan Housing Authority has produced beneficial insight into the issues affecting the housing market of the City of Fayetteville and Cumberland County. While certain fair housing issues are regional in scale, this AI strives to identify strategies and goals it can take to address the barriers that are impacting Fair Housing Choice for the City's and County's residents.

The methodology employed to undertake this Analysis of Impediments included:

- **Research**
  - A review was performed of the City of Fayetteville's and Cumberland County's zoning ordinances.
  - A review of the Fayetteville Metropolitan Housing Authority's Deconcentration Analysis and Narrative.

- The most recent demographic data for the City and County was analyzed from the U.S. Census, which included general, demographic, housing, economic, social, and disability characteristics.
- A review of the U.S. Department of Housing and Urban Development Comprehensive Housing Affordability Strategy (HUD-CHAS) data was undertaken.
- A review of financial lending institutions through the Home Mortgage Disclosure Act (HMDA) database was completed.
- A review of the real estate and mortgage practices was undertaken.
- Home mortgage foreclosure data was also reviewed.
- **In-Person Meetings/Interviews**
  - Meetings were conducted with the following:
    - Cumberland County Community Development
    - Fayetteville Metropolitan Housing Authority
    - Fayetteville City Manager
    - City of Fayetteville Planning & Zoning
    - City of Fayetteville Parks & Recreation
    - City of Fayetteville Code Enforcement
    - Cumberland County Manager
    - Cumberland County Department of Social Services
    - Cumberland County Public Health Department
    - Coordinating Council on Older Adults
    - Center for Economic Empowerment & Development (CEED)
    - City of Fayetteville Planning & Development Services
    - NCWorks Career Center
    - Cumberland County Schools
    - Kingdom Community Development Corporation
    - United Management II
    - North Carolina Legal Aid
    - Fayetteville Area Habitat for Humanity
    - Pathways 4 Prosperity
    - Fayetteville Area Operation Inasmuch
    - Fayetteville VA Medical Center
    - Alliance Health
    - Salvation Army Fayetteville
    - Cumberland Healthnet
    - Family Promise
    - Veterans Empowering Veterans



- Designing Station
  - Seth's Wish
  - Volunteers of America – Carolinas
  - Genesis Grace Ministry
  - Hope Center – True Vine Ministries
  - United Way of Cumberland County
  - Hope 4 NC
  - Stedman-Wade Health Services, Inc.
  - Endeavors
  - Cumberland County Fire Marshal
  - Fayetteville Urban Ministry
  - Covenant Love Church
  - Rivers of Life Christian Church
  - NAACP
  - First Baptist Church – Moore Street
  - Greater Life Church Fayetteville
  - Manna Church
  - Hay Street United Methodist Church
- **Phone Interviews**
    - Phone interviews were conducted with the following:
      - Indian Housing Authority
    - Surveys were sent to each housing, social service, and community development agency that was invited to the roundtable discussions. Follow up phone calls were made when an organization neither returned a survey nor attended a meeting.
- **Analysis of Data**
    - Low- and moderate-income areas were identified and mapped.
    - Concentrations of minority populations were identified and mapped.
    - Concentrations of owner-occupied and renter-occupied housing units were identified and mapped.
    - Fair housing awareness in the community was evaluated.
    - The locations of Housing Cost Burdens throughout the County were analyzed.
    - The locations of CDBG and HOME expenditures throughout the area were analyzed.
    - The City's and County's Five Year Goals and Objectives were reviewed.

- **Potential Impediments**

- Public sector policies that may be viewed as impediments were analyzed.
- Private sector policies that may be viewed as impediments were analyzed.
- The status of previously identified impediments was analyzed.

- **Citizen Participation**

- The City of Fayetteville and Cumberland County published an online survey, and advertised for the survey using a press release on February 10, 2020. The online survey produced 170 responses in English and 2 responses in Spanish. See copy of survey form in the Appendix Section.
- The City of Fayetteville and Cumberland County held two (2) Public Meetings to engage the public and local organizations/agencies and help identify issues impacting Fair Housing Choice. The First Public Meeting was held on Tuesday, October 15, 2019 at the Cliffdale Recreation Center and the Second Public Meeting was held on Thursday, October 17, 2019 at the Spring Lake Family Resource Center.
- Notices for the public meetings were published in the "The Fayetteville Observer," the local newspaper of general circulation in the area.
- The City of Fayetteville and Cumberland County met with representatives from forty-three (43) local housing, community development, realtors, and social service organizations through a series of small group discussions. These were held with the following types of organizations:
  - Local housing authority
  - Advocacy organizations
  - Direct housing stakeholders
  - Social service providers
  - Economic Development Organizations
  - Educational agencies
  - Planning organizations
  - Faith-Based Organizations
  - Local fair housing advocacy organizations
- The City of Fayetteville and Cumberland County conducted a phone interview with the Indian Housing Authority of North Carolina, who was unable to attend the public hearings or individual group meetings.
- The 2020-2024 Analysis of Impediments to Fair Housing Choice was made available on the City of Fayetteville's and Cumberland County's websites at <https://fayettevillenc.gov/community/community-development>, <http://www.co.cumberland.nc.us/departments/community-development->

[group/community development](#), and a hardcopy was placed at the following locations beginning on March 5, 2020:

- Economic & Community Development Office  
Festival Park  
225 Ray Avenue  
Fayetteville, NC 28301
- Fayetteville City Hall Foyer  
433 Hay Street  
Fayetteville, NC 28301
- Cumberland County Library Headquarters  
300 Maiden Lane  
Fayetteville, NC 28301
- Cliffdale Library  
6885 Cliffdale Lane  
Fayetteville, NC 28314
- Cliffdale Recreation Center  
6404 Cliffdale Road  
Fayetteville, NC 28314
- College Lakes Recreation Center  
4963 Rosehill Road  
Fayetteville, NC 28311
- Gilmore Recreation Center  
1600 Purdue Drive  
Fayetteville, NC 28303
- J.S. Spivey Recreation Center  
500 Fisher Road  
Fayetteville, NC 28301
- Kiwanis Recreation Center  
353 Devers Street  
Fayetteville, NC 28303
- Spring Lake Town Hall  
300 Ruth Street  
Spring Lake, NC
- Godwin Town Hall  
4924 Markham Street  
Godwin, NC
- Falcon Town Hall  
7156 South West Street  
Falcon, NC
- Stedman Town Hall  
5110 Front Street  
Stedman, NC
- Wade Town Hall  
7128 Main Street  
Wade, NC
- Linden Town Hall  
9456 Academy Street  
Linden, NC
- Hope Mills Town Hall  
5770 Rockfish Road  
Hope Mills, NC
- Eastover Town Hall  
3863 Dunn Road  
Eastover, NC
- Myers Recreation Center  
1018 Rochester Drive  
Fayetteville, NC 28305

- Massey Hill Recreation Center  
1612 Camden Road  
Fayetteville, NC 28306
- Smith Recreation Center  
1520 Slater Avenue  
Fayetteville, NC 28301
- Old Wilmington Road  
Neighborhood Resource Center  
229 Lincoln Drive  
Fayetteville, NC 28301
- College Lakes Recreation Center  
4963 Rosehill Road  
Fayetteville, NC 28311
- Westover Recreation Center  
277 Bonanza Drive  
Fayetteville, NC 28303
- The City of Fayetteville and Cumberland County held two Public Meetings on the “draft” 2020-2024 Analysis of Impediments on Thursday, March 5, 2020 and Thursday, March 19, 2020.

Based on the data analysis and citizen participation process, the following issues impacting fair housing choice in the area were identified:

- **Housing Opportunities:**

- There is a shortage of affordable housing in Fayetteville and Cumberland County which is decent, safe, and sanitary.
- There is a lack of Federal and State funds for housing subsidies and the development of new affordable housing is not economically feasible for private developers.
- There is a shortage of affordable housing units in areas of opportunity where low-income persons and households may choose to move.
- There are a number of mobile home parks in the City and County that vary in condition, with those in the poorest conditions becoming abandoned and should be removed.
- There is enough vacant land for infill housing, but there is a lack of financial incentives to develop affordable housing on the vacant land by public, private, and non-profit developers.

- **Housing Choice:**

- Housing units that are deteriorated and below code standards tend to be available at affordable rents.
- Affordable housing units are concentrated in neighborhoods that are segregated by race or ethnicity, in addition to income.
- The special needs population in the City of Fayetteville and Cumberland County, has increased in the last 15 years, but landlords are frequently unwilling to make reasonable modifications and accommodations to their units.

- There are physical, economic, and social justice barriers that impede the development of new affordable and accessible housing in the City of Fayetteville and Cumberland County.
- There is a lack of "mixed-income" housing being built in the County.
- There is a high demand for elderly housing in the County.
- **Cost Overburden:**
  - Lower household incomes create cost overburdened housing conditions; approximately 25.6% of homeowners and 47.8% of renters in the County are cost overburdened by 30% or more.
  - Wages in the City of Fayetteville have remained stagnant, contributing to the high number of cost overburdened renters and homeowners in the area.
  - The elderly, on fixed income, cannot afford to make the repairs, alterations, and accommodations to their homes to make them accessible to their needs.
  - Contingencies do not exist on investor-rehabilitated affordable housing, and investors do not want to maintain affordability.
- **Disability/Accessibility:**
  - There is a lack of housing in the County that is accessible and affordable for the elderly, the disabled, and persons with special needs.
  - The denial by some landlords to make reasonable modifications and accommodations, limits the amount of accessible units in the County that are for rent for persons with special needs.
- **Fair Housing:**
  - Tenants and homebuyers do not always file housing discrimination complaints when renting or buying a home.
  - There may be predatory loans in the region which result in foreclosure and eviction rates are high.
  - Eviction rates are high in the City and County, and landlords are permitted to evict tenants within 72 hours.
  - Persons with Limited English Proficiency (LEP) do not always have a fair housing choice.
  - There is a lack of awareness of tenants' rights and landlords' responsibilities, including what reasonable modifications and accommodations are.
- **Access/Mobility:**

- The limited public transportation network in the County is not convenient for lower income households to go to: work, health care, shopping, etc., which limits the choices where a low-income household can live.
- Landlords will frequently refuse to make reasonable modifications and accommodations, and discriminate against elderly tenants.
- Families and individuals have a right to live wherever they chose if affordable housing is available outside areas of concentration of low income or racial concentration.

Using these findings, the City of Fayetteville and Cumberland County developed the following impediments for the 2020-2024 Analysis of Impediments to Fair Housing Choice and defined specific goals and strategies to address each impediment.

#### • **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.

**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.

**Strategies:** To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **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.

### • **Impediment 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.

**Strategies:** To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **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 and Shaw Heights Neighborhood Revitalization Strategy Areas.

### • **Impediment 3: Lack of Quality Affordable Homeowner 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.

**Strategies:** To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **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 in Fayetteville the Shaw Heights in Cumberland County.

#### • **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 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.

**Strategies:** To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **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.



### • **Impediment 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.

**Strategies:** To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **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.

### • **Impediment 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.

**Strategies:** To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **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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## I. Introduction

The City of Fayetteville, NC and Cumberland County, NC are both entitlement communities under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program and HOME Investment Partnership (HOME) Program. In accordance with the Housing and Community Development Act of 1974, as amended, each entitlement community must "affirmatively further fair housing." In order to demonstrate that the entitlement community is "affirmatively furthering fair housing," the community must conduct an Analysis of Impediments to Fair Housing Choice (AI) which identifies any impediments to fair housing choice and what steps it will take to affirmatively further fair housing. The HUD Fair Housing and Equal Opportunity (FHEO) Office has advised the Federal entitlement communities to prepare a new Analysis of Impediments to Fair Housing Choice to coincide with the Five Year Consolidated Plan, and then every five (5) years thereafter.

HUD defines "fair housing choice" as:

*"The ability of persons, regardless of race, color, religion, sex, national origin, familial status, or handicap, of similar income levels to have available to them the same housing choices"*

This Analysis of Impediments to Fair Housing Choice consists of the following six (6) conditions:

- The sale or rental of dwellings (public or private);
- The provision of housing brokerage services;
- The provision of financial assistance for dwellings;
- Public policies and actions affecting the approval of sites and other building requirements used in the approval process for the construction of publicly assisted housing;
- The administrative policies concerning community development and housing activities, which affect opportunities of minority households to select housing inside or outside areas of minority concentration; and
- Where there is a determination of unlawful segregation or other housing discrimination by a court or a finding of noncompliance by HUD regarding assisted housing in a recipient's jurisdiction, an analysis of the actions which could be taken by the recipient to remedy the discriminatory condition,

including actions involving the expenditure of funds made available under 24 CFR Part 570.

HUD-FHEO suggests that communities conducting an Analysis of Impediments should consider the policies concerning “visitability,” in Section 504 of the Rehabilitation Act, the Americans with Disabilities Act, and the Fair Housing Act. Housing that is “visitable” means that it has the most basic level of accessibility that enables persons with disabilities to visit the home of a friend, family member, or neighbor.

- “Visitable” housing has at least one accessible means of ingress/egress, and all interior and bathroom doorways have as a minimum a 32-inch clear opening.
- Section 504 of the Rehabilitation Act (24 CFR Part 8), known simply as “Section 504,” prohibits discrimination against persons with disabilities in any program receiving Federal financial assistance.
- The Americans with Disabilities Act (42 U.S.C. 12131; 47 U.S.C. 155, 201, 218, and 225) (ADA) prohibits discrimination against persons with disabilities in all programs and activities sponsored by state and local governments.
- The Fair Housing Act requires property owners to make reasonable modifications to units and/or public areas in order to allow a disabled tenant to make full use of the housing unit. Additionally, property owners are required to make reasonable accommodations to rules or procedures to afford a disabled tenant the full use of the housing unit.

In regard to local zoning ordinances, the Fair Housing Act prohibits local government from making zoning or land use decisions, or implementing land use policies that exclude or discriminate against persons of a protected class.

The City of Fayetteville and Cumberland County previously prepared an Analysis of Impediments to Fair Housing Choice in 2015. The City of Fayetteville and Cumberland County have prepared this 2020-2024 Analysis of Impediments to Fair Housing Choice (AI) in conjunction with the Fayetteville Metropolitan Housing Authority. The findings produced through this analysis will be further addressed in each entitlement’s FY 2020-2024 Five Year Consolidated Plan.

The document is designed to act as a planning tool, providing the City of Fayetteville and Cumberland County with the necessary framework to strategically address any identified impediments to fair housing choice over the next five (5) years and continue to make modifications based on events and activities in the community during that time period.

In order to affirmatively further fair housing, the City of Fayetteville and Cumberland County must look beyond the boundaries of the City and the County and coordinate fair housing with Hoke County, as well as the Greater Cape Fear Region. The City of Fayetteville and Cumberland County must also coordinate fair housing efforts with the US Military due to the presence of Fort Bragg. Fair housing choice is the central goal of the AI, which stresses that opportunities should be available to low-income residents and members of the protected classes who may want to live in or around the City of Fayetteville and Cumberland County.

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## II. Background Data

### **Description – Fayetteville City**

Fayetteville is the county seat of, Cumberland County, North Carolina. As of the 2010 census, the city had a total of 200,564 residents and its Metropolitan Statistical Area had a population of 366,383. It is the sixth-largest city in North Carolina, and is known as the home of Fort Bragg, the largest U.S. Army base in the Country. Due to the presence of Fort Bragg, Fayetteville has attracted residents of all walks of life, and has a reputation for multiculturalism.

Much of the industry in the area is based on the presence of Fort Bragg, including a large service industry that caters to enlistees at the base, and defense contractors working with the military. Fayetteville is also an attractive location for retired military personnel, and there is a large number of services targeted toward veterans in the area. The area is also home to Fayetteville State University, a Historically Black College and University, and Methodist University.

The population of Fayetteville has grown since the turn of the century, both through natural growth and through annexation. Fayetteville's population according to 2017 ACS estimates is 210,324.

### **Description – Cumberland County**

Cumberland County is located in the State of North Carolina. As of the 2010 Census the population was 319,431, making it the fifth-most populous county in North Carolina. It was formed from Bladen County in 1754, which split into multiple neighboring counties in subsequent centuries. Fort Bragg lies completely within Cumberland County.

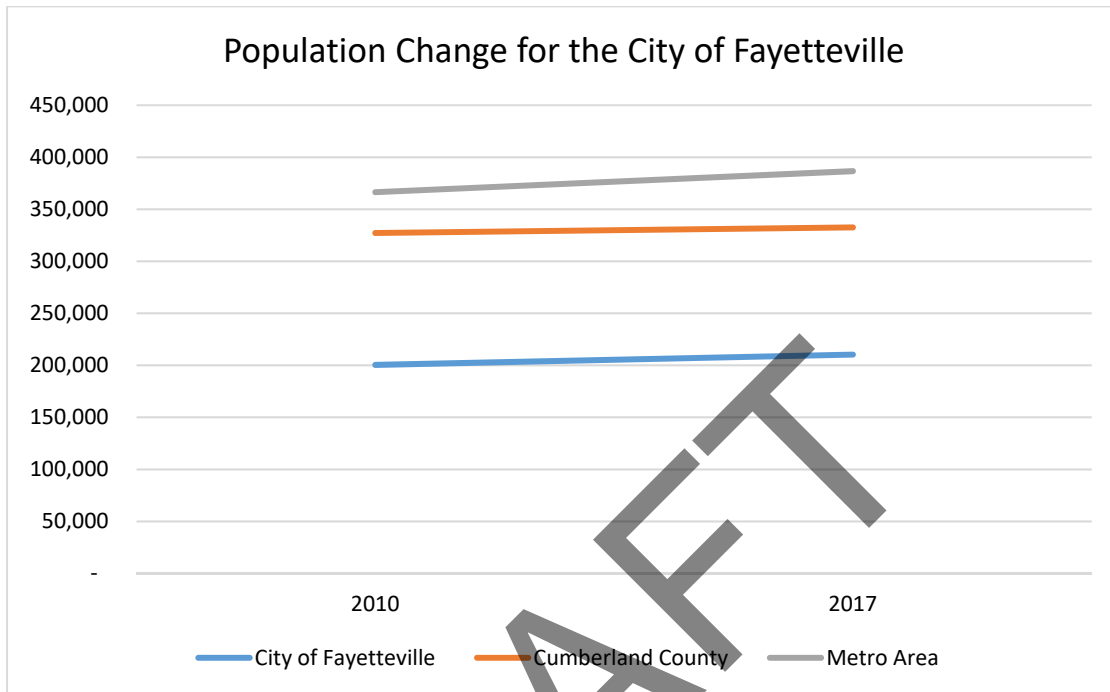
Cumberland County is part of the Cumberland County-Hoke County, NC, Metropolitan Statistical Area.

## **A. Population, Race, Ethnicity, and Religion**

### **Population – Fayetteville City**

Fayetteville City's population increased from 200,439 people in 2010 to 210,324 people in 2017 (an increase of 4.9 percent).

Population across the entire Fayetteville Metropolitan Area increased from 2010 to 2017.



Source: 2010 U.S. Census and 2013-2017 ACS

### **Population – Cumberland County**

Cumberland County's population increased from 327,214 in 2010 to 332,546 people in 2017 (an increase of 0.16 percent).

Over the same period, Fayetteville City's increased from 200,439 people in 2010 to 210,324 people in 2017 (an increase of 4.9 percent). Cumberland County's population increased from 327,214 in 2010 to 332,546 people in 2017 (an increase of 0.16 percent). The City of Fayetteville is 63.2% of the population of Cumberland County. The Metro Area at large saw a population increase from 366,383 people in 2010 to 386,662 people in 2017 (an increase of 5.5 percent).

Approximately half of the population growth of the Fayetteville Metropolitan Area can be attributed to the City of Fayetteville itself.

### **Race – Fayetteville City**

The following table highlights the racial composition of Fayetteville City at the time of the 2012 and 2017 American Community Surveys.

#### **Race and Hispanic or Latino Population in Fayetteville City**

Race and Hispanic or Latino	2008-2012 ACS		2013-2017 ACS	
	#	%	#	%
<b>Total</b>	<b>200,439</b>	<b>-</b>	<b>210,324</b>	<b>-</b>
One race	188,537	94.1%	198,065	94.2%
White alone	92,726	46.3%	96,641	45.9%
Black or African American alone	82,277	41.1%	87,364	41.5%
American Indian and Alaska Native alone	1,397	0.7%	1,889	0.9%
Asian alone	5,857	2.9%	6,051	2.9%
Native Hawaiian and Other Pacific Islander alone	803	0.4%	682	0.3%
Some other race alone	5,477	2.7%	5,438	2.6%
Hispanic or Latino	19,920	9.9%	25,187	12.0%

Source: 2010 U.S. Census and 2013-2017 ACS

The most common race identified in Fayetteville City in 2010 was White alone with 92,726 residents comprising of 46.3 percent of the population. The second most common race identified in Fayetteville City in 2010 was Black or African American alone with 82,277 residents comprising of 41.1 percent of the population.

The most common race identified in Fayetteville City in 2017 was White alone with 96,641 residents comprising 46.0 percent of the population. The second most common race identified in Fayetteville City in 2017 was Black



or African American alone with 87,364 residents comprising of 41.5 percent of the population.

There was not any change in proportional representation in Fayetteville City from 2012 to 2017 that was larger than 5.0 percentage points.

### **Race – Cumberland County**

The following table highlights the racial composition of Cumberland County at the time of the 2012 and 2017 American Community Surveys.

**Race and Hispanic or Latino Population in Cumberland County**

Race and Hispanic or Latino	2008-2012 ACS		2013-2017 ACS	
	#	%	#	%
<b>Total</b>	<b>319,329</b>	<b>-</b>	<b>332,766</b>	<b>-</b>
One race	300,967	94.8%	314,926	94.4%
White alone	165,619	51.9%	169,835	51.0%
Black or African American alone	114,520	35.9%	121,699	36.6%
American Indian and Alaska Native alone	3,282	1.0%	4,649	1.4%
Asian alone	7,323	2.3%	8,299	2.5%
Native Hawaiian and Other Pacific Islander alone	1,007	0.3%	882	0.3%
Some other race alone	9,216	2.9%	8,026	2.4%
Hispanic or Latino	30,374	9.5%	37,331	11.2%

Source: 2008-2012 and 2013-2017 ACS

The most common race identified in Cumberland County in 2012 was White alone with 114,520 residents comprising of 51.9 percent of the population. The second most common race identified in Cumberland County in 2012

was Black or African American alone with 114,520 residents comprising of 35.9 percent of the population.

The most common race identified in Cumberland County in 2017 was White alone with 169,835 residents comprising 51.0 percent of the population. The second most common race identified in Cumberland County in 2017 was Black or African American alone with 121,699 residents comprising 36.6 percent of the population.

There was not any change in proportional representation in Cumberland County from 2012 to 2017 that was larger than 5.0 percentage points.

### **Ethnicity – Fayetteville City**

The following table highlights the ethnicities of Fayetteville City residents at the time of the 2012 and 2017 American Community Surveys.

**Ethnicity and Ancestry in Fayetteville City**

ANCESTRY	2008-2012 ACS		2013-2017 ACS	
	#	%	#	%
<b>Total population</b>	<b>200,439</b>	<b>-</b>	<b>210,324</b>	<b>-</b>
American	8,948	4.5%	10,003	4.8%
Arab	502	0.3%	852	0.4%
Czech	413	0.2%	251	0.1%
Danish	317	0.2%	341	0.2%
Dutch	1,844	0.9%	1,300	0.6%
English	11,384	5.7%	13,821	6.6%
French (except Basque)	2,935	1.5%	3,579	1.7%
French Canadian	919	0.5%	619	0.3%
German	21,717	10.8%	19,292	9.2%
Greek	607	0.3%	798	0.4%
Hungarian	425	0.2%	500	0.2%
Irish	15,960	8.0%	15,696	7.5%

Italian	6,005	3.0%	6,649	3.2%
Lithuanian	143	0.1%	133	0.1%
Norwegian	1,098	0.5%	1,296	0.6%
Polish	2,599	1.3%	3,046	1.4%
Portuguese	311	0.2%	619	0.3%
Russian	651	0.2%	809	0.4%
Scotch-Irish	3,889	1.9%	3,754	1.8%
Scottish	4,251	2.1%	3,681	1.8%
Slovak	131	0.1%	57	0.0%
Sub-Saharan African	2,389	1.2%	2,393	1.1%
Swedish	1,278	0.6%	613	0.3%
Swiss	126	0.1%	226	0.1%
Ukrainian	148	0.1%	99	0.0%
Welsh	815	0.4%	777	0.4%
West Indian (excluding Hispanic origin groups)	1,931	1.0%	2,006	1.0%
Other Groups	97,075	70.8%	98,708	70.4%

Source: 2008-2012 and 2013-2017 ACS

The most common ancestral group identified in Fayetteville City in 2010 was German with 21,717 residents comprising of 10.8 percent of the population. The second most common ancestral group identified in Fayetteville City in 2010 was Irish with 15,690 residents comprising 8.0 percent of the population.

The most common ancestral group identified in Fayetteville City in 2017 was still German with 19,292 residents comprising 9.2 percent of the population. The second most common ancestral group identified in Fayetteville City in 2017 was Irish with 15,696 residents comprising 7.5 percent of the population.

It is important to note that Other Groups make up the largest ancestral group throughout the City. These Other Groups include people with multiple ancestries, including African American and Hispanic populations. There was

not any change in proportional representation in Fayetteville City from 2010 to 2017 that was larger than 5.0 percentage points.

### **Ethnicity – Cumberland County**

The following table highlights the ethnicities of Cumberland County residents at the time of the 2012 and 2017 American Community Surveys.

**Ethnicity and Ancestry in Cumberland County**

ANCESTRY	2008-2012 ACS		2013-2017 ACS	
	#	%	#	%
<b>Total population</b>	<b>319,329</b>	<b>-</b>	<b>332,766</b>	<b>-</b>
American	18,957	5.9%	20,187	6.1%
Arab	1,055	0.3%	1,372	0.4%
Czech	482	0.2%	463	0.1%
Danish	516	0.2%	497	0.1%
Dutch	3,466	1.1%	2,252	0.7%
English	20,194	6.3%	24,338	7.3%
French (except Basque)	5,289	1.7%	5,597	1.7%
French Canadian	1,393	0.4%	1,126	0.3%
German	33,646	10.5%	30,434	9.1%
Greek	937	0.3%	1,353	0.4%
Hungarian	731	0.2%	715	0.2%
Irish	27,536	8.6%	24,896	7.5%
Italian	10,363	3.2%	10,512	3.2%
Lithuanian	240	0.1%	154	0.0%
Norwegian	1,675	0.5%	1,908	0.6%
Polish	4,062	1.3%	4,711	1.4%
Portuguese	479	0.2%	846	0.3%
Russian	804	0.3%	1,144	0.3%

Scotch-Irish	7,477	2.3%	6,359	1.9%
Scottish	7,791	2.4%	6,479	1.9%
Slovak	272	0.1%	107	0.0%
Sub-Saharan African	2,910	0.9%	3,803	1.1%
Swedish	1,868	0.6%	985	0.3%
Swiss	285	0.1%	247	0.1%
Ukrainian	257	0.1%	124	0.0%
Welsh	1,342	0.4%	1,153	0.3%
West Indian (excluding Hispanic origin groups)	2,862	0.9%	3,294	1.0%
Other Groups	141,547	66.6%	143,396	65.7%

Source: 2008-2012 ACS and 2013-2017 ACS

The most common ancestral group identified in Cumberland County in 2010 was German with 33,646 residents comprising 10.5 percent of the population. The second most common ancestral group identified in Cumberland County in 2010 was Irish with 27,536 residents comprising 8.6 percent of the population.

The most common ancestral group identified in Cumberland County in 2017 was still German with 30,434 residents comprising 9.1 percent of the population. The second most common ancestral group identified in Cumberland County in 2017 was still the Irish with 24,896 residents comprising 7.5 percent of the population.

It is important to note that Other Groups make up the largest ancestral group throughout the County. These Other Groups include people with multiple ancestries, including African American and Hispanic populations. There was not any change in proportional representation in Cumberland County from 2012 to 2017 that was larger than 5.0 percentage points.

Another way to consider racial distribution in a community is to look at the dissimilarity indices for an area. The **Dissimilarity Index (DI)** is based on the data from the 2010 U.S. Census and ACS data which measures whether one particular group is evenly distributed across census tracts in the

metropolitan area in the same way as another group. More specifically, the index represents the extent to which the distribution of any two (2) groups (racial, ethnic, etc.) differs across census tracts. While there are limitations due to outside factors and scale size, the Dissimilarity Index can provide an effective method of analyzing segregation and identifying trends in a community.

A high value indicates that the two groups tend to live in different tracts. Dissimilarity Index values between 0 and 39 generally indicate low segregation; values between 40 and 54 generally indicate moderate segregation; and values between 55 and 100 generally indicate a high level of segregation. However, context is important in interpreting the dissimilarity index. The index measures the degree to which two groups are segregated in a particular geographic area; however, the index alone does not provide the location of the segregation within the geographic area.

Brown University has provided metro-area dissimilarity indices for 1990 to 2010. Governing Magazine has provided the dissimilarity index based on the 2013-2017 ACS Five Year Estimates. Data was not available at the City or County levels, only the Metropolitan Statistical Area (MSA).

#### **Dissimilarity Index in the Fayetteville, NC MSA**

<b>Racial/Ethnic Dissimilarity Index</b>	<b>Fayetteville, NC MSA</b>			
	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>2017</b>
<b>Black / White</b>	31.8	31.1	30.7	32.1
<b>Hispanic / White</b>	31.6	28.8	25.4	21.8
<b>Asian or Pacific Islander/White</b>	32.7	29.9	26.4	37.7

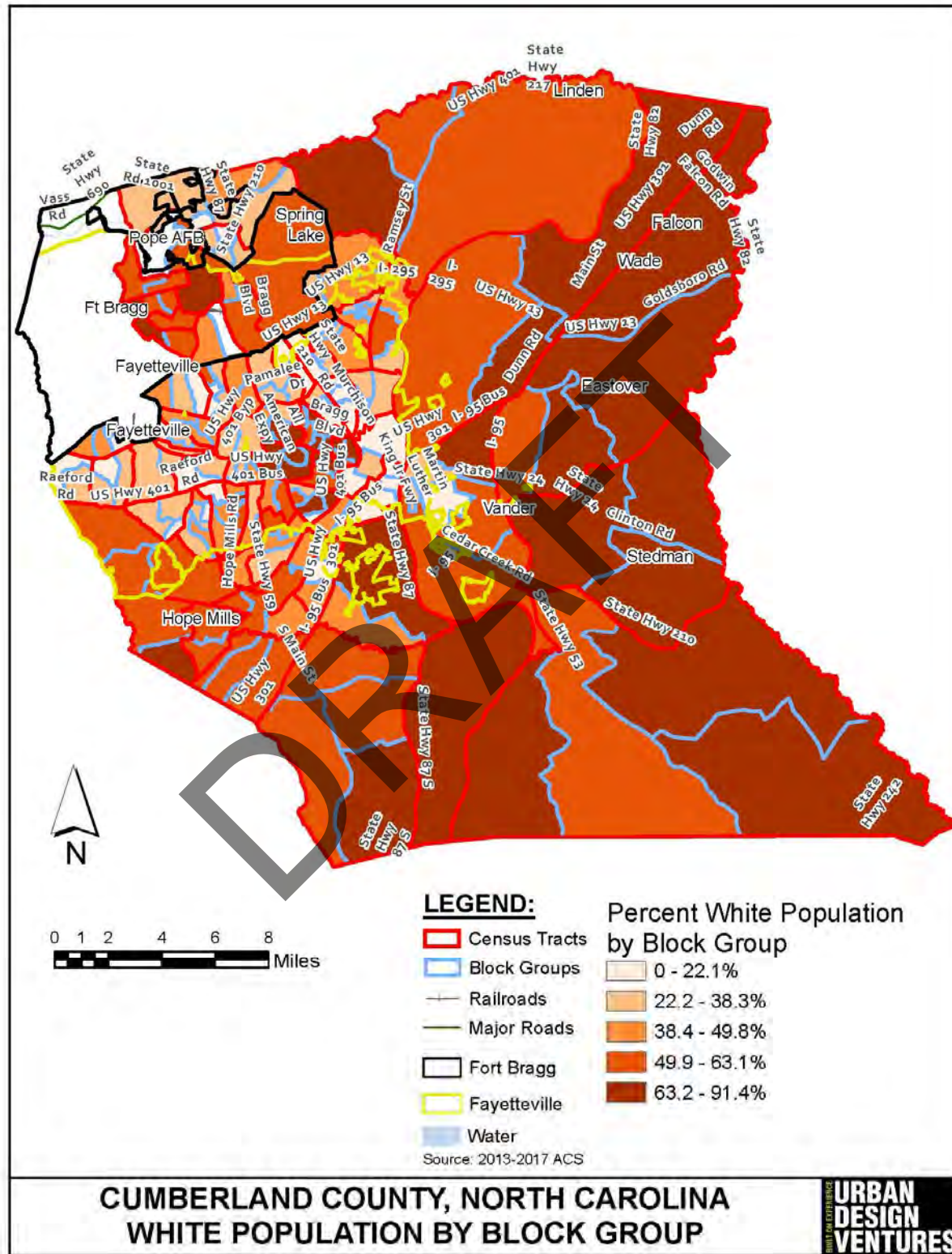
Source: 2000 U.S. Census & 2013-2017 ACS Estimates

The Dissimilarity Index (DI) trends among social/ethnicities in the Fayetteville, NC MSA have diverged based on the race or ethnicity. According to the dissimilarity indices, the Fayetteville area is one of the least black-white segregated regions in the United States. The Fayetteville area had been growing less segregated from 1990 to 2010 in terms of White residents and African American/Black residents. However, the region has become more segregated between White and African American/Black

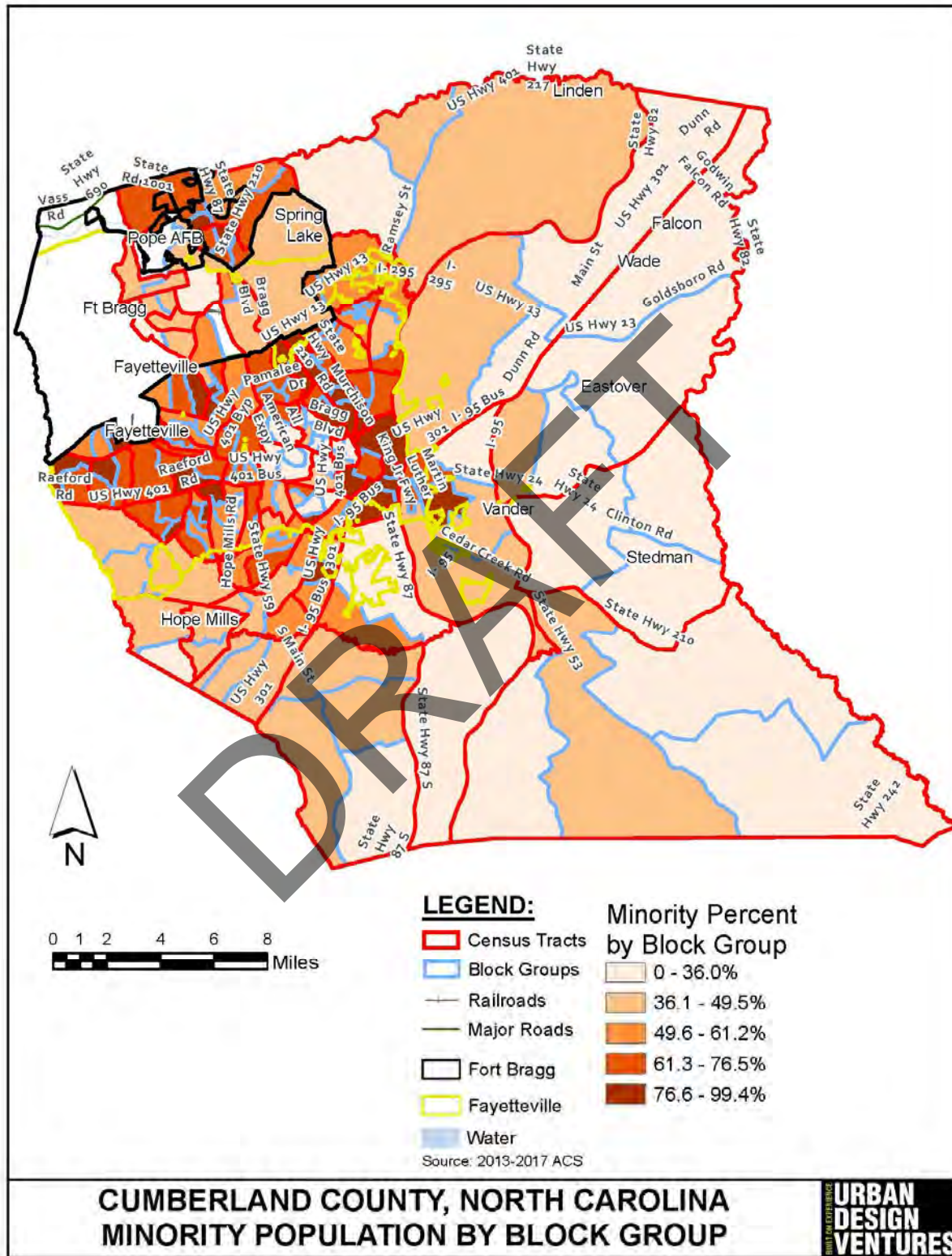
residents since 2010. Meanwhile, the dissimilarity index between White and Hispanic residents in the MSA increased from 1990 to 2000, and has decreased steadily since 2010. The dissimilarity index showing the segregation between White and Asian residents has increased significantly from 2010 to 2017.

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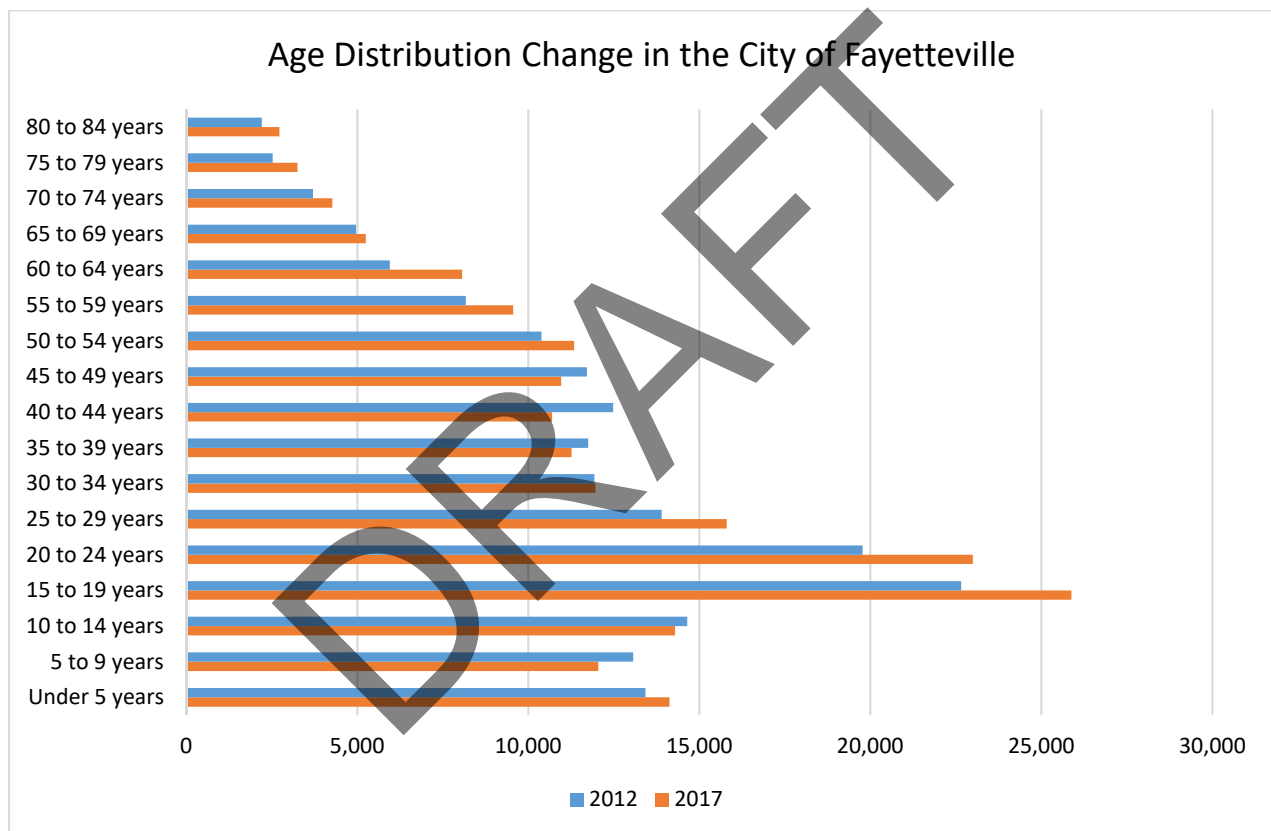






### **Age – Fayetteville City**

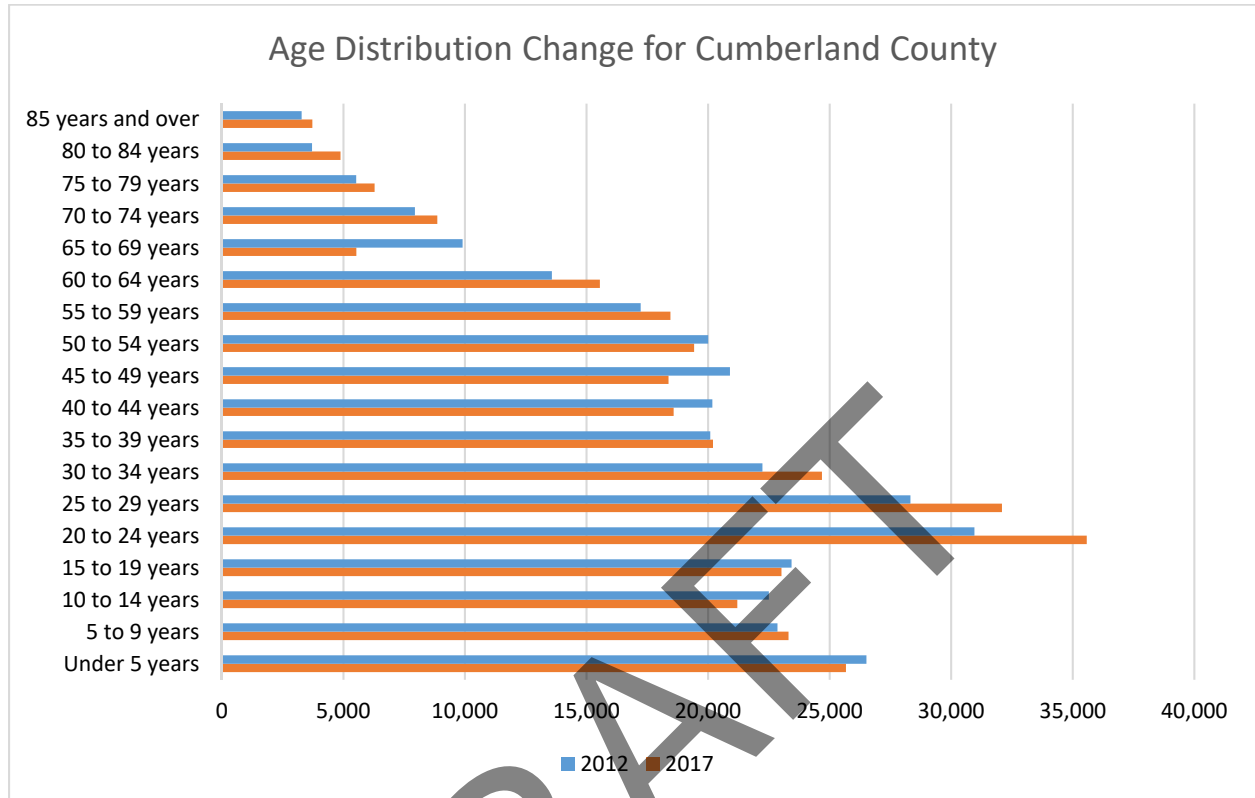
The following chart illustrates age distribution in Fayetteville City at the time of the 2008-2012 ACS and 2013-2017 ACS. The Census shows that currently, children under 20 years of age represent 26.8 percent of the population; 41.8 percent of the population is between 20 and 45 years of age; 20.2 percent of the population is 45 to 65; and 11.2 percent of the population is 65 years of age and older. The median age is 30.0 years of age.



Source: 2008-2012 ACS and 2013-2017 ACS

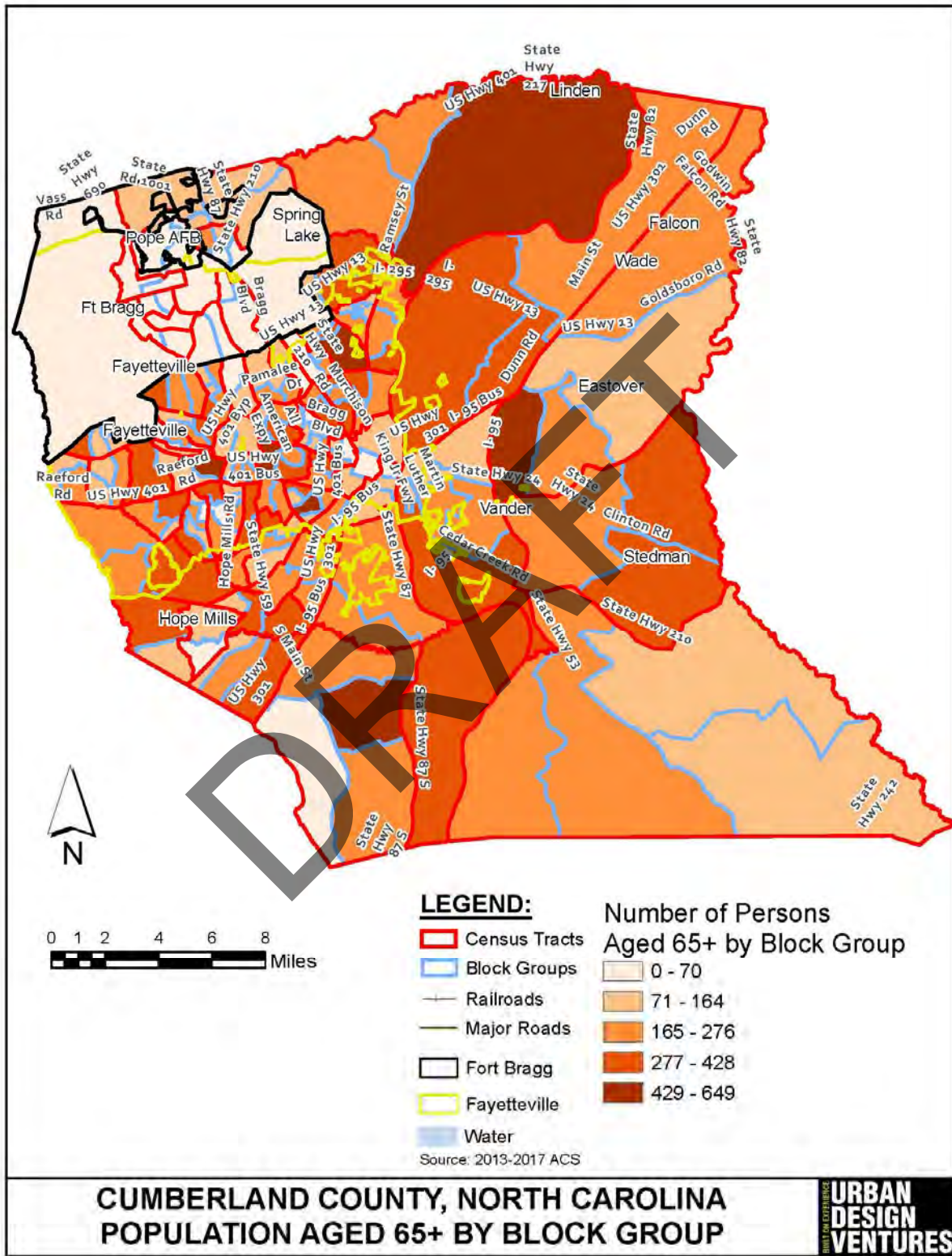
### **Age – Cumberland County**

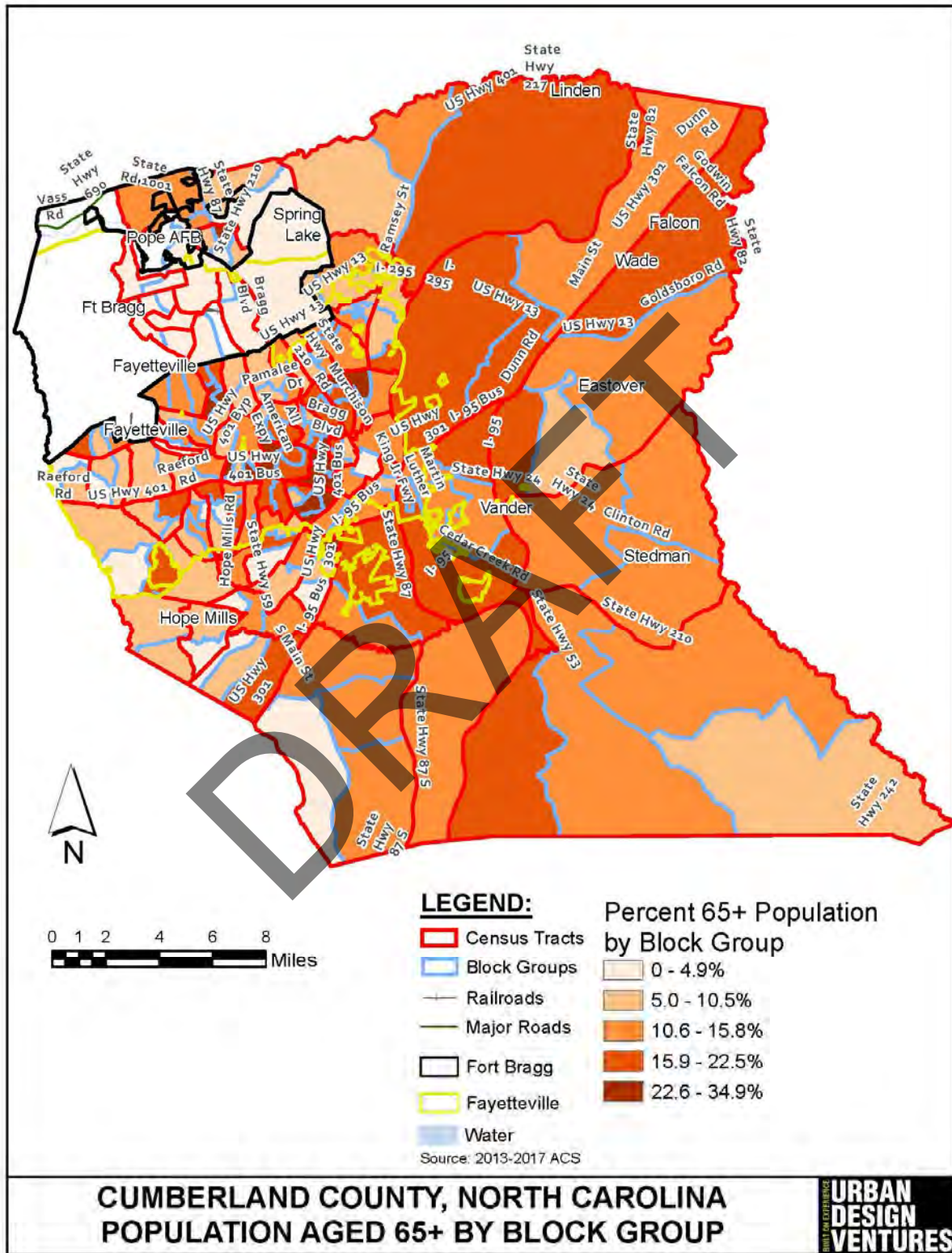
The following chart illustrates age distribution in Cumberland County at the time of the 2008-2012 ACS and 2013-2017 ACS. The Census shows that currently, children under 20 years of age represent 28.0 percent of the population; 39.4 percent of the population is between 20 and 45 years of age; 21.6 percent of the population is 45 to 65; and 11.0 percent of the population is 65 years of age and older. The median age is 31.0 years of age.



Source: 2008-2012 ACS and 2013-2017 ACS







### **Religion – Cumberland County**

The U.S. Census does not collect data on the religious affiliations of the population in the United States. In an effort to better understand the religious affiliations of the residents of Cumberland County, the County used the data made available by The Association of Religion Data Archives (ARDA). ARDA surveyed the congregation members, their children, and other people who regularly attend church services within counties across the country. Although this data appears to be the most comprehensive data that is available, it is unfortunately not entirely complete as it does not accurately include traditional African American denominations in the year 2000. The total number of regular attendees was adjusted in 2010 (the most recent year for which data is available) to represent the population including historic African American denominations. However, the total value cannot be disaggregated to determine the distribution across denominational groups.

The table below shows the distribution of residents of Cumberland County across various denominational groups, as a percentage of the population which reported an affiliation with a church.

**Religious Affiliation in Cumberland County**

	1990		2000		2010	
	#	%	#	%	#	%
<b>Total Population:</b>	<b>274,566</b>	<b>-</b>	<b>302,963</b>	<b>-</b>	<b>319,431</b>	<b>-</b>
Evangelical Protestant	74,605	21.8%	61,797	20.4%	91,229	28.6%
Black Protestant	13,872	5.1%	0	0.0%	14,701	4.6%
Mainline Protestant	26,254	9.6%	31,029	10.2%	26,956	8.4%
Catholic	6,266	2.3%	9,182	3.0%	8,962	2.8%
Orthodox	0	0.0%	521	0.2%	440	0.1%
Other	1,967	0.7%	2,915	1.0%	6,165	1.9%
<b>Total Adherents:</b>	<b>122,965</b>	<b>44.8%</b>	<b>105,444</b>	<b>34.8%</b>	<b>148,417</b>	<b>46.5%</b>



Unclaimed:	151,601	55.2%	197,519	65.2%	171,014	53.4%
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Source: The Association of Religion Data

The most common religious affiliation identified for Cumberland County in 1990 was Evangelical Protestant with 74,605 adherents comprising 27.2 percent of the population. The second most common religious affiliation identified in Cumberland County in 1990 was Mainline Protestant with 26,254 adherents comprising 9.6 percent of the population.

The most common religious affiliation identified in Cumberland County in 2010 was Evangelical Protestant with 91,229 adherents comprising 28.6 percent of the population. The second most common religious affiliation identified in Cumberland County in 2010 was Mainline Protestant with 26,956 adherents comprising 8.4 percent of the population.

## B. Households

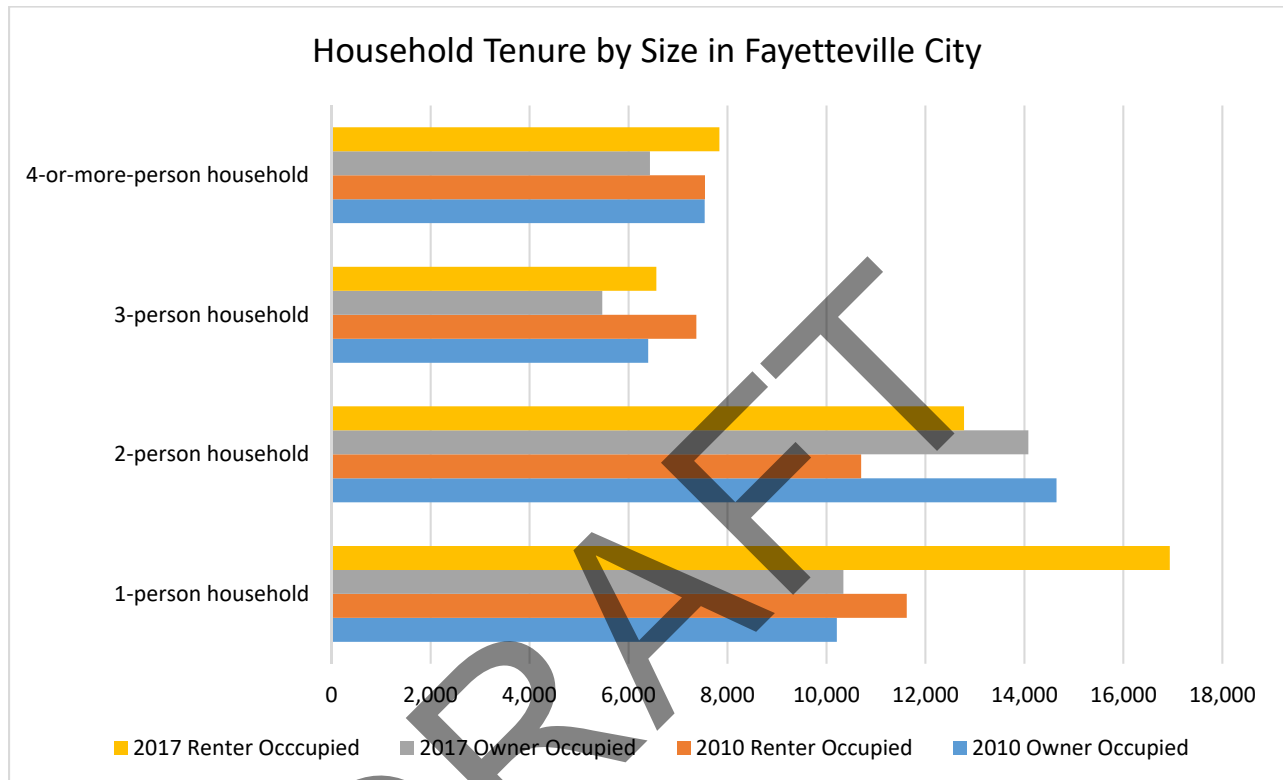
### Household Tenure – Fayetteville City

According to the 2008-2012 American Community Survey, there were 86,929 housing units in Fayetteville City. Of these housing units, 76,041 (87.4 percent) were occupied and 10,888 (12.6 percent) were vacant. Of the occupied housing units, 38,800 (51.0 percent) were owner-occupied and 37,241 (49.0 percent) were renter-occupied.

According to the 2017 ACS 5-Year estimates, there were 94,652 housing units in Fayetteville City. Of these housing units, 80,451 (85.0 percent) were occupied and 14,201 (15.0 percent) were vacant. Of the occupied housing units, 36,329 (45.2 percent) were owner-occupied and 44,122 (54.8 percent) were renter-occupied.

From 2012 to 2017 there was a 4,410 unit increase in the total number of housing units, a 1,097 unit increase (1.7 percentage point increase) in the number of occupied units, and a 3,313 unit increase (30.4 percentage point increase) in the number of vacant units. The number of owner-occupied units decreased by 2,471 units (6.4 percentage point decrease) and the number of renter-occupied units increased by 6,881 units (18.5 percentage point increase).

There was a large increase in the number of 1-person renter occupied households in Fayetteville City from 2012 to 2017.



### **Household Tenure – Cumberland County**

According to the 2008-2012 ACS, there were 119,723 housing units in Cumberland County. Of these housing units, 102,745 (15.8 percent) were occupied and 16,978 (14.2 percent) were vacant. Of the occupied housing units, 67,499 (56.4 percent) were owner-occupied and 52,224 (43.6 percent) were renter-occupied.

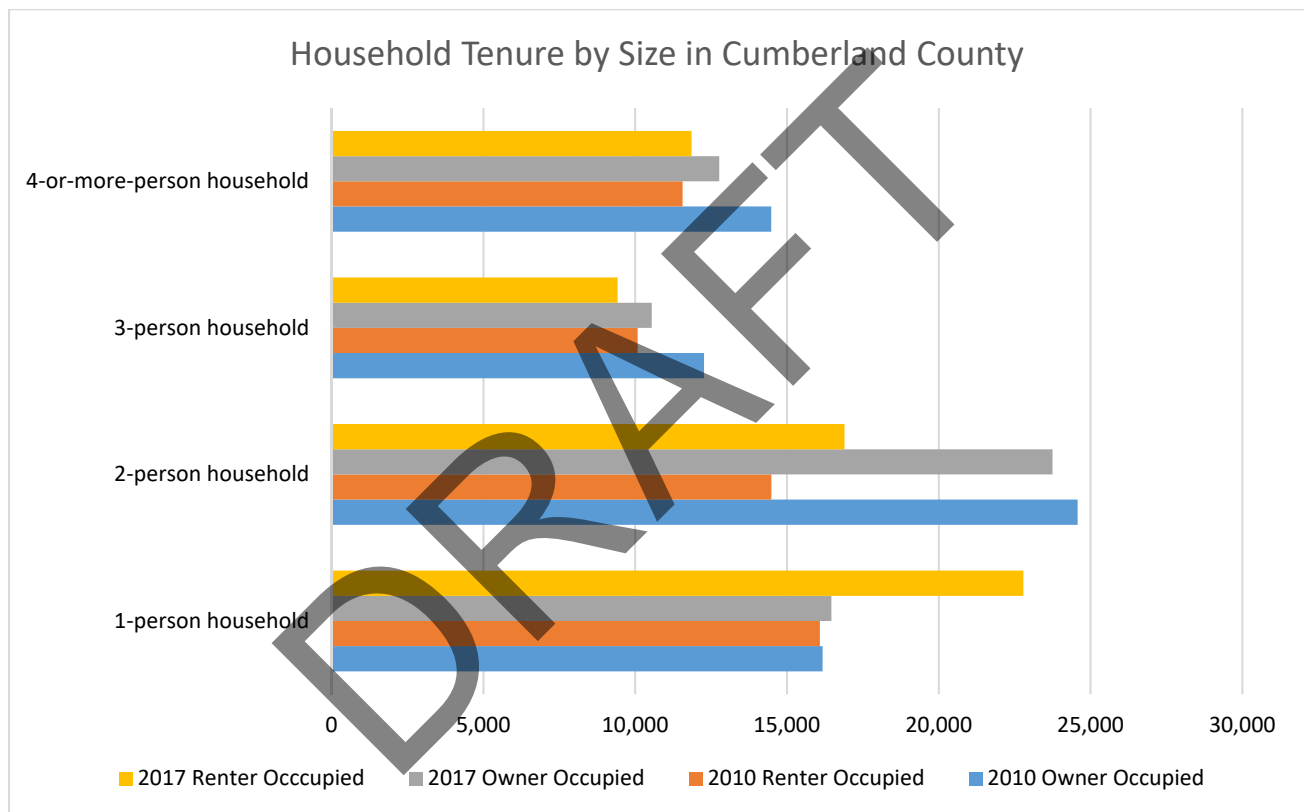
According to the 2017 ACS 5-Year estimates, there were 124,500 housing units in Cumberland County. Of these housing units, 103,910 (83.5 percent) were occupied and 20,590 (16.5 percent) were vacant. Of the occupied housing units, 63,533 (51.0 percent) were owner-occupied and 60,967 (49.0 percent) were renter-occupied.

From 2012 to 2017 there was a 4,777 unit increase in the total number of housing units, a 1,165 unit increase (1.1 percentage point increase) in the

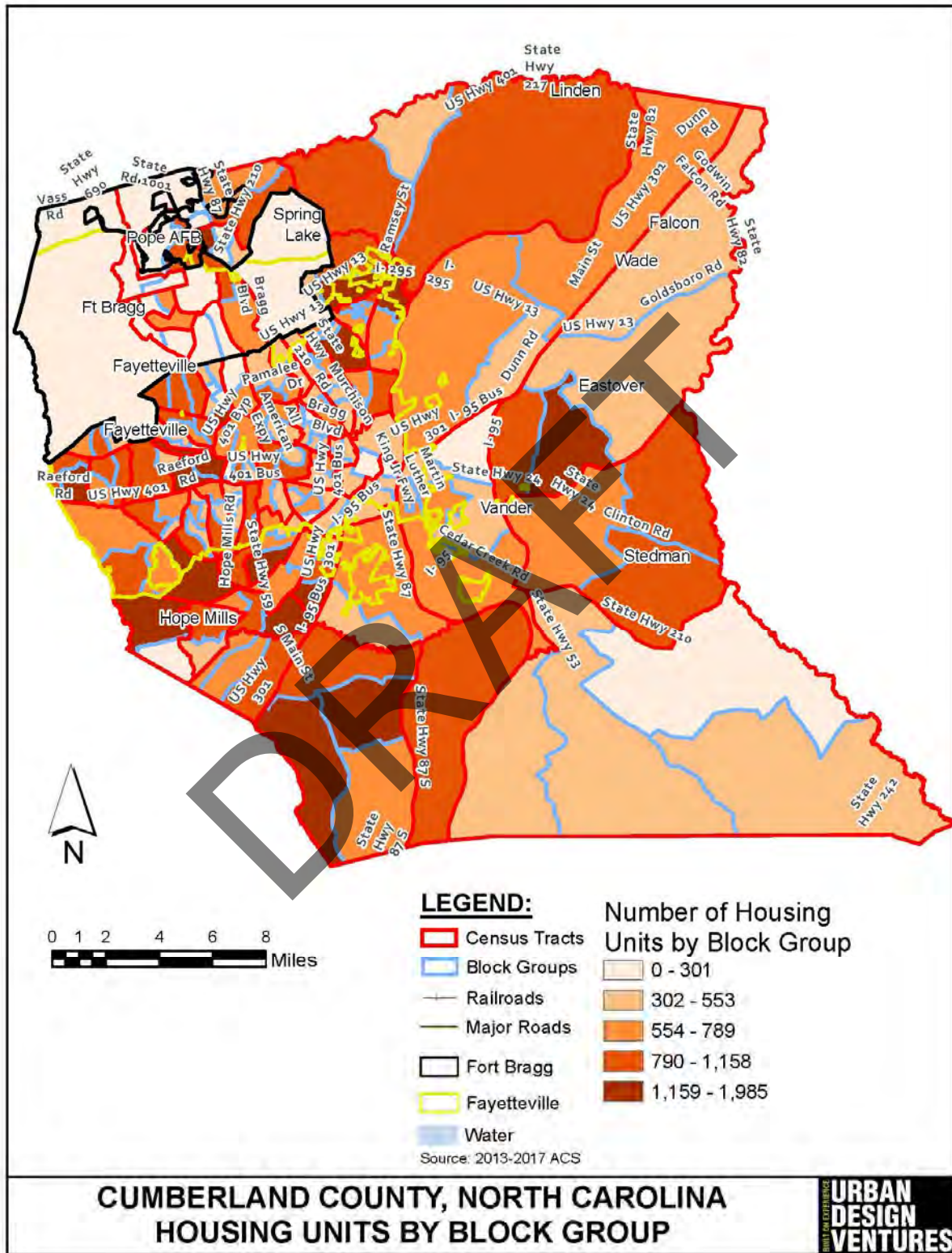


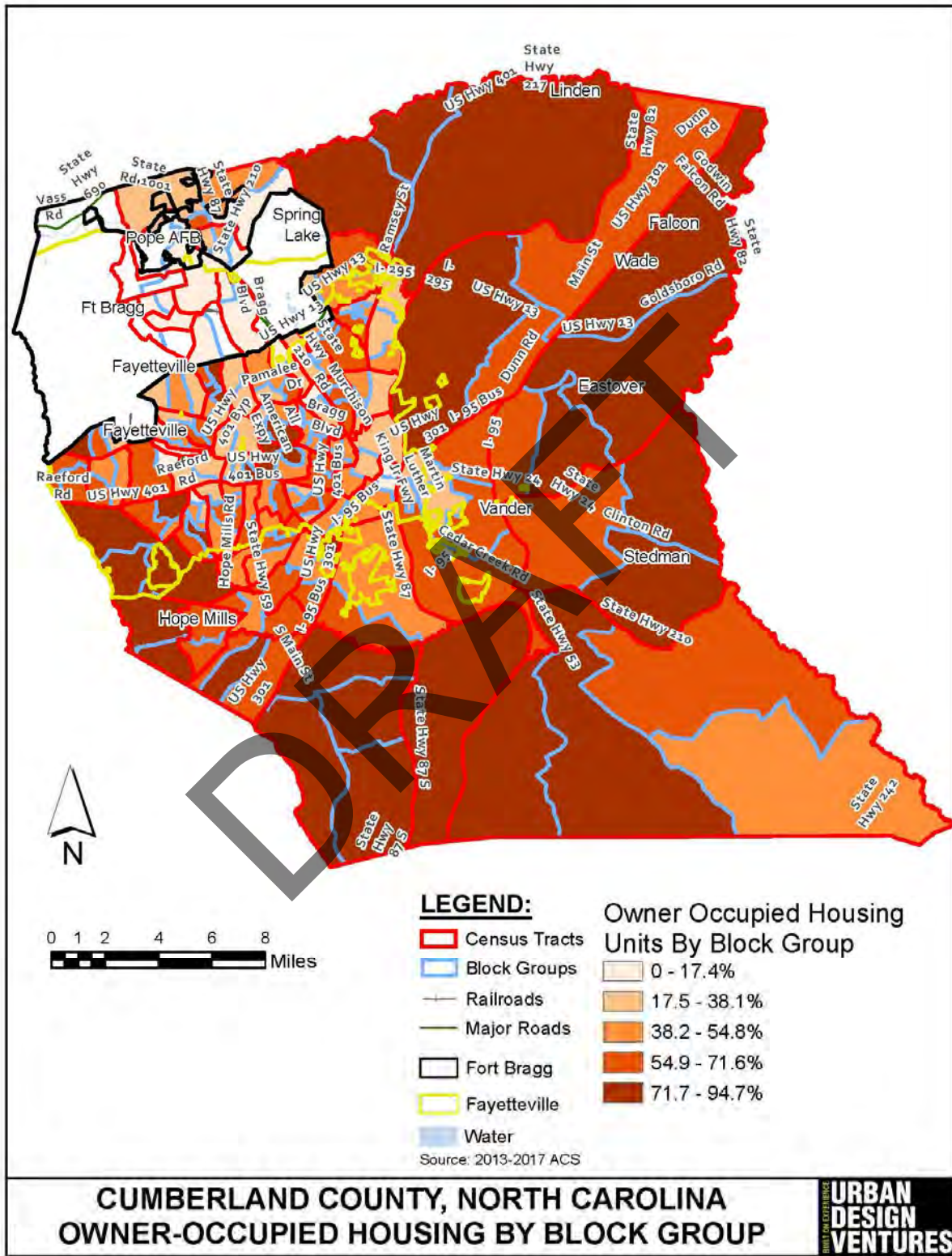
number of occupied units, and a 3,612 unit increase (21.3 percentage point increase) in the number of vacant units. The number of owner-occupied units decreased by 3,966 units (6.2 percentage point decrease) and the number of renter-occupied units increased by 8,743 (16.7 percentage point increase).

There was a large increase in the number of 1-person renter occupied households in Fayetteville City from 2012 to 2017.

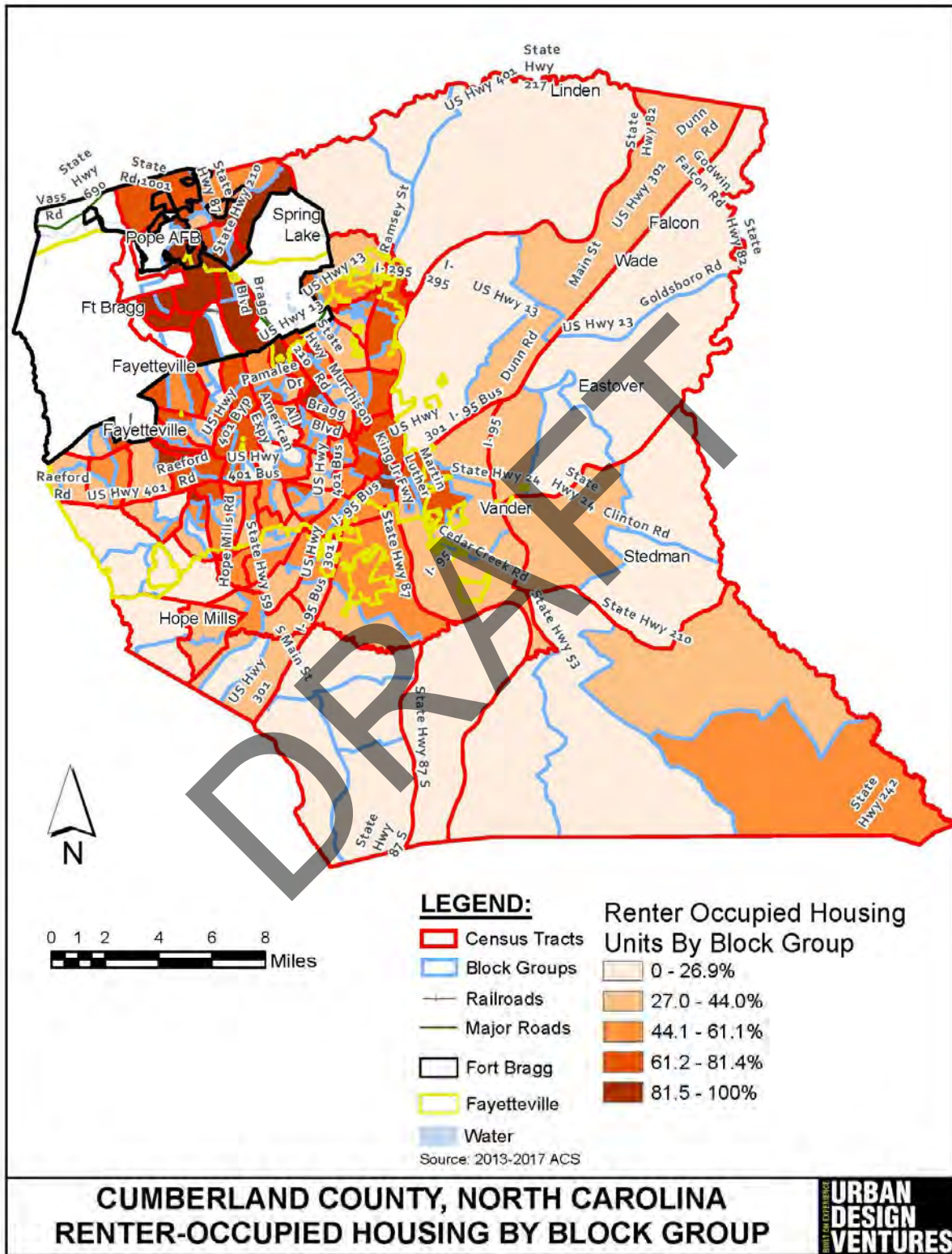


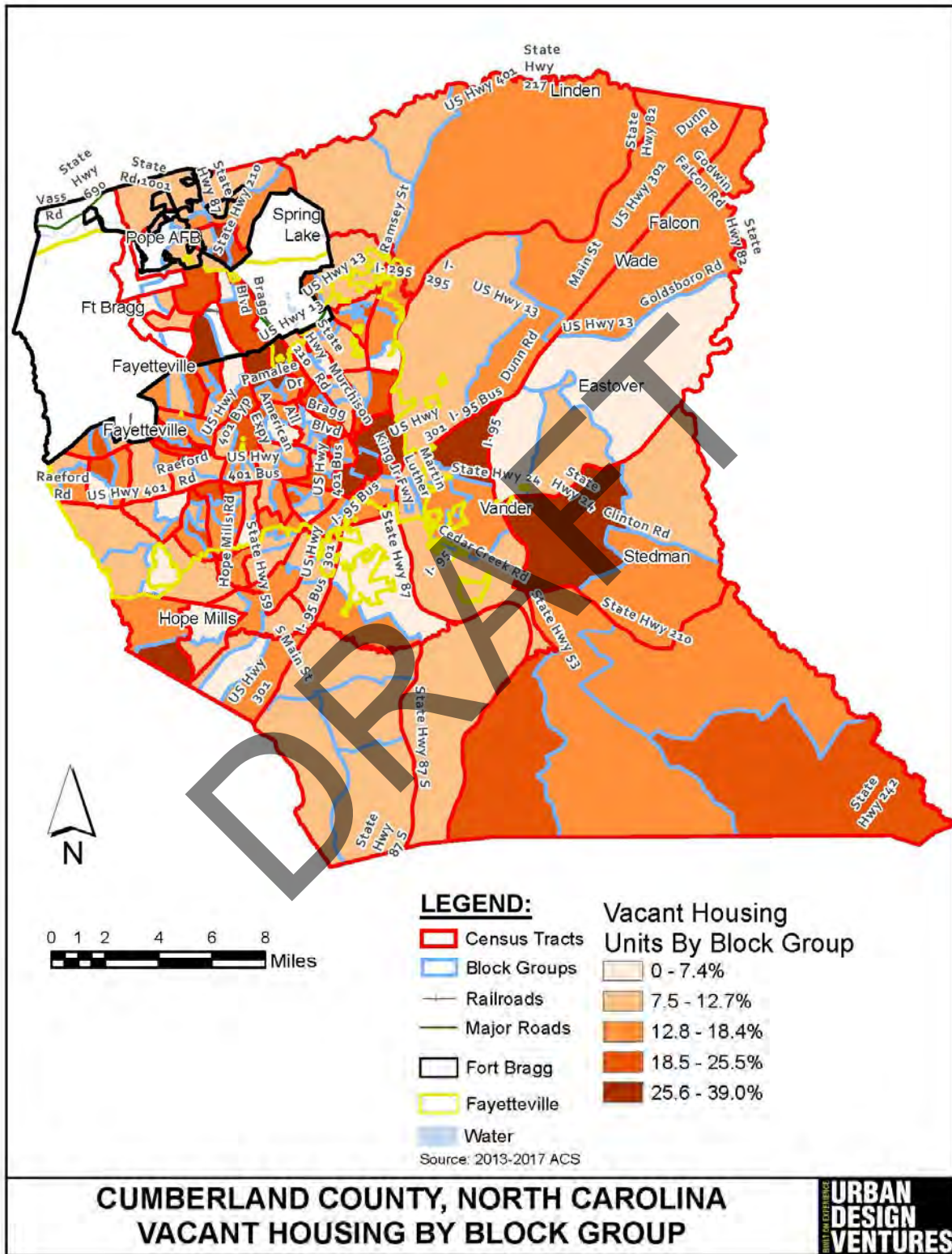
Source: 2008-2012 ACS and 2013-2017 ACS











## Household Tenure by Race and Ethnicity – Fayetteville City

The tables below compares homeowners and renters by race and ethnicity in Fayetteville City.

### Household Type by Race and Ethnicity in Fayetteville City

Cohort	2008-2012 ACS		2013-2017 ACS	
	#	%	#	%
Householder who is White alone	37,391	48.2%	39,352	48.9%
Householder who is Black or African American alone	31,372	41.3%	34,030	42.3%
Householder who is American Indian and Alaska Native alone	542	0.7%	615	0.8%
Householder who is Asian alone	2,292	3.0%	1,998	2.5%
Householder who is Native Hawaiian and Other Pacific Islander alone	214	0.3%	182	0.2%
Householder who is some other race alone	1,732	2.3%	1,771	2.2%
Householder who is two or more races	1,057	1.4%	716	0.9%
Householder who is Hispanic or Latino	6,183	8.1%	7,946	9.9%
Householder who is not Hispanic or Latino	33,899	44.6%	34,364	42.7%

### Household Tenure by Race and Ethnicity in Fayetteville City

Cohort	2008-2012 ACS				2013-2017 ACS			
	Owner	%	Renter	%	Owner	%	Renter	%
Householder who is White alone	20,805	27.4%	16,586	21.8%	19,435	24.2%	19,917	24.8%
Householder who is Black or African American alone	14,649	19.3%	16,723	22.0%	14,033	17.4%	19,997	24.9%
Householder who is American Indian and Alaska Native alone	358	0.5%	184	0.2%	244	0.3%	371	0.5%
Householder who is Asian alone	1,207	1.6%	1,085	1.4%	1,206	1.5%	792	1.0%



Householder who is Native Hawaiian and Other Pacific Islander alone	84	0.1%	130	0.2%	86	0.1%	96	0.1%
Householder who is some other race alone	640	0.8%	1,092	1.4%	609	0.8%	1,162	1.4%
Householder who is two or more races	1,057	1.4%	1,441	1.9%	716	0.9%	1,787	2.2%
Householder who is Hispanic or Latino	2,801	3.7%	3,382	4.5%	3,217	4.0%	4,729	5.9%
Householder who is not Hispanic or Latino	19,249	25.3%	14,650	19.3%	17,252	21.4%	17,112	21.3%

Source: 2008-2012 ACS and 2013-2017 ACS

Homeownership rates continue to decline in the City. Homeowners represented 51.0 percent (38,800 households) of all households in 2012 and 45.2 percent (36,329 households) of all households in 2017. In response, rental rates increased in the City. Renters represented 49.0 percent (37,241 households) of all households in 2012 and 54.8 percent (44,122 households) of all households in 2017.

There was not a significant shift in Household Tenure from 2012 to 2017 in Fayetteville City.

### Household Tenure by Race and Ethnicity – Cumberland County

The tables below compare homeowners and renters by race and ethnicity in Cumberland County.

### **Household Type by Race and Ethnicity in Cumberland County**

Cohort	2008-2012 ACS		2013-2017 ACS	
	#	%	#	%
Householder who is White alone	65,404	54.6%	67,228	82.4%
Householder who is Black or African American alone	43,613	36.4%	46,316	37.2%
Householder who is American Indian and Alaska Native alone	1,264	1.1%	1,473	1.2%

Householder who is Asian alone	2,790	2.3%	2,584	2.1%
Householder who is Native Hawaiian and Other Pacific Islander alone	237	0.2%	300	0.2%
Householder who is some other race alone	2,824	2.4%	2,666	2.1%
Householder who is two or more races	3,591	3.0%	3,933	3.2%
Householder who is Hispanic or Latino	9,340	7.8%	11,621	9.3%
Householder who is not Hispanic or Latino	60,293	50.4%	60,149	48.3%

### Household Tenure by Race and Ethnicity in Cumberland County

Cohort	2008-2012 ACS				2013-2017 ACS			
	Owner	%	Renter	%	Owner	%	Renter	%
Householder who is White alone	41,037	34.3%	24,367	20.4%	38,144	30.6%	29,084	23.4%
Householder who is Black or African American alone	21,434	17.9%	22,179	18.5%	20,479	16.5%	25,837	20.8%
Householder who is American Indian and Alaska Native alone	835	0.7%	429	0.4%	811	0.7%	662	0.5%
Householder who is Asian alone	1,601	1.3%	1,189	1.0%	1,565	1.3%	1,019	0.8%
Householder who is Native Hawaiian and Other Pacific Islander alone	107	0.1%	130	0.1%	157	0.1%	143	0.1%
Householder who is some other race alone	960	0.8%	1,864	1.6%	985	0.8%	1,681	1.4%
Householder who is two or more races	1,525	1.3%	2,066	1.7%	1,392	1.1%	2,541	2.0%
Householder who is Hispanic or Latino	4,240	3.5%	5,100	4.3%	4,989	4.0%	6,632	5.3%
Householder who is not Hispanic or Latino	38,535	32.2%	21,758	18.2%	34,878	28.0%	25,271	20.3%

Source: 2008-2012 ACS and 2013-2017 ACS



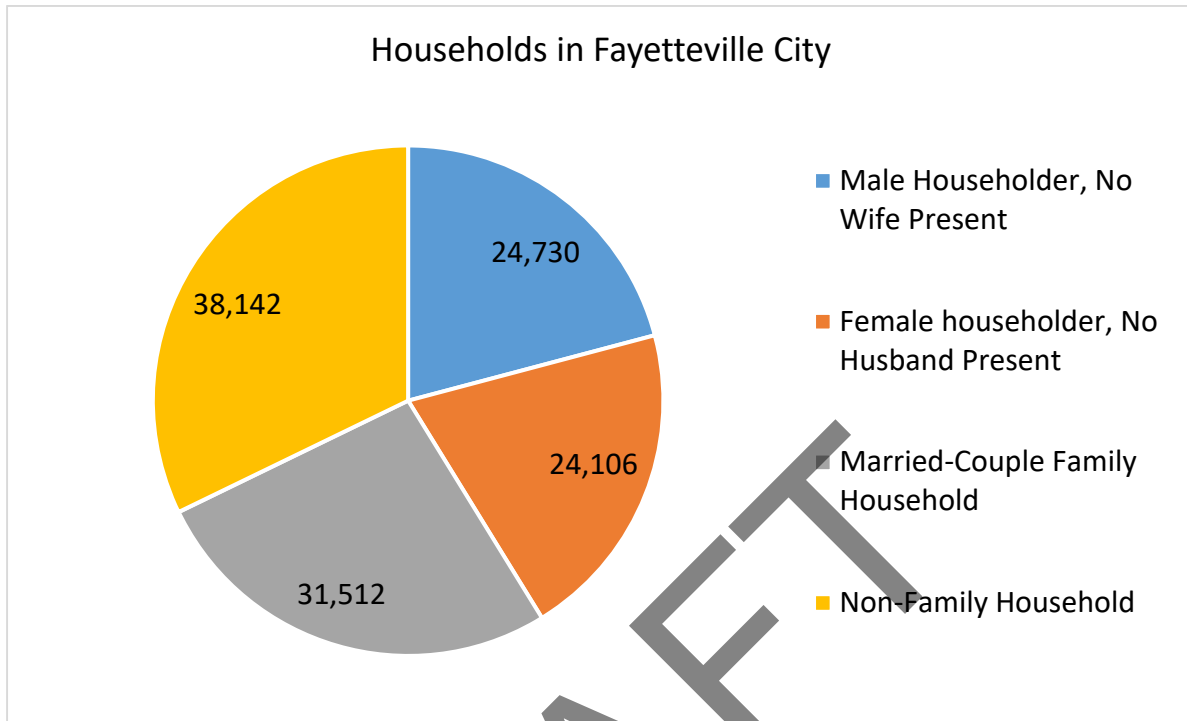
Homeownership rates continue to decline in the County. Homeowners represented 56.4 percent (67,499 households) of all households in 2012 and 51.0 percent (63,533 households) of all households in 2017. In response, rental rates increased in the County. Renters represented 43.6 percent (52,224 households) of all households in 2012 and 49.0 percent (60,967 households) of all households in 2017.

There was not a significant shift in Household Tenure from 2012 to 2017 in Cumberland County.

### **Families – Fayetteville City**

In 2012, there were a total of 188,420 households in Fayetteville City. Non-family households comprised 16.2 percent (32,500 households) of all households. In 2017, there were a total of 196,720 households, of which 18.1 percent (38,142 households) comprised of non-family households. The total number of households in Fayetteville City increased by 8,300 units from 2012 to 2017, whereas the total number of non-family households increased by 5,642 units (17.4 percentage point increase). A non-family household is defined as a householder living alone or with others not related by family.

In 2017, non-family households comprised 18.1 percent of all households, married-couple family households comprised 15.0 percent of all households, female householders with no husband present comprised 11.5 percent of all households, and male householders with no wife present comprised 11.8 percent of all households in the City. The chart below illustrates the breakdown of households by type in Fayetteville City as of 2017 using data from the 2013-2017 ACS.



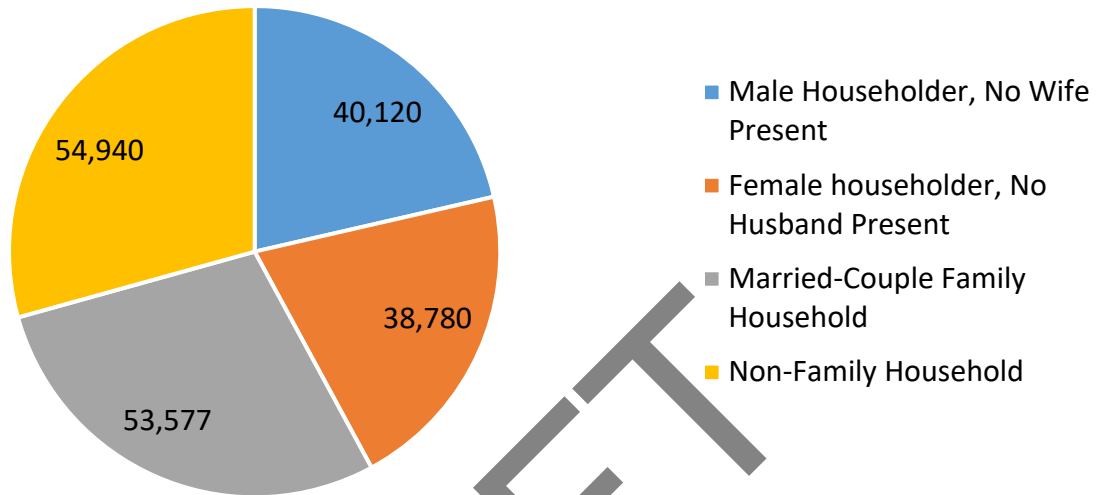
Source: 2013-2017 ACS

### **Families – Cumberland County**

In 2012, there were a total of 306,461 households in Cumberland County. Non-family households comprised 14.9 percent (47,599 households) of all households. In 2017, there were a total of 317,584 households, of which 16.5 percent (54,940 households) comprised non-family households. The total number of households in Cumberland County increased by 11,123 units from 2012 to 2017, as did the total number of non-family households (7,341 unit increase), an increase of 15.4 percentage points. A non-family household is defined as a householder living alone or with others not related by family.

In 2017, non-family households comprised 16.5 percent of all households, married-couple family households comprised 16.1 percent of all households, female householders with no husband present comprised 11.7 percent of all households, and male householders with no wife present comprised 12.1 percent of all households in Cumberland County. The chart below illustrates the breakdown of households by type in Cumberland County as of 2017 using data from the 2013-2017 ACS.

### Households in Cumberland County



Source: 2013-2017 ACS

## C. Income and Poverty

### Household Income

The median household income in Cumberland County decreased by 1.5 percent (\$676 decrease) from \$45,413 in 2012 to \$44,737 in 2017. The median household income in the City of Fayetteville is lower than that of the County, at \$43,439. It decreased by 2.9 percent (\$1,317 decrease) from \$44,756 in 2012 to \$43,439 in 2017.

### Household Income – Fayetteville City

The table below compares the distribution of household income according to the 2008-2012 American Community Survey and the 2013-2017 American Community Survey.

### Household Income in Fayetteville City

Items	2008-2012 ACS		2013-2017 ACS	
	Number of Households	Percentage	Number of Households	Percentage
<b>Total Households</b>	<b>76,041</b>	<b>-</b>	<b>80,451</b>	<b>-</b>
Less than \$10,000	6,759	8.9%	6,945	8.6%
\$10,000 to \$14,999	3,898	5.1%	4,838	6.0%
\$15,000 to \$24,999	8,344	11.0%	9,828	12.2%
\$25,000 to \$34,999	10,118	13.3%	10,928	13.6%
\$35,000 to \$49,999	13,225	17.4%	13,275	16.5%
\$50,000 to \$74,999	15,450	20.3%	15,459	19.2%
\$75,000 to \$99,999	8,130	10.7%	8,409	10.5%
\$100,000 to \$149,999	6,689	8.8%	7,065	8.8%
\$150,000 to \$199,999	1,895	2.5%	2,124	2.6%
\$200,000 or more	1,533	2.0%	1,580	2.0%
<b>Median Household Income</b>	<b>\$44,756</b>	<b>-</b>	<b>\$43,439</b>	<b>-</b>
<b>Mean Household Income</b>	<b>\$57,370</b>	<b>-</b>	<b>\$57,059</b>	<b>-</b>

Source: 2008-2012 and 2013-2017 ACS

### Household Income – Cumberland County

The table below compares the distribution of household income according to the 2008-2012 American Community Survey and the 2013-2017 American Community Survey.

### Household Income in Cumberland County

Items	2008-2012 ACS		2013-2017 ACS	
	Number of Households	Percentage	Number of Households	Percentage
<b>Total Households</b>	<b>119,723</b>	<b>-</b>	<b>124,500</b>	<b>-</b>
Less than \$10,000	10,466	8.7%	10,577	8.5%
\$10,000 to \$14,999	6,285	5.3%	7,101	5.7%
\$15,000 to \$24,999	13,374	11.2%	15,330	12.3%
\$25,000 to \$34,999	15,503	13.0%	16,042	12.9%
\$35,000 to \$49,999	19,628	16.4%	20,046	16.1%
\$50,000 to \$74,999	23,233	19.4%	23,348	18.6%
\$75,000 to \$99,999	13,362	11.2%	14,056	11.3%
\$100,000 to \$149,999	12,281	10.3%	11,959	9.6%

\$150,000 to \$199,999	3,263	2.7%	3,587	2.9%
\$200,000 or more	2,328	1.9%	2,454	2.0%
<b>Median Household Income</b>	<b>\$45,413</b>	<b>-</b>	<b>\$44,737</b>	<b>-</b>
<b>Mean Household Income</b>	<b>\$58,495</b>	<b>-</b>	<b>\$58,623</b>	<b>-</b>

Source: 2008-2012 and 2013-2017 ACS

The U.S. Department of Housing and Urban Development (HUD) sets income limits that determine eligibility for assisted housing programs including the Public Housing, Section 8 Project-Based, Section 8 Housing Choice Voucher, Section 202 housing for the elderly, and Section 811 housing for persons with disabilities programs. HUD develops income limits based on Median Family Income estimates and Fair Market Rent area definitions for each metropolitan area, parts of some metropolitan areas, and each non-metropolitan county.

The Median Income for a family of four in the Metro Area was \$45,572 in 2012, and decreased to \$44,883 in 2017.

The table below identifies the FY 2019 HUD Income Limits applicable to the Fayetteville Metro Area.

### Fayetteville, NC Metro Area Section 8 Income Limits for FY 2019

Income Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<b>Extremely Low (30%) Income Limits</b>	\$12,490	\$16,910	\$21,330	\$25,750	\$29,850	\$32,050	\$34,250	\$36,450
<b>Very Low (50%) Income Limits</b>	\$19,350	\$22,100	\$24,850	\$27,600	\$29,850	\$32,050	\$34,250	\$36,450
<b>Low (80%) Income Limits</b>	\$30,950	\$35,350	\$39,750	\$44,150	\$47,700	\$51,250	\$54,750	\$58,300

Source: HUD Section 8 Income Limits

The following table highlights the current low- and moderate-income population in Cumberland County. The block groups that have a population of more than 51% low- and moderate-income are highlighted in the following table. The City of Fayetteville has an overall low- and moderate-income population of 38.77% and Cumberland County has an overall low- and moderate-income population of 35.58%. Combined, the two jurisdictions have a low- and moderate-income population of 37.54%.

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### Low- and Moderate-Income Population for the Cumberland County Jurisdiction, NC

COUNTY	TRACT	BLOCK GROUP	LOWMOD	LOWMODUNIV	LOWMODPCT
Cumberland County	000200	1	555	590	94.07%
Cumberland County	000200	2	630	720	87.50%
Cumberland County	000200	3	495	755	65.56%
Cumberland County	000500	1	700	1155	60.61%
Cumberland County	000500	2	325	485	67.01%
Cumberland County	000500	3	460	585	78.63%
Cumberland County	000600	2	170	745	22.82%
Cumberland County	000600	4	595	660	90.15%
Cumberland County	000600	3	545	1775	30.70%
Cumberland County	000600	5	105	1125	9.33%
Cumberland County	000600	1	730	1050	69.52%
Cumberland County	000701	3	550	2125	25.88%
Cumberland County	000701	1	255	2265	11.26%
Cumberland County	000701	2	100	1230	8.13%
Cumberland County	000702	1	270	1085	24.88%
Cumberland County	000702	2	390	1000	39.00%
Cumberland County	000800	1	290	665	43.61%
Cumberland County	000800	3	755	1245	60.64%
Cumberland County	000800	2	305	805	37.89%
Cumberland County	000900	1	400	1055	37.91%
Cumberland County	000900	4	195	935	20.86%
Cumberland County	000900	2	565	755	74.83%
Cumberland County	000900	3	315	890	35.39%
Cumberland County	000900	5	270	915	29.51%
Cumberland County	000900	6	360	890	40.45%
Cumberland County	001000	1	570	950	60.00%
Cumberland County	001000	2	1240	1790	69.27%
Cumberland County*	001100*	1*	645*	1265*	50.99%*
Cumberland County	001100	2	610	935	65.24%
Cumberland County	001100	3	540	1315	41.06%
Cumberland County	001200	1	505	1040	48.56%
Cumberland County	001200	4	1270	2295	55.34%
Cumberland County	001200	2	515	830	62.05%
Cumberland County	001200	3	780	1145	68.12%
Cumberland County	001400	1	805	1570	51.27%



Cumberland County	001400	2	350	900	38.89%
Cumberland County	001400	3	155	550	28.18%
Cumberland County	001400	5	735	1570	46.82%
Cumberland County	001400	4	425	1500	28.33%
Cumberland County	001500	2	620	1410	43.97%
Cumberland County	001500	1	390	1345	29.00%
Cumberland County	001601	1	710	1925	36.88%
Cumberland County	001601	2	595	2350	25.32%
Cumberland County	001601	3	1220	3460	35.26%
Cumberland County	001603	1	1095	1940	56.44%
Cumberland County	001603	2	675	2050	32.93%
Cumberland County	001604	1	395	1120	35.27%
Cumberland County	001604	2	1230	2170	56.68%
Cumberland County	001604	3	1390	3915	35.50%
Cumberland County	001700	4	1510	4310	35.03%
Cumberland County	001700	1	1295	2075	62.41%
Cumberland County	001700	3	830	1365	60.81%
Cumberland County*	001700*	2*	625*	1230*	50.81%*
Cumberland County	001800	1	530	1315	40.30%
Cumberland County	001800	2	555	1035	53.62%
Cumberland County	001901	1	1120	2215	50.56%
Cumberland County	001902	1	1145	2175	52.64%
Cumberland County	001902	2	1090	2590	42.08%
Cumberland County	001903	1	480	985	48.73%
Cumberland County	001903	2	560	1605	34.89%
Cumberland County	001903	3	340	675	50.37%
Cumberland County	001903	4	670	955	70.16%
Cumberland County	002001	1	450	1330	33.83%
Cumberland County	002001	2	545	1480	36.82%
Cumberland County	002002	3	490	1205	40.66%
Cumberland County	002002	4	405	1180	34.32%
Cumberland County	002002	1	335	560	59.82%
Cumberland County	002002	2	960	2390	40.17%
Cumberland County	002100	1	645	1130	57.08%
Cumberland County	002100	2	865	1450	59.66%
Cumberland County	002100	3	175	1330	13.16%
Cumberland County	002200	1	60	285	21.05%
Cumberland County	002200	2	560	990	56.57%
Cumberland County	002300	1	710	790	89.87%



Cumberland County	002300	2	1315	2200	59.77%
Cumberland County	002300	3	605	1655	36.56%
Cumberland County	002401	1	545	965	56.48%
Cumberland County	002401	2	705	890	79.21%
Cumberland County	002402	1	530	865	61.27%
Cumberland County	002402	2	885	1325	66.79%
Cumberland County	002402	3	275	1150	23.91%
Cumberland County	002501	1	525	1765	29.75%
Cumberland County	002501	3	1020	4655	21.91%
Cumberland County	002501	2	610	1235	49.39%
Cumberland County	002502	1	895	3140	28.50%
Cumberland County	002502	3	905	1755	51.57%
Cumberland County	002502	2	605	1655	36.56%
Cumberland County	002503	1	580	1385	41.88%
Cumberland County	002503	3	525	1815	28.93%
Cumberland County	002503	2	520	1760	29.55%
Cumberland County	002504	2	540	2240	24.11%
Cumberland County	002504	1	940	1245	75.50%
Cumberland County	002504	3	760	2580	29.46%
Cumberland County	002600	3	155	1010	15.35%
Cumberland County	002600	2	535	1355	39.48%
Cumberland County	002600	1	645	1610	40.06%
Cumberland County	002700	4	775	2560	30.27%
Cumberland County	002700	2	330	1615	20.43%
Cumberland County	002700	3	635	3225	19.69%
Cumberland County	002700	1	290	1060	27.36%
Cumberland County	002800	3	410	2160	18.98%
Cumberland County	002800	1	1095	2675	40.93%
Cumberland County	002800	2	610	1710	35.67%
Cumberland County	002900	4	455	925	49.19%
Cumberland County	002900	3	320	760	42.11%
Cumberland County	002900	1	570	1285	44.36%
Cumberland County	002900	2	315	1405	22.42%
Cumberland County	003001	2	1290	4700	27.45%
Cumberland County	003001	4	375	2365	15.86%
Cumberland County	003001	1	485	2175	22.30%
Cumberland County	003001	3	495	3180	15.57%
Cumberland County	003002	1	985	2830	34.81%
Cumberland County	003102	2	320	945	33.86%

Cumberland County	003102	1	545	3480	15.66%
Cumberland County	003103	2	1020	2630	38.78%
Cumberland County	003103	1	560	1445	38.75%
Cumberland County	003103	3	295	1595	18.50%
Cumberland County	003104	1	630	1930	32.64%
Cumberland County*	003104*	3*	1165*	2295*	50.76%*
Cumberland County	003104	2	565	2070	27.29%
Cumberland County	003201	1	320	1965	16.28%
Cumberland County	003201	3	425	2625	16.19%
Cumberland County	003201	4	710	4070	17.44%
Cumberland County	003201	2	365	3900	9.36%
Cumberland County	003203	1	1025	1915	53.52%
Cumberland County	003203	3	845	2285	36.98%
Cumberland County	003203	2	425	1175	36.17%
Cumberland County	003204	1	640	1130	56.64%
Cumberland County	003204	2	540	1160	46.55%
Cumberland County	003204	3	780	2075	37.59%
Cumberland County	003204	4	240	1045	22.97%
Cumberland County	003204	5	885	3115	28.41%
Cumberland County	003205	1	435	2415	18.01%
Cumberland County	003205	2	350	2265	15.45%
Cumberland County	003205	3	570	1035	55.07%
Cumberland County	003302	1	905	1745	51.86%
Cumberland County	003302	2	1250	3350	37.31%
Cumberland County	003304	1	115	735	15.65%
Cumberland County	003304	2	720	1210	59.50%
Cumberland County	003304	3	1120	2655	42.18%
Cumberland County	003304	4	520	825	63.03%
Cumberland County	003304	5	125	940	13.30%
Cumberland County	003304	6	115	485	23.71%
Cumberland County	003305	1	745	2145	34.73%
Cumberland County	003305	2	570	1605	35.51%
Cumberland County	003305	3	1055	1920	54.95%
Cumberland County	003307	1	555	1000	55.50%
Cumberland County	003307	2	830	3300	25.15%
Cumberland County	003309	2	370	1650	22.42%
Cumberland County	003309	3	480	1830	26.23%
Cumberland County	003309	1	490	2280	21.49%
Cumberland County	003310	4	795	1965	40.46%

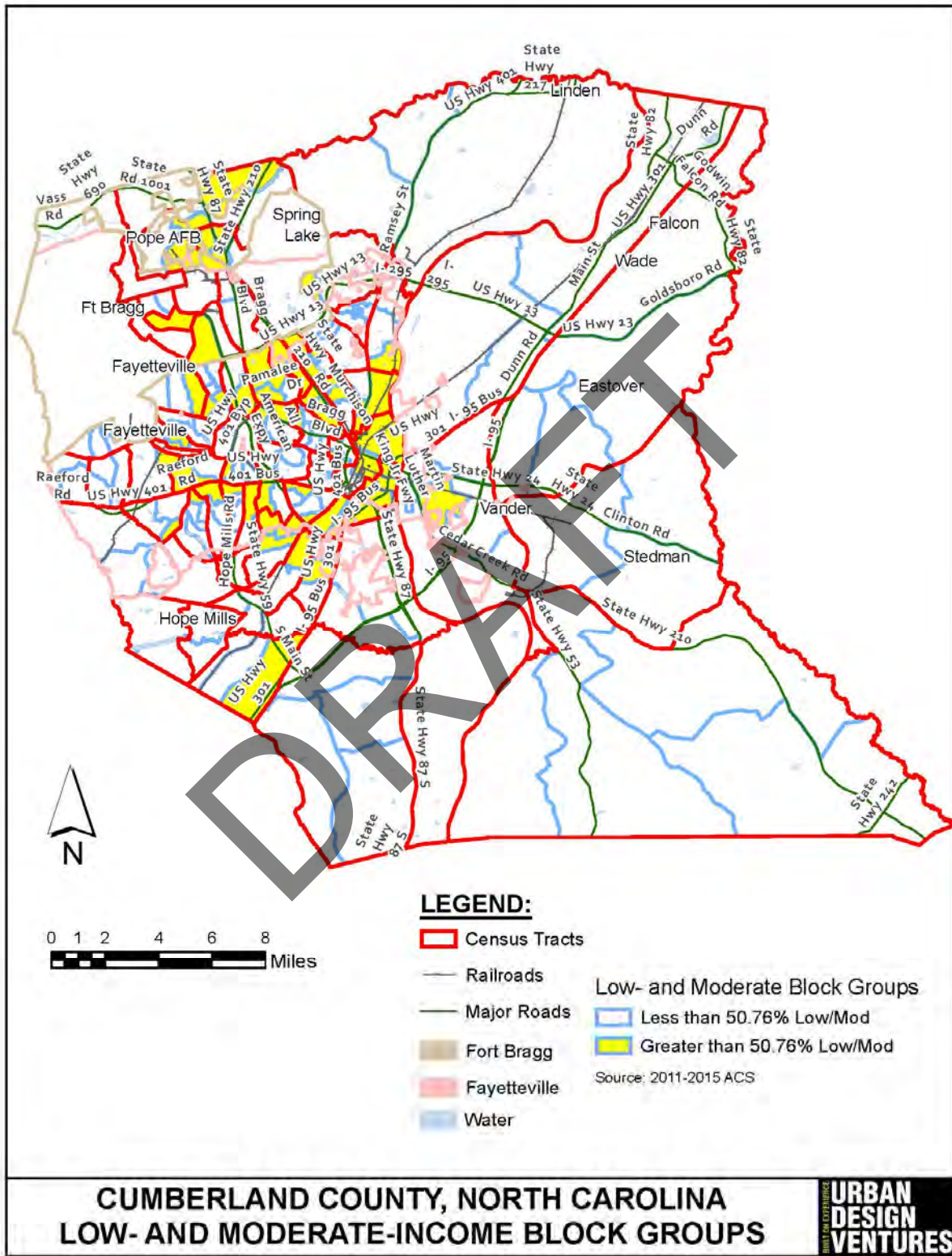
Cumberland County	003310	1	540	1035	52.17%
Cumberland County	003310	2	110	400	27.50%
Cumberland County	003310	3	665	1215	54.73%
Cumberland County	003311	1	920	2475	37.17%
Cumberland County	003312	3	460	2005	22.94%
Cumberland County	003312	1	535	1330	40.23%
Cumberland County	003312	2	645	1910	33.77%
Cumberland County	003312	4	550	1245	44.18%
Cumberland County	003313	2	690	2900	23.79%
Cumberland County	003313	1	1090	3330	32.73%
Cumberland County	003314	2	620	2180	28.44%
Cumberland County	003314	1	1075	2310	46.54%
Cumberland County	003314	3	730	2770	26.35%
Cumberland County	003401	1	0	0	0.00%
Cumberland County	003401	2	1715	3240	52.93%
Cumberland County	003402	1	0	0	0.00%
Cumberland County	003402	2	0	0	0.00%
Cumberland County	003403	2	1280	3065	41.76%
Cumberland County	003403	1	380	835	45.51%
Cumberland County	003404	1	0	0	0.00%
Cumberland County	003404	2	0	0	0.00%
Cumberland County	003405	1	1030	1760	58.52%
Cumberland County	003406	1	160	895	17.88%
Cumberland County	003407	1	615	1155	53.25%
Cumberland County	003407	2	0	0	0.00%
Cumberland County	003408	1	785	2730	28.75%
Cumberland County	003408	2	775	2185	35.47%
Cumberland County	003500	1	1765	3340	52.84%
Cumberland County	003500	2	415	660	62.88%
Cumberland County	003500	3	515	655	78.63%
Cumberland County	003500	4	385	1055	36.49%
Cumberland County	003600	3	1145	2195	52.16%
Cumberland County	003600	1	315	680	46.32%
Cumberland County	003600	4	765	2005	38.15%
Cumberland County	003600	2	420	750	56.00%
Cumberland County	003700	2	155	1590	9.75%
Cumberland County	003700	1	255	1895	13.46%
Cumberland County	003700	3	1785	3570	50.00%
Cumberland County	003800	1	740	1030	71.84%

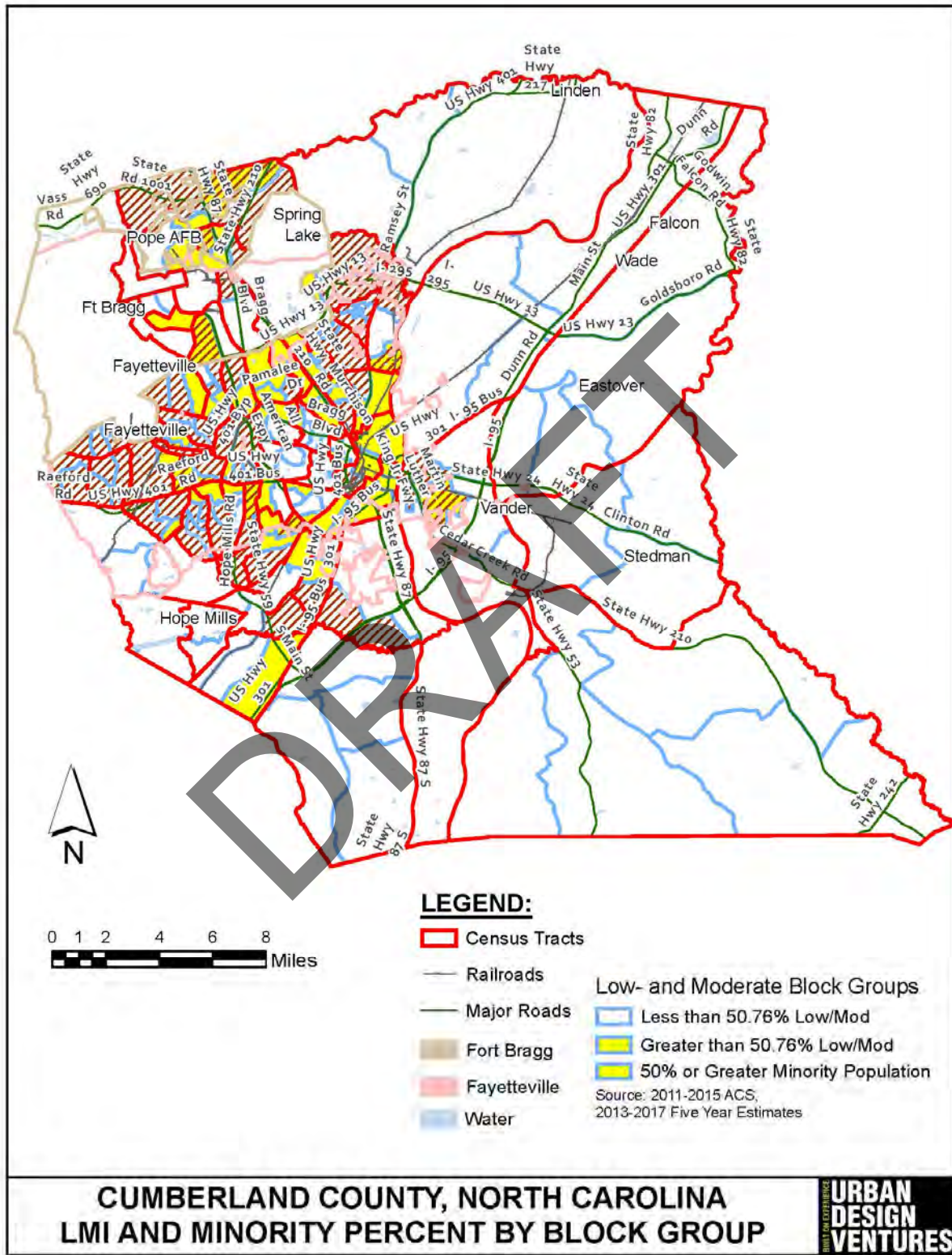
Cumberland County	003800	2	260	380	68.42%
Cumberland County	003800	3	425	860	49.42%
Cumberland County	980100	1	0	0	0.00%
Cumberland County	980200	1	0	0	0.00%
<b>TOTAL</b>			<b>117,955</b>	<b>314,195</b>	<b>37.54%</b>

Source: HUD Exchange

The following map illustrates areas of Cumberland County with concentrations of low- and moderate-income residents. These Census Block Groups that are above 51% low- and moderate-income. They are mostly concentrated in the City of Fayetteville, the Town of Spring Lake and, and areas of the County that border the City of Fayetteville to the south. Also of note are Block Groups above 50.76% low- and moderate-income, marked with asterisks. Cumberland County is an exception grantee, and Block Groups above 50.76% are considered low- and moderate-income for the County. Additionally, a map of low- and moderate-income block groups with an overly of all majority-minority block groups shows that every minority-majority block group in the region is also greater than 51% low- and moderate-income.

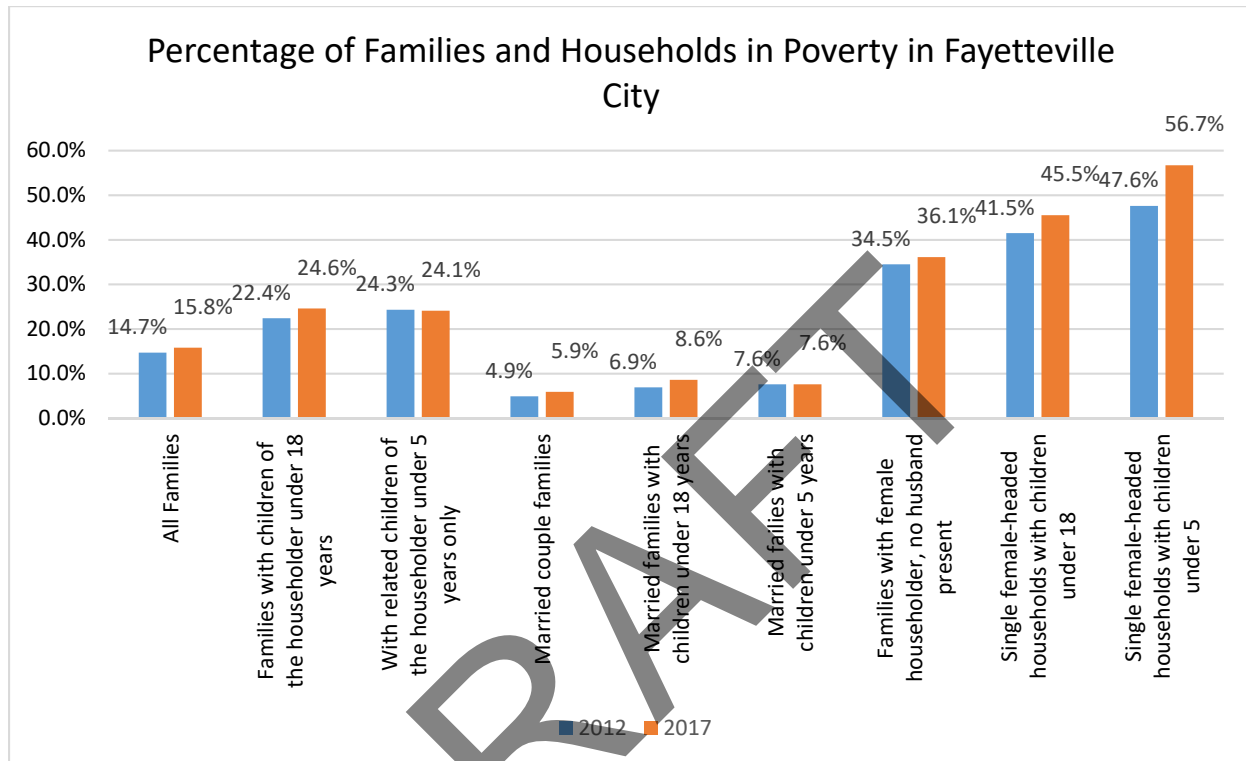






### **Family and Household Poverty – Fayetteville City**

Fayetteville City's poverty statistics for families with children are highlighted in the chart below.

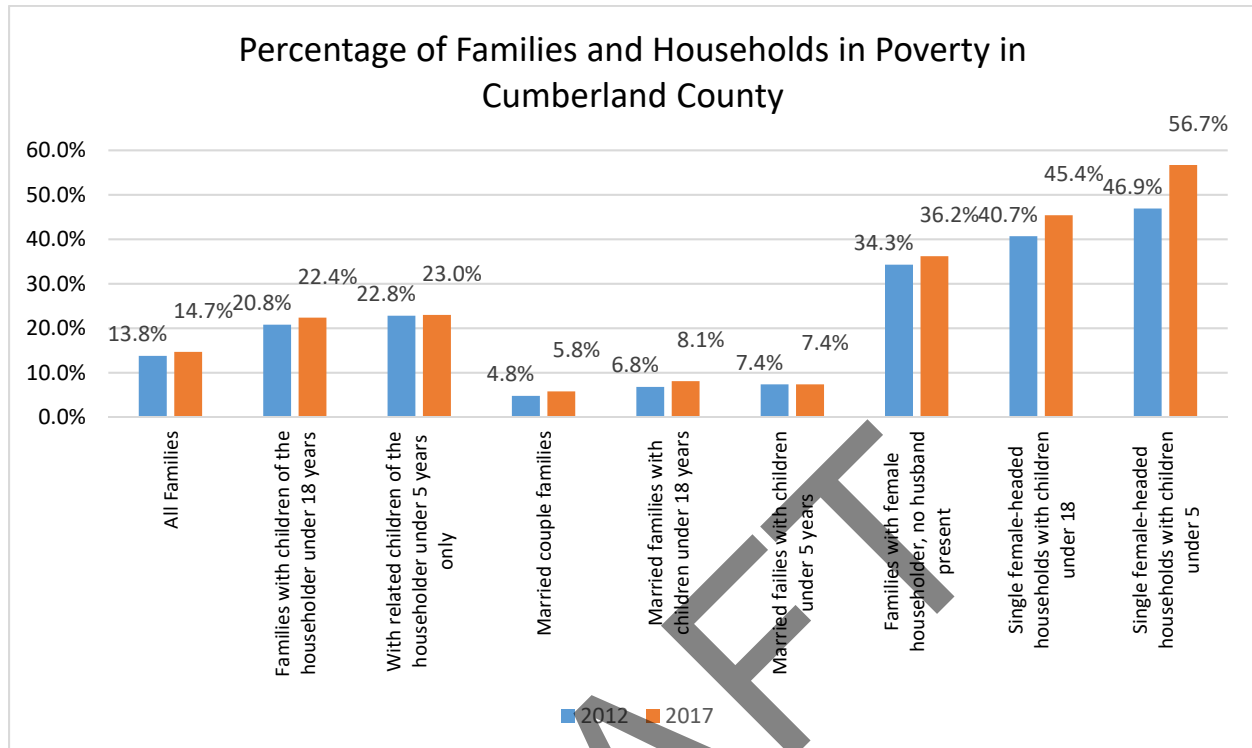


Source: 2008-2012 and 2013-2017 ACS

### **Family and Household Poverty – Cumberland County**

Cumberland County's poverty statistics for families with children are highlighted in the chart below.





Source: 2008-2012 and 2013-2017 ACS

In Cumberland County, the percentage of all families living in poverty experienced an increase from 13.87% in 2012 to 14.7% in 2017. The City of Fayetteville has a slightly higher poverty rate than Cumberland County as a whole, and it increased to 15.8% in 2017. The percentage of female-headed householders with no husband present and with children under 18 years in poverty was 41.5% in 2012 and increased to 45.5% in 2017 in the City, and from 40.7% to 45.4% in the County. The number of single female-headed households in poverty in both the City and the County continues to rise.

## D. Employment

### Occupation – Fayetteville City

In 2012, according to 2008-2012 ACS Estimates, the total number of eligible workers (population 16 years and over) in Fayetteville City was 103,670 persons. In 2012, 52.5 percent (80,807 persons) of eligible workers were in



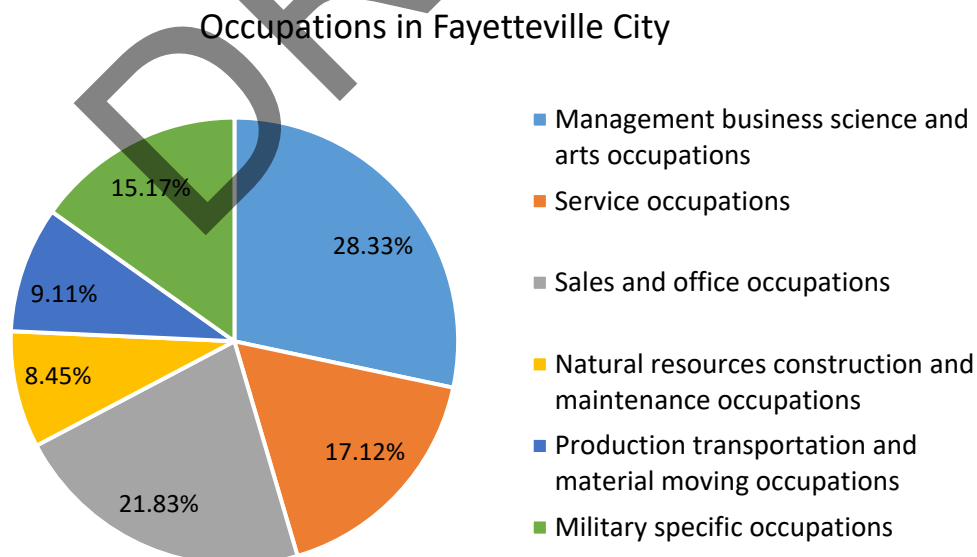
the civilian labor force, 14.9 percent of those employed were in the military, and 7.3 percent (11,255 persons) of eligible workers in the work force were unemployed.

In 2017, according to 2017 ACS Estimates, the total number of eligible workers (population 16 years and over) in Fayetteville City was 165,830 persons. In 2017, 51.8 percent (85,901 persons) of eligible workers were in the labor force, 14.3 percent (23,689 persons) were in the military, and 5.6 percent (9,273 persons) of eligible workers in the work force were unemployed.

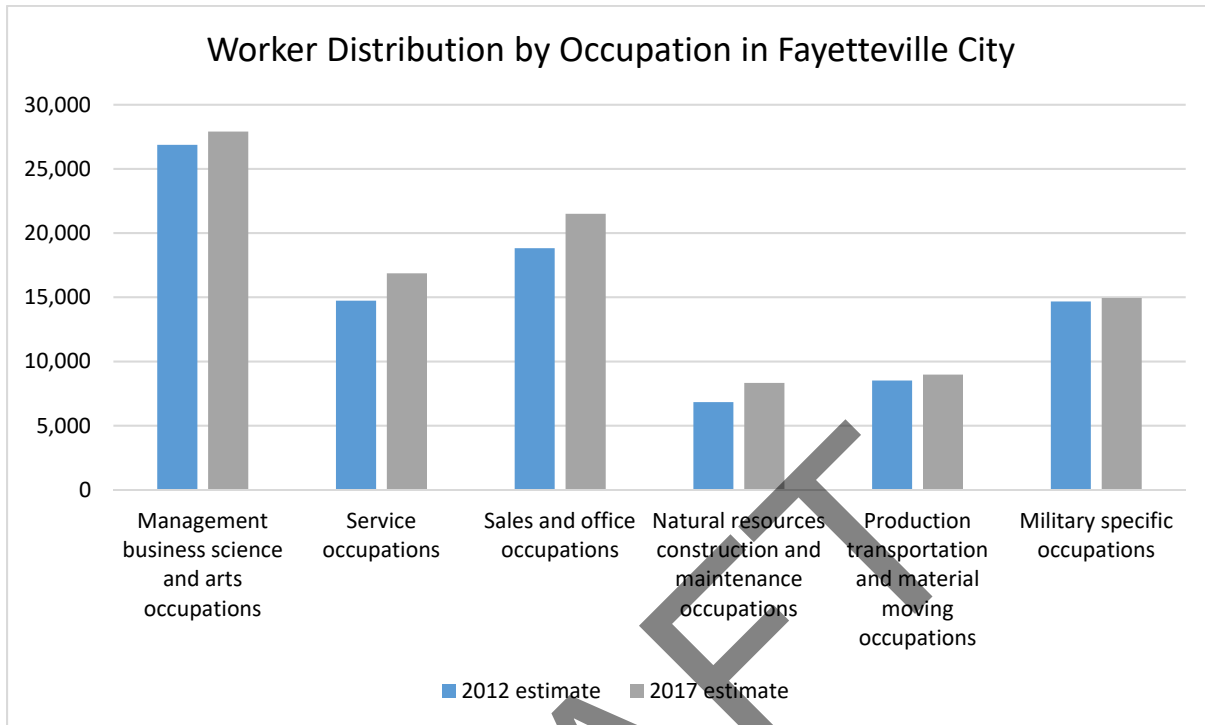
Workers in 2017 had a mean travel time to work of 18.7 minutes.

Per the 2013-2017 American Community Survey, an estimated 24.7 percent (19,883 households) of all households in the Fayetteville City receive income from Social Security. The mean Social Security Income for 2017 was \$16,625.

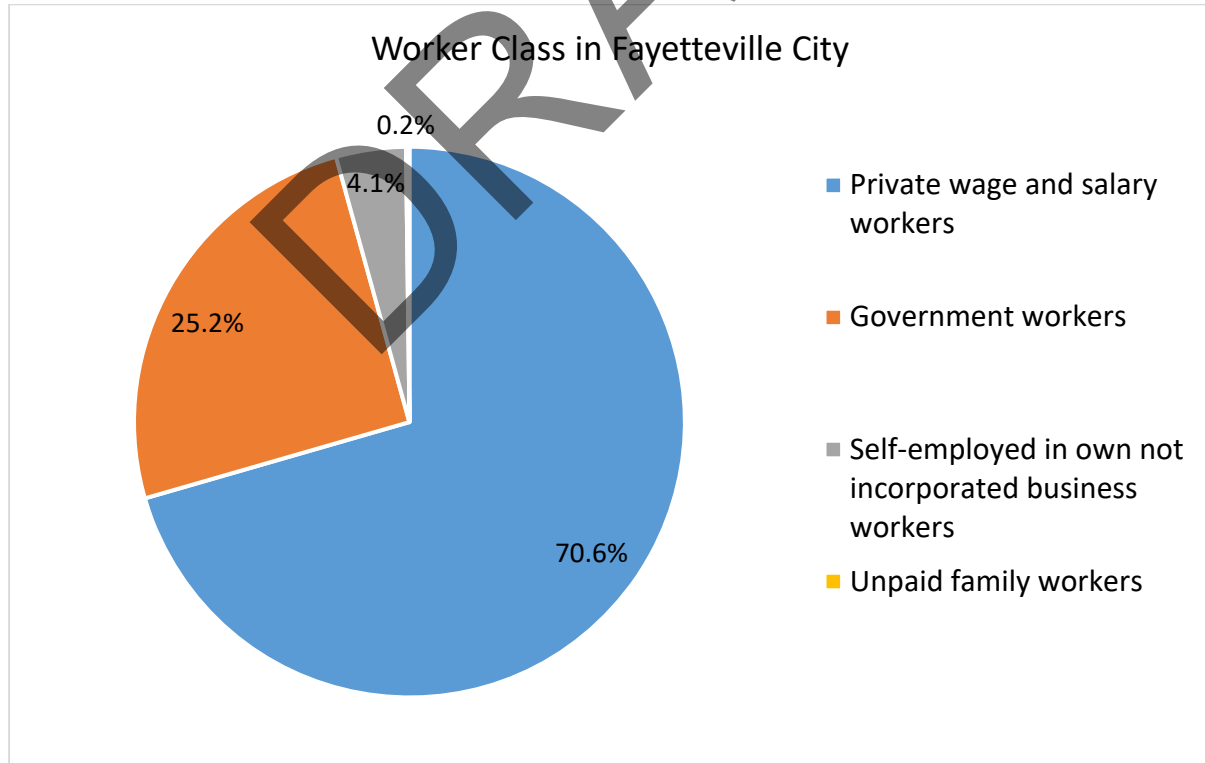
The following charts outline the distribution of Fayetteville City workers by occupation.



Source: 2013-2017 ACS



Source: 2006-2010 ACS and 2013-2017 ACS



Source: 2006-2010 ACS and 2013-2017 ACS

### **Occupation – Cumberland County**

In 2012, according to 2008-2012 ACS Estimates, the total number of eligible workers (population 16 years and over) in Cumberland County was 242,751 persons. In 2012, 67.0 percent (162,757 persons) of eligible workers were in the labor force, 11.8 percent (28,662 persons) were in the military, and 7.0 percent (17,068 persons) of eligible workers in the work force were unemployed.

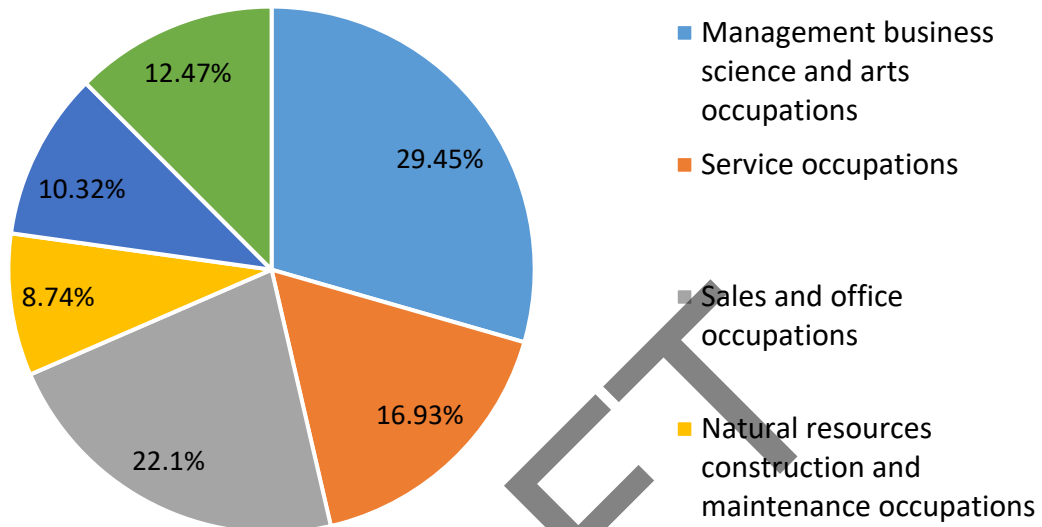
In 2017, according to 2017 ACS Estimates, the total number of eligible workers (population 16 years and over) in Cumberland County was 258,172 persons. In 2017, 64.9 percent (167,485 persons) of eligible workers were in the labor force, 11.5 percent (29,698 persons) were in the military, and 5.4 percent (13,819 persons) of eligible workers in the work force were unemployed.

Workers in 2017 had a mean travel time to work of 18.7 minutes, which is the same as the City.

Per the 2013-2017 American Community Survey, an estimated 25.3 percent (31,519 households) of households in Cumberland County receive income from Social Security. The mean Social Security Income for 2017 was \$16,896, which is only slightly above the City at \$16,625.

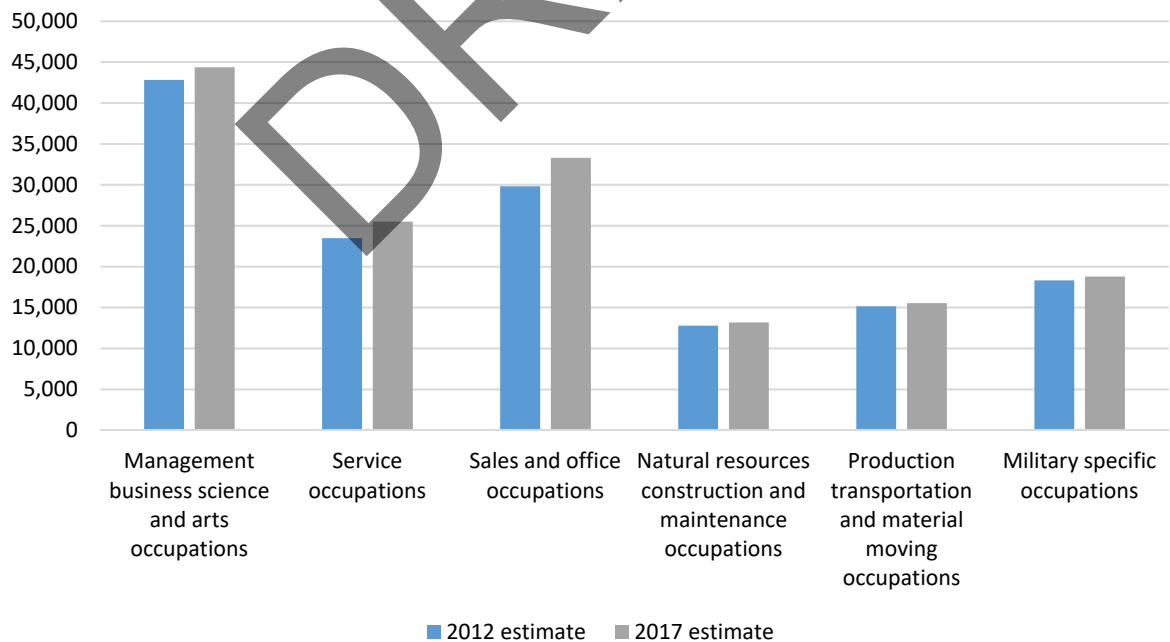
The following charts outline the distribution of workers in Cumberland County by occupation.

### Occupations in Cumberland County

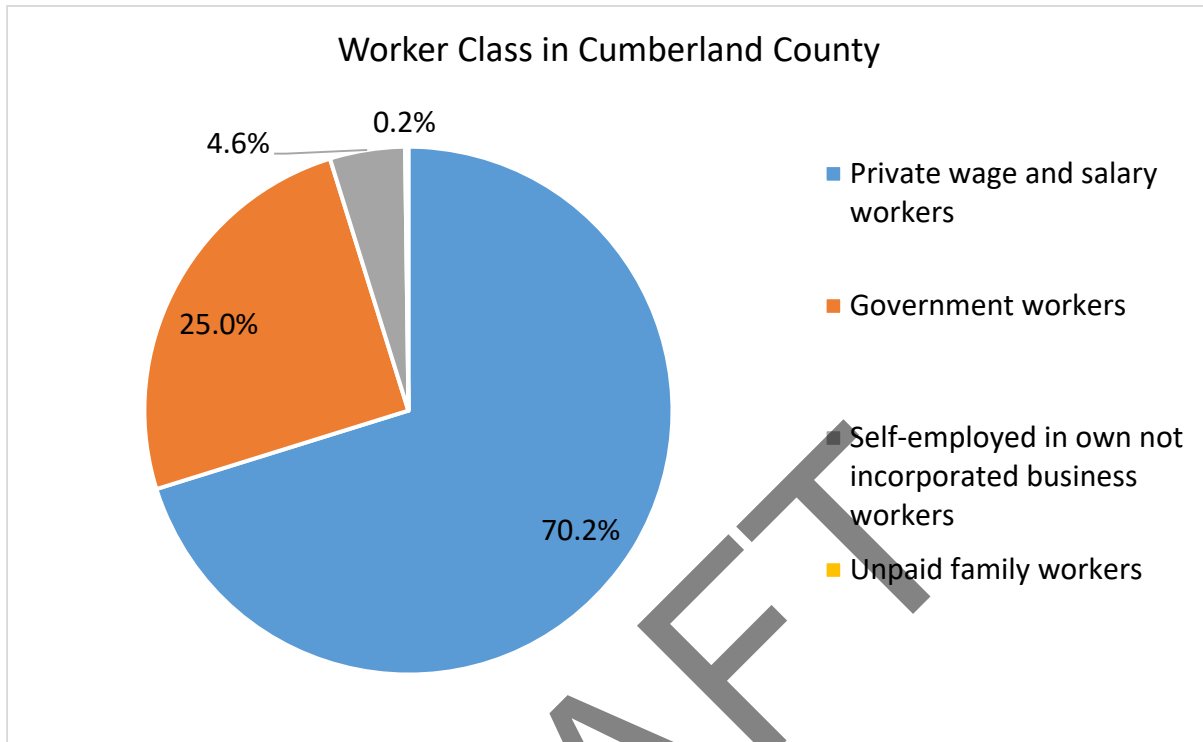


Source: 2013-2017 ACS

### Worker Distribution by Industry in Cumberland County



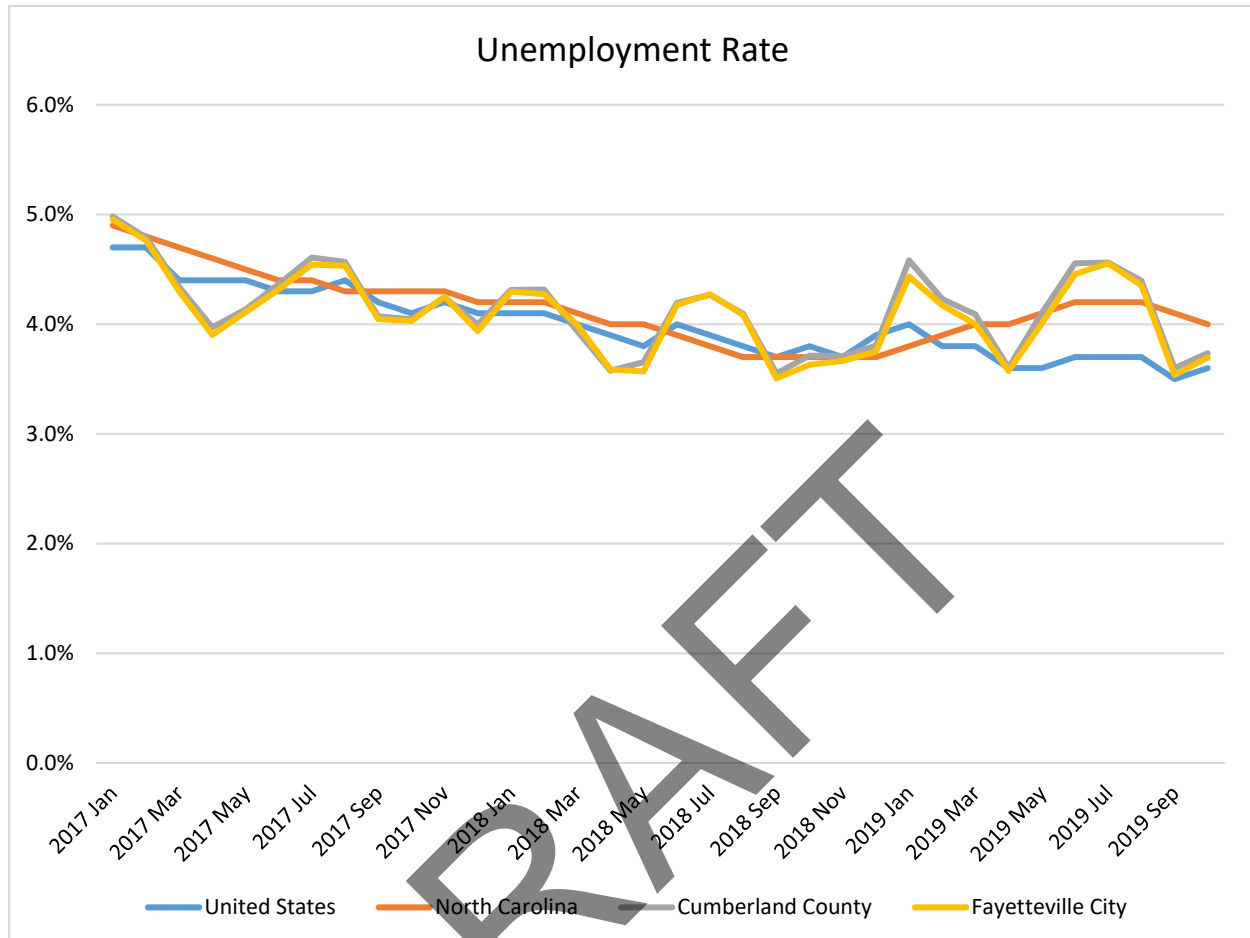
Source: 2006-2010 ACS and 2013-2017 ACS



Source: 2013-2017 ACS

### Unemployment Rate

The unemployment rate for the City of Fayetteville and Cumberland County is shown in comparison with the unemployment rate in the State of North Carolina and the Nation.



Source: Bureau of Labor Statistics

The unemployment rates for the City of Fayetteville and Cumberland County are not seasonally adjusted. From January 2017 to September 2019, the City's unemployment rate was an average of 1.2 percentage points higher than the national unemployment rate, the County's unemployment rate was an average of 1.1 percentage points higher than the national unemployment rate and both the City and County deviated negligibly from the State unemployment rate.

The trends suggest that from January 2017 to September 2019 the unemployment rate in Cumberland County increased at a faster rate than the national average in 2019, which was a statewide trend for North Carolina.

## E. Housing Profile

Almost three-quarters of the City's and County's housing stock (74.99%) was built after 1970, which coincides with the County's recent growth. Only 5.3% of its housing stock was built after 2009. The oldest housing stock in the region is within the City of Fayetteville, though it is not prevalent; approximately 1.6% of the City's housing stock was built prior to 1939 and a quarter (25.01%) was built prior to 1970. The following chart illustrates the year that housing structures were built in Cumberland County based on the 2013-2017 American Community Survey.

### Housing Profile – Fayetteville City

The following table chart details the year that housing structures were built in Fayetteville City as of 2017.

**Year Structure Built in Fayetteville City**

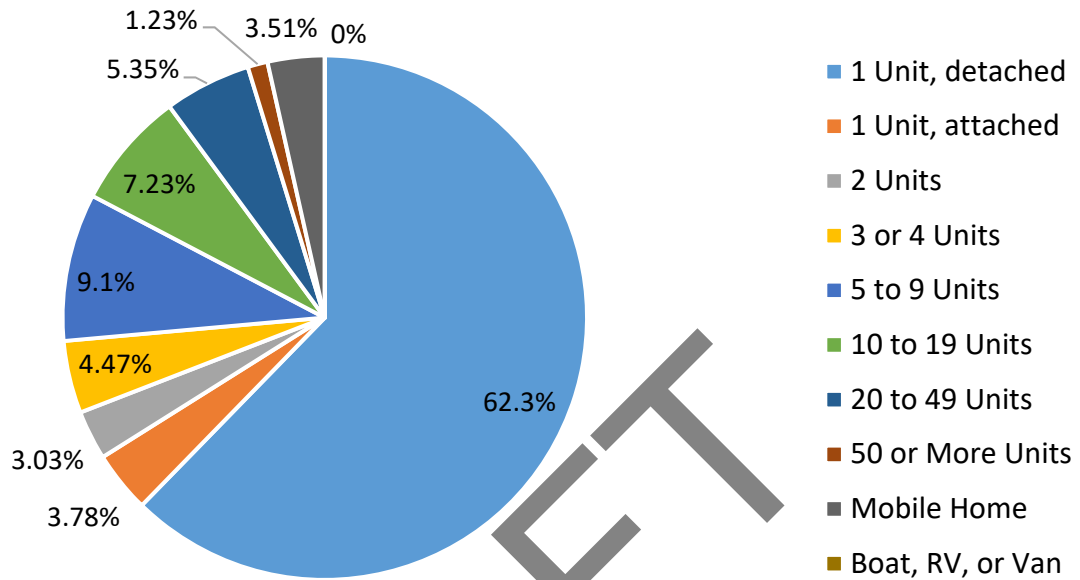
Housing Profile	2008-2012 ACS		2013-2017 ACS	
	#	%	#	%
Total	86,929	-	94,652	-
Built 2014 or later	-	-	853	0.90%
Built 2010 to 2013	419	0.48%	4,234	4.47%
Built 2000 to 2009	14,729	16.94%	12,453	13.16%
Built 1990 to 1999	15,260	17.55%	16,692	17.64%
Built 1980 to 1989	14,664	16.87%	16,829	17.78%
Built 1970 to 1979	16,725	19.24%	19,917	21.04%
Built 1960 to 1969	12,908	14.85%	12,725	13.44%
Built 1950 to 1959	7,258	8.35%	6,812	7.20%
Built 1940 to 1949	2,506	2.88%	2,641	2.79%
Built 1939 or earlier	2,460	2.83%	1,496	1.58%

Source: 2008-2012 ACS and 2013-2017 ACS

The majority of housing units in Fayetteville City are 1-unit detached comprising 62.8 percent (54,583 units) of housing units.

The following graph illustrates the composition of the housing stock in Fayetteville City as of 2017.

### Housing Units in Fayetteville City



Source: 2013-2017 ACS

### Housing Profile – Cumberland County

The following table chart details the year that housing structures were built in Cumberland County as of 2017.

#### Year Structure Built in Cumberland County

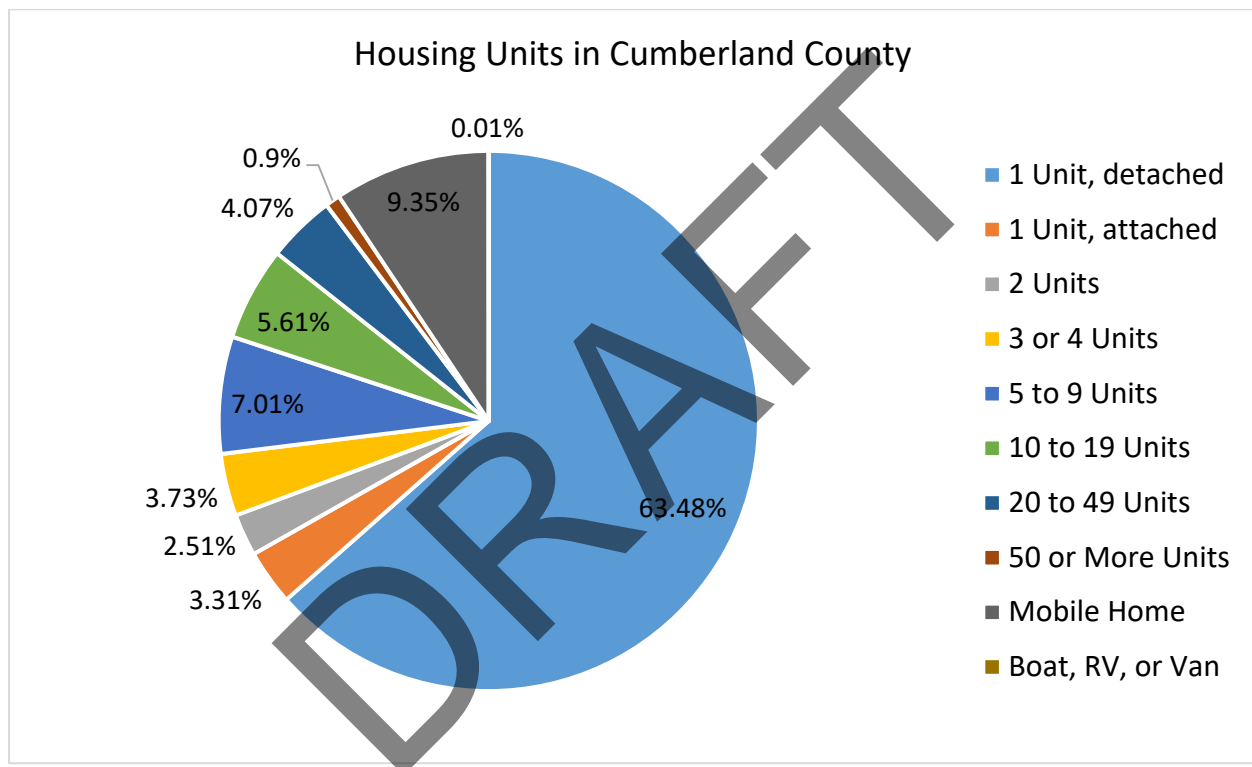
Housing Profile	2008-2012 ACS		2013-2017 ACS	
	#	%	#	%
<b>Total Housing Units</b>	<b>136,701</b>	<b>-</b>	<b>145,090</b>	<b>-</b>
Built 2014 or later	-	-	1,316	0.91%
Built 2010 to 2013	982	0.72	7,160	4.93%
Built 2000 to 2009	27,611	20.20	24,278	16.73%
Built 1990 to 1999	27,570	20.17	29,405	20.27%
Built 1980 to 1989	22,464	16.43	24,285	16.74%
Built 1970 to 1979	24,396	17.85	26,887	18.53%
Built 1960 to 1969	17,673	12.93	16,668	11.49%
Built 1950 to 1959	9,407	6.88	9,057	6.24%
Built 1940 to 1949	3,437	2.51	3,476	2.40%
Built 1939 or earlier	3,161	2.31	2,558	1.76%

Source: 2008-2012 and 2013-2017 ACS



The majority of housing units in Cumberland County are 1-unit detached comprising 74.8 percent (86,907 units) of all housing units. The second most common type of housing unit in Cumberland County is a mobile home, and mobile homes make up 9.35% (13,560 units) of the housing units.

The following graph illustrates the composition of the housing stock in Cumberland County as of 2017.



As shown in the previous charts, single-unit detached houses remain the most prevalent type of housing in the County by a wide margin. The number of 1-unit attached homes increased, while the number of 1-unit detached houses showed a slight decrease. All other housing types stayed fairly consistent or has a slight change in their prevalence.

The median value of owner-occupied homes in Cumberland County in 2012 was \$126,300 compared to \$123,300 in the City of Fayetteville. The 2013-2017 American Community Survey estimates that the median value of owner-occupied homes in Cumberland County has increased since 2012 to

\$131,200 while the median housing value in the City of Fayetteville increased to \$128,500. The latest available data from real estate listings presented a similar value of home values in the County; according to Zillow, the median list price of a home in Cumberland County was \$123,858 in November of 2019 and \$119,859 in the City of Fayetteville.

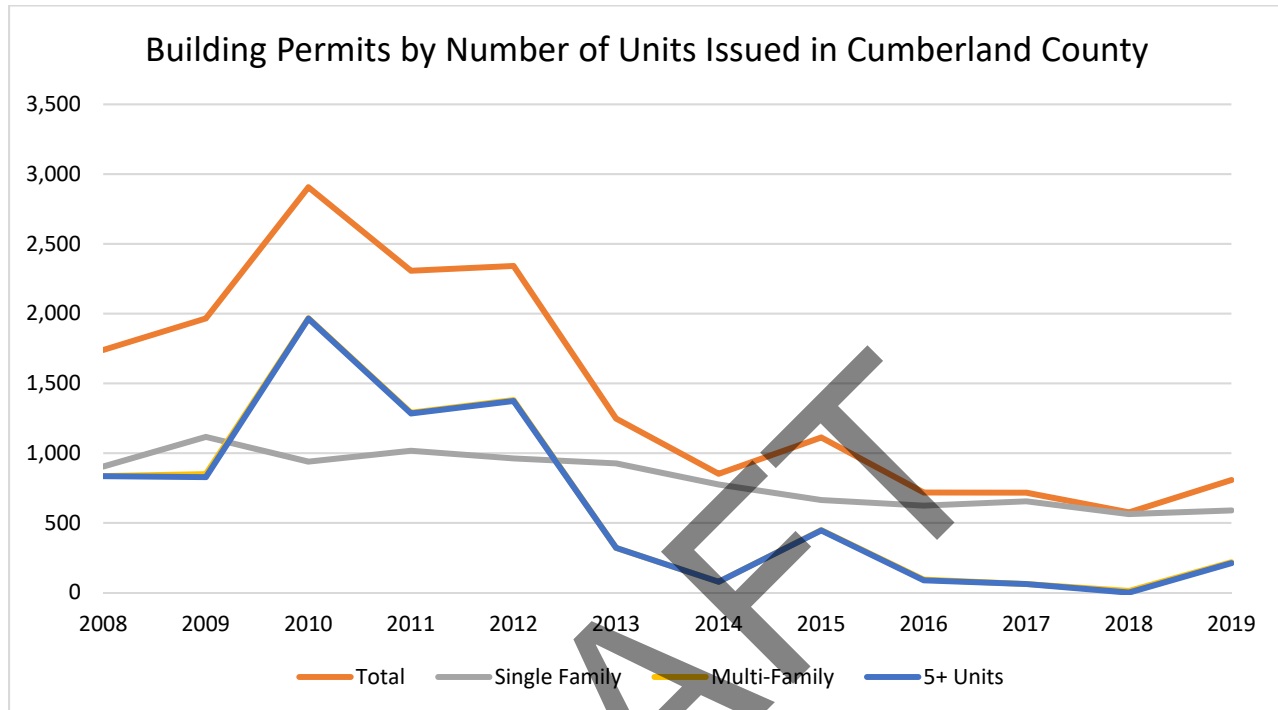
The following table outlines the number of new units for which building permits were filed annually for Cumberland County. Both the City of Fayetteville and Cumberland County have seen a substantial decrease in the total number of new units constructed since 2008, although it has remained constant since 2018.

The table below contains data on the number of permits for residential construction issued by jurisdictions in Cumberland County.

**Units Authorized by Building Permits – Fayetteville, NC Metro Area**

YEAR	Total	Single Family	Multi-Family	5+ Units
2019	807	589	218	210
2018	575	563	12	0
2017	716	655	61	61
2016	717	623	94	88
2015	1,112	664	448	446
2014	852	775	77	77
2013	1,247	926	321	321
2012	2,342	962	1,380	1,374
2011	2,307	1,017	1,290	1,284
2010	2,906	939	1,967	1,964
2009	1,966	1,116	850	828
2008	1,739	903	836	834

Source: SOCDs Building Permits Database, HUD



The area has seen an overall decrease in the total number of new units constructed most notably Multi-Family homes. Across the 15-year period, an average of 56.3 percent of new units each year were for single family units.

The year with the highest number of units authorized was 2011 and the year with the highest number of single-family units was 2009. The average number of total units authorized per year in the years following the 2008-2009 housing crash increased, but has since decreased substantially in the later half of the 2010 decade.

## F. Financing

### Owner Costs – Fayetteville City

The median monthly housing cost for owner-occupied households was \$1,044 in 2012 and \$957 in 2017. The median monthly housing cost for owner-occupied households decreased by 8.33 percent (\$87) from 2012 to 2017. Dollar amounts have been adjusted for inflation.

The following table illustrates mortgage status and selected monthly owner costs in 2012 and 2017.

### Monthly Owner Costs in Fayetteville City

Monthly Owner Cost	2008-2012 ACS		2013-2017 ACS	
	Number of Housing Units	Percentage	Number of Housing Units	Percentage
<b>Owner-Occupied Housing Units</b>	<b>38,800</b>	<b>44.6%</b>	<b>36,329</b>	<b>38.4%</b>
Less than \$300	436	1.12%	1,730	4.77%
\$300 to \$499	4,166	10.74%	6,450	17.76%
\$500 to \$799	6,138	15.82%	6,100	16.79%
\$800 to \$999	4,681	12.06%	4,965	13.67%
\$1,000 to \$1,499	14,933	38.48%	10,645	29.31%
\$1,500 to \$1,999	4,989	12.86%	4,175	11.49%
\$2,000 or more	3,457	8.91%	1,154	3.18%
No Cash Rent	-	-	-	-
Median (dollars)	\$1,044	-	\$957	-

Source: 2008-2012 and 2013-2017 American Community Survey

The following table illustrates housing costs for owner-households in 2010 and 2017 according to the 2010-2014 ACS and the 2013-2017 ACS.

### Monthly Owner Costs as a Percentage of Household Income in Fayetteville City

Owner Costs as a % of Income	2008-2012 ACS		2013-2017 ACS	
	Number of Housing Units	Percentage	Number of Housing Units	Percentage
<b>Owner-Occupied Housing Units</b>	<b>38,800</b>	<b>44.6%</b>	<b>36,329</b>	<b>38.4%</b>
<b>Less than \$20,000</b>	<b>4,268</b>	<b>11.00%</b>	<b>4,087</b>	<b>11.25%</b>
Less than 20 percent	272	0.70%	230	0.63%
20 to 29 percent	776	2.00%	444	1.22%
30 percent or more	3,220	8.30%	3,413	9.39%
<b>\$20,000 to \$34,999</b>	<b>5,587</b>	<b>14.40%</b>	<b>4,980</b>	<b>13.71%</b>
Less than 20 percent	1,513	3.90%	1,273	3.50%
20 to 29 percent	854	2.20%	785	2.16%
30 percent or more	3,220	8.30%	2,922	8.04%

<b>\$35,000 to \$49,999</b>	<b>5,781</b>	<b>14.90%</b>	<b>5,340</b>	<b>14.70%</b>
Less than 20 percent	1,901	4.90%	1,877	5.17%
20 to 29 percent	1,746	4.50%	1,452	4.00%
30 percent or more	2,134	5.50%	2,011	5.54%
<b>\$50,000 to \$74,999</b>	<b>8,342</b>	<b>21.50%</b>	<b>8,061</b>	<b>22.19%</b>
Less than 20 percent	3,802	9.80%	4,292	11.81%
20 to 29 percent	3,026	7.80%	2,538	6.99%
30 percent or more	1,552	4.00%	1,231	3.39%
<b>\$75,000 or more</b>	<b>14,240</b>	<b>36.70%</b>	<b>13,440</b>	<b>37.00%</b>
Less than 20 percent	10,864	28.00%	11,305	31.12%
20 to 29 percent	2,794	7.20%	1,714	4.72%
30 percent or more	582	1.50%	421	1.16%
<b>Zero or negative income</b>	<b>543</b>	<b>1.40%</b>	<b>421</b>	<b>1.16%</b>
No cash rent	-	-	-	-

Source: 2008-2012 and 2013-2017 American Community Survey

HUD defines a housing cost burden as a household that pays over 30 percent or more of its monthly income on housing costs. In 2012, 27.6 percent (10,709 units) of owner-occupied units were cost burdened and 27.5 percent (9,998 units) of owner-occupied households in 2017 were cost burdened.

### Owner Costs – Cumberland County

The median monthly housing cost for owner-occupied households was \$950 in 2012 and \$957 in 2017. The median monthly housing cost for owner-occupied households increased by less than one percent (\$7) from 2012 to 2017. Dollar amounts have been adjusted for inflation.

The following table illustrates mortgage status and selected monthly owner costs in 2012 and 2017.

### Monthly Owner Costs in Cumberland County

Monthly Owner Cost	2008-2012 ACS		2013-2017 ACS	
	Number of Housing Units	Percentage	Number of Housing Units	Percentage
<b>Owner-Occupied Housing Units</b>	<b>67,499</b>	<b>49.4%</b>	<b>63,533</b>	<b>43.8%</b>
Less than \$300	1,401	2.08%	4,618	7.27%

\$300 to \$499	8,229	12.19%	10,704	16.85%
\$500 to \$799	9,884	14.65%	10,265	16.16%
\$800 to \$999	7,775	11.51%	8,234	12.96%
\$1,000 to \$1,499	24,562	36.39%	17,710	27.87%
\$1,500 to \$1,999	9,325	13.82%	7,834	12.33%
\$2,000 or more	6,323	9.37%	2,403	3.78%
No Cash Rent	-	-	-	-
Median (dollars)	\$1,035	-	\$950	-

Source: 2008-2012 and 2013-2017 American Community Survey

The following table illustrates housing costs for owner-households in 2012 and 2017 according to the 2008-2012 ACS and the 2013-2017 ACS.

#### Monthly Owner Costs as a Percentage of Household Income in Cumberland County

Owner Costs as a % of Income	2008-2012 ACS		2013-2017 ACS	
	Number of Housing Units	Percentage	Number of Housing Units	Percentage
<b>Owner-Occupied Housing Units</b>	<b>67,499</b>	<b>49.4%</b>	<b>63,533</b>	<b>43.8%</b>
<b>Less than \$20,000</b>	<b>7,425</b>	<b>11.0%</b>	<b>7,271</b>	<b>11.44%</b>
Less than 20 percent	270	0.4%	777	1.22%
20 to 29 percent	1,215	1.8%	966	1.52%
30 percent or more	5,940	8.8%	5,528	8.70%
<b>\$20,000 to \$34,999</b>	<b>9,787</b>	<b>14.5%</b>	<b>8,740</b>	<b>13.76%</b>
Less than 20 percent	2,160	3.2%	2,511	3.95%
20 to 29 percent	1,417	2.1%	1,541	2.43%
30 percent or more	6,142	9.1%	4,688	7.38%
<b>\$35,000 to \$49,999</b>	<b>10,395</b>	<b>15.4%</b>	<b>9,263</b>	<b>14.58%</b>
Less than 20 percent	3,105	4.6%	3,487	5.49%
20 to 29 percent	3,375	5.0%	2,506	3.94%
30 percent or more	3,915	5.8%	3,270	5.15%
<b>\$50,000 to \$74,999</b>	<b>15,660</b>	<b>23.2%</b>	<b>13,384</b>	<b>21.07%</b>
Less than 20 percent	6,750	10.0%	9,636	15.17%
20 to 29 percent	6,075	9.0%	4,344	6.84%
30 percent or more	2,835	4.2%	2,104	3.31%
<b>\$75,000 or more</b>	<b>23,490</b>	<b>34.8%</b>	<b>24,012</b>	<b>37.79%</b>
Less than 20 percent	18,495	27.4%	19,640	30.91%

20 to 29 percent	3,915	5.8%	3,716	5.85%
30 percent or more	1,080	1.6%	656	1.03%
<b>Zero or negative income</b>	<b>810</b>	<b>1.2%</b>	<b>863</b>	<b>1.36%</b>
No cash rent	-	-	-	-

Source: 2008-2012 and 2013-2017 American Community Survey

HUD defines a housing cost burden as a household that pays over 30 percent or more of its monthly income on housing costs. In 2012, 29.5 percent (19,912 units) of owner-occupied units were cost burdened and 25.6 percent (16,246 units) of owner-occupied households in 2017 were cost burdened.

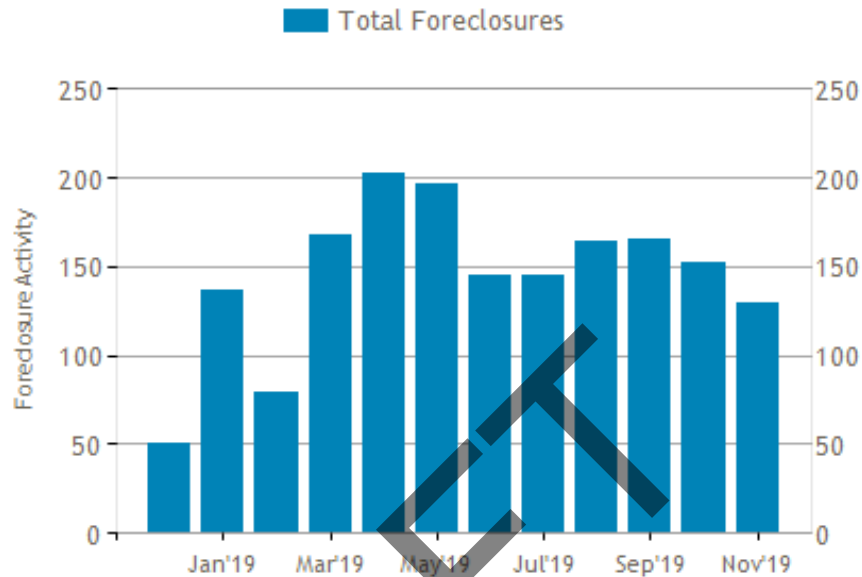
According to [www.zillow.com](http://www.zillow.com), the median list price for a two-bedroom housing unit in the City of Fayetteville was \$152,000 in November 2019, and \$162,000 for Cumberland County as a whole. The average price per square foot in the City of Fayetteville is \$101 in the same time period, and \$104 in Cumberland County.

### **Foreclosures**

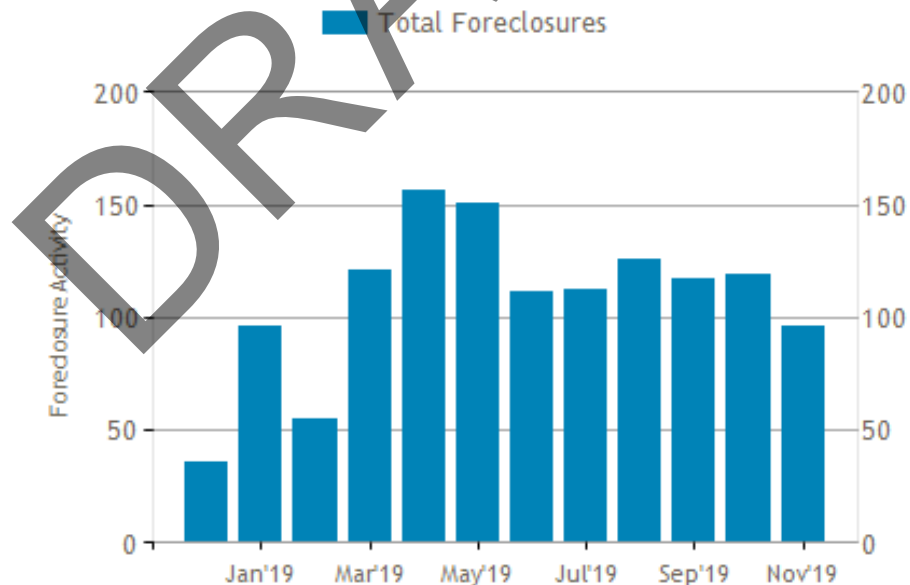
According to [www.realtytrac.com](http://www.realtytrac.com), Cumberland County had 578 foreclosures at a rate of 1 in every 1,110, or 0.09% in November, 2019, and the City of Fayetteville had 96 homes in foreclosure at a rate of 1 in every 1,188, or 0.08% as of November of 2019. This means that 482 foreclosures in the County were outside of the City of Fayetteville.

Legal Aid of North Carolina has a division dedicated to assisting households experiencing foreclosures. The foreclosure rate in the City still remains higher than that of the State of North Carolina, which has a foreclosure rate of 1 in every 2,324, or 0.04%.

### Number of Foreclosures in Cumberland County, NC



### Number of Foreclosures in the City of Fayetteville, NC



The number of foreclosures for Cumberland County was at its highest in April of 2019 with 202 foreclosures. Foreclosures in the City of Fayetteville also peaked at this point at 157 foreclosures. While foreclosures can negatively



impact a community, it offers a chance for the County and non-profit housing agencies to purchase homes and resell them to low-income households.

### **Renter Costs – Fayetteville City**

The median monthly housing cost for renter-occupied households was \$862 in 2012; and \$892 in 2017. The median monthly housing cost for renter-occupied households increased by 3.5 percent (\$30) from 2012 to 2017. Dollar amounts are adjusted for inflation.

The following table illustrates mortgage status and selected monthly renter costs in 2012 and 2017.

**Selected Monthly Renter Costs in Fayetteville City**

Monthly Renter Cost	2008-2012 ACS		2013-2017 ACS	
	Number of Housing Units	Percentage	Number of Housing Units	Percentage
<b>Renter-Occupied Housing Units</b>	<b>37,241</b>	<b>49.0%</b>	<b>44,122</b>	<b>54.8%</b>
Less than \$300	1,211	3.24%	1,160	2.63%
\$300 to \$499	2,207	5.93%	1,818	4.12%
\$500 to \$799	11,204	30.09%	12,469	28.25%
\$800 to \$999	9,790	26.28%	11,274	25.55%
\$1,000 to \$1,499	10,206	27.4%	13,568	30.75%
\$1,500 to \$1,999	897	2.41%	1,483	3.36%
\$2,000 or more	1,726	4.63%	172	0.39%
No Cash Rent	1,532	4.11%	2,106	4.77%
Median (dollars)	\$862	(X)	\$892	(X)

Source: 2008-2012 and 2013-2017 American Community Survey

The following table illustrates housing costs for owner-households in 2012 and 2017 according to the 2008-2012 ACS and the 2013-2017 ACS.

**Selected Monthly Renter Costs as a Percentage of Household Income in Fayetteville City**

Renter Costs as a % of Income	2008-2012 ACS		2013-2017 ACS	
	Number of Housing Units	Percentage	Number of Housing Units	Percentage
<b>Renter-Occupied Housing Units</b>	<b>37,241</b>	<b>48.97%</b>	<b>44,122</b>	<b>54.84%</b>

<b>Less than \$20,000</b>	<b>8,516</b>	<b>11.20%</b>	<b>9,642</b>	<b>11.98%</b>
Less than 20 percent	224	0.29%	227	0.28%
20 to 29 percent	445	0.59%	406	0.50%
30 percent or more	7,847	10.32%	9,009	11.20%
<b>\$20,000 to \$34,999</b>	<b>8,550</b>	<b>11.24%</b>	<b>11,127</b>	<b>13.83%</b>
Less than 20 percent	566	0.74%	408	0.51%
20 to 29 percent	1,959	2.58%	1,827	2.27%
30 percent or more	6,025	7.92%	8,892	11.05%
<b>\$35,000 to \$49,999</b>	<b>6,966</b>	<b>9.16%</b>	<b>7,601</b>	<b>9.45%</b>
Less than 20 percent	966	1.27%	941	1.17%
20 to 29 percent	3,951	5.20%	3,959	4.92%
30 percent or more	2,049	2.69%	2,701	3.36%
<b>\$50,000 to \$74,999</b>	<b>6,143</b>	<b>8.08%</b>	<b>7,111</b>	<b>8.84%</b>
Less than 20 percent	3,081	4.05%	3,485	4.33%
20 to 29 percent	2,743	3.61%	3,181	3.95%
30 percent or more	319	0.42%	445	0.55%
<b>\$75,000 or more</b>	<b>4,654</b>	<b>6.12%</b>	<b>5,482</b>	<b>6.81%</b>
Less than 20 percent	4,258	5.60%	4,826	6.00%
20 to 29 percent	368	0.48%	617	0.77%
30 percent or more	28	0.04%	39	0.05%
<b>Zero or negative income</b>	<b>880</b>	<b>1.16%</b>	<b>1,053</b>	<b>1.31%</b>
No cash rent	1,532	2.01%	2,106	2.62%

Source: 2008-2012 and 2013-2017 American Community Survey

### Gross Rent as a Percentage of Household Income in Fayetteville City

Rental Cost as a % of Income	2008-2012 ACS		2013-2017 ACS	
	Number of Housing Units	Percentage	Number of Housing Units	Percentage
<b>Rental Units paying rent</b>	<b>35,709</b>	<b>96.53%</b>	<b>42,016</b>	<b>95.23%</b>
Less than 15 percent	4,266	11.46%	4,719	10.7%
15 to 19 percent	4,829	12.97%	5,168	11.71%
20 to 24 percent	5,237	14.06%	5,179	11.74%
25 to 29 percent	4,229	11.36%	4,811	10.9%
30 to 34 percent	3,410	9.16%	4,023	9.12%
35 percent or more	12,858	34.52%	17,063	38.67%
Not computed	2,412	6.48%	3,159	7.16%

Source: 2008-2012 and 2013-2017 American Community Survey

HUD defines a housing cost burden as a household that pays over 30 percent or more of its monthly income on housing costs. In 2012, 43.7 percent (16,268 units) of renter-occupied units were cost burdened and 47.8 percent (21,086 units) of renter-occupied households in 2017 were cost burdened.

In 2012, 27.6 percent (10,709 units) of owner-occupied households were cost burdened whereas 43.7 percent (16,268 units) of renter-occupied households were cost burdened. In 2017, 27.5 percent (9,998 units) of owner-occupied households were cost burdened whereas 47.8 percent (21,086 units) of renter-occupied households were cost burdened.

### **Renter Costs – Cumberland County**

The median monthly housing cost for renter-occupied households was \$844 in 2012; and \$887 in 2017. The median monthly housing cost for renter-occupied households increased by 5.09 percent (\$43) from 2012 to 2017. Dollar amounts have been adjusted for inflation.

The following table illustrates mortgage status and selected monthly renter costs in 2012 and 2017.

**Selected Monthly Renter Costs in Cumberland County**

Monthly Renter Cost	2008-2012 ACS		2013-2017 ACS	
	Number of Housing Units	Percentage	Number of Housing Units	Percentage
<b>Renter-Occupied Housing Units</b>	<b>52,224</b>	<b>43.62%</b>	<b>60,967</b>	<b>48.97%</b>
Less than \$300	1,686	3.23%	1,405	2.31%
\$300 to \$499	3,434	6.57%	3,028	4.96%
\$500 to \$799	16,540	31.67%	17,449	28.62%
\$800 to \$999	12,921	24.75%	14,846	24.35%
\$1,000 to \$1,499	13,279	25.42%	17,974	29.48%
\$1,500 to \$1,999	1,370	2.62%	2,441	4.00%
\$2,000 or more	2,994	5.73%	324	0.54%
No Cash Rent	2,669	5.11%	3,428	5.62%
Median (dollars)	\$844	-	\$887	-

Source: 2008-2012 and 2013-2017 American Community Survey

The following table illustrates housing costs for renter-occupied households in 2012 and 2017 according to the 2008-2012 ACS and the 2013-2017 ACS.

**Selected Monthly Renter Costs as a Percentage of Household Income in Cumberland County**

Renter Costs as a % of Income	2008-2012 ACS		2013-2017 ACS	
	Number of Housing Units	Percentage	Number of Housing Units	Percentage
<b>Renter-Occupied Housing Units</b>	<b>52,224</b>	<b>43.62%</b>	<b>60,967</b>	<b>48.97%</b>
<b>Less than \$20,000</b>	<b>12,438</b>	<b>10.39%</b>	<b>13,546</b>	<b>10.88%</b>
Less than 20 percent	251	0.21%	269	0.22%
20 to 29 percent	769	0.64%	518	0.42%
30 percent or more	11,418	9.54%	12,759	10.25%
<b>\$20,000 to \$34,999</b>	<b>12,123</b>	<b>10.13%</b>	<b>15,147</b>	<b>12.17%</b>
Less than 20 percent	733	0.61%	550	0.44%
20 to 29 percent	3,064	2.56%	2,648	2.13%
30 percent or more	8,326	6.95%	11,949	9.60%
<b>\$35,000 to \$49,999</b>	<b>9,116</b>	<b>7.61%</b>	<b>10,269</b>	<b>8.25%</b>
Less than 20 percent	1,447	1.21%	1,319	1.06%
20 to 29 percent	5,036	4.21%	5,224	4.20%
30 percent or more	2,633	2.20%	3,726	2.99%
<b>\$50,000 to \$74,999</b>	<b>8,336</b>	<b>6.96%</b>	<b>9,535</b>	<b>7.66%</b>
Less than 20 percent	4,358	3.64%	4,675	3.76%
20 to 29 percent	3,481	2.91%	4,145	3.33%
30 percent or more	497	0.42%	715	0.57%
<b>\$75,000 or more</b>	<b>6,222</b>	<b>5.20%</b>	<b>7,653</b>	<b>6.15%</b>
Less than 20 percent	5,582	4.66%	6,538	5.25%
20 to 29 percent	573	0.48%	1,048	0.84%
30 percent or more	67	0.06%	67	0.05%
<b>Zero or negative income</b>	<b>1,320</b>	<b>1.10%</b>	<b>1,389</b>	<b>1.12%</b>
No cash rent	2,669	2.23%	3,428	2.75%

Source: 2008-2012 and 2013-2017 American Community Survey

### Gross Rent as a Percentage of Household Income in Cumberland County

Rental Cost as a % of Income	2008-2012 ACS		2013-2017 ACS	
	Number of Housing Units	Percentage	Number of Housing Units	Percentage
<b>Rental Units paying rent</b>	<b>52,224</b>	<b>-</b>	<b>60,967</b>	<b>-</b>
Less than 15 percent	5,886	11.28%	6,399	10.49%
15 to 19 percent	6,485	12.42%	6,952	11.40%
20 to 24 percent	7,106	13.61%	7,222	11.85%
25 to 29 percent	5,817	11.14%	6,361	10.43%
30 to 34 percent	4,503	8.62%	5,693	9.34%
35 percent or more	18,438	35.31%	23,523	38.58%
Not computed	3,989	7.64%	4,817	7.90%

Source: 2008-2012 and 2013-2017 American Community Survey

HUD defines a housing cost burden as a household that pays over 30 percent or more of its monthly income on housing costs. In 2012, 43.9 percent (22,941 units) of renter-occupied units were cost burdened and 47.9 percent (29,216 units) of renter-occupied households in 2017 were cost burdened.

In 2012, 29.5 percent (19,912 units) of owner-occupied households were cost burdened whereas 43.9 percent (22,941 units) of renter-occupied households were cost burdened. In 2017, 25.6 percent (16,246 units) of owner-occupied households were cost burdened whereas 47.9 percent (29,216 units) of renter-occupied households were cost burdened.

The 2019 and 2020 HUD Fair Market Rents and HOME Rent Limits for the Metro Area are shown in the table below.

### Fair Market Rents (FMR) and HOME Rent Limits for the Metro Area

Rent	FY 2019	FY 2020	Change in FMR 2018 to 2019
Efficiency	\$745	\$719	-\$26
One-Bedroom	\$749	\$722	-\$27
Two-Bedroom	\$893	\$854	-\$39

Three-Bedroom	\$1,246	\$1,188	-\$58
Four-Bedroom	\$1,529	\$1,450	-\$79

Source: U.S. Department of Housing and Urban Development

Fair Market Rents (FMRs) are primarily used to determine payment standard amounts for HUD assisted housing. The High HOME Rent Limit for an area is the lesser of the Section 8 Fair Market Rent (FMR) for the area or a rent equal to 30% of the annual income of a family whose income equals 65% of the area median income, as determined by HUD. The Low HOME Rent Limit for an area is 30% of the annual income of a family whose income equals 50% of the area median income, as determined by HUD, capped by the High HOME Rent Limit. HUD's Economic and Market Analysis Division calculates the HOME rents each year using the FMRs and the Section 8 Income Limits.

The area median rent is estimated to be \$887 according to the 2013-2017 ACS data, while the median rent in Cumberland County for a two-bedroom apartment is \$783 according to Zillow in November, 2019. The average rents posted commercially are not the area median rent and fair market rents. The rental market in Cumberland County is competitive and assisted rental housing units do not disproportionately impact the market forces dictating rents in the area.

## G. Household Types

Based on a comparison between the 2012 and 2017 population, Cumberland County had a 0.7% increase in its population. The population increase was 2,322 persons, and the housing supply increased by 5,593 households. The populations of the City of Fayetteville and Cumberland County have increased substantially, largely from the growth of the City. However, there are neighborhoods of the City of Fayetteville and Cumberland County with poor housing stock. The median income of the area decreased by 1.49% from \$45,413 to \$44,737. This decrease in median income represents a change in nominal dollars and not a change in real dollars. Wages in the Fayetteville-Cumberland County region have fallen, exacerbating housing disparities in the region that already exist.



### Changes Between 2012 & 2017

Demographics	2012	2017	% Change
Population	330,224	332,546	+0.70%
Households	140,992	146,585	+3.97%
Household Median Income	\$45,413	\$44,737	-1.49%

Data Source: 2008-2012 and 2013-2017 American Community Surveys

#### Note:

According to the U.S. Census Bureau the following notes were issued in regard to the CHAS (Comprehensive Housing Affordability Strategy) and the discrepancies in adding up the totals in the following tables. As with the CHAS 2000 and all other special tabulations of Census data, the Census Bureau requires that the CHAS data be rounded. The rounding scheme is as follows: 0 remains 0; 1-7 rounds to 4; 8 or greater rounds to nearest multiple of 5. This causes discrepancies when adding up smaller geographies and when adding up data within CHAS tables. Consider a city where the CHAS data indicate that there were 4 renter households with extremely low income and 4 owner households with extremely low income. One might be tempted to conclude that there are 8 total households with extremely low income. If another CHAS table indicates that there are actually a total of 15 extremely low income households, that would appear to be contradictory. This situation is the result of rounding. The County could have 6 renter households with extremely low income and 7 owner occupied households with extremely low income, which is a total of 13 extremely low income households; but all of these numbers would be rounded, to 4, 4, and 15.

### Number of Households Table – City of Fayetteville

	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	>100% AMI
<b>Total Households *</b>	<b>17,320</b>	<b>14,845</b>	<b>27,390</b>	<b>17,064</b>	<b>81,108</b>
Small Family Households *	7,275	6,435	11,405	8,095	38,420
Large Family Households *	1,265	725	1,690	985	5,054
Household contains at least one person 62-74 years of age	1,140	690	960	585	1,525

	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	>100% AMI
Household contains at least one person age 75 or older	400	485	465	230	440
Households with one or more children 6 years old or younger *	1,745	1,615	1,495	635	1,490

Data Source: 2012-2016 CHAS

### Number of Households Table – Cumberland County

	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	>100% AMI
<b>Total Households *</b>	<b>26,530</b>	<b>24,350</b>	<b>41,875</b>	<b>26,655</b>	<b>126,975</b>
Small Family Households *	10,865	10,105	17,295	12,415	64,385
Large Family Households *	2,065	1,440	3,310	2,000	9,045
Household contains at least one person 62-74 years of age	1,840	2,455	3,255	2,260	11,285
Household contains at least one person age 75 or older	1,100	1,390	2,180	970	4,710
Households with one or more children 6 years old or younger *	3,395	2,644	4,925	2,970	9,055

Data Source: 2012-2016 CHAS

Of all households, slightly more than half (51.5%) have a higher income than the HUD Area Median Income (AMI) for the Fayetteville, NC, MSA. This includes both small and large family households, though there are few large family households under 100% AMI. The remaining 48.5% of total households make less than the AMI, with the largest remaining group (19.3% of total households) being those making between 50-80% of AMI. Households that make 30% of AMI have an annual income of \$16,470; as HUD defines affordable housing as paying no more than 30% of income on rent, this leaves low-income households with less than \$961 per month (without taking tax out) to spend on housing. The largest housing problem in the Cumberland County is housing affordability. According to the 2013-2017 ACS data, an estimated 47.9% of all renter households are cost overburdened by 30% or more in the County, and an estimated 25.6% of all owner households are cost overburdened by 30% or more. Approximately 31.1% of owner occupied households with a mortgage are cost overburdened by 30% or more, compared to only 14.2% of owner occupied households without a mortgage.



### Housing Problems (Households with one of the listed needs) – City of Fayetteville

	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
Substandard Housing - Lacking complete plumbing or kitchen facilities	105	65	40	30	275	20	15	35	0	130
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	45	0	25	25	150	15	25	0	10	115
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	125	85	160	150	710	80	25	60	20	345
Housing cost burden greater than 50% of income (and none of the above problems)	3,805	2,705	970	55	7,555	1,655	715	940	270	3,825
Housing cost burden greater than 30% of income (and none of the above problems)	405	1,945	5,630	1,790	10,700	200	600	1,400	1,265	5,285
Zero/negative Income (and none of the above problems)	105	65	40	30	275	20	15	35	0	130

Data Source: 2012-2016 CHAS

### Housing Problems (Households with one of the listed needs) – Cumberland County

	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
Substandard Housing - Lacking complete plumbing or kitchen facilities	140	90	40	30	340	20	15	65	70	225
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	55	0	25	25	205	15	25	100	30	260
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	210	230	315	150	1,160	145	25	65	75	635
Housing cost burden greater than 50% of income (and none of the above problems)	5,630	3,935	1,530	85	11,205	2,480	1,340	1,380	500	6,015
Housing cost burden greater than 30% of income (and none of the above problems)	620	2,860	7,450	2,405	14,580	420	1,220	2,335	2,145	9,030
Zero/negative Income (and none of the above problems)	1,550	0	0	0	1,550	795	0	0	0	795

Data Source: 2012-2016 CHAS

The following table illustrates the discrepancies between homeowners and renters regarding housing problems. While there are slightly more owner-occupied housing units than renter-occupied units (51.0% to 49.0%, respectively), renters face a much higher rate of housing problems.

### Housing Problems (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden) – City of Fayetteville

	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
Having 1 or more of four housing problems	3,530	5,705	2,384	520	4,415	8,155	1,565	2,065	604	8,695
Having none of four housing problems	2,200	5,165	16,010	9,555	32,550	469	2,405	6,930	6,370	31,740
Household has negative income, but none of the other housing problems	2,095	0	0	0	1,050	865	0	0	0	430

Data Source: 2012-2016 CHAS

### Housing Problems (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden) – Cumberland County

	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
Having 1 or more of four housing problems	12,070	8,510	3,825	580	12,905	5,330	2,805	3,220	1,343	7,135
Having none of four housing problems	3,105	7,620	22,320	13,305	44,825	1,339	5,400	12,495	11,415	55,965

	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
Household has negative income, but none of the other housing problems	3,095	0	0	0	1,550	1,595	0	0	0	795

Data Source: 2012-2016 CHAS

While there are more owners facing severe housing problems than renters, renters have a much higher rate.

### Cost Overburdened Greater Than 30% – City of Fayetteville

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	80	965	3,030	5,560	20	200	525	2,165
Large Related	35	215	200	499	20	30	170	385
Elderly	135	270	175	644	75	230	250	975
Other	180	500	2,180	3,930	40	90	285	1,070
Total need by income	430	1,950	5,585	10,633	155	550	1,230	4,595

Data Source: 2012-2016 CHAS

For those cost overburdened by more than 30%, renters are more likely to be highly affected; renter-occupied households are much likelier to be cost overburdened than owners.

### Cost Overburdened Greater Than 50% – City of Fayetteville

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	1,960	1,430	430	3,820	605	255	260	1,120
Large Related	350	60	55	465	115	10	75	200
Elderly	470	400	110	980	475	230	185	890
Other	305	120	40	465	45	50	25	120
<b>Total need by income</b>	<b>3,895</b>	<b>2,735</b>	<b>950</b>	<b>7,580</b>	<b>1,620</b>	<b>645</b>	<b>855</b>	<b>3,120</b>

Data Source: 2012-2016 CHAS

For those who are cost overburdened by more than 50%, renters are more highly affected than owners based on the total number of households.

### Overcrowding Conditions – City of Fayetteville

	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
Single family households	155	70	180	140	545	65	40	40	14	159
Multiple, unrelated family households	20	15	4	35	74	25	10	15	15	65
Other, non-family households	0	0	0	20	20	0	10	0	0	10
<b>Total need by income</b>	<b>175</b>	<b>85</b>	<b>184</b>	<b>175</b>	<b>619</b>	<b>90</b>	<b>60</b>	<b>55</b>	<b>29</b>	<b>234</b>

Data Source: 2012-2016 CHAS

### Cost Overburdened Greater Than 30% – Cumberland County

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	145	1,405	4,025	7,575	135	360	815	3,760
Large Related	35	365	400	900	25	35	255	650
Elderly	215	365	285	975	125	505	445	1,635

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	255	770	2,960	5,105	85	210	525	1,845
Total need by income	650	2,905	7,400	14,555	370	1,110	2,040	7,890

Data Source: 2012-2016 CHAS

For those cost overburdened by more than 30%, renters are more likely to be highly affected; renter-occupied households are much likelier to be cost overburdened than owners.

### Cost Overburdened Greater Than 50% – Cumberland County

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	2,875	2,020	675	5,570	855	500	455	1,810
Large Related	570	185	120	875	195	40	90	325
Elderly	635	600	120	1,355	700	430	280	1,410
Other	1,730	1,200	595	3,525	665	235	400	1,300
Total need by income	5,810	4,005	1,510	11,325	2,415	1,205	1,225	4,845

Data Source: 2012-2016 CHAS

For those who are cost overburdened by more than 50%, renters making up are more highly affected than owners based on the total number of households.

### Overcrowding Conditions – Cumberland County

	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
Single family households	225	150	320	140	835	95	40	54	35	224
Multiple, unrelated family households	45	85	25	35	190	0	59	129	0	188

	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
Other, non-family households	0	0	0	0	0	0	10	0	0	10
<b>Total need by income</b>	<b>270</b>	<b>235</b>	<b>345</b>	<b>175</b>	<b>1,025</b>	<b>165</b>	<b>60</b>	<b>164</b>	<b>100</b>	<b>489</b>

Data Source: 2012-2016 CHAS

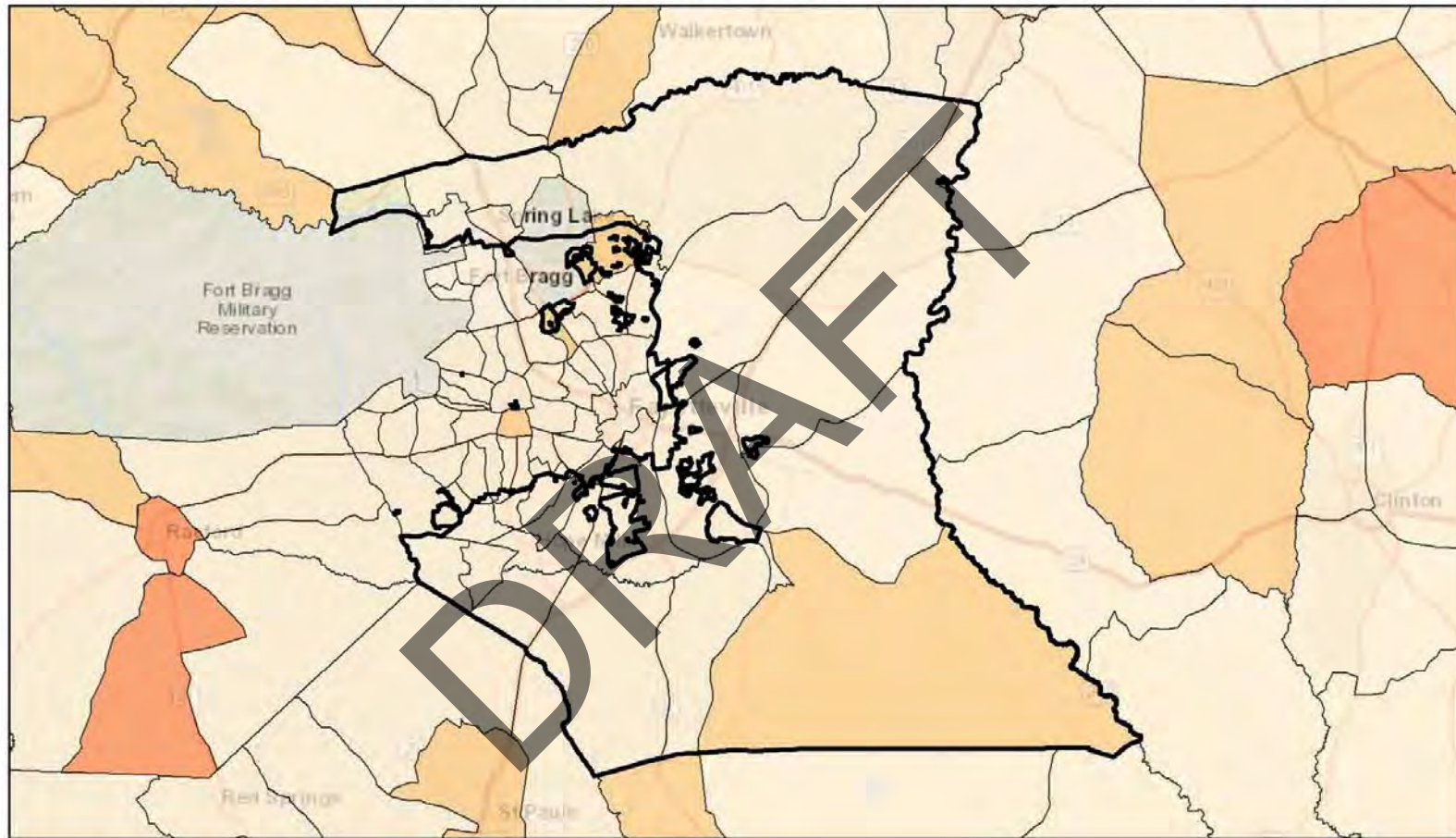
The following three (3) maps illustrate census tracts where there is overcrowding for Extremely Low, Very Low, and Low Income Households.

- Percentage Extremely Low Income Households with Overcrowding
- Percentage Very Low Income Households with Overcrowding
- Percentage Low Income Households with Overcrowding

DRAFT



# % Extremely Low Income Households with Overcrowding - Cumberland County, NC



January 2, 2020

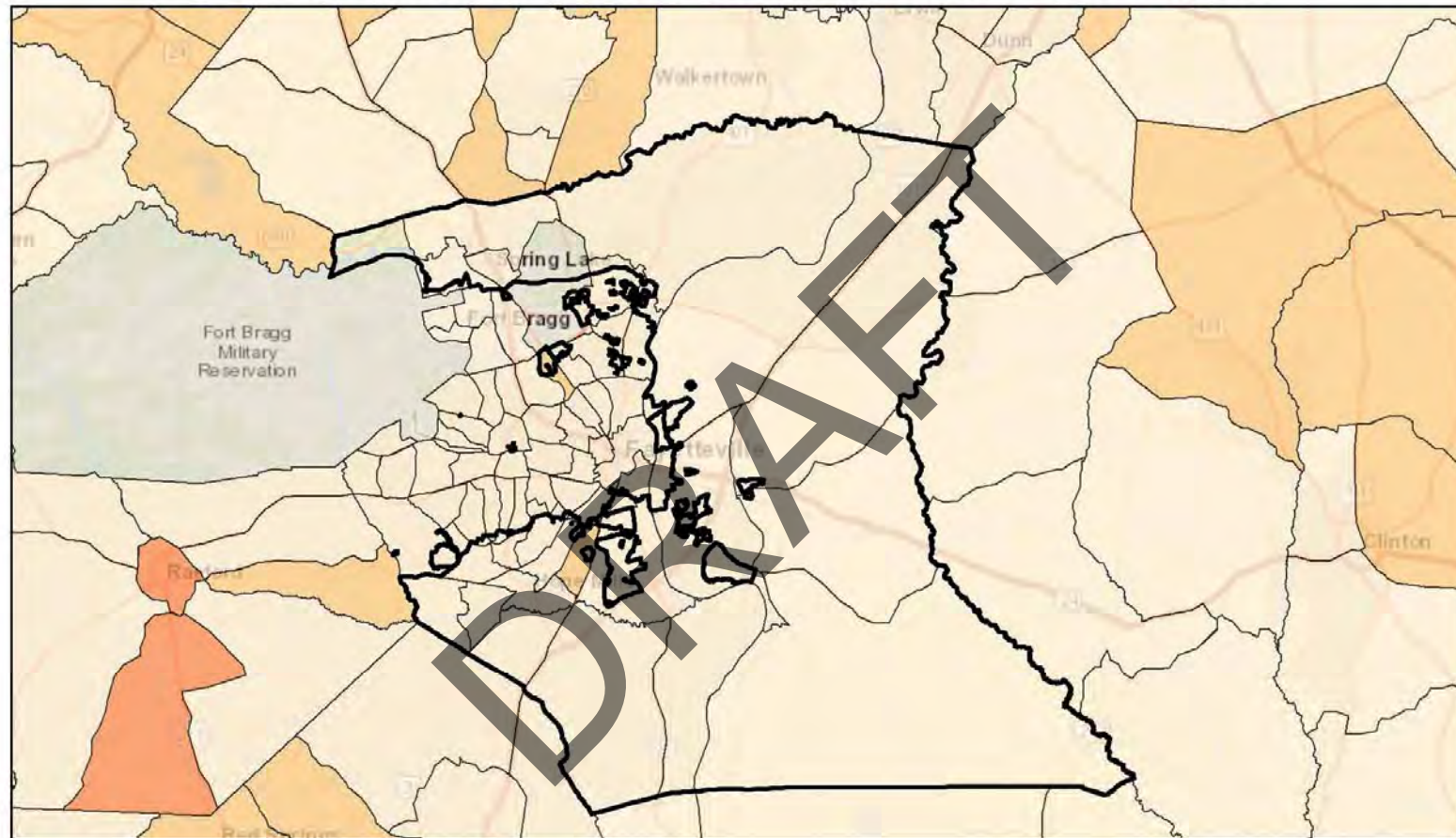
Override 1 ELIHHWithOvercrowding  
T10\_LE30\_OC\_PCT  
0-10.84%  
10.84-21.85%  
21.85-34.85%

1:435,935  
0 3.75 7.5 15 mi  
0 5 10 20 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



# % Low Income Households with Overcrowding - Cumberland County, NC



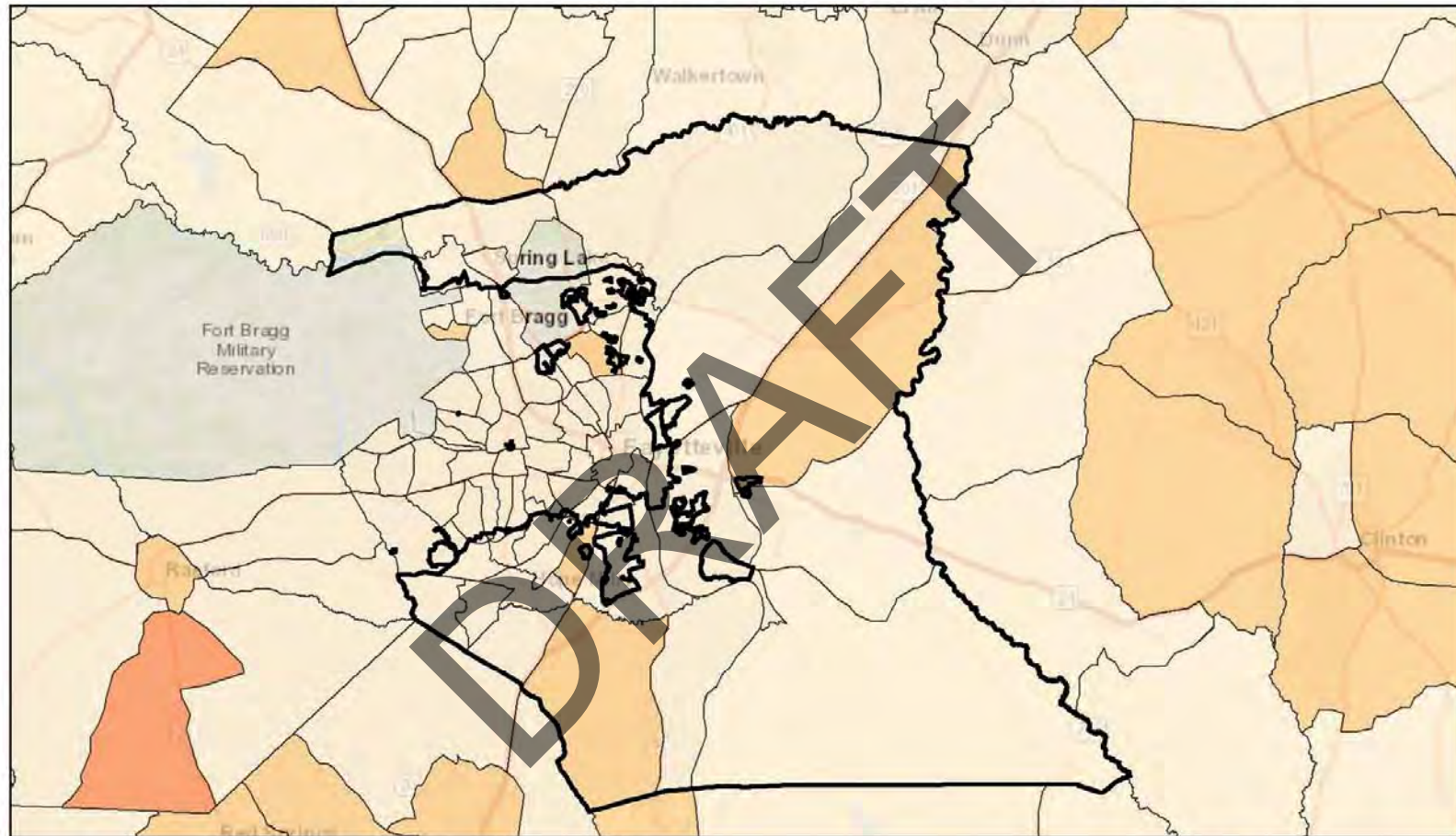
January 2, 2020

Override 1 LIHHWithOvercrowding  
T10\_LE50\_OC\_PCT  
0-8.22%  
8.22-16.81%  
16.81-27.15%

1:440,616  
0 3.75 7.5 15 mi  
0 5 10 20 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

# % Moderate Income Households with Overcrowding - Cumberland County, NC



January 2, 2020

Override 1 MIHHWithOvercrowding  
T10\_LE80\_OC\_PCT  
0-6.81%  
6.81-14.56%  
14.56-24.47%

1:440,616  
0 3.75 7.5 15 mi  
0 5 10 20 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



## H. Cost Overburden

Overall, there is a shortage of decent, safe, sound, and affordable housing in Cumberland County. Many of the City's and County's lower income households are paying more than 30% of their total household income on housing related costs. The following information was noted for the City of Fayetteville: 6,275 White households were cost overburdened by 30% to 50%, and 23,985 White households were severely cost overburdened by greater than 50%; 7,230 Black/African American households were cost overburdened by 30% to 50%, and 18,370 Black/African American households were severely cost overburdened by greater than 50%; and lastly, 1,860 Hispanic households were cost overburdened by 30% to 50%, and 4,095 Hispanic households were severely cost overburdened by greater than 50%.

**Housing Cost Burden – Fayetteville City**

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
<b>Jurisdiction as a whole</b>	<b>49,290</b>	<b>16,240</b>	<b>11,855</b>	<b>1,490</b>
White	23,985	6,275	3,315	535
Black / African American	18,370	7,230	6,690	560
Asian	1,305	300	265	10
American Indian, Alaska Native	330	105	110	25
Pacific Islander	110	35	0	0
Hispanic	4,095	1,860	1,130	275

Data Source: 2012-2016 CHAS

In Cumberland County, 10,225 White households were cost overburdened by 30% to 50%, and 42,560 White households were severely cost overburdened by greater than 50%; 9,810 Black/African American households were cost overburdened by 30% to 50%, and 25,580 Black/African American households were severely cost overburdened by greater than 50%; and lastly, 2,650 Hispanic households were cost overburdened by 30% to 50%,

and 6,260 Hispanic households were severely cost overburdened by greater than 50%.

### Housing Cost Burden – Cumberland County

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
<b>Jurisdiction as a whole</b>	<b>78,835</b>	<b>24,035</b>	<b>17,930</b>	<b>2,375</b>
White	795	245	280	70
Black / African American	1,680	425	335	20
Asian	25,580	9,810	8,840	805
American Indian, Alaska Native	6,260	2,650	1,670	325
Pacific Islander	1,775	595	555	130
Hispanic	185	85	30	0

Data Source: 2012-2016 CHAS

Overall throughout both jurisdictions, black/African American households were disproportionately affected by a housing cost overburdened in Cumberland County, North Carolina. Black/African American households were considered to be severely cost overburdened, where they were 49.3% of the total cases of households that were considered cost overburdened by greater than 50%. This is more than 7.3 percentage points higher than the 42.0% of the total number of households that the Black/African American category comprises.

A total of 10,225 White households were considered cost overburdened by between 30% and 50%, which is 42.5% of the total cases of households that were considered cost overburdened by between 30% and 50%. This number is below the 45.8% of the total number of households which the White category comprises. Additionally, a total of 2,650 Hispanic households were considered cost overburdened by between 30% and 50%, which is 11% of the total cases of households that were considered cost overburdened by between 30% and 50%. This number is comparable to the 11.6% of the total number of households that the Hispanic category comprises. A total of 9,810 Black/African American households were considered cost overburdened by between 30% and 50%, which is 40.8% of the total cases of households that

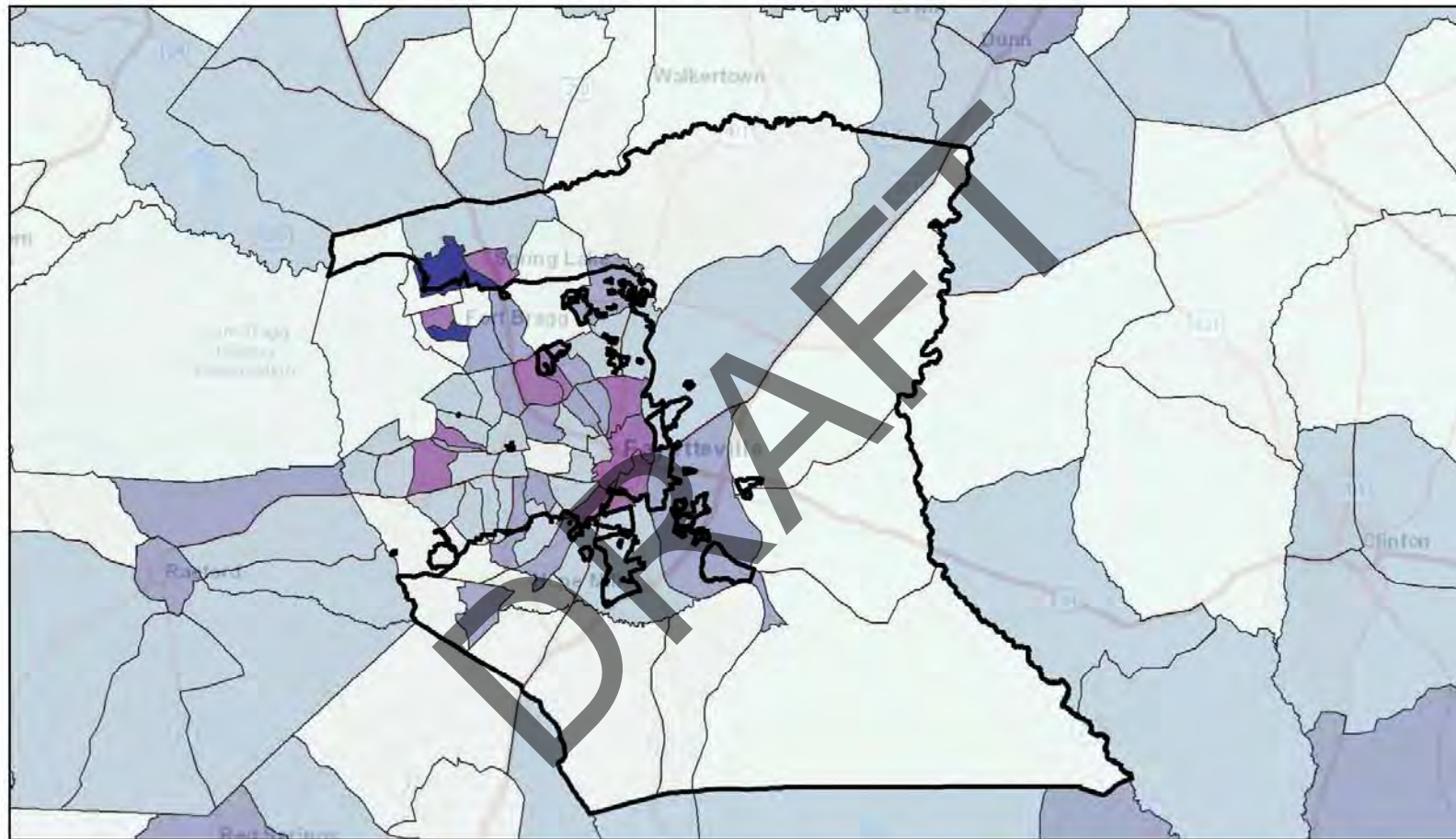
were considered cost overburdened by between 30% and 50%. This number is slightly above the 42.0% of the total number of households that the Black/African American category comprises. No other racial or ethnic group has a disproportionately higher instance of being cost overburdened than its household population.

The following four (4) maps illustrate census tracts where there are housing cost overburdens for all households, Extremely Low, Very Low, and Low Income Households.

- Housing Cost Burden
- Percentage Extremely Low Income Households with Severe Cost Burden
- Percentage Very Low Income Households with Severe Cost Burden
- Percentage Low Income Households with Severe Cost Burden

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## Housing Cost Burden - Cumberland County, NC



January 2, 2020

Override 1 HousingCostBurden

**B25106\_CB\_PCT**

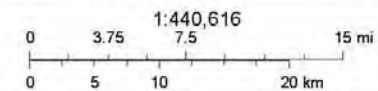
0-29.28% Paying>30%

29.28-38.78% Paying>30%

38.78-47.69% Paying>30%

47.69-58.44% Paying>30%

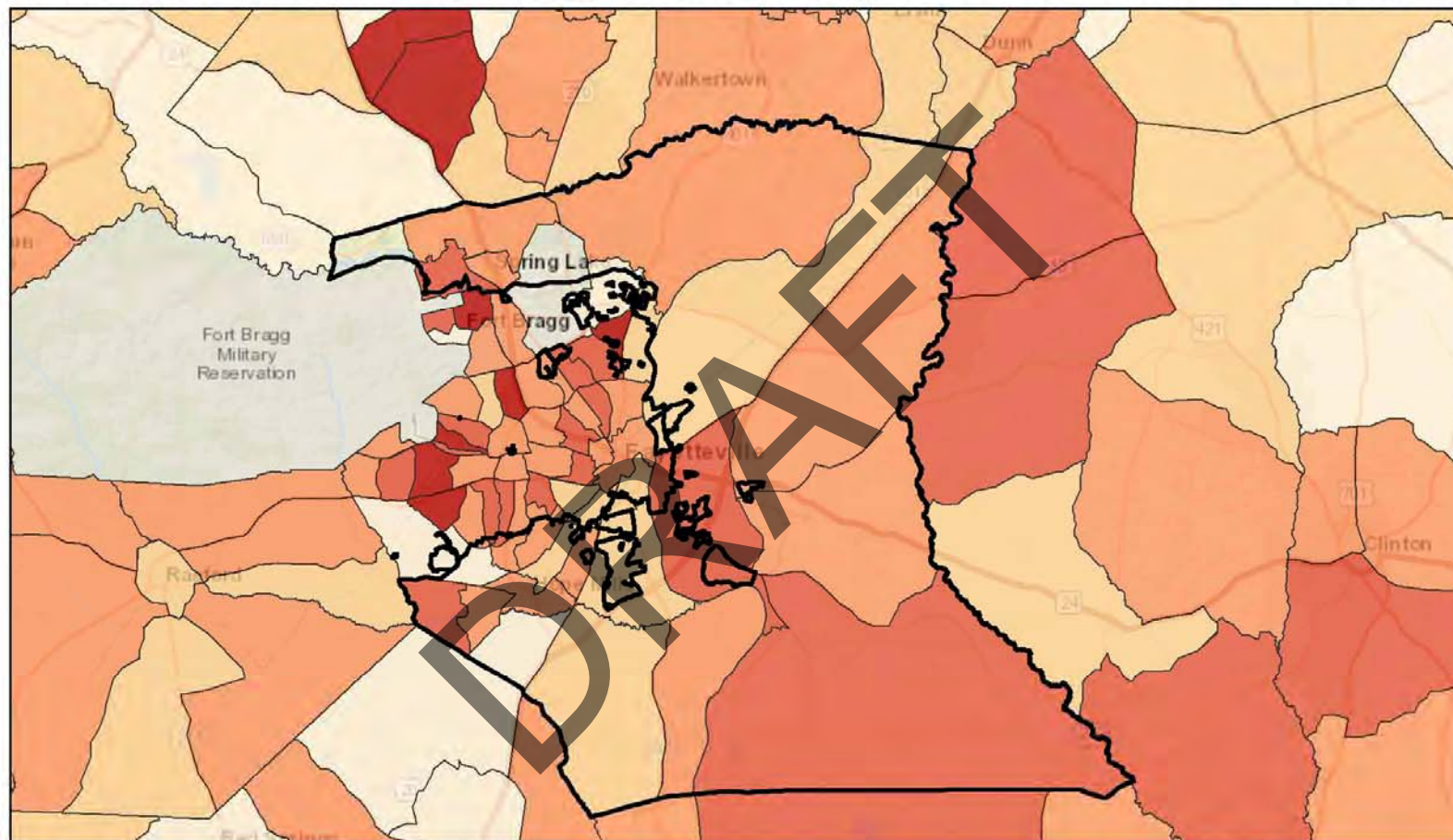
>58.44% Paying>30%



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



# % Extremely Low Income Households with Severe Housing Cost Burden - Cumberland County, NC



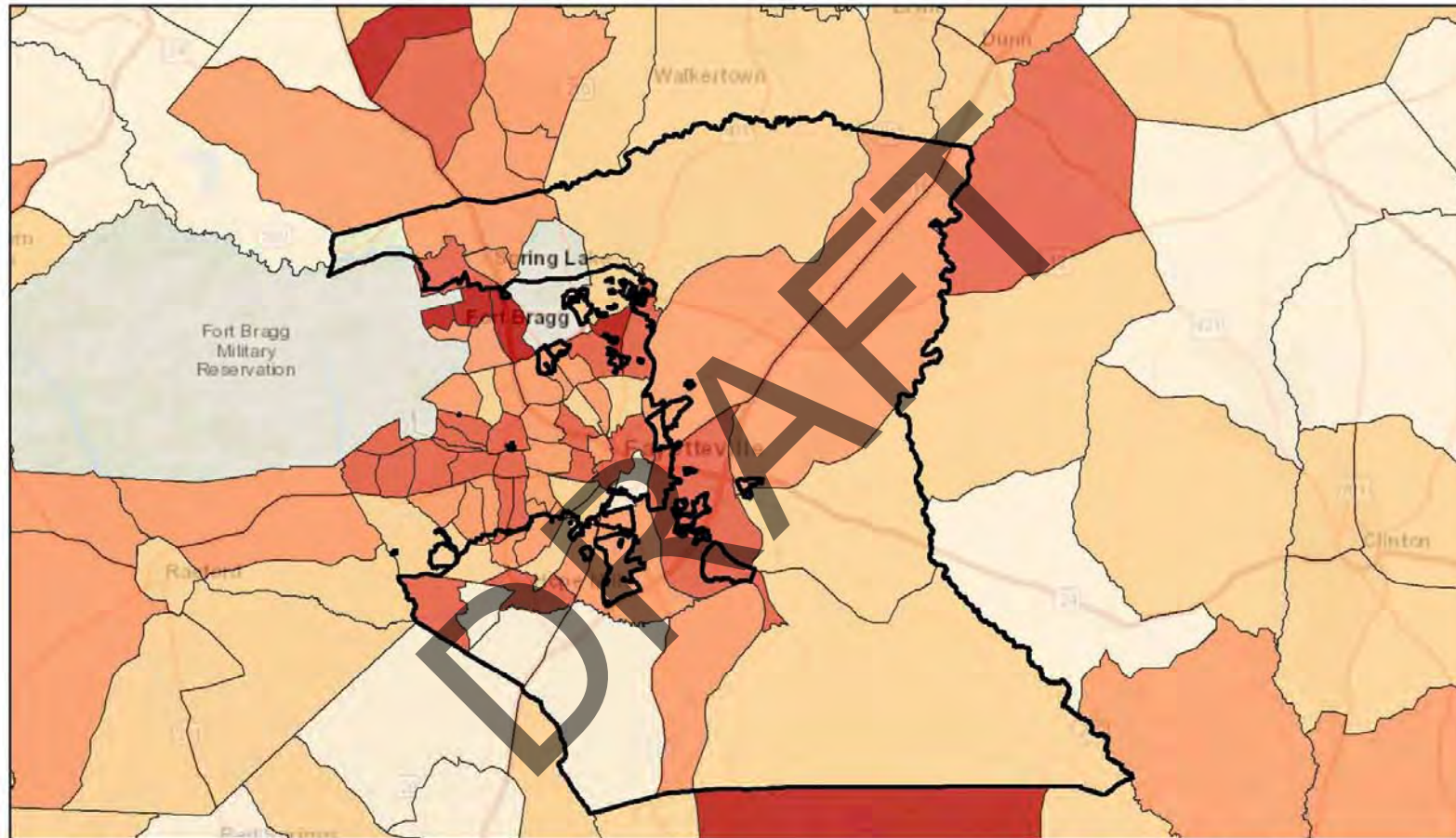
January 2, 2020

Override 1 ELIHHWithCostBurden  
T8\_LE30\_CB50\_PCT

0-37.10%	37.10-55.07%	>85.48%
	55.07-70.15%	
	70.15-85.48%	

1:440,616  
0 3.75 7.5 15 mi  
0 5 10 20 km  
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

# % Low Income Households with Severe Housing Cost Burden - Cumberland County, NC



January 2, 2020

Override 1 LIHHWithCostBurden

T8\_LE50\_CB50\_PCT

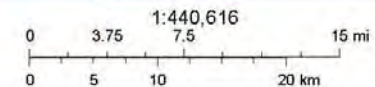
0-32.79%

32.79-47.89%

47.89-61.36%

61.36-76.98%

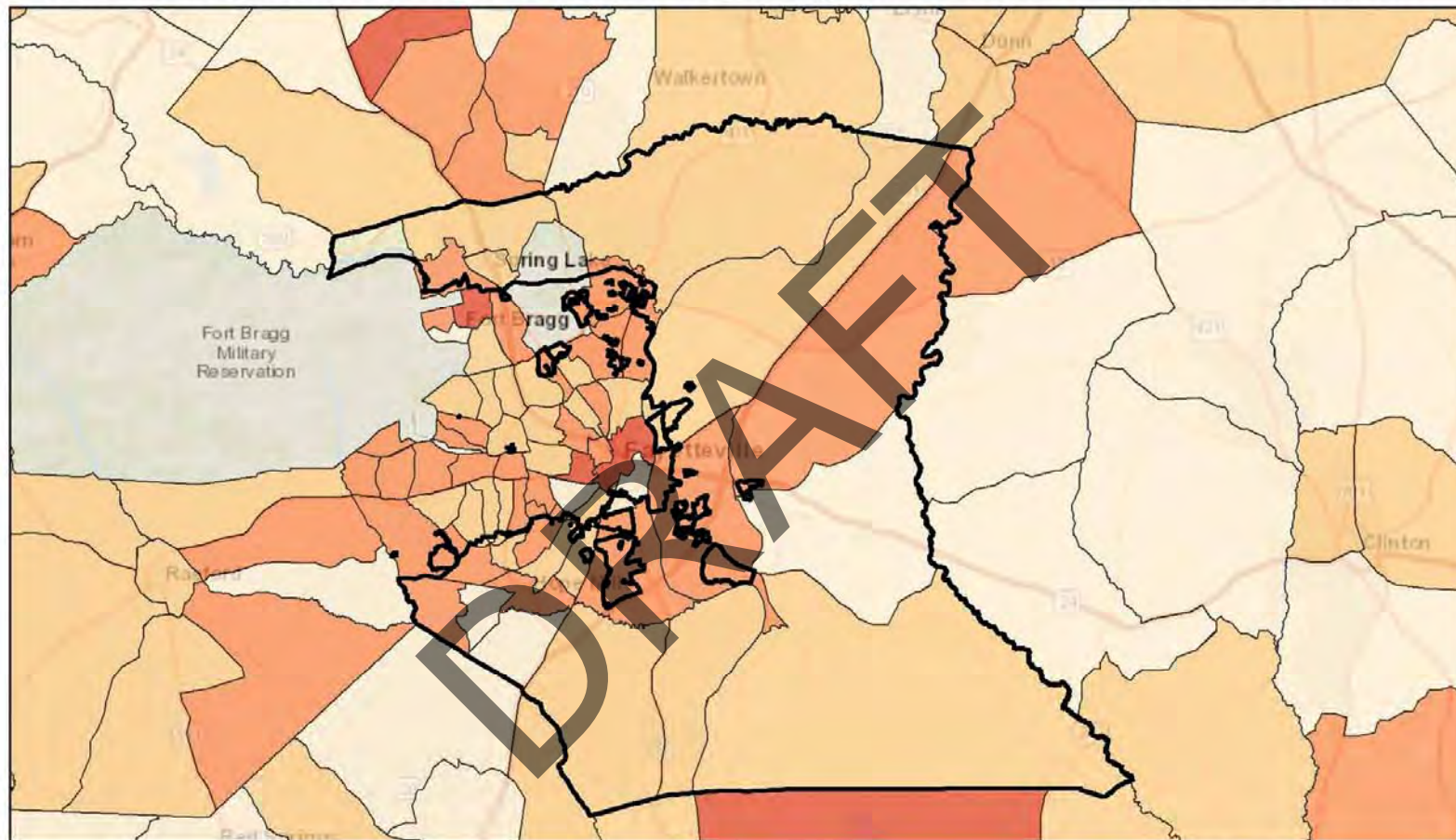
>76.98%



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



# % Moderate Income Households with Severe Housing Cost Burden - Cumberland County, NC



January 2, 2020

Override 1 MIHHWithCostBurden

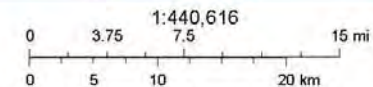
T8\_LE80\_CB50\_PCT

0-26.04%

26.04-38.21%

38.21-49.70%

49.70-64.42%



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

A total of 8,840 White households were considered severely cost overburdened by greater than 50%, which is 49.3% of the total cases of households that were considered cost overburdened by greater than 50%. This number is below the 45.8% of the total number of households that the White category comprises. A total of 1,670 Hispanic households were considered severely cost overburdened by greater than 50%, which is 9.3% of the total number of households that were considered cost overburdened by greater than 50%. This number is slightly higher than the 11.6% of the total number of households that the Hispanic category comprises.

## I. Housing Problems

A household is considered to have a housing problem if it meets one of the four (4) HUD designated housing problems; The four housing problems are: lacks complete kitchen facilities; lacks complete plumbing facilities; has more than one person per room; and is cost burden greater than 30%. The following tables illustrate the disproportionate needs in the City of Fayetteville and Cumberland County:

### 0%-30% of Area Median Income (Extremely Low Income) – City of Fayetteville

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
<b>Jurisdiction as a whole</b>	<b>6,450</b>	<b>728</b>	<b>1,480</b>
White	1,580	215	525
Black / African American	3,925	485	560
Asian	155	0	10
American Indian, Alaska Native	45	14	25
Pacific Islander	0	0	0
Hispanic	550	10	275

Data Source: 2012-2016 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%

**0%-30% of Area Median  
Income (Extremely Low Income) – Cumberland County**

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
<b>Jurisdiction as a whole</b>	<b>9,745</b>	<b>1,184</b>	<b>2,345</b>
White	3,055	445	995
Black / African American	5,125	640	805
Asian	225	0	20
American Indian, Alaska Native	175	24	70
Pacific Islander	15	0	0
Hispanic	825	60	325

Data Source: 2012-2016 CHAS

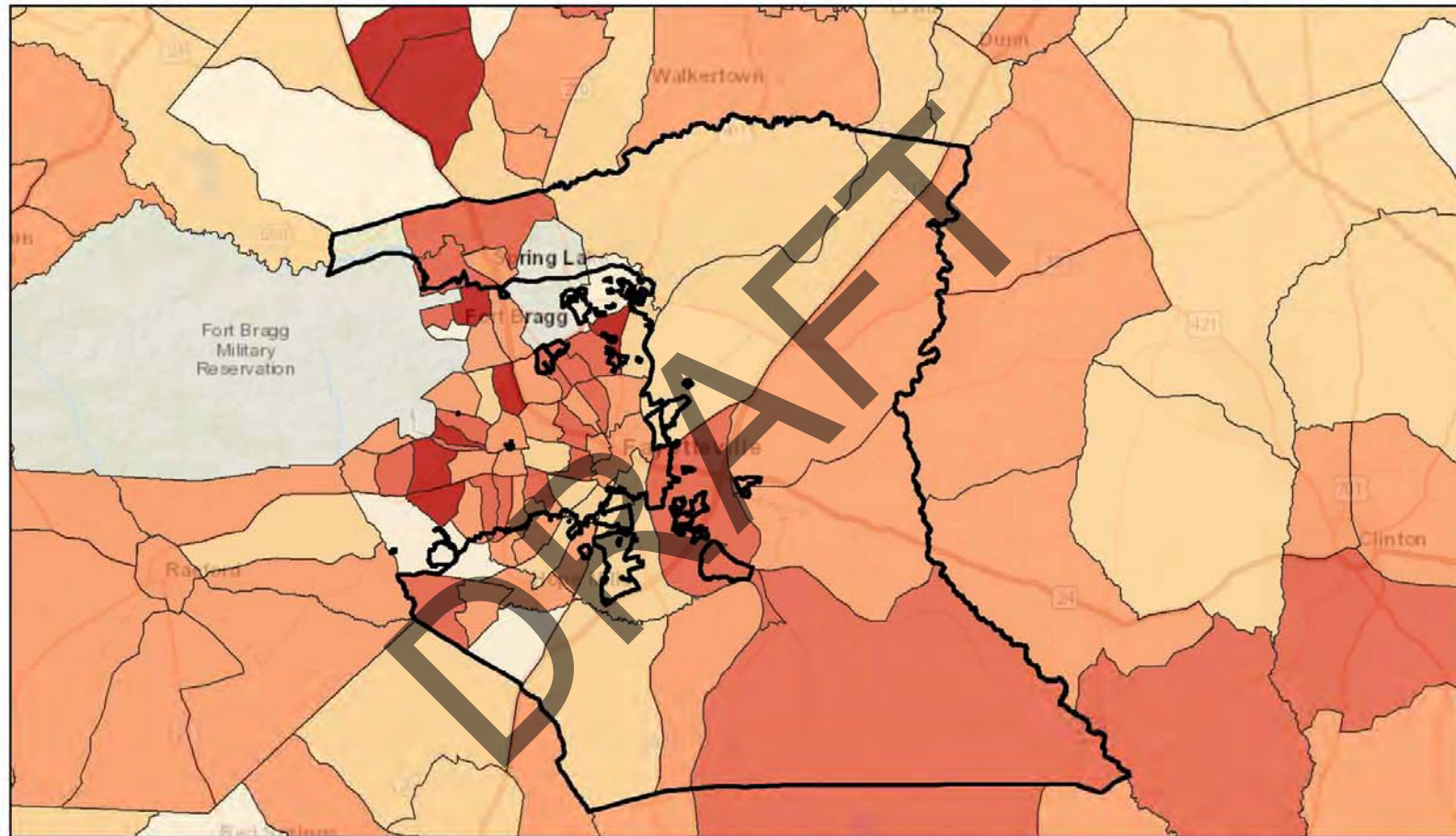
\*The four housing problems are:

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

The following map illustrates the location by Census Tract where extremely low-income households have severe housing problems.



# % Extremely Low Income Households with Any of 4 Severe Housing Problems - Cumberland County, NC



January 2, 2020

Override 1 **ELIHHWithHousingProblems**  
**T2\_LE30\_HP2\_PCT**

0-39.29%	39.29-57.46%	>86.84%
	57.46-72.31%	
	72.31-86.84%	

1:440,616  
0 3.75 7.5 15 mi  
0 5 10 20 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

**30%-50% of Area  
Median Income (Low-Income) – City of Fayetteville**

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
<b>Jurisdiction as a whole</b>	<b>6,175</b>	<b>1,239</b>	<b>0</b>
White	1,530	440	0
Black / African American	3,505	650	0
Asian	75	34	0
American Indian, Alaska Native	60	0	0
Pacific Islander	15	0	0
Hispanic	760	440	0

Data Source: 2012-2016 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 (Low-Income) – Cumberland County**

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
<b>Jurisdiction as a whole</b>	<b>9,745</b>	<b>2,434</b>	<b>0</b>
White	3,325	1,110	0
Black / African American	4,680	985	0
Asian	85	70	0
American Indian, Alaska Native	115	35	0
Pacific Islander	30	0	0
Hispanic	1,155	180	0

Data Source: 2012-2016 CHAS

\*The four housing problems are:

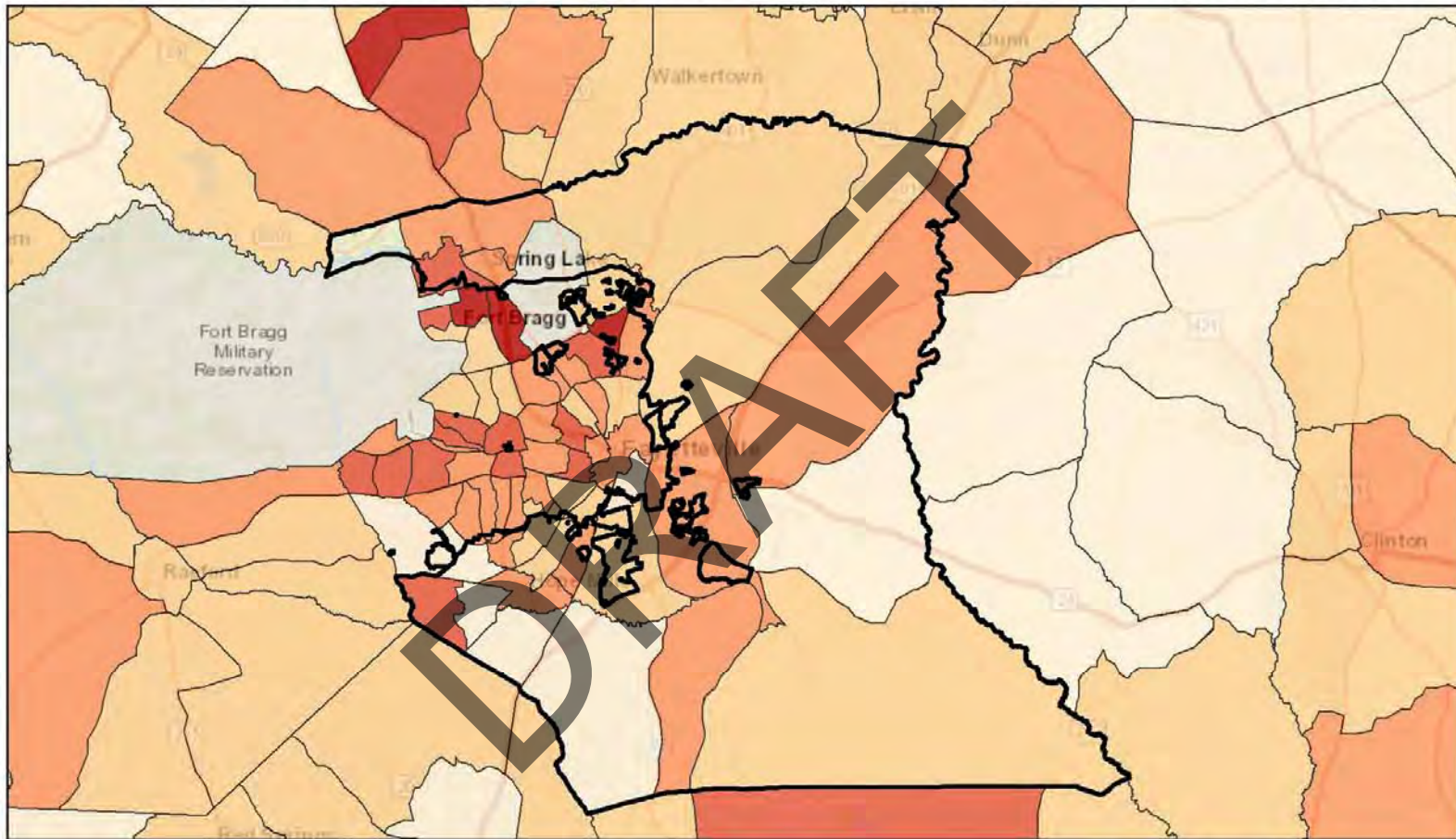
*1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%*

The following map illustrates the location by Census Tract where very low-income households have severe housing problems.

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# % Low Income Households with Any of 4 Severe Housing Problems - Cumberland County, NC



January 2, 2020

Override 1 LIHHWithHousingProblems  
T2\_LE50\_HP2\_PCT

0-38.54%	38.54-53.93%	>80.70%
	53.93-67.07%	
	67.07-80.70%	

1:440,616  
0 3.75 7.5 15 mi  
0 5 10 20 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

### 50%-80% of Area Median Income – City of Fayetteville

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
<b>Jurisdiction as a whole</b>	<b>9,265</b>	<b>4,440</b>	<b>0</b>
White	3,525	1,815	0
Black / African American	4,170	1,900	0
Asian	210	185	0
American Indian, Alaska Native	65	60	0
Pacific Islander	20	10	0
Hispanic	1,025	410	0

Data Source: 2012-2016 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 – Cumberland County

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
<b>Jurisdiction as a whole</b>	<b>13,310</b>	<b>7,620</b>	<b>0</b>
White	5,375	3,665	0
Black / African American	5,575	2,785	0
Asian	280	190	0
American Indian, Alaska Native	160	110	0
Pacific Islander	45	35	0
Hispanic	1,550	725	0

Data Source: 2012-2016 CHAS

\*The four housing problems are:

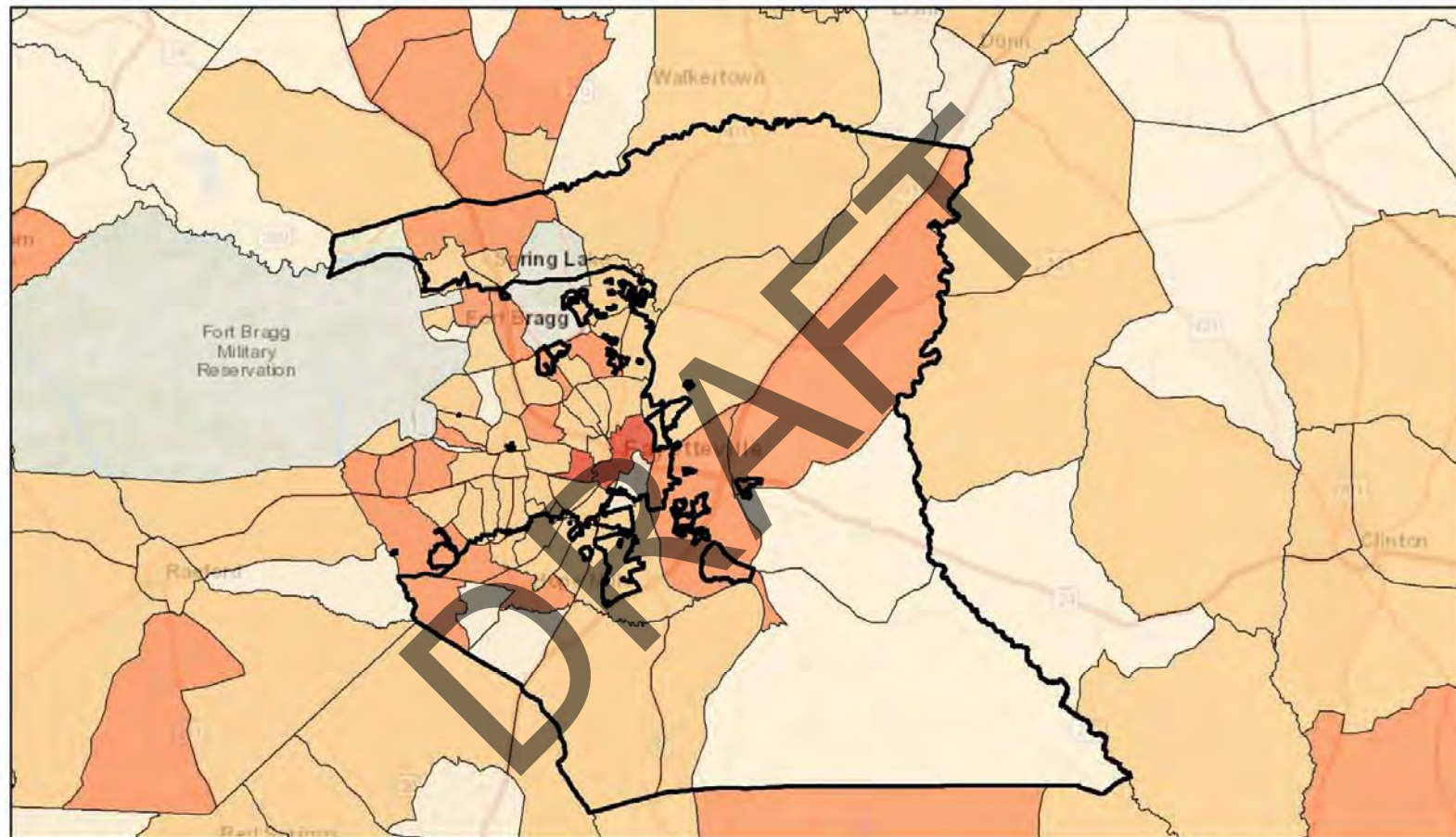
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%



The following map illustrates the location by Census Tract where low-income households have severe housing problems.

DRAFT

## % Moderate Income Households with Any of 4 Severe Housing Problems - Cumberland County, NC



January 2, 2020

Override 1 MIHHWithHousingProblems  
T2\_LE80\_HP2\_PCT

0-30.19%	30.19-43.14%
	43.14-54.70%
	54.70-67.39%

1:440,616  
0 3.75 7.5 15 mi  
0 5 10 20 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

### 80%-100% of Area Median Income – City of Fayetteville

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
<b>Jurisdiction as a whole</b>	<b>3,620</b>	<b>4,900</b>	<b>0</b>
White	1,745	2,185	0
Black / African American	1,430	1,790	0
Asian	30	165	0
American Indian, Alaska Native	20	105	0
Pacific Islander	0	0	0
Hispanic	315	575	0

Data Source: 2012-2016 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 – Cumberland County

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
<b>Jurisdiction as a whole</b>	<b>5,515</b>	<b>7,805</b>	<b>0</b>
White	2,845	3,955	0
Black / African American	1,945	2,570	0
Asian	85	240	0
American Indian, Alaska Native	55	150	0
Pacific Islander	30	0	0
Hispanic	445	795	0

Data Source: 2012-2016 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%

The racial composition of households in Cumberland County, according to the 2013-2017 American Community Survey, was 51.9% White; 35.9% African American/Black; 2.3% Asian; 1.0% American Indian and Alaska Native; and 0.3% Native Hawaiian or Pacific Islander. 9.5% of the population identified as Hispanic or Latino. At all Median Income Categories except for 50-80% AMI, the African American/Black ethnic group has a disproportionate need in terms of severe housing problems. The disproportionate need is 52.9% at 0-30% AMI, 49.5% at 50-30% AMI, and 36.5% at 80-100% AMI. There were no other racial or ethnic groups that disproportionately are experiencing severe housing problems.

## J. Disabled Households

### Disabled Population – City of Fayetteville

The following table includes the 2013-2017 ACS estimates for the number of disabled individuals in Fayetteville City. The total population of disabled persons in Fayetteville is estimated to be 30,791 persons which represents 15.4 percent of the total population of the City. The two largest disability types are ambulatory and independent difficulties.

### Disabled Persons in Fayetteville City

Disability Status of the Civilian Non-Institutional Population	2008-2012 ACS		2013-2017 ACS	
	#	%	#	%
Total Civilian Population	175,935	-	184,848	-
Total Population with a disability	24,288	13.8%	30,791	16.7%
<b>Population under 5 years</b>	<b>158</b>	<b>0.9%</b>	<b>169</b>	<b>1.1%</b>
With a hearing difficulty	50	0.3%	85	0.6%
With a vision difficulty	108	0.6%	84	0.5%
<b>Population 5 to 17 years</b>	<b>2,126</b>	<b>7.9%</b>	<b>3,101</b>	<b>9.3%</b>
With a hearing difficulty	222	0.7%	227	0.7%
With a vision difficulty	209	0.6%	387	1.2%
With a cognitive difficulty	1,724	5.1%	2,377	7.1%
With an ambulatory difficulty	297	0.9%	360	1.1%
With a self-care difficulty	196	0.6%	360	1.1%
<b>Population 18 to 64 years</b>	<b>14,316</b>	<b>13.5%</b>	<b>17,415</b>	<b>14.9%</b>
With a hearing difficulty	2,734	2.6%	3,453	3.1%
With a vision difficulty	2,979	2.8%	3,590	3.2%

With a cognitive difficulty	5,707	5.4%	7,999	7.1%
With an ambulatory difficulty	8,044	7.6%	9,098	8.1%
With a self-care difficulty	2,738	2.6%	3,392	3.0%
With an independent living difficulty	5,138	4.8%	5,721	5.1%
<b>Population 65 years and over</b>	<b>7,688</b>	<b>41.4%</b>	<b>10,106</b>	<b>45.7%</b>
With a hearing difficulty	2,583	13.9%	3,791	16.5%
With a vision difficulty	1,337	7.2%	2,325	10.1%
With a cognitive difficulty	2,151	11.6%	2,632	11.5%
With an ambulatory difficulty	5,676	30.6%	6,753	29.5%
With a self-care difficulty	1,930	10.4%	2,523	11.0%
With an independent living difficulty	3,250	18.9%	4,216	18.4%
<b>SEX</b>				
Male	11,040	14.3%	15,104	18.0%
Female	13,248	13.4%	15,687	15.6%
<b>HISPANIC/LATINO ORIGIN</b>				
White alone	10,803	14.0%	12,913	16.1%
Black or African American alone	11,661	15.2%	14,977	18.3%
American Indian and Alaska Native alone	260	20.8%	349	21.6%
Asian alone	450	8.6%	518	9.5%
Native Hawaiian and Other Pacific Islander alone	31	4.2%	59	9.6%
Some other race alone	198	4.4%	537	11.9%
Two or more races	885	8.6%	1,438	13.5%
White alone, not Hispanic or Latino	10,102	14.6%	11,490	16.8%
Hispanic or Latino (of any race)	1,073	6.5%	2,567	12.2%

Source: 2008-2012 and 2013-2017 American Community Survey

### **Disabled Population – Cumberland County**

The following table includes the 2013-2017 ACS estimates for the number of disabled individuals in Cumberland County. The total population of disabled persons in Cumberland County is estimated to be 49,950 persons which represents 16.6 percent of the total population of Cumberland County. The two largest disability types are ambulatory and independent living difficulties.



### Disabled Persons in Cumberland County

Disability Status of the Civilian Non-Institutional Population	2008-2012 ACS		2013-2017 ACS	
	#	%	#	%
Total Civilian Population	288,688	-	300,902	-
Total Population with a disability	40,421	14.0%	49,950	16.6%
<b>Population under 5 years</b>	<b>173</b>	<b>0.7%</b>	<b>362</b>	<b>1.4%</b>
With a hearing difficulty	65	0.2%	213	0.8%
With a vision difficulty	108	0.4%	216	0.8%
<b>Population 5 to 17 years</b>	<b>3,550</b>	<b>6.1%</b>	<b>5,262</b>	<b>9.2%</b>
With a hearing difficulty	319	0.5%	483	0.8%
With a vision difficulty	353	0.6%	766	1.3%
With a cognitive difficulty	2,889	4.9%	4,062	7.1%
With an ambulatory difficulty	451	0.8%	688	1.2%
With a self-care difficulty	346	0.6%	723	1.3%
<b>Population 18 to 64 years</b>	<b>24,198</b>	<b>13.9%</b>	<b>28,275</b>	<b>14.7%</b>
With a hearing difficulty	4,705	2.7%	5,560	3.1%
With a vision difficulty	4,585	2.6%	5,920	3.2%
With a cognitive difficulty	9,516	5.5%	12,843	7.0%
With an ambulatory difficulty	13,620	7.8%	14,977	8.2%
With a self-care difficulty	4,478	2.6%	5,499	3.0%
With an independent living difficulty	8,468	4.9%	9,661	5.3%
<b>Population 65 years and over</b>	<b>12,500</b>	<b>42.3%</b>	<b>16,051</b>	<b>47.1%</b>
With a hearing difficulty	4,320	14.6%	5,858	16.4%
With a vision difficulty	2,344	7.9%	3,425	9.6%
With a cognitive difficulty	3,427	11.6%	4,376	12.2%
With an ambulatory difficulty	9,197	31.1%	10,888	30.5%
With a self-care difficulty	3,285	11.1%	3,766	10.5%
With an independent living difficulty	5,417	18.3%	6,355	17.8%
<b>SEX</b>				
Male	18,413	14.3%	24,595	17.8%
Female	22,008	13.8%	25,355	15.6%
<b>HISPANIC/LATINO ORIGIN</b>				
White alone	21,039	14.4%	24,809	16.7%
Black or African American alone	16,206	15.0%	20,423	17.7%
American Indian and Alaska Native alone	579	18.7%	1,070	24.9%
Asian alone	586	8.8%	688	9.2%
Native Hawaiian and Other Pacific Islander alone	31	3.3%	111	14.1%
Some other race alone	435	5.4%	827	12.2%
Two or more races	1,545	9.3%	2,022	11.5%

White alone, not Hispanic or Latino	19,873	15.0%	22,406	17.2%
Hispanic or Latino (of any race)	1,961	7.5%	4,225	13.1%

Source: 2008-2012 and 2013-2017 American Community Survey

The City of Fayetteville and Cumberland County recognize the need for accessible and visitable housing units. The City and County ensure that multi-family housing developments which are rehabilitated or constructed using Federal funds, must comply with ADA requirements, and encourage visitable units beyond minimum requirements.

Another issue is a lack of affordable housing that is accessible. Public housing often has higher proportions of disabled residents and with most public housing consisting of 1-bedroom units, it is difficult for families and larger households with disabled members to find housing that is both accessible and affordable. The Fayetteville Metropolitan Housing Authority responds to requests for reasonable accommodations and modifications in a timely manner.

While single-family housing is generally not accessible, the Fair Housing Act requires that multifamily properties built after 1991 meet Federal accessibility standards; therefore, multifamily housing units built after 1991 should be in compliance with Federal Law and meet the minimum level of accessibility. However, as 57.2% of housing units in Cumberland County were built prior to 1990, many of these units are more likely to have narrow halls, stairs, narrow doors, and little room for ramps to entrance doors.

The City of Fayetteville and Cumberland County fund a variety of home repair and rehabilitation programs for both renter- and owner-occupied housing. These programs can be used to make accessibility improvements to the existing housing stock.

### **Government and Housing Authority Facilities:**

The City of Fayetteville and Cumberland County do not discriminate on the basis of disability for access to, nor operations of its programs, services, or activities. If a resident of the City of Fayetteville or Cumberland County requires additional assistance to gain access to County facilities, he or she may contact the designated ADA Coordinator, Dr. Anthony W. Wade. The Coordinator can be contacted at: Festival Park Plaza, 225 Ray Street, Fayetteville, NC 28301; (phone) 910-433-1696. The ADA Coordinator for the

City of Fayetteville has jurisdiction throughout all of Cumberland County in partnership with the Fayetteville Cumberland Human Relations Commission.

Fayetteville Metropolitan Housing Authority may provide reasonable modifications upon request. When a tenant requests an accommodation, the Housing Authority may verify the disability only to the extent necessary to ensure the applicants are entitled to the preference. However, the Housing Authority will not ask what the disability is. Once modifications are deemed reasonable, the work will be coordinated with the tenant; if the modifications are tantamount to those required for a fully accessible unit, the tenant/applicant will be placed on an Authority transfer/waiting list for the next available unit with the features requested, if so desired.

### **Public Infrastructure:**

The City of Fayetteville and Cumberland County each administer funds through the Federal Community Development Block Grant (CDBG) program to benefit low- and moderate-income areas. Both the City of Fayetteville and Cumberland County fund accessibility improvement projects through their housing activities.

### **Schools:**

The North Carolina Department of Public Instruction's Exceptional Children Division assures that students with disabilities and those who are academically or intellectually gifted, will develop mentally, physically, emotionally, and vocationally through the provision of appropriate individualized education. The Department provides information and training to assist in the implementation of Section 504 plans in area schools. School districts are responsible for the provision of special education and related services for every student with a disability under the Individuals with Disabilities Education Act (IDEA) and Section 504 of the Rehabilitation Act of 1973. Section 504 complaints can be made through the US Department of Education.



### III. Review/Update to Original Plan

In FY 2015, the City of Fayetteville and Cumberland County, NC, completed a joint Analysis of Impediments to Fair Housing Choice (AI) to evaluate the housing conditions in the City and the County. The analysis was intended to focus on both City and the County to serve as a basis for fair housing planning for the City's and County's Federal Entitlement programs. The following paragraphs restate the identified impediments from the 2015 Analysis of Impediments to Fair Housing Choice and summarize the progress made on each for the time period of 2015 through 2019.

#### A. Summary of 2015 Impediments

- **Impediment # 1: Fair Housing Cases & Resolution:**

**Conclusion:** The Fayetteville-Cumberland County region appears to show some evidence of discrimination in terms of accessibility/disability issues as well as isolated instances of race discrimination in the rental market.

**Recommendations:** The Fayetteville/Cumberland County Human Relations Commission, along with the North Carolina Human Relations Commission and the North Carolina Fair Housing Project, may consider conducting additional training and distributing additional educational materials to affected groups, in this case minority citizens and low-income citizens. Additionally, because many of the most recent cases tend to relate to issues of disability and accessibility, the City and County may wish to strengthen zoning ordinances focusing on housing accommodations for people with disabilities.

**Accomplishments:**

The City of Fayetteville and Cumberland County have taken the following actions to reach this goal:

- The City of Fayetteville and Cumberland County partner closely with the Fayetteville-Cumberland Human Relations Department.
- The Fayetteville-Cumberland Human Relations Department conducts annual trainings with a variety of organizations, including

Fayetteville Economic & Community Development, Cumberland County Development, Residential Employment Services, and Catholic Charities. Trainings include a variety of topics including cultural competency and accommodations for individuals with Alzheimer's' and Autism.

- In 2016, the Fayetteville-Cumberland Human Relations Department conducted 3 fair housing trainings, with one training in Spanish.
- In 2017, the Fayetteville-Cumberland Human Relations Department conducted 10 fair housing trainings, with one training in Spanish. Additionally, the department filed 6 cases in 2017.
- In 2018, the Fayetteville-Cumberland Human Relations Department conducted 14 fair housing trainings, with trainings in: Spanish; French; and ASL for the Deaf & Hard of Hearing. Trainings were conducted for the Autism Society and Veteran SVC Providers. One training was bi-lingual. Additionally, the department filed 10 cases in 2018.
- In 2019, the Fayetteville-Cumberland Human Relations Department conducted 13 fair housing trainings, with one training in Spanish, one bi-lingual training, one training targeted to housing providers, and one training targeted to the LGBTQ population. One tester training was conducted. Additionally, the department filed 9 cases in 2019.

## • **Impediment # 2: Zoning & Public Policies:**

**Conclusion:** It is believed that inclusionary zoning would inhibit development due to building costs and return on investment for developers and builders. There is no perceivable movement towards inclusionary zoning in the County or City. Nonprofit housing suppliers have identified a deficiency in lending availability that prevents many prospective buyers from obtaining homeownership. Deficiencies include lending restrictions based on credit scores and income.

**Recommendations:** It is recommended that emphasis on inclusionary zoning be replaced with emphasis on subsidized new housing to replace the districts' older housing stock. Due to the relative high-cost of building as compared to return on investment, newer subsidized housing would depend on grants, tax relief, accessible loans, and developer incentive. Recommend evaluation of lending availability to the area's prospective

affordable housing buyer, and provide suitable lending options that may include poor credit options and rent to own options.

Accomplishments:

The City of Fayetteville and Cumberland County have taken the following actions to reach this goal:

- The City of Fayetteville and Cumberland County have updated their zoning ordinances to address a unified vision for growth.
- The City of Fayetteville updated its zoning ordinance in 2013 to incentivize higher density development with density bonuses.

• **Impediment # 3: Public Transportation:**

**Conclusion:** The City of Fayetteville transit plans to add fixed route service on Sundays. Sundays are not currently served by fixed route buses, however these services are needed to provide transportation to employment. Cumberland County offers limited transportation services through grants. The County has severe budget limitations that prevent it from operating sufficient transportation options. It is believed the Counties' programs do not satisfy the needs of the public who live beyond the City limits. In all cases, County residents must make advanced arrangements for transportation services. All transportation services in the County jurisdiction are provided through grants and have financial limitations that impact service availability.

**Recommendations:** Greater frequency – more routes with 30-minute headways; Later evening service to provide transportation from employment; Sunday service to provide transportation to and from employment; Flexibility to respond to emerging mobility needs; Service into unserved areas of the County with higher density to provide transportation to and from employment; Development of a 5 & 10 year comprehensive plan to provide adequate and effective transportation for employment and medical purposes; and a partnership with the City of Fayetteville to extend City fixed route services to densely populated areas of the County within 2 miles of a City limit.

### Accomplishments:

The City of Fayetteville and Cumberland County have taken the following actions to reach this goal:

- Fayetteville Area System Transit (FAST) has added Sunday hours to its bus service on select fixed routes.
- Fayetteville Area System Transit (FAST) has added routes as early as 5:30am and as late as 10:30pm to assist workers on select fixed routes.

### • **Impediment # 4: Lending Practices:**

**Conclusion:** An analysis of decline rates by race and income shows that, for some income bands, American Indian or Alaska Native, Black or African American, and Asian applicants were declined at disproportionately higher rates, and that the first two groups as a whole were declined at disproportionately higher rates. It is unclear at this time whether predatory lending exists; additional analysis is required to determine the pattern of loans being offered within various groups.

**Recommendations:** The City and County's Human Relations Commission, along with the North Carolina Human Relations Commission and the Reinvestment Partners Group, may consider distributing additional educational materials to affected groups, in this case minority citizens and low-income citizens. While it is unclear if predatory lending is a concern, information regarding predatory loans would also help vulnerable groups to achieve fair lending for their home purchase.

### Accomplishments:

The City of Fayetteville and Cumberland County have taken the following actions to reach this goal:

- The Fayetteville-Cumberland County Human Relations Commission hold annual fair housing trainings and conduct education and outreach on housing discrimination in the region.
- The Fayetteville-Cumberland County Human Relations Commission partnered with the NC Fair Housing Project, the Fayetteville Fair Housing Board, the NC Housing Coalition,

Cumberland County Veterans Services, and the Cumberland County Department of Social Services to hold a listening session for area Veterans.

- In 2018, the Fayetteville-Cumberland County Human Relations Commission attended the Housing and Resource Community Fair to distribute materials on housing resources available to the public.
- In 2019, the Fayetteville-Cumberland County Human Relations Commission conducted a fair housing training for the beauty, hair care, and cosmetology community.
- In 2018 and 2019, Fayetteville-Cumberland County Human Relations Commission was present at the Dogwood Festival with outreach materials.

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## IV. Impediments to Fair Housing 2020

This AI was prepared jointly by the City of Fayetteville, Cumberland County, and the Fayetteville Metropolitan Housing Authority. Housing barriers affecting residents of Fayetteville and Cumberland County were identified through a robust citizen participation process, which included a series of two (2) public meetings, twenty-two (22) small interview sessions (with City and County Departments, Housing Authority Staff, housing residents, and local housing groups), and 170 completed resident surveys.

### A. Fair Housing Complaints

#### 1. Fayetteville-Cumberland Human Relations

The Fayetteville-Cumberland Human Relations addresses ADA Compliance and Fair Housing Issues in Fayetteville and Cumberland County. Through the support of the Fayetteville Fair Housing Board and Fayetteville-Cumberland Human Relations Commission, the

Human Relations Department provides outreach to educate public and private entities on fair housing and equal employment opportunity. The Human Relations Department will counsel individuals, refer them to state and Federal agencies if a complaint is to be made, provide mediation, and conduct investigations into civil rights violations. Fayetteville-Cumberland Human Relations filed the following cases with the State of North Carolina between July 1, 2018 and June 30, 2019:

**Fayetteville-Cumberland Human Relations**  
433 Hay Street  
Fayetteville, North Carolina 28301  
910-433-1696  
<https://fayettevillenc.gov/government/city-departments/human-relations>

Case #	Basis	Issue(s)	City/Location	County	Date Filed
18HO2117	Familial Status	Discriminatory terms/conditions and privileges relating to a rental; Discriminatory refusal to rent; Otherwise deny or make housing available	Hope Mills	Cumberland	9/21/2018

19HO2130	Handicap	Refusal to provide reasonable accommodations; Discrimination in terms/conditions and privileges relating to a rental	Fayetteville	Cumberland	4/3/2019
19HO2135	Handicap	Refusal to provide reasonable accommodations; Discrimination in terms/conditions and privileges relating to a rental	Fayetteville	Cumberland	4/23/2019
19HO2137	Handicap	Refusal to provide reasonable accommodations; Discrimination in terms/conditions and privileges relating to a rental	Fayetteville	Cumberland	4/30/2019
19HO2156	Race	Discriminatory in terms/conditions privileges or services and facilities; Otherwise deny or making housing unavailable; Discriminatory acts under Section 818 (coercion, etc.)	Hope Mills	Cumberland	5/30/2019

The Fayetteville-Cumberland Human Relations Commission partners with the Fayetteville City Council and Cumberland County Commissioners to advocate for improving human relations among diverse racial, ethnic, and religious groups.

- Fayetteville-Cumberland Human Relations Commission**  
**Dr. Anthony Wade, Director**  
433 Hay Street, Fayetteville, NC 28301  
910-433-1696  
[awade@ci.fay.nc.us](mailto:awade@ci.fay.nc.us)



## 2. North Carolina Office of Administrative Hearings – Human Relations Commission

The North Carolina Department of Administrative Hearings - Human Relations Commission (NCHRC) is the primary educator and enforcer of North Carolina's State Laws against discrimination.

**North Carolina**  
Office of Administrative Hearings  
Human Relations Commission  
1711 Hope Church Road  
Raleigh, NC 27609  
919-431-3000 (Voice)  
919-431-3100 (Fax)

In addition to its staff members, the North Carolina Department of Administrative Hearings - Human Relations Commission has twenty-two (22) Commissioners. Eighteen (18) are appointed by the Governor with the advice and consent of the Senate, two (2) are chosen by the Speaker of the House, and two (2) are chosen by the President of the Senate Pro Tempore.

The NCHRC filed the following forty (40) cases between July 1, 2018 and June 30, 2019:

Case #	Basis	Issue(s)	County	Date Filed
18HO2114	Race, Familial Status	Discriminatory terms and conditions – Refusal to Rent	Iredell	7/31/2018
18HO2115	Handicap	Discriminatory terms and conditions – Refusal to Rent	Wake	8/31/2018
18HO2117	Familial Status	Discriminatory terms and conditions – Refusal to Rent	Cumberland	9/21/2018
18HO2118	Handicap	Discriminatory advertising, statements, and notices	Pitt	9/26/2018
18HO2116	Handicap	Refusal to provide reasonable accommodations	Mecklenburg	10/4/2018
18HO2119	Race	Discriminatory terms/conditions/ privileges relating to sale	Wake	10/30/2018
18HO2121	Handicap	Discriminatory terms/conditions/ privileges or services and facilities	Guilford	11/1/2018
18HO2120	Race, Handicap	Refusal to provide reasonable modifications	Lee	11/1/2018
18HO2123	Familial Status, Handicap, Race, Color	Refusal to provide reasonable accommodations	Wake	11/29/2018
18HO2122	Handicap	Refusal to provide reasonable accommodations	Pitt	11/29/2018



18HO2124	Familial Status, Handicap	Refusal to provide reasonable accommodations	Alamance	12/7/2018
18HO2125	Race, Handicap	Refusal to provide reasonable accommodations	Buncombe	12/7/2018
18HO2126	Handicap	Refusal to provide reasonable accommodations	Wake	12/21/2018
18HO2127	Handicap	Refusal to provide reasonable accommodations	Catawba	12/21/2018
19HO2130	Handicap	Refusal to provide reasonable accommodations	Cumberland	4/3/2019
19HO2128	Handicap	Refusal to provide reasonable accommodations	Wilkes	4/8/2019
19HO2129	Sex, Handicap, Race	Discriminatory act under Section 818 (coercion, etc.)	Iredell	4/12/2019
19HO2135	Handicap	Refusal to provide reasonable accommodations	Cumberland	4/23/2019
19HO2133	Handicap	Refusal to provide reasonable accommodations	Robeson	4/25/2019
19HO2136	Handicap	Refusal to provide reasonable accommodations	Wake	4/25/2019
19HO2134	Race, Familial Status, Handicap	Refusal to provide reasonable accommodations	Mecklenburg	4/26/2019
19HO2137	Handicap	Refusal to provide reasonable accommodations	Cumberland	4/30/2019
19HO2138	Race, National Origin	Discriminatory in terms/conditions/privileges or services and facilities	New Hanover	5/7/2019
19HO2143	National Origin, Religion	Discriminatory in terms/conditions/privileges relating to sale	New Hanover	4/15/2019
19HO2144	Race	Discriminatory in terms/conditions/privileges or services and facilities	Wake	5/23/2019
19HO2142	Handicap	Refusal to provide reasonable accommodations	Johnston	5/228/2019
19HO2140	Sex, Familial Status	Discriminatory in terms/conditions/privileges or services and facilities	Stokes	5/28/2019
19HO2139	Familial Status	Discriminatory in terms/conditions/privileges or services and facilities	Avery	5/28/2019
19HO2156	Race	Discriminatory act under Section 818 (coercion, etc.)	Cumberland	5/30/2019
19HO2145	Handicap	Refusal to provide reasonable accommodations	Wake	6/3/2019

19HO2146	Handicap	Refusal to provide reasonable accommodations	Wake	6/3/2019
19HO2147	Race, Handicap	Refusal to provide reasonable accommodations	New Hanover	6/4/2019
19HO2151	Handicap	Refusal to provide reasonable accommodations	Scotland	6/5/2019
19HO2148	Handicap, Race	Refusal to provide reasonable accommodations	Brunswick	6/10/2019
19HO2155	Handicap	Refusal to provide reasonable accommodations	Randolph	6/13/2019
19HO2160	Race	Discriminatory terms and conditions – refusal to rent	Wake	6/17/2019
19HO2154	Handicap	Refusal to provide reasonable accommodations	Wake	6/26/2019
19HO2149	Race	Discriminatory in terms/conditions/privileges or services and facilities	Union	6/26/2019
19HO2150	Sex	Refusal to provide reasonable accommodations	Herford	6/26/2019
19HO2152	Handicap	Refusal to provide reasonable accommodations	Wake	6/21/2019

Of the forty (40) cases filed, five (5) were filed in Cumberland County, making up 12.5% of all cases filed. Handicap was the most common basis for a complaint, making up 28 cases (70%) of all the cases.

### 3. Fair Housing & Equal Opportunity (FHEO-HUD)

The U.S. Department of Housing and Urban Development's (HUD's) Office of Fair Housing & Equal Opportunity (FHEO) receives complaints regarding alleged violations of the Federal Fair Housing Act. From January 1, 2014 to December 1, 2019, 15 fair housing complaints originated within Cumberland County. HUD-FHEO Complaints are sent to NCHRC for adjudication. Attached is a listing for all the FHEO Complaints received and the status or resolution of the complaint.



The fair housing complaints in Cumberland County that were filed with HUD are disaggregated in the following table to illustrate the most common basis of complaints. In Cumberland County, disability/

handicap (46.7%) was the most common basis for a complaint filed between July 1, 2013 and December 31, 2019, with race (20.0%) and familial status (20.0%) as the second and third most common causes for complaint, respectively. It is important to note that three (3) complaints identified a multiple basis in Cumberland County. The following table compares the frequency of each basis of complaint for the City of Fayetteville and all other areas of Cumberland County. Complaints based on disability were the most common in the City of Fayetteville, at 62.5% of all complaints and 50% of total complaints in the County respectively. Unsurprisingly, fair housing complaints were most common in the City of Fayetteville, which is the largest municipality in the County. 8 complaints were filed in Fayetteville, 1 complaint was filed in Hope Mills, and 1 complaint was filed in Spring Lake.

The following table entitled “Basis for Housing Complaints” summarizes all of the complaints filed with the HUD Office of Fair Housing & Equal Opportunity between July 1, 2013 and December 31, 2019 in Cumberland County.

**Basis for Housing Complaints Between  
07/01/2013 to 12/31/2019 for Cumberland County, NC**

Basis	Cumberland County (not including Fayetteville)		City of Fayetteville	
	Count*	% of County Complaints	Count*	% of County Complaints
Race	0	0.0%	3	23.1%
Disability	1	33.3%	6	46.2%
Familial Status	1	33.3%	1	7.7%
National Origin	1	33.3%	1	7.7%
Retaliation	0	0.0%	0	0.0%
Sex	0	0.0%	0	0.0%
Color	0	0.0%	1	7.7%

Religion	0	0.0%	1	7.7%
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Source: North Carolina Human Relations Commission

*\*Note: Each complaint may include multiple bases, so the counts do not add up to the total number of complaints*

Based on the previous table, disability was the most common basis for a fair housing complaint in the City, though insufficient data is available in the County. This aligns with a national trend, where disability has overtaken race as the most common basis for a complaint. Disability complaints make up 53.3% of all complaints filed in the entire Cumberland County, with Race (20.0%) Familial Status (20.0%), and National Origin (20.0%) as the next most likely bases. All other complaint types were recorded in single instances.

The following table illustrates how complaints were closed. There were 15 complaints filed in Cumberland County from July 1, 2013 through December 31, 2019. However, some complaints had a multiple basis, so the following chart shows 16 complaints. Totals reflect the number of complaints with multiple bases considered. Of the 15 total complaints, four (4) complaints were closed because of “no cause” and six (6) were “conciliated/settled,” and four (4) remain open. In other words, more than half (62.5%) of all complaints either lacked evidence or were easily settled.

#### How Complaints Were Closed in Cumberland County, NC

Basis	How Closed					
	No Cause	Charged or FHAP Caused	Conciliated/ Settled	Administrative Closure	Complaint Withdrawn after Resolution	Open
Race	-	-	2	1	-	-
Familial Status	-	-	1	-	-	1
Disability	3	-	3	-	-	2
National Origin	1	-	-	-	1	-
Retaliation	-	-	-	-	-	-

Color	1	-	-	-	-	-
Sex	-	-	-	-	-	-
Religion	-	-	-	-	-	1
<b>Total*</b>	<b>4</b>	<b>-</b>	<b>6</b>	<b>1</b>	<b>1</b>	<b>4</b>

Source: North Carolina Human Relations Commission

*\*Note: Each complaint may include multiple bases, so the counts do not add up to the total number of complaints*

The following table illustrates the dates complaints were filed in Cumberland County. The largest yearly number of complaints filed with HUD was in 2014 and 2019, which coincides with both the growth and the enhanced fair housing efforts of Fayetteville and Cumberland County.

#### HUD Date Filed of Complaints Cumberland County, NC

HUD Date Filed	Cumberland County	
	Count	% of County Complaints
<b>2014</b>	4	26.7%
<b>2015</b>	2	13.3%
<b>2016</b>	1	6.7%
<b>2017</b>	0	0.0%
<b>2018</b>	1	6.7%
<b>2019</b>	7	46.7%

Source: North Carolina Human Relations Commission

The following table entitled “HUD-FHEO Complaints” summarizes all of the complaints filed with the HUD Office of Fair Housing & Equal Opportunity and passed through to the North Carolina Human Relations Commission between July 1, 2013 and December 31, 2019 in Cumberland County.

### HUD-FHEO Complaints for Cumberland County, NC

Violation City	Filing Date	Bases	Issues	Closure Reason
Fayetteville	2/24/2014	Color, Disability	Discriminatory terms and conditions, services and privileges; Failure to make a reasonable accommodation	Closed/No Cause Determination
Fayetteville	2/24/2014	Disability	Discriminatory terms and conditions, services and privileges; Otherwise deny or make housing unavailable; Failure to make reasonable accommodation	Closed/No Cause Determination
Fayetteville	5/7/2014		Discrimination in terms/conditions/privileges relating to rental; Discriminatory acts under Section 818 (coercion, etc.); Failure to make a reasonable accommodation	Closed/Conciliation -Settlement Successful
Spring Lake	5/22/2014	National Origin, Disability	Discriminatory terms, conditions, privileges, or services and facilities; failure to permit reasonable modification; Failure to make reasonable accommodation	Closed/No Cause Determination
Fayetteville	3/31/2015	Race	Discriminatory acts under Section 818 (coercion, etc); Discriminatory in Terms/Conditions Privileges or Services and Facilities	Closed/No Cause Determination
Fayetteville	4/28/2015	Familial Status	Discriminatory in Terms/Conditions Privileges or Services and Facilities; otherwise deny or make housing available; discriminatory advertising statement and notices	Closed/No Cause Determination
Fayetteville	3/1/2016	Race	Discriminatory refusal to rent or negotiate for rental; Discriminatory in Terms/Conditions Privileges or Services and Facilities	Closed/No Cause Determination
Fayetteville	7/18/2017	National Origin	Discriminatory acts under Section 818 (coercion, etc); Discriminatory in Terms/Conditions Privileges or Services and Facilities	Complain withdrawn by complainant after resolution
Hope Mills	9/21/2018	Familial Status	Discriminatory in Terms/Conditions Privileges or Services and Facilities; otherwise deny or make housing available; Discriminatory Refusal to Rent	Open/Active
Fayetteville	4/3/2019	Handicap	Discrimination in Terms/Conditions and Privileges relating to a Rental; Refusal to provide reasonable accommodation	Closed/No Cause Determination
Fayetteville	4/23/2019	Handicap	Failure to Provide Reasonable Accommodations; Discriminatory in Terms/Conditions Privileges or Services and Facilities	Closed/No Cause Determination
Fayetteville	4/30/2019	Handicap	Failure to Provide Reasonable Accommodations; Discriminatory in Terms/Conditions Privileges or Services and Facilities	Closed/Conciliation /Settlement Successful

<b>Fayetteville</b>	8/15/2019	Race	362 Discrimination in terms and conditions of membership	Waived to HUD – 10/15/2019
<b>Fayetteville</b>	9/11/2019	Handicap/ Religion	Discrimination in Terms/Conditions and Privileges relating to a Rental; Refusal to provide reasonable accommodation; discriminatory advertising statement and notices	Open/Active
<b>Fayetteville</b>	12/2/2019	Disability	Discrimination in Terms/Conditions; Refusal to provide reasonable accommodation	Open/Active

Source: North Carolina Human Relations Commission

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### National Trends

The U.S. Department of Housing and Urban Development (HUD) funds the Office of Fair Housing and Equal Opportunity (FHEO), whose mission is to eliminate discrimination, promote economic opportunity, and achieve diversity. FHEO leads the nation in the enforcement, administration, development, and public understanding of Federal fair housing policies and laws. FHEO enforces laws that protect people from discrimination on the basis of race, color, religion, sex, national origin, disability, and familial status. FHEO releases annual reports to Congress, which provide information regarding complaints received during the particular year. The following table highlights the frequency of such housing complaints for the years of 2014, 2015, 2016, and 2017 organized by basis of complaint.

### HUD and FHAP Housing Complaints Nationwide

Basis	FY 2014		FY 2015		FY 2016		FY 2017	
	Number of Complaints	% of Total	Number of Complaints	% of Total	Number of Complaints	% of Total	Number of Complaints	% of Total
Disability	4,621	41%	4,605	42%	4,908	45%	4,865	59%
Race	2,383	21%	2,291	21%	2,154	20%	2,132	26%
Familial Status	1,051	9%	1,031	9%	882	8%	871	11%
National Origin	1,067	9%	898	8%	917	8%	834	10%
Sex	879	8%	915	8%	800	7%	826	10%
Religion	223	2%	225	2%	204	2%	800	10%
Color	146	1%	151	1%	143	1%	232	3%
Retaliation	867	8%	832	8%	785	7%	192	2%
<b>Number of Complaints filed</b>	<b>11,237</b>		<b>10,948</b>		<b>10,793</b>		<b>8,186</b>	

Source: HUD FY 2013-2017 Annual Reports on Fair Housing

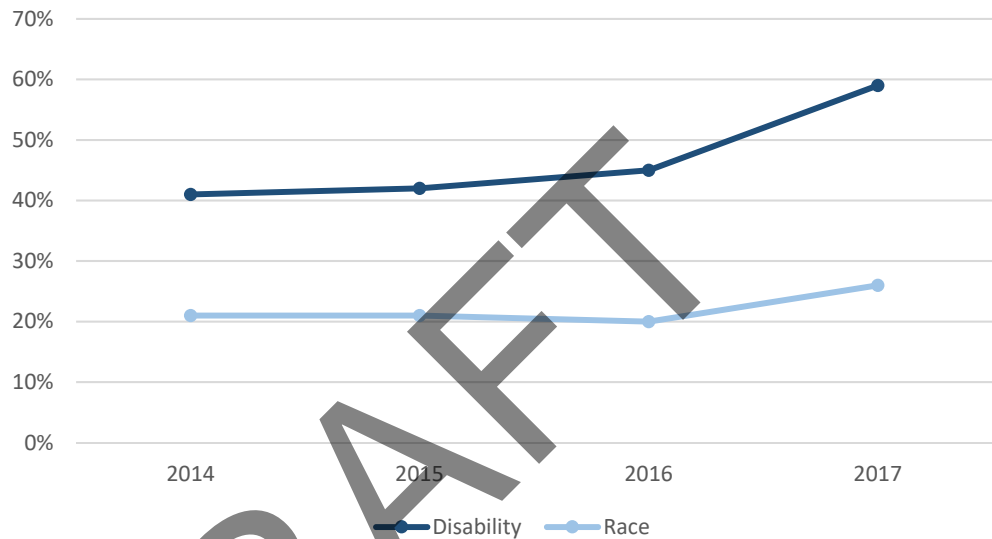
*Note: Complaints often allege more than one (1) basis of discrimination, and each base is counted as a complaint.*

The majority of the HUD complaints filed nationwide in 2017 were on the basis of disability, making up 59% of all complaints received. Race



was next, making up 26% of all complaints, followed by familial status at 11%. As illustrated in the next chart, disability has become the most common basis of complaint, partially at the expense of racial complaints.

**Chart IV-1 – 5-Year Trends in Bases of Complaints**



Source: HUD Enforcement Management Systems (HEMS), FY 2017 FHEO Annual Report

The HUD housing complaints filed in Cumberland County were primarily based on disability and race, which are consistently the two most common causes for complaints across the nation as illustrated in the previous chart. Note: the percentages for each year do not equal 100% and the number of complaints each year do not equal the total complaints across all areas. This is because there is often more than one basis for the filing of a fair housing complaint.

#### 4. Legal Aid NC

Legal Aid NC is a statewide nonprofit organization providing civil legal aid to low-income residents of the state, with an office in Fayetteville. The organization provides legal assistance in civil cases for people living in poverty. The Fayetteville Office of Legal Aid NC serves Cumberland, Samson, and Harland Counties. The Fayetteville office also has a grant to serve any individual aged 60 or older, regardless of

income. They serve their clients with ten (10) staff, two (2) support staff, and eight (8) attorneys. Included in their team of attorneys is one (1) veterans specialist, one (1) immigration specialist, and one (1) disaster relief specialist—though the latter works on disaster relief statewide.

Legal Aid NC has specific offices to work with landlord-tenant cases ending in evictions, and foreclosure cases. Evictions are common in the area, and a person can be forced out within 72 hours, which leads Legal Aid NC to intake at least one eviction case daily. Tenants are not allowed to withhold rent for repairs and can be evicted as a result. Predatory lending appears common in the area, leading to mortgage foreclosure. The North Carolina Finance Agency's project to assist those that fell behind on their mortgages expired in July, leading to an increase in foreclosures.

Legal Aid NC's Fayetteville Office frequently intakes cases pertaining to survivors of domestic violence. Domestic violence is common in the area, leading to 10-12 complaints a day.

- Legal Aid of NC - Fayetteville  
327 Dick Street #103  
Fayetteville, NC 28301  
866-219-5262 (Helpline)  
910-483-0400 (Local)  
910-483-2763 (FAX)  
[www.legalaidnc.org](http://www.legalaidnc.org)



## 5. Housing and Human Services Agencies

The City of Fayetteville and Cumberland County interviewed agencies offering housing and human services within the region to obtain their input and gain insight into potential impediments to fair housing. The following agencies participated in the information gathering through roundtable discussions, individual meetings, phone interviews, or through surveys:

- Fayetteville Metropolitan Housing Authority
- City of Fayetteville Fire Marshal
- Cumberland County Emergency Manager

- City of Fayetteville Planning & Zoning Department
- Fayetteville-Cumberland County Human Relations
- Cumberland County Code Enforcement
- City of Fayetteville Development Services
- Cumberland County Schools
- Cumberland County Department of Social Services
- Cumberland County Public Health Department
- Alliance Health
- Center for Economic Empowerment and Development (CEED)
- Coordinating Council on Older Adults
- Cumberland HealthNet
- Designing Station
- Endeavors
- Family Promise
- Fayetteville Area Habitat for Humanity
- Fayetteville Area Operation Inasmuch
- Genesis Grace Ministry
- Hope 4 NC
- Hope Center – True Vine Ministries
- Kingdom Community Development Corporation
- North Carolina Legal Aid
- NCWorks Career Center
- Pathways 4 Prosperity
- Salvation Army Fayetteville
- Seth's Wish
- Stedman-Wade Health Services, Inc.
- United Way of Cumberland County
- Urban Ministries
- Veterans Empowering Veterans
- Volunteers of America

Each of these agencies provided feedback on their experience with housing-related issues in the City of Fayetteville and Cumberland County. Complete summaries of meeting comments can be found in Appendix A. Below is a list of key points from each of the meetings.

## Housing Issues

- There appears to be a lack of affordable housing that is decent, safe, and sound in the City of Fayetteville and Cumberland County.
- There appears to be a lack of accessible housing in the City of Fayetteville and Cumberland County.
- Rental rates in the City of Fayetteville and Cumberland County are inflated and do not reflect the low quality of the housing supply.
- There are a number of rental housing options that are owned by overseas individuals and companies and, as a result, leave code violations unaddressed.
- There are a number of trailer parks in the City and County that are in poor condition, with owners that are either unwilling or unable to rehabilitate them.
- There are large portions of the City of Fayetteville and Cumberland County that lack infrastructure for housing, including sanitary sewers, storm sewers, and paved roads.
- There is a high demand for affordable senior housing in the area.
- Older homeowner housing is frequently converted to renter-occupied housing and allowed to deteriorate, particularly in low- and moderate-income areas.
- The Comprehensive Housing Affordability Strategy (CHAS) data through HUD shows that 47.9% of all renters are cost overburdened in the County.
- The eviction rate in Cumberland County is extremely high.
- Certain classes of people, such as ex-offenders, are unable to find housing and therefore rent from predatory landlords.
- Tax foreclosures are common in the area, and there is a need to rehabilitate them to create more affordable housing.
- Absentee landlords are common in the area due to the non-stationary nature of military employment.
- Area churches aggressively acquire property and could potentially develop affordable housing.

## Social Services

- There are numerous social service programs provided in the County.

- The number of chronic homeless individuals has increased in Cumberland County, and there is a need for supportive services to assist them.
- More social service programs are needed to assist the mentally ill, including people with addictions in the County.
- Many social service programs assist the homeless, but there is a lack of affordable housing to rapidly rehouse the least complex cases homeless individuals and families.
- Children with addictions are immediately placed into DSS care, which has put a strain on the system.
- There is a high population of youth in foster care in Cumberland County.
- With the reduction in Federal funds, there is a need for additional services to support the homeless population and those who are at-risk of becoming homeless.
- Additional services are needed to assist the non-English speaking residents who are moving into the County.
- There is a gap in housing for people with disabilities who cannot make the move to independent housing.
- Fair housing complaints are occurring with the disabled population which need to be addressed.
- There is a need for additional permanent supportive housing with wraparound services to assist the homeless population with mental health issues.
- Additional services are needed for youth who are coming out of foster care placement.
- Additional support services are needed for persons coming out of institutions including: hospitalization, correctional facilities, and mental healthcare.
- Due to Fort Bragg and the high concentration of veterans, there is a need for additional mental health care targeted to this population.

### Public Policies

- The Fayetteville City Council has recently approved a new zoning ordinance to bring them into compliance with ADA and the Fair Housing Act.

- There is a continuing need for education and training on tenant's rights and landlord's responsibilities under the Fair Housing Act.
- Municipalities in Cumberland County are still allowed to annex land, although infrastructure and services must be provided for recently annexed land shortly after annexation.
- Source of income is not a protected class in the City of Fayetteville or Cumberland County.
- Affordable housing needs to be located throughout the County and not just within the urban core.
- There is no registration requirement for businesses, and residential properties will be converted into businesses without the City or County's knowledge.
- North Carolina State Law does not allow for the creation of a rental registry.
- There is a need to provide incentives to developers and businesses to create and develop affordable housing.

### Transportation

- FAST serves the City of Fayetteville and some portions of Cumberland County.
- FASTTRAC is FAST's paratransit service, and it requires 24-hour notice to pick up riders.
- There is a need for routes that connect residential areas to areas with high concentrations of jobs for low- and moderate-income residents.
- There is a need for expanded bus routes and service hours, but funding is lacking.
- Bus stops are not well-marked and lack shelters.
- All buses have wheelchair lifts for accessibility purposes.

### Economic Development

- There are multiple food deserts in the City of Fayetteville and Cumberland County that affect low- and moderate-income neighborhoods and areas of minority concentration.
- There is a large number of vacant commercial properties on two of the main corridors leading to Fort Bragg: Bragg Boulevard and Murchison Road.

- There is a wealth gap between renters and homeowners in the County.
- Wages in the area are low, and there is a large service sector with low-paying jobs that caters toward enlistees at Fort Bragg.
- There are few programs that specifically target women, minority, and veteran business owners for entrepreneurship initiatives.
- At all income levels within the City of Fayetteville, individuals that grow up in the City are predicted to earn less than their parents.
- Wages are higher for workers in Fort Bragg, leading to income disparities in contracting jobs.

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## B. Public Sector

Part of the Analysis of Impediments is to examine the public policies of the jurisdiction and the impact on fair housing choice. The Local governments control land use and development through their comprehensive plans, zoning ordinances, subdivision regulations, and other laws and ordinances passed by the local governing body. These regulations and ordinances govern the types of housing that may be constructed, the density of housing, and various residential uses in a community. Local officials determine the community's commitment to housing goals and objectives. The local policies therefore determine if fair housing is to be promoted or passively tolerated.

This section of the Analysis of Impediments evaluates the City's and County's policies to determine if there is a commitment to affirmatively further fair housing.

### 1. CDBG Program

#### The City of Fayetteville

The City of Fayetteville annually receives from HUD approximately \$1,589,000 in CDBG funds. The City allocates its funds to housing construction, housing rehabilitation, operations for homeless shelters, public facilities, administration, and public services.

In particular, the City proposed to allocate FY 2020 CDBG funds as outlined in the following table to affirmatively further fair housing. The City of Fayetteville anticipates a reduction in the annual CDBG allocation in the coming years as a result of further cuts in the Federal budget.

**FY 2020 CDBG Allocation for the  
City of Fayetteville, NC**

Community Development Block Grant Program (CDBG)	
<b>CDBG Administration</b>	\$ 350,000
<b>Acquisition of Property</b>	\$ 175,000
<b>Housing Rehabilitation</b>	\$ 300,000
<b>Homeownership Assistance</b>	\$ 110,000



<b>Fair Housing</b>	\$ 75,000
<b>Assistance for the Homeless</b>	\$ 24,000
<b>Economic Development</b>	\$ 425,000
<b>Public Services</b>	\$ 30,000
<b>Total:</b>	<b>\$ 1,589,000</b>

In its FY 2020-2024 Five Year Consolidated Plan, the City of Fayetteville identified several goals to prioritize funding and address housing needs during this five-year period, as outlined in the following table:

### City of Fayetteville, NC - Five Year Objectives

<b>Housing Strategy – HSS</b>
<i>Objective</i>
<b>HSS-1 Homeownership Assistance</b> – Promote and assist in developing homeownership opportunities for low- and moderate-income persons & families.
<b>HSS-2 Housing Construction</b> – Promote and assist in the development of new affordable housing inventory, both rental and sales housing.
<b>HSS-3 Housing Rehabilitation</b> – Promote and assist in the preservation of existing owner and renter occupied housing inventory in the City of Fayetteville.
<b>HSS-4 Fair Housing</b> – Affirmatively further fair housing by promoting fair housing choice throughout the City of Fayetteville.
<b>HSS-5 Housing Education</b> – 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.
<b>HSS-6 Rental Assistance</b> – Provide funds for tenant based rental assistance to make housing affordable to low- and moderate-income persons and families.
<b>Homeless Strategy – HOM</b>
<i>Objective</i>
<b>HOM-1 Housing</b> – Promote and assist in developing housing opportunities for persons and families experiencing homelessness, and those who are at-risk of becoming homeless.
<b>HOM-2 Operation/Support</b> – 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.

### Other Special Needs Strategy – SNS

#### Objective

**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.

### Community Development Strategy – CDS

#### Objective

**CDS-1 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.

**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.

**CDS-5 Clearance** – Remove and eliminate slum and blighting conditions through demolition of vacant and abandoned structures throughout the City.

**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.

### Economic Development Strategy – EDS

#### Objective

**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.

### Administration, Planning & Management Strategy – APM

#### Objective

**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 Shaw Heights Neighborhood.

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

### Cumberland County

Cumberland County annually receives from HUD approximately \$800,000 in CDBG funds. The County allocates its funds to public

facility improvements, housing rehabilitation, slums and blight removal, administration, and public services.

In particular, the County proposed to allocate FY 2020 CDBG funds as outlined in the following table to affirmatively further fair housing. Cumberland County anticipates a reduction in the annual CDBG allocation in the coming years as a result of further cuts in the Federal budget.

**FY 2020 CDBG Allocation for the  
Cumberland County, NC**

<b>Community Development Block Grant Program (CDBG)</b>	
<b>CDBG Administration</b>	\$ TBD
<b>Housing Construction</b>	\$ TBD
<b>Housing Rehabilitation</b>	\$ TBD
<b>Operations for Homeless Shelters</b>	\$ TBD
<b>Public Facilities</b>	\$ TBD
<b>Public Services</b>	\$ TBD
<b>Total:</b>	\$ TBD

In its FY 2020-2024 Five Year Consolidated Plan, Cumberland County identified several goals to prioritize funding and address housing needs during this five-year period, as outlined in the following table:

**Cumberland County, NC - Five Year Objectives**

<b>Housing Strategy – HSS</b>
<i>Objective</i>
<b>HSS-1 Homeownership Assistance</b> – Promote and assist in developing homeownership opportunities for low- and moderate-income households.
<b>HSS-2 Housing Construction</b> – Promote and assist in the development of new affordable housing inventory for both rental and sales housing.
<b>HSS-3 Housing Rehabilitation</b> – Promote and assist in the preservation of existing owner and renter occupied housing inventory in Cumberland County.

**HSS-4 Fair Housing** – Affirmatively further fair housing by promoting fair housing choice throughout Cumberland County.

**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 Housing Purchase** – Provide funds for downpayment assistance and acquisition for rehabilitation to make housing affordable to low- and moderate-income persons and families.

### Homeless Strategy – HOM

#### Objective

**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.

### Other Special Needs Strategy – SNS

#### Objective

**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 construction of new 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.

**SNS-4 Reasonable Accommodations** – Promote, support, and advocate for reasonable accommodations that should be made to assist the physically disabled to live in accessible housing.

Community Development Strategy – CDS	
Objective	
<b>CDS-1 Infrastructure</b>	– Improve the County’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.
<b>CDS-2 Community Facilities</b>	– Improve the County's parks, recreational centers, and public and community facilities through rehabilitation, preservation, and new construction.
<b>CDS-3 Public Services</b>	– 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 County.
<b>CDS-4 Public Transit</b>	– Promote the expansion and development of additional bus routes and improvements to the public transportation system for low- and moderate-income persons, and special needs.
<b>CDS-5 Clearance</b>	– Remove and eliminate slum and blighting conditions through demolition of vacant and abandoned structures throughout the County.
<b>CDS-6 Architectural Barriers</b>	– Remove architectural barriers and make public and community facilities accessible to all residents.
<b>CDS-7 Public Safety</b>	– Improve public safety through upgrades to facilities, purchase of new equipment, crime prevention, community policing, and ability to respond to emergency situations.
<b>CDS-8 Revitalization</b>	– 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.
Economic Development Strategy - EDS	
Objective	
<b>EDS-1 Employment</b>	– Support and encourage new job creation, job retention, workforce development, employment, and job training services.
<b>EDS-2 Financial Assistance</b>	– Support business retention and commercial growth through expansion and new development with technical assistance and low interest loan programs including Section 108 loans.
<b>EDS-3 Financial Incentives</b>	– Support and encourage new economic development through local, state and Federal tax incentives and programs.

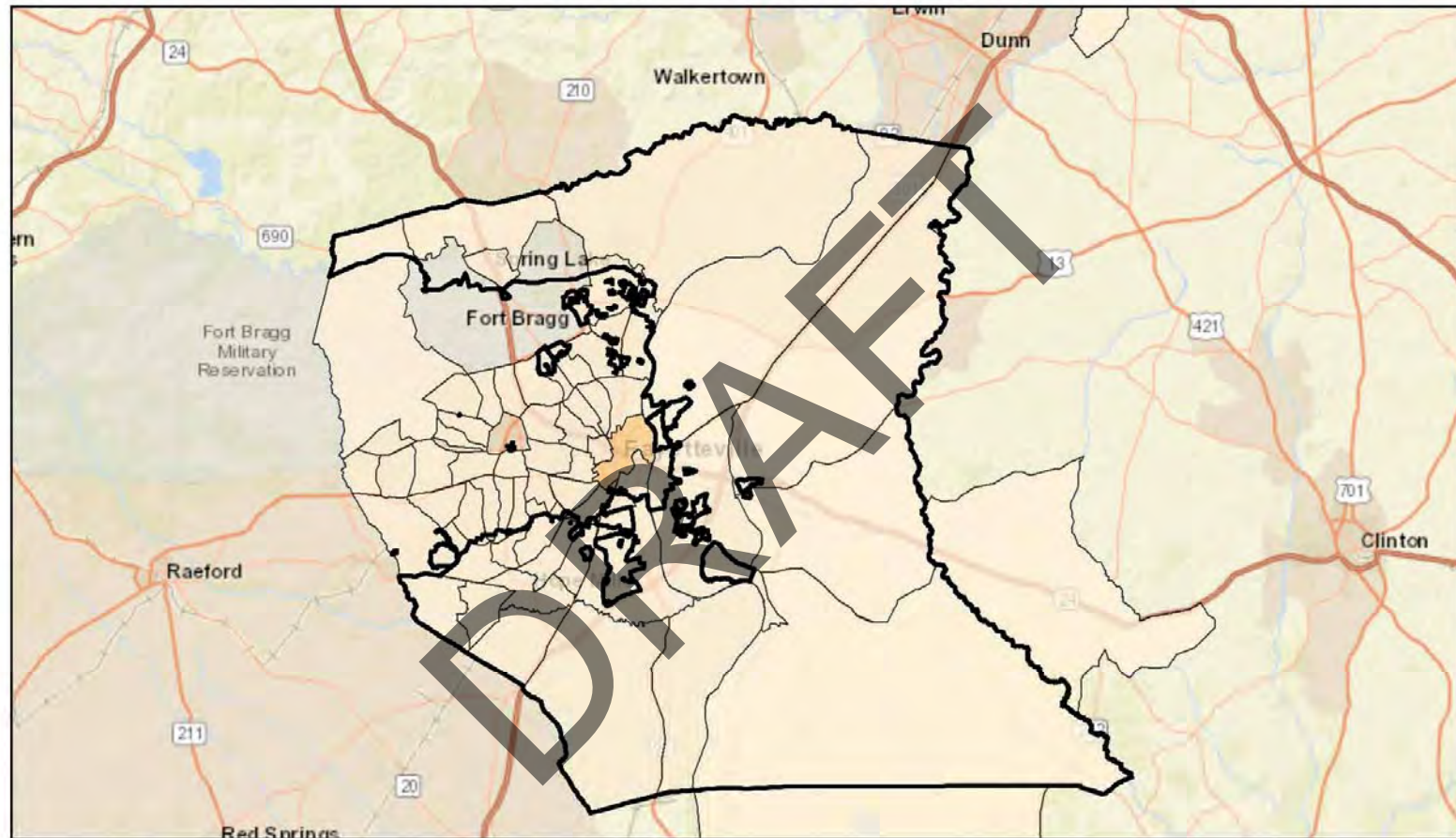


Administration, Planning & Management Strategy – APM	
<i>Objective</i>	
<b>APM-1 Management</b>	– Continue to provide sound and professional planning, program management and oversight for the successful administration of Federal programs.
<b>APM-2 Planning</b>	– Continue to develop and plan for special studies, environmental clearance, fair housing, Section 108 Loan Application, NRSA Plans, and compliance with all Federal, state, and local laws and regulations.
<b>APM-3 NRSA</b>	– Prepare a Neighborhood Revitalization Strategy Area (NRSA) Plan for the Shaw Heights Neighborhood.

The following attached maps illustrate the locations of CDBG funded activities in Cumberland County:

- CDBG Activities Funding
- CDBG Acquisition Activities
- CDBG Economic Development Activities
- CDBG Housing Activities
- CDBG Public Improvement Activities
- CDBG Public Service Activities
- CDBG All Activities

## CDBG Funding - Cumberland County, NC



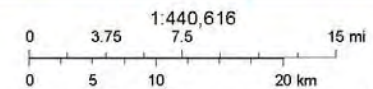
January 2, 2020

Override 1 CDBGActivitiesFunding

CPDMAPSO\_IDIS\_ACTV\_CDBG\_TRACT\_TOTAL\_AMT

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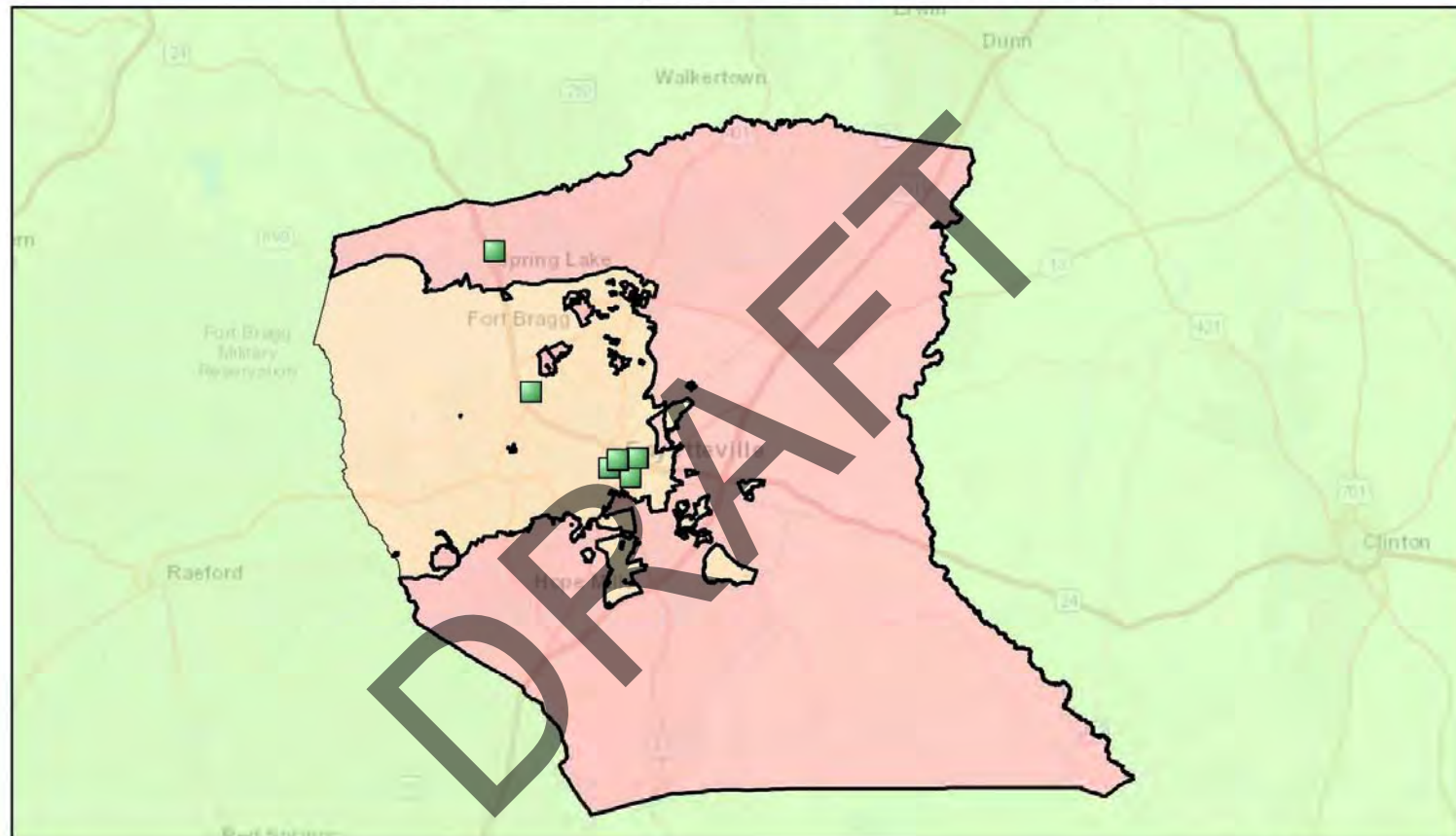
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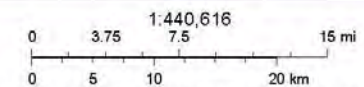
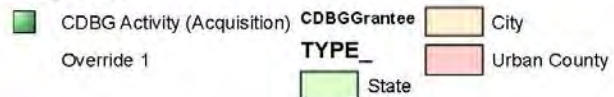
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



## CDBG Acquisitions - Fayetteville & Cumberland County, NC

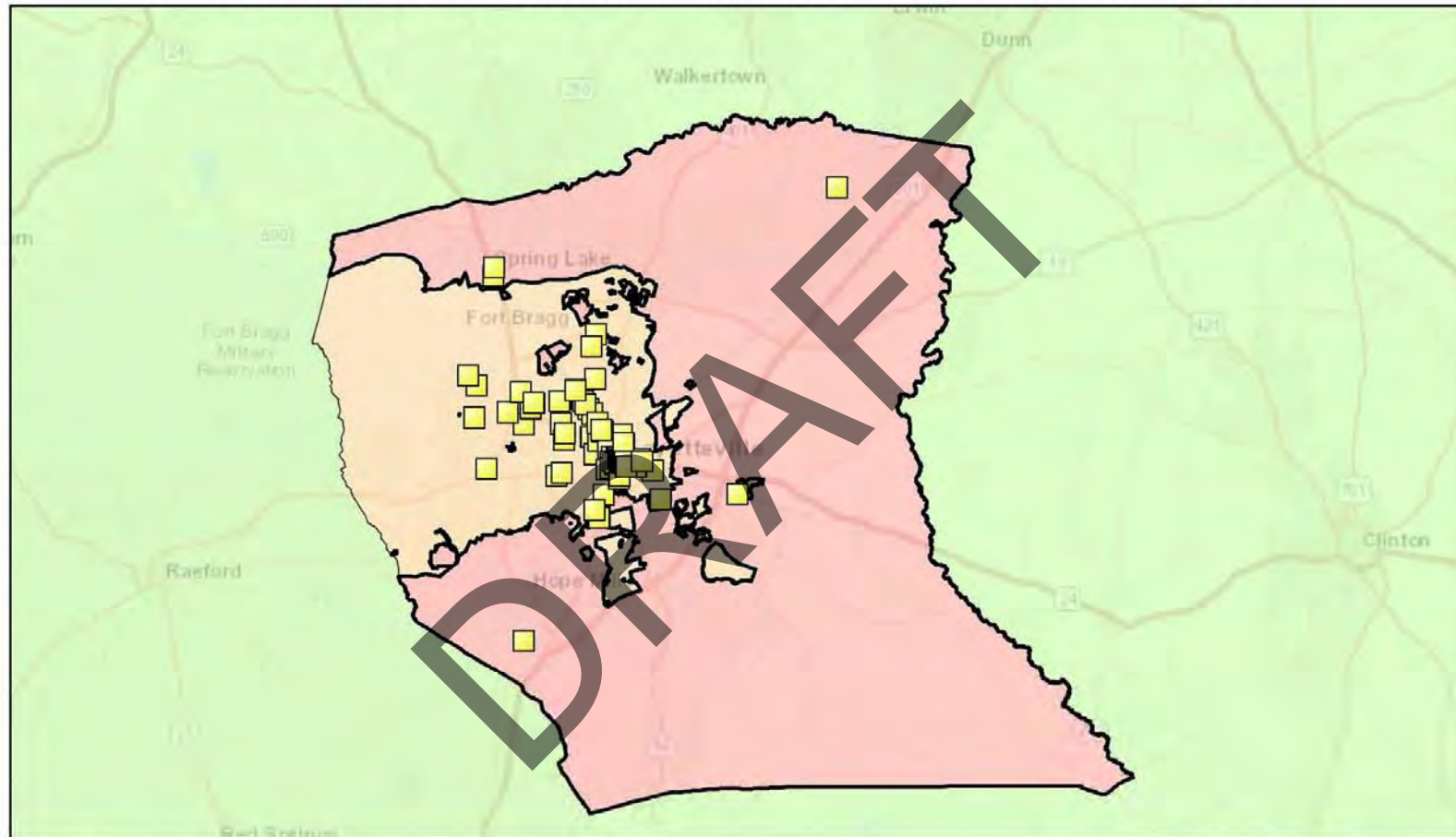


January 2, 2020



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

## CDBG Economic Development - Fayetteville & Cumberland County, NC



January 2, 2020



CDBG Activity (Economic Development)

Override 1

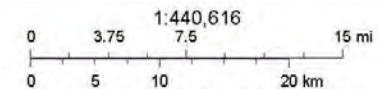
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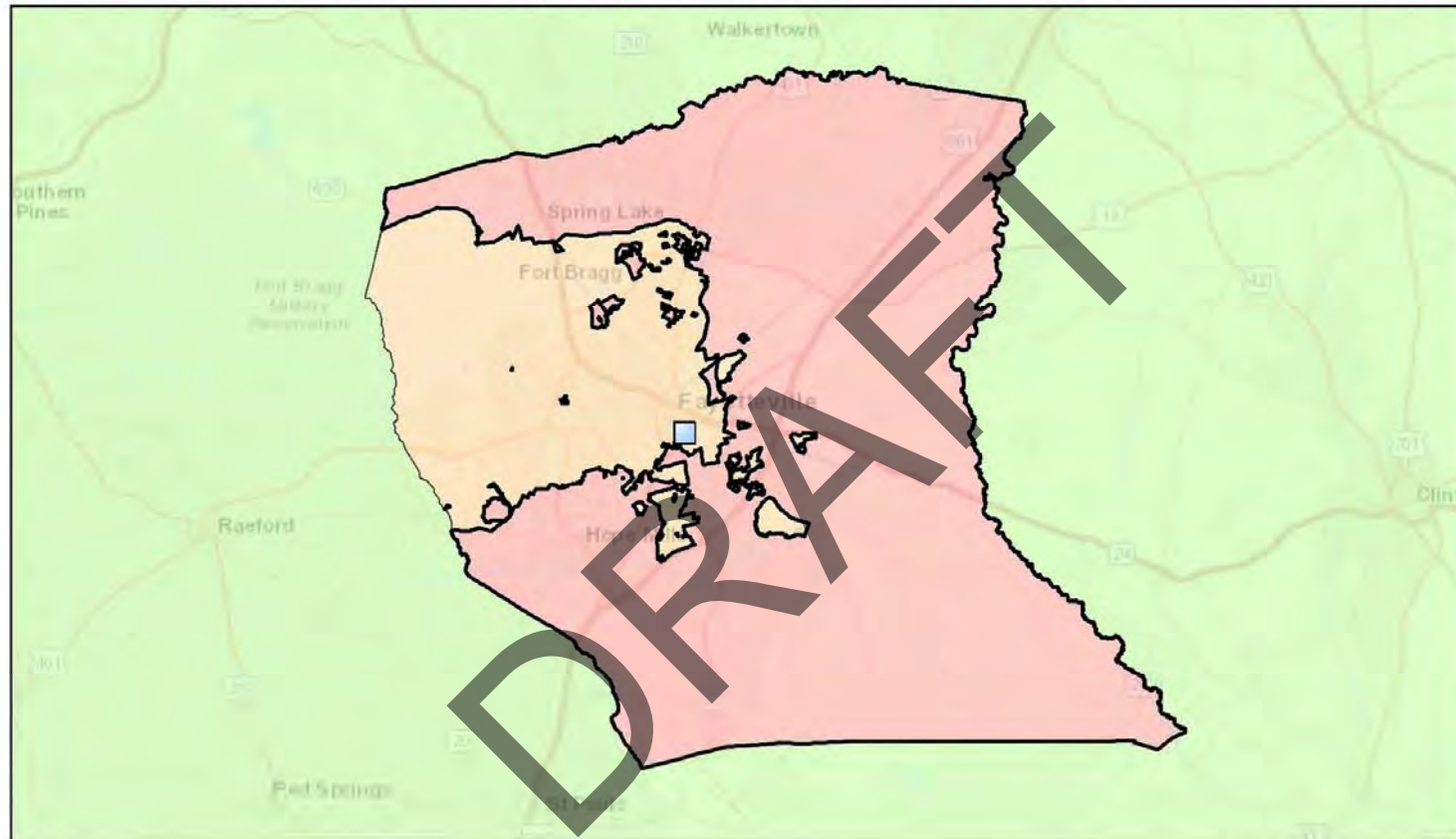
City

Urban County

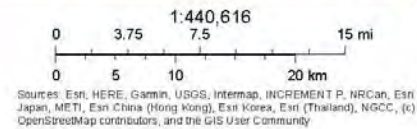


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

## CDBG Housing - Fayetteville & Cumberland County, NC

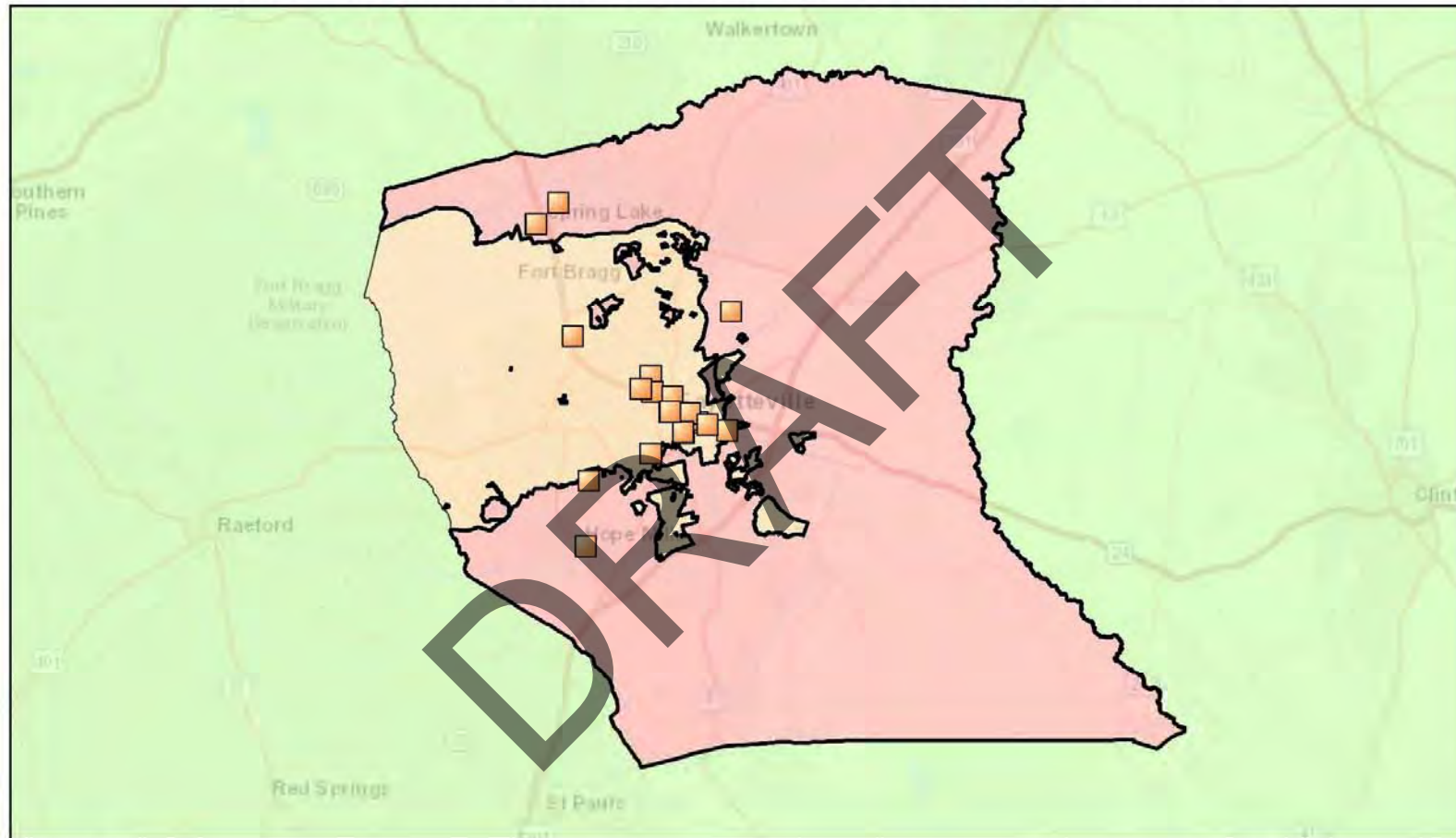


January 2, 2020





## CDBG Public Improvements - Fayetteville & Cumberland County, NC



January 2, 2020



CDBG Activity (Public Improvements)

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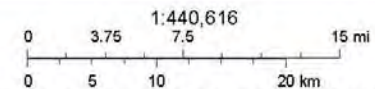
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State

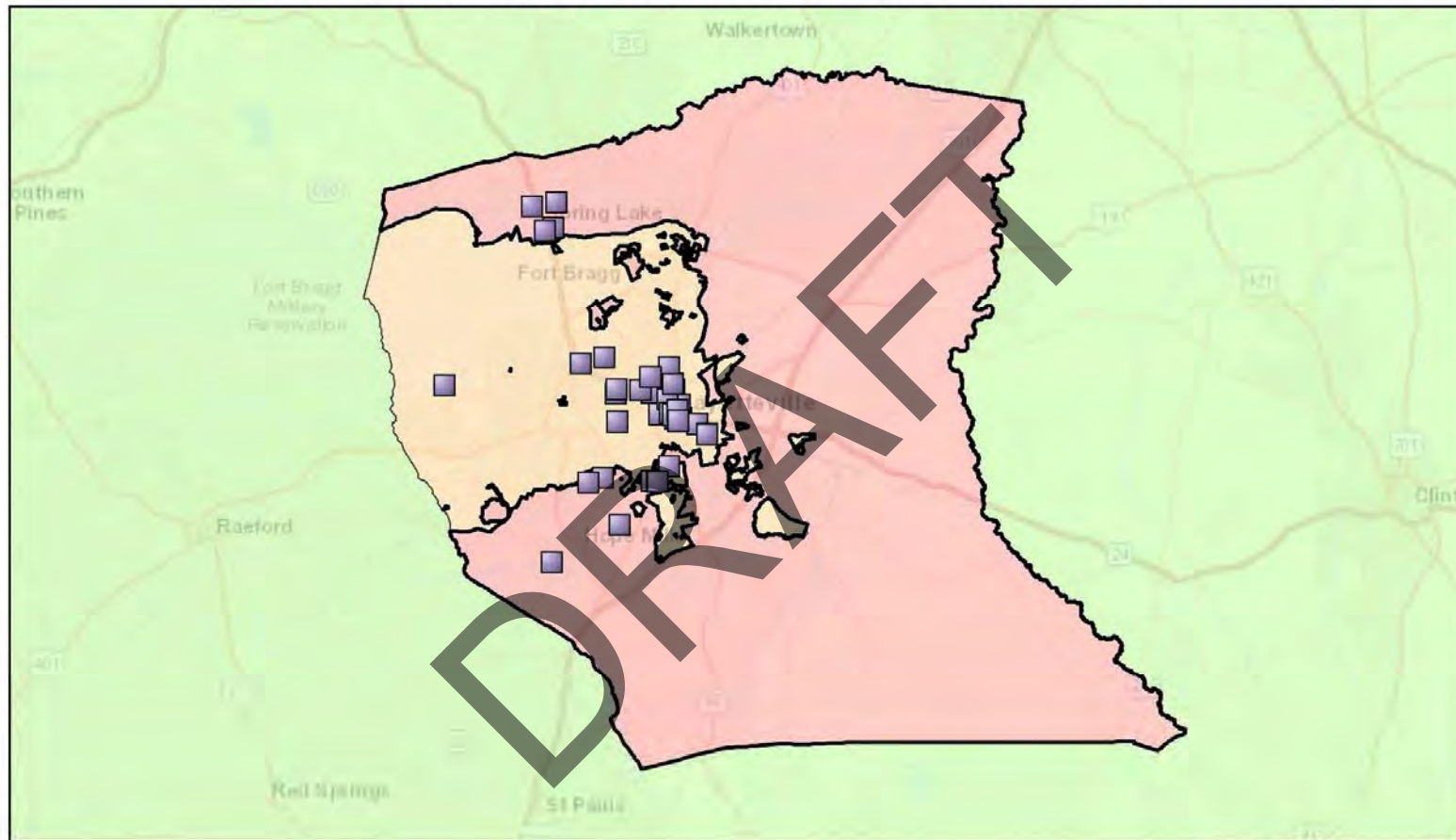
City

Urban County

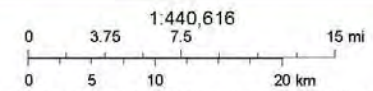
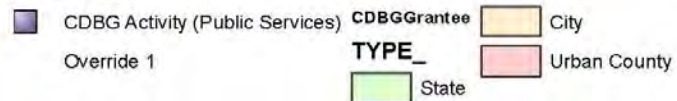


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

## CDBG Public Services - Fayetteville & Cumberland County, NC

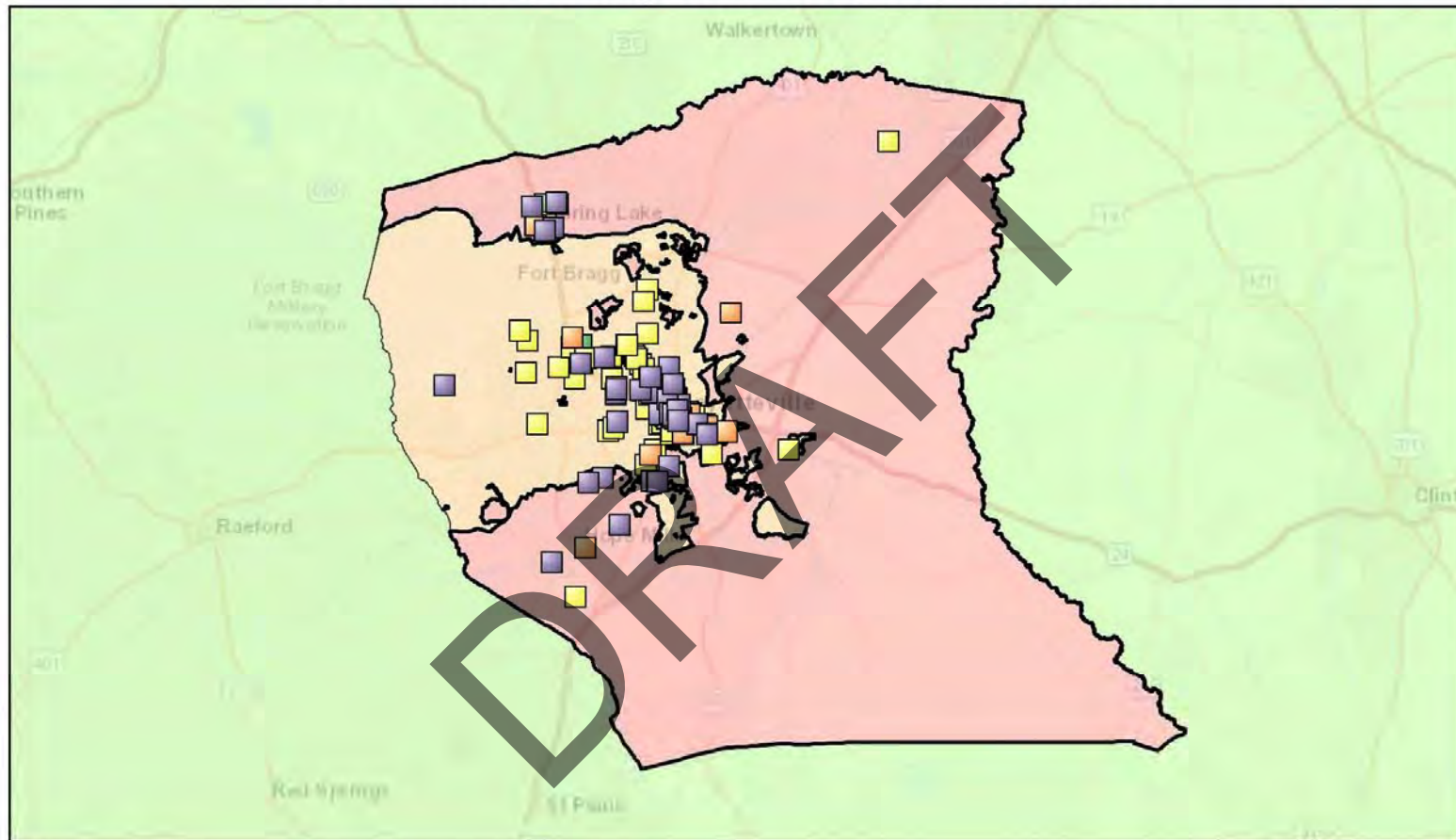


January 2, 2020



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

## All CDBG Activities - Fayetteville & Cumberland County, NC

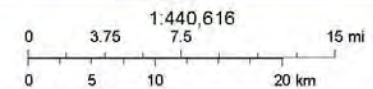


January 2, 2020

- CDBG Activity (Public Services)
- CDBG Activity (Public Improvements)
- CDBG Activity (Housing)
- CDBG Activity (Economic Development)

- CDBG Activity (Acquisition)
- Override 1

- Urban County
- State
- City



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



## 2. HOME Investment Partnership (HOME) Program

### The City of Fayetteville

The City of Fayetteville annually receives from HUD approximately \$1,130,000 in HOME funds. The City allocates its funds to new construction and tenant-based rental assistance.

In particular, the City proposes to allocate FY 2020 HOME funds as outlined in the following table to affirmatively further fair housing. The City of Fayetteville anticipates a reduction in the annual HOME allocation in the coming years as a result of further cuts in the Federal budget.

#### FY 2020 HOME Allocation for the City of Fayetteville, NC

HOME Investment Partnership (HOME) Program	
HOME Administration	\$ 200,000
New Construction – Affordable Housing	\$ 400,000
Housing Rehabilitation	\$ 280,000
CHDO Set-Aside Funds	\$ 250,000
<b>Total:</b>	<b>\$ 1,130,000</b>

### Cumberland County

Cumberland County annually receives from HUD approximately \$350,000 in HOME funds. Cumberland County allocates its funds to new construction and tenant-based rental assistance.

In particular, Cumberland County proposed to allocate FY 2020 HOME funds as outlined in the following table to affirmatively further fair housing. Cumberland County anticipates a reduction in the annual HOME allocation in the coming years as a result of further cuts in the Federal budget.

**FY 2020 HOME Allocation for  
Cumberland County, NC**

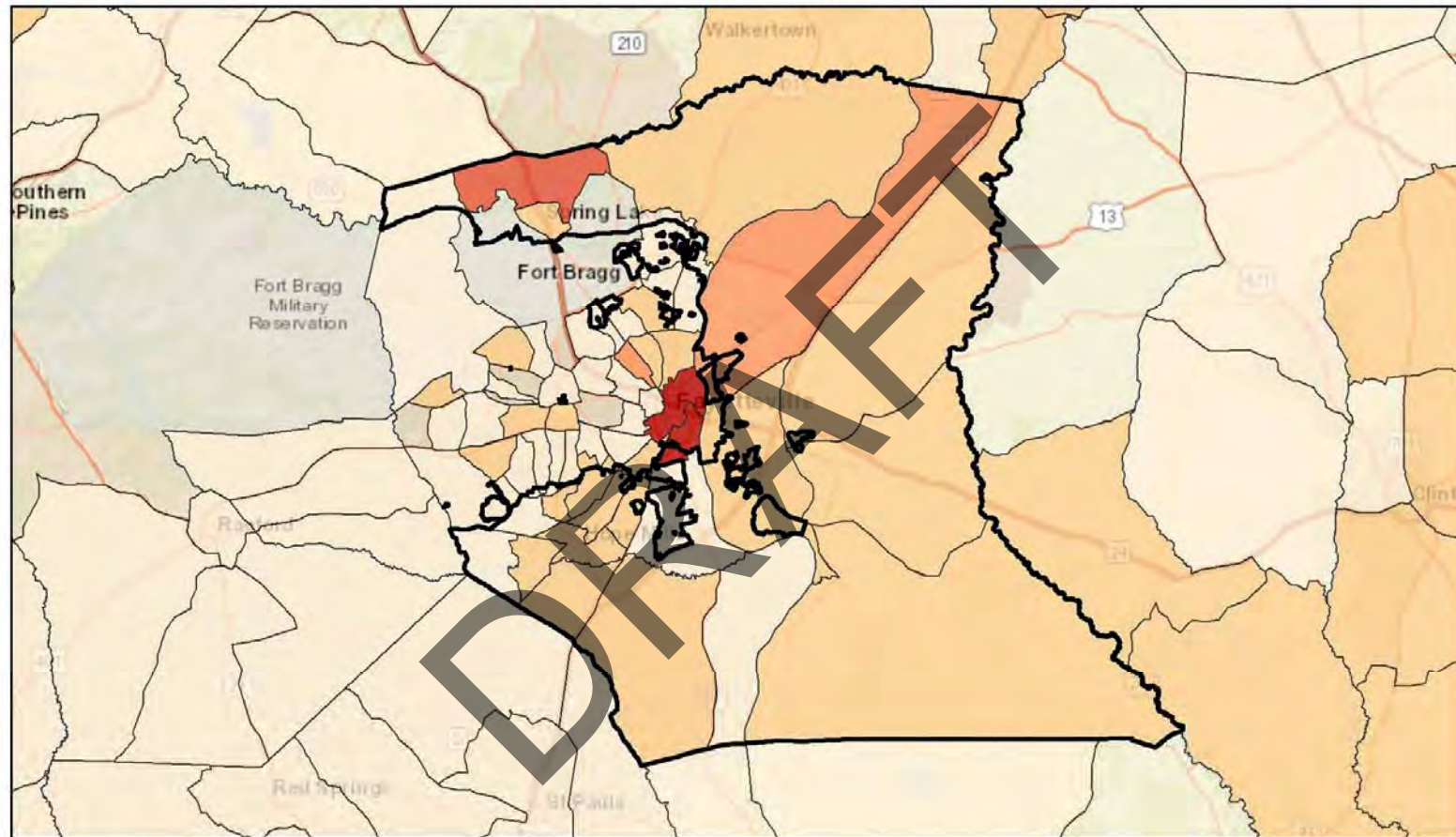
<b>HOME Investment Partnership (HOME) Program</b>	
<b>HOME Administration</b>	\$ TBD
<b>New Construction – Affordable Housing</b>	\$ TBD
<b>Tenant-Based Rental Assistance</b>	\$ TBD
<b>CHDO Set-Aside Funds</b>	\$ TBD
<b>Total:</b>	<b>\$ TBD</b>

The following attached map illustrate the locations of HOME funded activities in Cumberland County:

DRAFT



## All HOME Funded Activities - Cumberland County, NC



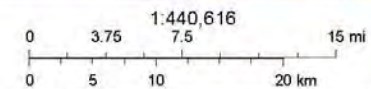
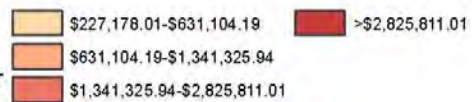
January 2, 2020

Override 1

HOMEActivitiesFunding

CPDMAPSO\_IDIS\_ACTV\_HOME\_TRACT\_TOTAL\_AMT

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Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

### 3. Continuum of Care (CoC)

The Fayetteville-Cumberland County Continuum of Care addresses homelessness throughout the entirety of the County. The Continuum of Care is composed of a variety of stakeholders including churches, advocates, emergency shelters and other nonprofits, affordable healthcare providers, employment training programs, the Fayetteville Metropolitan Housing Authority, the City of Fayetteville, and Cumberland County.

Cumberland County is the lead entity for the Fayetteville-Cumberland County Continuum of Care. The CoC has begun implementing a Coordinated Entry strategy through Cumberland Healthnet to conduct intake and referrals for homeless persons and persons at risk of homelessness 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 CoC meeting. Since the system began in April of 2019, there have been over 172 assessments conducted and over 142 families and 80 individuals placed in housing.

### 4. Fayetteville Metropolitan Housing Authority –

The Fayetteville Metropolitan Housing Authority is the primary provider of affordable housing in the City of Fayetteville and Cumberland County. It runs programs for both public housing and Section 8 Housing Choice Vouchers. All properties owned by FMHA are public housing properties, and there are no project-based developments. However, FMHA has partnered with United Management II for Low-Income Housing Tax Credit (LIHTC) developments. It has placed voucher holders in LIHTC developments, and will be receiving the Cross Creek development from United Management II in 2021.

**Fayetteville Metropolitan  
Housing Authority**  
88 Grove View Terrace  
Fayetteville, NC 28301  
(910) 483-6980  
<http://www.fayettevillemetrohousingauthority.org>

The Fayetteville Metropolitan Housing Authority is recognized as a public body corporate and a “Public Housing Authority” of the U.S. Department of Housing and Urban Development and the State of North Carolina. The Housing Authority is considered a “high performer” by HUD and its everyday operations are handled by an Executive Director. Because the Fayetteville Metropolitan Housing Authority receives applications from all over the United States (due to the presence of Fort Bragg and the large number of people moving to the area for military service), FMHA rarely accepts applications.

Fayetteville Metropolitan Housing Authority’s Plan to meet its community’s housing needs by providing decent, safe and affordable housing. It is the goal of the Housing Authority 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 Housing Authority staff are committed to serving the Fayetteville community in a manner that demonstrates professionalism, care and consideration.

Fayetteville Metropolitan Housing Authority owns and professionally manages family communities and elderly/disabled rental apartments. FMHA has eleven (11) developments that it manages throughout the City of Fayetteville and Cumberland County. There are 1,045 housing units that comprise these eleven (11) communities. The waiting list for public housing is closed, and there are 354 households on that waiting list.

The breakdown of the waiting list is 61.3% single-person households, 34.7% two-person households, 3.5% three-person households, 0.8% four-person households, and 0.5% five-person or greater households, for a total of 354 households on the waiting list as of January 9, 2020 (the last waiting list available). With public housing occupancy is at 98%, there is a greater demand than supply. However, public housing residents have been converting to Section 8, and demand for public housing has decreased among households who qualify for Section 8.

FMHA has a Family Self-Sufficiency program which utilizes escrow accounts to purchase a home. FMHA does not have any homebuyer programs.

Fayetteville Metropolitan Housing Authority administers 1,749 Section 8 Housing Choice Vouchers as of October 15, 2019. A total of 1,714 of these voucher holders are living in Section 8 Housing. Demand for a quality Section 8 Housing rental exceeds the supply of decent, affordable rental units. Section 8 Housing is currently at 98% occupancy. There were 252 families/individuals on the Housing Choice Voucher waiting list as of January 8, 2020 (the most recent waiting list available). The waiting list is currently closed.

FMHA attends an annual fair housing training that is conducted by City and County staff. The most recent seminar was held in 2019.

Fayetteville Metropolitan Housing Authority has a resident council composed of a representative from every public housing community. These positions are consistently filled. A public housing community that had previously been represented will often continue to have representation without long gaps.

### Public Housing –

HUD provides funding to the Fayetteville Metropolitan Housing Authority through its Capital Improvement Program and Housing Choice Voucher Program. FMHA owns and manages 1,045 public housing units. Thirty-two (32) of these units are elderly housing in Hillside Manor. Additionally, FMHA administers a Family Self Sufficiency Program that offers families an opportunity to participate in a program that provides them opportunity to work with a caseworker to develop a plan to gain access to education and job programs.

### Fayetteville Metropolitan Housing Authority – Public Housing

Address	Owner/Manager	Units
<b>Grove View Terrace I</b> Grove Street, Fayetteville, NC	Fayetteville Metropolitan Housing Authority	56
<b>Grove View Terrace II</b> Grove Street, Fayetteville, NC	Fayetteville Metropolitan Housing Authority	156
<b>Hillside Manor</b> Rosehill Road, Fayetteville, NC	Fayetteville Metropolitan Housing Authority	32
<b>Melvin Place</b> Rosehill Road, Fayetteville, NC	Fayetteville Metropolitan Housing Authority	58



<b>Point Place</b> <b>Chestnut Street, Fayetteville, NC</b>	Fayetteville Metropolitan Housing Authority	52
<b>Murchison Townhouses</b> <b>Rosemary Street, Fayetteville, NC</b>	Fayetteville Metropolitan Housing Authority	60
<b>Blueberry Place</b> <b>North Street, Ext., Fayetteville, NC</b>	Fayetteville Metropolitan Housing Authority	48
<b>Holland Homes</b> <b>Enterprise Ave, Fayetteville, NC</b>	Fayetteville Metropolitan Housing Authority	60
<b>Lewis Heights</b> <b>Johnson Street, Fayetteville, NC</b>	Fayetteville Metropolitan Housing Authority	48
<b>Stanton Arms</b> <b>Whitfield Street, Fayetteville, NC</b>	Fayetteville Metropolitan Housing Authority	52
<b>McNeill Apartments</b> <b>Ireland Drive, Fayetteville, NC</b>	Fayetteville Metropolitan Housing Authority	50
<b>Scattered Site</b> <b>Throughout Fayetteville, NC and Cumberland County, NC</b>	Fayetteville Metropolitan Housing Authority	124

Source: Fayetteville Metropolitan Housing Authority

The following table provides the number of residents on the public housing waiting list, and the percentage identified as white, black, or Hispanic.

### Fayetteville Metropolitan Housing Authority Demographics of Public Housing Waiting List

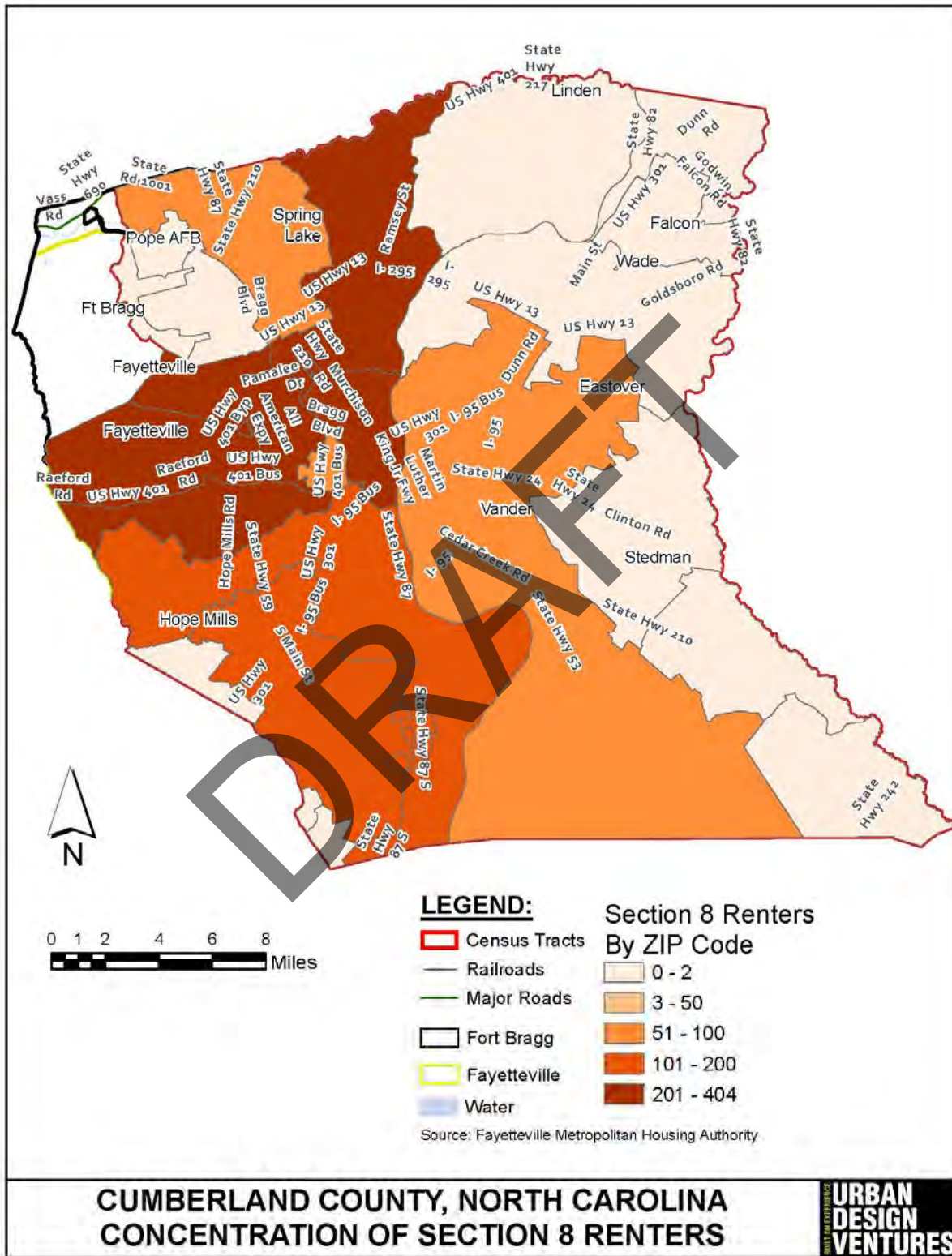
Demographic Characteristics	Number on Waitlist	Percent on Waitlist
White	58	15.51%
Black or African American	299	79.95%
Hispanic or Latino	25	6.68%
American Indian or Alaskan Native	5	1.34%
Other Race or Ethnicity	12	3.21%
Persons with Disabilities	13	3.48%
Families with Children under the age of 18	135	36.10%
Elderly Families	53	14.17%

Source: Fayetteville Metropolitan Housing Authority Five Year Plan

## Section 8 –

The Fayetteville Metropolitan Housing Authority oversees the Section 8 Housing Choice Voucher Program. Eligible participants who receive vouchers may search on their own for privately owned housing. The Housing Authority encourages voucher holders to locate in areas of high opportunity and outside R/ECAPs. Fayetteville Metropolitan Housing Authority grants extensions to Voucher Holders to assist them in finding housing that passes the Section 8 inspection. The Section 8 Housing Choice Voucher utilization rate is currently 98%.

Additionally, Family Self-Sufficiency (FSS) programs are provided to Section 8 Housing Choice Voucher holders and public housing tenants. FSS residents work with a case manager to develop goals that will, over a five (5) year period, lead to self-sufficiency. These goals may include education, specialized training, job readiness, job placement activities, and career advancement objectives. The goals for each participating family member are set out in Individual's Training and Service Plan. FMHA has a baseline of 1,749 Section 8 Housing Choice Vouchers, with 1,714 of these vouchers in use. The following map shows the locations of Section 8 Housing Choice Voucher holders by ZIP Code in Cumberland County:



## **Deconcentration Policy –**

It is the Fayetteville Metropolitan Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, the Housing Authority reserves the right to skip families on the waiting list to reach other families with a lower or higher income.

The Fayetteville Metropolitan Housing Authority will affirmatively market its housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, the Housing Authority analyzes the income levels of families residing in each of its developments and the income levels of the families on the waiting list. Based on this analysis, the Housing Authority determines the level of marketing strategies and deconcentration incentives to implement.

## **5. Indian Housing Authority –**

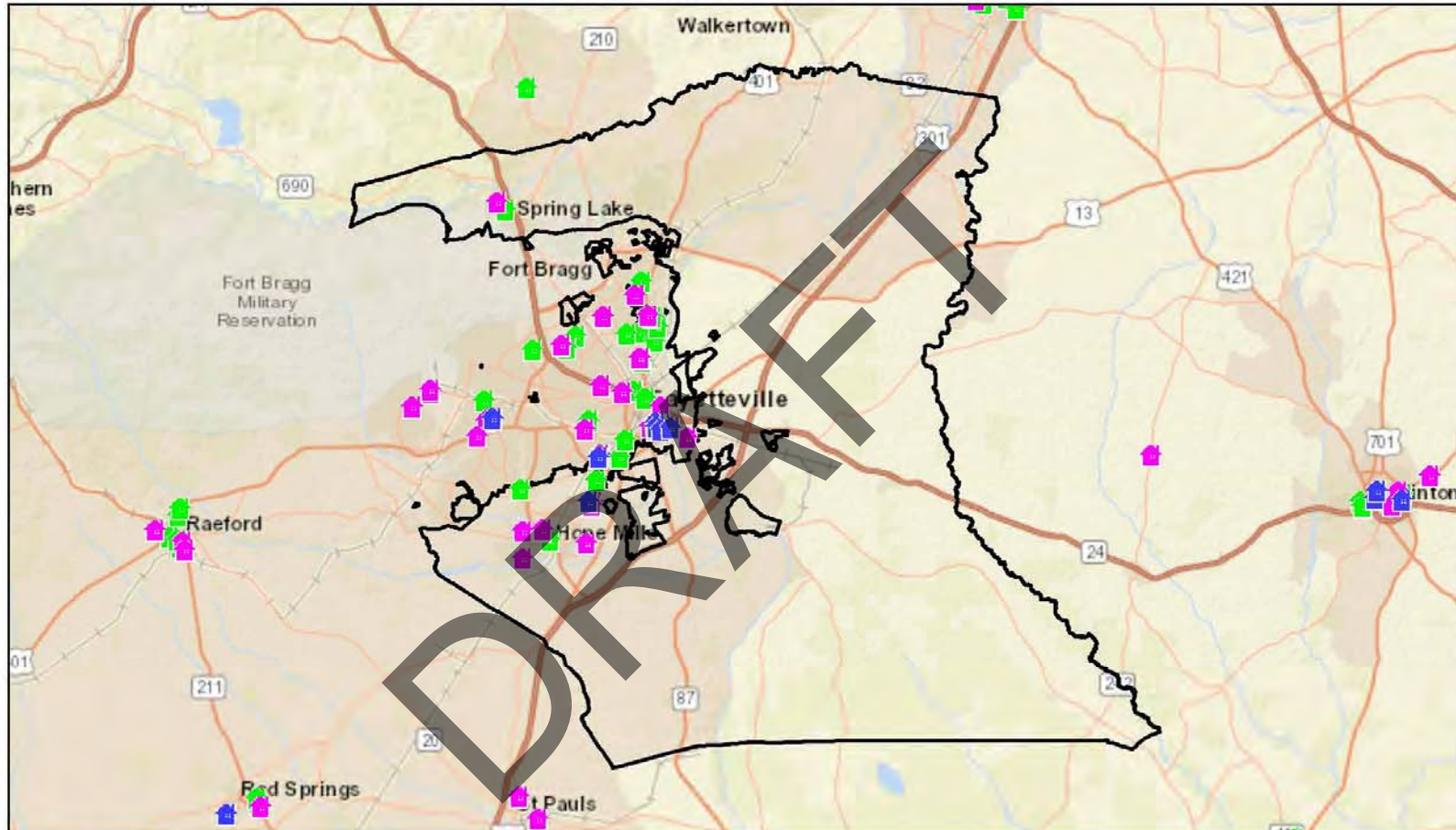
The Indian Housing Authority is a manager of affordable housing and a developer that undertakes rehabilitation of housing, offers rentals, and has homeownership initiatives. They exist to help Indians in the State, but they serve anyone that needs housing and only have a few Indian tenants in the circle.

**North Carolina Indian Housing Authority**  
1019 Elliott Circle  
Fayetteville, North Carolina 283021  
(910) 488-1869




The Indian Housing Authority has 117 units in the City of Fayetteville and 92 units in Cumberland County. In the City of Fayetteville, the Elliott Circle Development was a rehabilitation project of existing housing. The Indian Housing Authority will build houses for USDA Rural Development. They do not receive direct HUD funding and their board is structured with representatives from Indian Tribes and Organizations in North Carolina except for the Federal Tribe in the State.



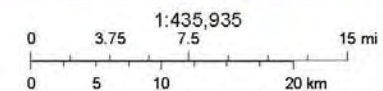
## HUD Supported Housing - Cumberland County, NC



January 2, 2020

-  Public Housing Development
-  LIHTC Property
-  Multifamily Properties - Assisted

Override 1



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

#### **4. Family Self-Sufficiency (FSS) –**

Family Self-Sufficiency (FSS) programs are provided to Housing Choice Voucher holders and public housing tenants to transition from welfare to work or better paying jobs. The Head of Household works with the FSS staff to create a five-year plan, which lists steps they will take to pursue economic stability for their family. The plan includes goals to seek and maintain employment and become free of any welfare (cash) assistance received. Throughout the program, FSS staff helps families access government and community programs and services for financial aid, career training, job search, childcare, transportation, counseling, budgeting, credit repair, and even homeownership.

As the family progresses in their program, any rent increases caused by increases in salary, better jobs, or wages are deposited in an FSS savings account. At the end of five years, when the Head of Household completes their FSS goals and "graduates," they are eligible to receive money collected in this account. Past participants in FSS have returned to school, obtained living wage jobs, improved credit and finances, purchased vehicles, started businesses, and bought homes of their choice. Their futures become more secure as they built assets.

#### **5. Low Income Housing Tax Credit –**

The Low-Income Housing Tax Credit (LIHTC) Program was created under the Tax Reform Act of 1986 and is intended to attract private investment to develop affordable rental housing for low- and moderate-income households. This program provides a dollar-for-dollar tax credit to reduce the developer's Federal income tax. The City of Fayetteville and Cumberland County promote the use of Low Income Housing Tax Credits. The primary LIHTC developer in the Fayetteville area is United Management II. The following table shows LIHTC projects completed in Cumberland County since 2000. The LIHTC projects completed in the City of Fayetteville are highlighted.

### Cumberland County, NC LIHTC Projects

Project Name / HUD ID Number	Project Address	Project City	Project ZIP Code	Total Number of Units	Total Low-Income Units
<b>Blanton Green Apts</b> <b>NCA20000035</b>	Blanton Rd	Fayetteville	28303	48	48
<b>Crosswinds Green II</b> <b>NCA20010040</b>	3415 Town Street	Hope Mills	28348	48	48
<b>Haymount Manor Apts</b> <b>NCA20010060</b>	2040 Elvira Street	Fayetteville	28303	48	48
<b>Rosehill West Apts</b> <b>NCA20020160</b>	1945 James Hamner Way	Fayetteville	28311	76	76
<b>Blanton Green II Apts</b> <b>NCA20030010</b>	1024 Lauren Mcneil Loop	Fayetteville	28309	32	32
<b>Legion Manor Apts</b> <b>NCA20030100</b>	651 Sethway Road	Hope Mills	28348	44	44
<b>Southview Green Apartments</b> <b>NCA20040180</b>	Elk Road	Hope Mills	28348	72	72
<b>Bunce Green Apts</b> <b>NCA20050030</b>	1409 Distinct Circle	Fayetteville	28314	80	80
<b>Bunce Manor Apartments</b> <b>NCA20050035</b>	3450 Denise Place	Fayetteville	28314	48	48
<b>Pineridge Manor</b> <b>NCA20050145</b>	3200 Big Pine Drive	Hope Mills	28348	60	60
<b>Rosehill Gardens Apartments</b> <b>NCA20050160</b>	226 Tiffany Court	Fayetteville	28301	100	100
<b>Eastside Green Apartments</b> <b>NCA20060090</b>	708 Duggins Way	Fayetteville	28312	60	60
<b>Fayetteville Gardens Apartments</b> <b>NCA20060100</b>	2941 A Gordon Way	Fayetteville	28303-5479	100	100
<b>Legion Crossing Apartments</b> <b>NCA20060145</b>	3608 Ireland Drive	Hope Mills	28348	48	48
<b>Pine Chase</b> <b>NCA20060170</b>	3181 Big Pine Drive	Hope Mills	28345	32	32
<b>Tokay Green Apartments</b> <b>NCA20060200</b>	1928 Florida Drive	Fayetteville	28301	80	80
<b>Blanton Green III Apartments</b> <b>NCA20070025</b>	Lauren Mcneil Loop	Fayetteville	28303	36	36
<b>Eastside Green II Apartments</b> <b>NCA20080065</b>	708 Duggins Way	Fayetteville	28312	48	48
<b>Southview Villas</b> <b>NCA20080175</b>	3315 Gibbon Dr	Hope Mills	28348-5810	64	64
<b>Maple Ridge</b> <b>NCA20087020</b>	4810 Canyon Crest Cir	Fayetteville	28314-0766	48	48
<b>Maple Ridge Apartments - Phase 3</b> <b>NCA20100155</b>	6736 Bone Creek Drive	Fayetteville	28314	80	80
<b>Spring Lake Green Apartments</b> <b>NCA20100210</b>	401 Odell Road	Spring Lake	28390	48	48
<b>Dogwood Manor</b> <b>NCA20110030</b>	422 Alfred Street	Fayetteville	28301	36	36

<b>Oak Run NCA20110090</b>	500 Campbell Terrace	Fayetteville	28301	112	112
<b>Sycamore Park NCA20110160</b>	604 Volunteer Drive	Fayetteville	28301	184	184
<b>Hickory Ridge NCA20114017</b>	1249 Beebe Estate Circle	Fayetteville	28314	72	72
<b>Colony Place NCA20120045</b>	2095 Hyde Place	Fayetteville	28306	100	100
<b>Eastside Green III Apartments NCA20120060</b>	Duggins Way	Fayetteville	28312	40	40
<b>Azalea Manor NCA20123007</b>	230 Lincoln Dr	Fayetteville	28301- 5696	72	72
<b>Oak Run II NCA20130013</b>	575 Scarborough Street	Fayetteville	28301	118	118
<b>Cypress Manor NCA20140055</b>	217 Lincoln Drive	Fayetteville	28301	48	48
<b>Cape's Landing Apartments NCA20160994</b>	1404 Deer Trail Drive	Fayetteville	28314	96	96

Source: <http://lihtc.huduser.org/>

## 6. HUD Assisted Housing –

HUD previously funded the Section 202 and Section 811 Supportive Housing programs to encourage and support the development of assisted housing in cities and counties across the country. The Section 202 Supportive Housing for the Elderly Program provided financial support for the construction, rehabilitation, or acquisition of supportive housing for the elderly. Similarly, the Section 811 Supportive Housing for the Disabled provided financial assistance for nonprofit organizations seeking to develop affordable, supportive housing for low-income adults with disabilities. The City of Fayetteville and Cumberland County are supportive of the use of Section 202 and Section 811 Supporting Housing Programs, as well as the use of Low Income Housing Tax Credits (LIHTC).

## 7. Social Service Agencies –

The following table lists the organizations for the at-risk, homeless, or disabled populations in the City of Fayetteville and Cumberland County.



### Supportive Service Programs

Agency Name	Description
<b>Alliance Health</b>	Alliance health offers treatment and support for people with mental illnesses, substance abuse disorders, and intellectual or developmental disabilities.
<b>Center for Economic Empowerment and Development (CEED)</b>	CEED provides a business center targeted toward women in the area, where it provides counseling, training, and lending programs. Additionally, CEED provides housing and self-sufficiency programs for women and families.
<b>Coordinating Council on Older Adults</b>	The Cumberland Council on Older Adults advocates for people aged 60 and over living in Cumberland County. They provide free services including Meals on Wheels, in-home aid, Senior Health Insurance, and counseling.
<b>Cumberland HealthNet</b>	Cumberland HealthNet provides health services for uninsured residents of Cumberland County, and is the lead for the Fayetteville-Cumberland County CoC's Coordinated Entry strategy. Cumberland HealthNet provides case management, prescription medications, mental healthcare, life skills assistance, and nutrition and patient education for uninsured residents, including homeless residents of the area.
<b>Designing Station</b>	Designing Station provides homeless individuals and families with job training. Additionally, they provide furniture to families in Cumberland County and Robeson County that are transitioning out of homelessness.
<b>Endeavors</b>	Endeavors is a national organization that provides a wide variety of social service programs for children, families, veterans, and people with mental illnesses. Services are provided from a community center in Fayetteville that addresses unemployment, child abuse, disabilities, and homelessness. Endeavors also provides Permanent Supportive Housing.
<b>Family Promise</b>	Family Promise serves unaccompanied youth in the Fayetteville-Cumberland County Region. They provide a shelter, along with food and support for children and families that are at-risk of homelessness.
<b>Fayetteville Area Habitat for Humanity</b>	Habitat for Humanity has a variety of programs to assist in providing quality housing for low- and moderate-income families, including homeownership programs, aging in place programs, and housing for victims of domestic violence.
<b>Fayetteville Area Operation Inasmuch</b>	Fayetteville Area Operation Inasmuch serves people who are homeless or at-risk of homelessness with meals and a variety of educational services. Fayetteville Area Operation Inasmuch runs The Lodge, which is a men's transitional shelter.

<b>Genesis Grace Ministry</b>	Genesis Grace Ministry provides free meals and hygiene items to impoverished residents of Fayetteville.
<b>Hope 4 NC</b>	Hope 4 NC is an organization that works with Cumberland Disaster Recovery to provide outreach to individuals and families whose housing status was affected by Hurricane Florence.
<b>Hope Center – True Vine Ministries</b>	The Hope Center is a women's shelter in the City of Fayetteville. Additionally, the Hope Center operates the White Flag shelter during inclement weather.
<b>Kingdom Community Development Corporation</b>	Kingdom CDC provides a variety of housing services to residents of the City of Fayetteville and Cumberland County. Kingdom CDC focuses on new construction of new housing for low- and moderate-income individuals, as well as providing homeownership counseling for these individuals.
<b>North Carolina Legal Aid</b>	North Carolina Legal Aid provides pro bono legal services for individuals experiencing housing and employment discrimination, as well as other legal services.
<b>NCWorks Career Center</b>	NCWorks provides job training for workers in the Cumberland County Area, and connects employers to workers that either have or can be trained in their desired skills.
<b>Pathways 4 Prosperity</b>	Pathways 4 Prosperity is a partnership between a variety of governmental, nonprofit, and citizen volunteer groups to advocate for improving education, workforce development, affordable housing, and parent life skills in the region.
<b>Salvation Army Fayetteville</b>	The Salvation Army operates the largest homeless shelter in the region. The Salvation Army assists victims of domestic violence and victims of human trafficking at their shelters, and provides a veterans' emergency shelter. During inclement weather, The Salvation Army offers a White Flag shelter.
<b>Seth's Wish</b>	Seth's Wish operates a center for homeless individuals in Fayetteville. They offer resources for individuals facing food insecurity and provide day programming.
<b>Stedman-Wade Health Services, Inc.</b>	Stedman-Wade is a community health center that works with uninsured or underinsured individuals and families to provide medical, behavioral, and dental healthcare. The center works with homeless individuals, agricultural workers, residents of public housing, and veterans.
<b>United Way of Cumberland County</b>	United Way performs a variety of social services for low-income residents of the area. Services include youth programs, financial self-sufficiency education, connecting clients to accessible healthcare, and providing emergency food and safe shelter to those with critical needs.
<b>Urban Ministries</b>	Urban Ministries provides rapid rehousing to individuals and families that have recently experienced homelessness.

<b>Veterans Empowering Veterans</b>	Veterans Empowering Veterans provides programs and services for homeless veterans, including food, shelter, substance abuse counseling, mental health care, and job training.
<b>Volunteers of America</b>	Volunteers of America provides housing for seniors and families of individuals with disabilities. Volunteers of America provides transitional housing for veterans, as well as job training for women veterans.

## 8. Planning, Zoning, and Building Codes

A joint Comprehensive Plan between the City and the County was approved in 1994.

The City of Fayetteville's Zoning Ordinance has been continuously updated to reflect the changing needs of the community. Variances are required for most multi-family housing, but the Planning Commission approves the vast majority of variances. In 2013, the City's Zoning Ordinance was updated to include density bonuses to encourage greater housing density within the City. This was done in part to mitigate the effects of climate change, but has effects on fair housing as well by acting as a tool in the developer's toolbox for affordable housing.

Cumberland County's Zoning Ordinance received its last comprehensive update in 2005. Much of the housing in the region is single-family housing.

Both the City and the County have distance requirements for group homes. The State of North Carolina allows for distance requirements between group homes, which had been adopted by both the City and the County, but is in violation of the Fair Housing Act.

### Code Issues

In the City of Fayetteville and throughout Cumberland County, code enforcement issues are common, particularly in rental housing. The City and County are actively pursuing methods of resolving these issues. Windshield inspections are frequently conducted, as well as periodic walking inspections of rental properties. Code enforcement frequently cites absentee landlords for code deficient structures, as well as some overcrowded rental properties.



Both code departments deal with large geographic areas and absentee landlords that lead to vacant properties. Additionally, there are a large number of trailer parks in both the City and the County with trailers that are in poor condition and owners that either cannot afford to rehabilitate them or choose not to do so. Due to North Carolina State Law, the City and County cannot create a rental registry to address these items.

### ***U.S. Department of Housing and Urban Development (HUD)***

HUD encourages its grantees to incorporate “visitability” principles into their designs. Housing that is “visitable” has the most basic level of accessibility that enables persons with disabilities to visit the home of a friend, family member, or neighbor. “Visitable” homes have at least one accessible means of egress/ingress for each unit, and all interior and bathroom doorways have 32-inch clear openings. At a minimum, HUD grantees are required to abide by all Federal laws governing accessibility for disabled persons.

### ***Federal Requirements***

Federal laws governing accessibility requirements include Section 504 of the Rehabilitation Act, the Americans with Disabilities Act, and the Fair Housing Act.

Section 504 of the Rehabilitation Act (24 CFR Part 8), known as “*Section 504*” prohibits discrimination against persons with disabilities in any program receiving Federal funds. Specifically, Section 504 concerns the design and construction of housing to ensure that a portion of all housing developed with Federal funds is accessible to those with mobility, visual, and/or hearing impairments.

The Americans with Disabilities Act (42 U.S.C. 12131; 47 U.S.C. 155, 201, 218, and 225) (ADA) prohibits discrimination against persons with disabilities in all programs and activities sponsored by state and local governments. Specifically, ADA gives HUD jurisdiction over housing discrimination against persons with disabilities.

The Fair Housing Act was amended in 1988 to include persons with disabilities as a protected class, as well as to include design and construction requirements for housing developed with private or public funds. Specifically, this law requires property owners to make reasonable accommodations to units and/or public areas in order to allow the disabled tenant to make full use of the unit. Additionally, property owners are required to make reasonable accommodations to rules or procedures to afford a disabled tenant full use of the unit. As it relates to local zoning ordinances, the Fair Housing Act prohibits local government from making zoning or land use decisions, or implementing land use policies that exclude or discriminate against persons of a protected class.

## 9. Taxes

Real estate property taxes may also impact housing affordability. This may not be an impediment to fair housing choice, but it does impact the affordability of housing.

The following table shows the millage rates for the jurisdictions in Cumberland County.

**Cumberland County Property Taxes - 2019**

	Tax Rate	Recreation Tax	County	Millage Rate
<b>Fayetteville</b>	.4995	N/A	.799	<b>.012985</b>
<b>Hope Mills</b>	.46	.05	.799	<b>.01309</b>
<b>Spring Lake</b>	.70	N/A	.799	<b>.01499</b>
<b>Stedman</b>	.32	.05	.799	<b>.01169</b>
<b>Wade</b>	.26	.05	.799	<b>.00999</b>
<b>Falcon</b>	.15	.05	.799	<b>.01109</b>
<b>Godwin</b>	.24	.05	.799	<b>.01089</b>
<b>Linden</b>	.30	.05	.799	<b>.01149</b>
<b>Eastover</b>	.205	N/A	.799	<b>.01004</b>
<b>ETWN Vander</b>	.205	N/A	.799	<b>.01004</b>

<b>Fayetteville Revitalization District</b>	.5995	N/A	.799	<b>.013985</b>
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Source: Cumberland County Office of Assessment

Tax relief is available for residents of Cumberland County through three avenues:

- Homestead Exclusion – Residents can qualify for an exclusion of greater than \$25,000 or 50% of qualifying assessed land value if they are living in their permanent residence, are aged 65 or older or they are totally and permanently disabled, and have a combined applicant and income below \$30,200.
- Circuit Breaker – Property taxes are deferred over a combined income limit of \$45,300. Residents qualify by being 65 or older or being totally and permanently disabled, and owning and occupying their residence for the past 5 years.
- Disabled Veteran & Surviving Spouse Exclusion – Honorably discharged disabled veterans and unmarried surviving spouses will receive an exclusion of the first \$45,000 of assessed property values.

## 10. Transportation

Transportation plays an important aspect in determining where residents choose to live. Some families choose to live in an area that is more private than physically connected, while others place more emphasis on proximity to main arteries and highways for commuting to work.

### Fayetteville Area System of Transit (FAST)

FAST serves the City Fayetteville and Cumberland County, NC with 18 fixed routes and paratransit, known as FASTTRAC. All public transit is provided in the form of buses.

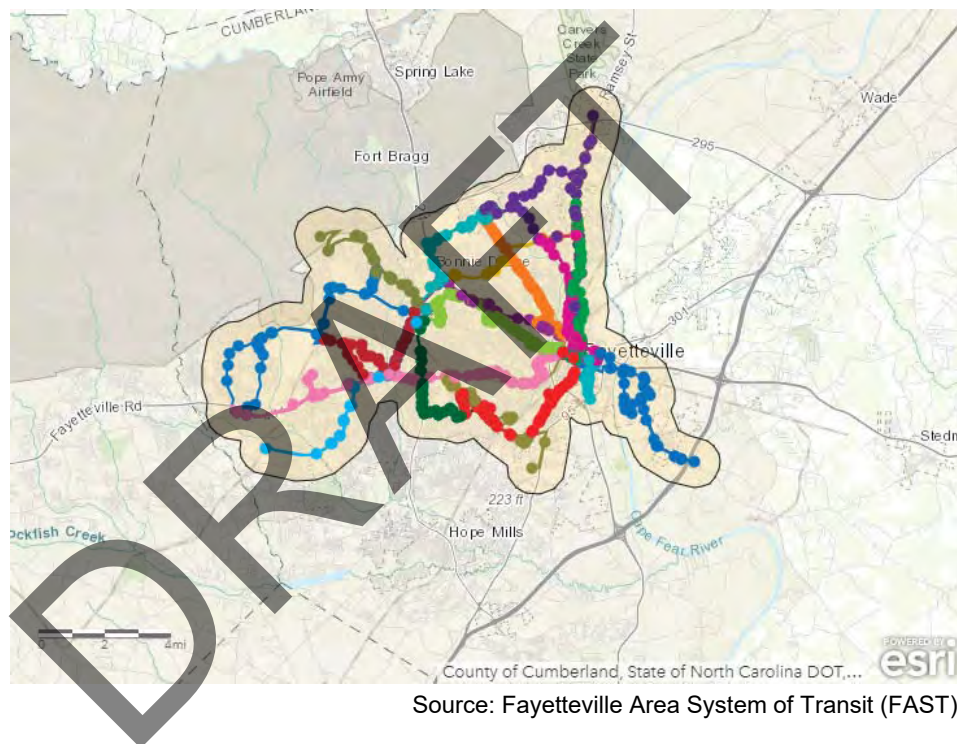


The last transit development plan update was completed by FAST in 2014. According to the plan, the greatest needs identified for the system were greater frequency of buses, later evening service,

Sunday service, and flexibility to respond to emerging mobility needs. Of these, Sunday service and extended hours have been added to select fixed routes.

Based on stakeholder meetings, the greatest public transit needs in the area were increased route frequency, routes that connected residential areas to job centers, transit that operates outside of the City of Fayetteville, and routes that utilized main corridors.

The fixed route map for FAST is shown below:



All FAST buses are equipped with bike racks and handicap lifts.

## 11. Jobs and Workforce Development

Access to good employment affects housing choice. However, there can be disparities in access to good jobs. The City of Fayetteville and Cumberland County have acknowledged these disparities and partner with local organizations to provide employment training. Stakeholders in the region have largely identified that low wages in the area contribute to poverty, and a service-oriented economy provides residents who are living in poverty with little upward

mobility. Organizations and programs that are in place to develop the County's workforce, with an emphasis on diversity, include:

- The City of Fayetteville's CDBG program provides a variety of small business loans, small business development grants, and job skills assistance programs to train the area's workforce and to provide low- and moderate-income residents with jobs.
- NCWorks provides job training and retraining for youth aged 14-24 years old, adults over 18, and dislocated workers. Job training goals include ensuring that trainees have the skills for labor that will be unsubsidized by Federal assistance, so trainees can be self-sufficient. NCWorks is developing a youth entrepreneurship initiative for young adults working in cyber security in an attempt to create homegrown industries. NCWorks has also developed partnerships with area universities and the Greater Cumberland County Sector Partnership to develop programs to encourage youth to train for healthcare positions.
- The Center for Economic Empowerment & Development (CEED) targets women in Cumberland County to encourage entrepreneurship and connect clients to the Small Business Administration (SBA) to acquire loans. CEED provides consultation and runs a women's business center. They are preparing to create a business incubator for food service businesses in the area.
- Volunteers of America provides employment training for women veterans who may be experiencing homelessness. Other job training programs for homeless women exist, including a program at Connections of Cumberland County, which provides a career lab through Fayetteville Technical Community College for the exploration of e-commerce careers.

## 12. Education

Education is often an important factor influencing the opportunities where people choose to live. Fayetteville and Cumberland County comprise a unified City-County school district. It is a high-poverty school district with many challenges associated with the system. Fort Bragg is home to a separate school district for





### Active Duty Service Members and DoD employees.

To ensure North Carolina schools are performing, the State uses the North Carolina School Report Card system, which is an online platform released annually in the Fall that provides district and building level academic scores to all schools. Additionally, the Report Card Site informs the public of the academic performance measures of each school and provides local teachers, administrators, and parents an opportunity to compare the performance of local schools.

There were 87 schools in the Cumberland County School District in the 2018-2019 school year. On the 2018-2019 Report Card, 4 schools received an A (4.8%), 23 received a B (27.4%), 33 received a C (39.3%), 23 received a D (27.4%), and 1 school received an F (1.2%). 16 schools exceeded their growth goals (20.0%), 36 schools met their growth goals (45.0%), and 28 schools did not meet their growth goals (35.0%).

The North Carolina Report Card system tracks performance among subgroups of students for grades 3-8. Levels 1 and 2 are considered below grade level, Level 3 is considered at grade level, and Levels 4 and 5 are considered above grade level. When taking these statistics into account, it is important to note that the Cumberland County School District has a large homeless population and a large foster care population. Additionally, the population that speaks English as a second language has been growing, and ESL has been a priority for the District. Cumberland County's proficiency data is shown below:

### NC REPORT CARD – MATH PERFORMANCE IN 2018

Math Performance	Not Proficient	Level 3	Level 4	Level 5
Other	43%	20%	34%	13%
ALL	50%	18%	25%	8%
Female	48%	19%	26%	8%
Male	51%	18%	24%	8%
American Indian	59%	17%	20%	<5%
Asian	20%	13%	36%	30%
Black	61%	18%	18%	<5%
Hispanic	49%	18%	26%	8%

Two or More Races	44%	20%	28%	8%
White	34%	19%	34%	13%
Academically/Intellectually Gifted	<5%	8%	50%	39%
Economically Disadvantaged	59%	18%	19%	<5%
English Learners	71%	15%	12%	<5%
Foster Care	68%	14%	16%	<5%
Homeless	67%	15%	15%	<5%
Military Connected	32%	19%	35%	13%
Students w/ Disabilities	84%	9%	6%	<5%

Source: NC Department of Public Instruction

### NC REPORT CARD – ENGLISH LANGUAGE ARTS/READING PERFORMANCE IN 2018

English Language Arts/Reading Performance	Level 1	Level 2	Level 3	Level 4	Level 5
Other	17%	22%	15%	43%	13%
ALL	24%	22%	13%	34%	8%
Female	20%	22%	14%	36%	9%
Male	28%	22%	13%	31%	7%
American Indian	32%	25%	13%	25%	5%
Asian	10%	11%	10%	48%	21%
Black	31%	25%	13%	27%	<5%
Hispanic	23%	23%	13%	34%	8%
Two or More Races	20%	20%	15%	38%	8%
White	14%	17%	13%	43%	13%
Academically/Intellectually Gifted	<5%	<5%	<5%	56%	38%
Economically Disadvantaged	30%	25%	13%	27%	<5%
English Learners	55%	23%	8%	12%	<5%
Foster Care	37%	28%	11%	22%	<5%
Homeless	39%	22%	12%	23%	<5%
Military Connected	11%	17%	13%	45%	14%
Students w/ Disabilities	64%	20%	6%	9%	<5%

Source: NC Department of Public Instruction

Additionally, the North Carolina Report Card system tracks suspensions and expulsions by subgroup. Cumberland County's suspension and expulsion data is shown below:



### NC REPORT CARD – SUSPENSIONS & EXPULSIONS IN 2018

Suspensions and Expulsions (per 1000 Students in Subgroup)	Short-Term Suspensions	Long-Term Suspensions	Expulsions	In-School Suspensions
ALL	183.50	0.36	0.00	153.32
Female	113.14	0.24	0.00	105.44
Male	240.84	0.46	0.00	190.84
American Indian	177.69	0.00	0.00	132.30
Asian	41.62	0.00	0.00	46.12
Black	273.01	0.79	0.00	216.54
Hispanic	102.17	0.00	0.00	106.83
Pacific Islander	52.27	0.00	0.00	90.59
Two or More Races	162.15	0.00	0.00	127.82
White	82.54	0.00	0.00	78.33
Economically Disadvantaged	221.88	0.19	0.00	181.49
English Learners	75.36	0.00	0.00	71.03
Students w/ Disabilities	333.08	0.00	0.00	205.98

Source: NC Department of Public Instruction

The graduation rate for Cumberland County schools in the last year was 83%. In conjunction, the dropout rate increased to 14%.

### 13. Section 3

HUD's definition of Section 3 is:

*Section 3 is a provision of the Housing and Urban Development Act of 1968. The purpose of Section 3 to ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing Federal, State and local laws and regulations, be directed to low- and very low income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons.*

The following are the guidelines that the City of Fayetteville's Department of Economic & Community Development uses to accomplish Section 3 compliance:

- Providing for the publication of a notice to low-income residents of the City of Fayetteville of employment, training, or contracting opportunities resulting from the expenditure of funding covered by Section 3.
- Entering the Section 3 Clause into all covered contracts funded with CDBG and HOME funds.
- Assisting and actively cooperating with HUD to ensure contractors and subcontractors comply with Section 3.
- Refraining from entering into contracts with contractors that are in violation of Section 3 regulations.
- Documenting actions taken to comply with Section 3 and submitting Section 3 summary reports.

During the preparation of this Analysis of Impediments study, no impediments or complaints were mentioned or filed based on the HUD Section 3 Requirements.

## C. Private Sector

The private sector has traditionally been the greatest impediment to fair housing choice in regard to discrimination in the sale, rental, or advertising of dwellings, the provision of brokerage services, or in the availability of financing for real estate purchases. The Fair Housing Act and local laws prohibit such practices as the failure to give the same terms, privileges, or information; charging different fees; steering prospective buyers or renters toward a certain area or neighborhood; or using advertising that discourages prospective buyers or renters because of race, color, religion, sex, handicap, familial status, national origin, and sexual orientation.



### 1. Newspaper/Magazine Advertising

Under Federal Law, no advertisement with respect to the sale or rental of a dwelling unit may indicate any preference, limitation, or

discrimination because of race, color, religion, sex, handicap, familial status, or national origin. Under the Fair Housing Act Amendments, descriptions are listed in regard to the use of words, photographs, symbols, or other approaches that are considered discriminatory.

Real estate advertisements were reviewed from several real estate publications, including *The Fayetteville Observer*. None of the advertisements in these publications contained language that prohibited occupancy by any protected class.

## 2. Private Financing

The Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (F.I.R.R.E.A.) requires any commercial institution that makes five (5) or more home mortgage loans, to report all home loan activity to the Federal Reserve Bank under the Home Mortgage Disclosure Act (HMDA). The annual HMDA data can be found online at [www.ffiec.gov/hmda/](http://www.ffiec.gov/hmda/) and is included in Part VII, Appendix C of this Analysis of Impediments. This analysis uses 2018 HMDA data to identify any discriminatory lending patterns between minority and non-minority households. The following two (2) tables provide an analysis of the HMDA data in the Fayetteville, NC Metropolitan Statistical Area (MSA).

*It should be noted that the HMDA data pertains to the entire Fayetteville MSA, which includes two (2) total counties (Cumberland County, NC and Hoke County, NC). While data for Cumberland County is highlighted where possible, there are many differences between the County and the surrounding county and municipalities that may provide some skewed outcomes.*

The following table compares lending in Cumberland County to the Fayetteville, NC MSA. Lending in Cumberland County has been extracted from the MSA data based on census tract. Conventional loans in Cumberland County comprised 85.4% of the number of such loans in the MSA as a whole and 86.0% of the value of such loans.

### HMDA Data Analysis for 2018

	Home Purchase Loans							
	FHA, FSA / RHS & VA		Conventional		Refinancing		Home Improvement Loans	
	#	\$ Amount*	#	\$ Amount*	#	\$ Amount*	#	\$ Amount*
Cumberland County	4,100	707,830,000	1,936	236,220,000	4,053	554,755,000	671	39,275,000
MSA/MD	5,150	899,690,000	2,268	274,780,000	4,766	671,870,000	752	43,740,000
% of metro area lending in Cumberland County	79.6%	78.7%	85.4%	86.0%	85.0%	82.6%	89.2%	89.8%

\*Note: Amounts in thousands

Source: <https://www.ffiec.gov/hmda/>

The following table shows the conventional loan applications in **Cumberland County**. Approximately half (55.0%) of the loan applications in the County were originated, while nearly a fourth (23.2%) were denied and the other 16.8% were withdrawn and 2.7% were approved but not accepted. County applicants had a slightly lower origination rate and higher denial rate than the MSA as a whole, where 54.6% of all loans were originated, as well as 20.8% of denied applications.

### Disposition of Conventional Loans

	Cumberland County		
	Count	% of Cumberland County Applications	% of Total MSA Applications
Loans Originated	7,507	55.0%	54.6%
Approved, Not Accepted	359	2.7%	2.6%
Applications Denied	2,853	23.2%	20.8%
Applications Withdrawn	2,250	16.8%	16.4%
File Closed for Incompleteness	777	5.7%	5.7%

Source: <https://www.ffiec.gov/hmda/>

The following table outlines the disposition of conventional loans in the **Fayetteville, NC MSA** by income level (data for only Cumberland County is not available). Loan applications from low-income households have the highest denial rates by a large margin, while upper-income households have the lowest denial rates and highest origination rates. The percentage of loans originated and percentage of applications denied are both correlated with income, whereas the higher the income level, the more likely the application will be approved and loan originated.

**Disposition of Conventional Loans by Income Level in the Fayetteville, NC MSA – 2018**

Income Level	Applications Received		Loans Originated		Applications Approved, Not Accepted		Applications Denied		Applications Withdrawn		Files Closed for Incompleteness	
	Count	% of Total	Count	% of Total Income Level	Count	% of Total Income Level	Count	% of Total Income Level	Count	% of Total Income Level	Count	% of Total Income Level
Less than 50% of MSA Median	1,212	9.4%	422	3.3%	34	0.2%	464	3.6%	175	1.4%	117	0.9%
50-79% of MSA Median	1,898	14.7%	926	0.4%	47	0.4%	508	3.9%	327	2.5%	90	0.7%
80-99% of MSA Median	847	6.5%	499	3.9%	23	0.2%	162	1.3%	135	1.0%	28	0.0%
100-119% of MSA Median	2,680	20.7%	1,549	3.6%	84	0.2%	510	3.9%	405	3.1%	349	1.0%
120% or More of MSA Median	6,317	48.8%	3,694	28.5%	128	1.0%	1,066	8.2%	1,080	8.3%	716	2.7%
<b>Total</b>	<b>12,954</b>	<b>100.0%</b>	<b>7,090</b>	<b>54.73%</b>	<b>316</b>	<b>2.4%</b>	<b>2,710</b>	<b>20.9%</b>	<b>2,122</b>	<b>16.4%</b>	<b>716</b>	<b>5.5%</b>

Source: <https://www.ffiec.gov/hmda/>

The following tables show the disposition of conventional loans disaggregated by minority status and income level for the **Fayetteville, NC MSA**. The number of applications for conventional loans submitted by White applicants outnumbers minority applicants in each income level analyzed. White applicants have a higher origination rate and lower denial rate of conventional loans than minority applicants in all income categories.

### Loan Disposition Rates by Minority Status, Less than 50% of MSA Median Income

Race/Ethnicity	Applications Received	% of Total Applications	Loans Originated	% of Received Applications by Minority Status	Applications Approved but Not Accepted	% of Received Applications by Minority Status	Applications Denied	% of Received Applications by Minority Status	Applications Withdrawn	% of Received Applications by Minority Status	Applications Closed for Incompleteness	% of Received Applications by Minority Status
American Indian or Alaska Native	26	2.15%	6	1.42%	1	2.94%	14	3.02%	1	0.57%	4	3.42%
Asian	27	2.23%	8	1.90%	0	0.00%	11	2.37%	5	2.86%	3	2.56%
Black or African American	412	33.99%	137	32.46%	12	35.29%	175	37.72%	44	25.14%	44	37.61%
Native Hawaiian or Other Pacific Islander	2	0.17%	1	0.24%	0	0.00%	1	0.22%	0	0.00%	0	0.00%
White	544	44.88%	219	51.90%	16	47.06%	172	37.07%	92	52.57%	45	38.46%
Hispanic or Latino	98	8.09%	50	11.85%	3	8.82%	26	5.60%	14	8.00%	98	8.09%
Not Hispanic or Latino	926	76.40%	327	77.49%	25	73.53%	353	76.08%	129	73.71%	926	76.40%
<b>Total</b>	<b>1,212</b>	<b>100.00%</b>	<b>422</b>	<b>34.82%</b>	<b>34</b>	<b>2.81%</b>	<b>464</b>	<b>38.28%</b>	<b>175</b>	<b>14.44%</b>	<b>117</b>	<b>9.65%</b>

Source: <https://www.ffiec.gov/hmda/>

The number of White, Non-Hispanic applicants, in this income category is higher than other applicant types. White, Non-Hispanic applicants have a higher origination rate than their population rate, and Black or African American residents have a higher denial rate than population rate with incomes less than 50% of the MSA median income.

### Loan Disposition Rates by Minority Status, 50-79% of MSA Median Income

Race/Ethnicity	Applications Received	% of Total Applications	Loans Originated	% of Received Applications by Minority Status	Applications Approved but Not Accepted	% of Received Applications by Minority Status	Applications Denied	% of Received Applications by Minority Status	Applications Withdrawn	% of Received Applications by Minority Status	Applications Closed for Incompleteness	% of Received Applications by Minority Status
American Indian or Alaska Native	42	2.21%	19	2.05%	0	0.00%	11	2.17%	6	1.83%	6	6.67%
Asian	49	2.58%	21	2.27%	3	6.38%	21	4.13%	4	1.22%	0	0.00%
Black or African American	599	31.56%	257	27.75%	10	21.28%	196	38.58%	106	32.42%	30	33.33%
Native Hawaiian or Other Pacific Islander	13	0.68%	5	0.54%	0	0.00%	2	0.39%	5	1.53%	1	1.11%
White	862	45.42%	481	51.94%	23	48.94%	185	36.42%	142	43.43%	31	34.44%
Hispanic or Latino	180	9.48%	101	10.91%	6	12.77%	31	6.10%	36	11.01%	6	6.67%
Not Hispanic or Latino	1,419	74.76%	695	75.05%	29	61.70%	396	77.95%	236	72.17%	63	70.00%
<b>Total</b>	<b>1,898</b>	<b>100.00%</b>	<b>926</b>	<b>48.79%</b>	<b>47</b>	<b>2.48%</b>	<b>508</b>	<b>26.77%</b>	<b>327</b>	<b>17.23%</b>	<b>90</b>	<b>4.74%</b>

Source: <https://www.ffiec.gov/hmda/>



The number of White, Non-Hispanic applicants, in this income category is higher than other applicant types. White, Non-Hispanic applicants have a higher origination rate than their population rate, and Black or African American residents have a much higher denial rate than population rate at this income level.

### Loan Disposition Rates by Minority Status, 80-99% of MSA Median Income

Race/Ethnicity	Applications Received	% of Total Applications	Loans Originated	% of Received Applications by Minority Status	Applications Approved but Not Accepted	% of Received Applications by Minority Status	Applications Denied	% of Received Applications by Minority Status	Applications Withdrawn	% of Received Applications by Minority Status	Applications Closed for Incompleteness	% of Received Applications by Minority Status
American Indian or Alaska Native	18	2.13%	5	1.00%	1	4.35%	7	4.32%	4	2.96%	1	3.57%
Asian	14	1.65%	8	1.60%	0	0.00%	3	1.85%	3	2.22%	0	0.00%
Black or African American	253	29.87%	117	23.45%	5	21.74%	80	49.38%	43	31.85%	8	28.57%
Native Hawaiian or Other Pacific Islander	8	0.94%	6	1.20%	0	0.00%	1	0.62%	0	0.00%	1	3.57%
White	437	51.59%	292	58.52%	14	60.87%	51	31.48%	66	48.89%	14	50.00%
Hispanic or Latino	87	10.27%	64	12.83%	1	4.35%	9	5.56%	10	7.41%	3	10.71%
Not Hispanic or Latino	664	78.39%	379	75.95%	20	86.96%	135	83.33%	109	80.74%	21	75.00%
<b>Total</b>	<b>847</b>	<b>100.00%</b>	<b>499</b>	<b>58.91%</b>	<b>23</b>	<b>2.72%</b>	<b>162</b>	<b>19.13%</b>	<b>135</b>	<b>15.94%</b>	<b>28</b>	<b>3.31%</b>

Source: <https://www.ffiec.gov/hmda/>

In the table below, the number of White, non-Hispanic applicants in this income category significantly outnumbers the number of minority applicants. All minority groups except for Hispanic or Latino households at this income bracket have higher denial rates and lower origination rates than their proportion of the population.

### Loan Disposition Rates by Minority Status, 100-119% of MSA Median Income

Race/Ethnicity	Applications Received	% of Total Applications	Loans Originated	% of Received Applications by Minority Status	Applications Approved but Not Accepted	% of Received Applications by Minority Status	Applications Denied	% of Received Applications by Minority Status	Applications Withdrawn	% of Received Applications by Minority Status	Applications Closed for Incompleteness	% of Received Applications by Minority Status
American Indian or Alaska Native	45	1.68%	20	1.29%	1	1.19%	13	2.55%	4	0.99%	7	5.30%
Asian	40	1.49%	18	1.16%	1	1.19%	12	2.35%	6	1.48%	3	2.27%
Black or African American	765	28.54%	375	24.21%	20	23.81%	199	39.02%	128	31.60%	43	32.58%
Native Hawaiian or Other Pacific Islander	13	0.49%	6	0.39%	0	0.00%	3	0.59%	3	0.74%	1	0.76%
White	1,379	51.46%	889	57.39%	46	54.76%	192	37.65%	201	49.63%	51	38.64%
Hispanic or Latino	248	9.25%	154	9.94%	5	5.95%	43	8.43%	35	8.64%	11	8.33%
Not Hispanic or Latino	2,036	75.97%	1,187	76.63%	62	73.81%	377	73.92%	317	78.27%	93	70.45%
<b>Total</b>	<b>2,680</b>	<b>100.00%</b>	<b>1,549</b>	<b>57.80%</b>	<b>84</b>	<b>3.13%</b>	<b>510</b>	<b>19.03%</b>	<b>405</b>	<b>15.11%</b>	<b>132</b>	<b>4.93%</b>

Source: <https://www.ffiec.gov/hmda/>

In the table below, the number of White, non-Hispanic upper-income applicants significantly outnumbers the number of minority applicants. In this income category, Black or African American and American Indian or Alaska Native applicants have a lower origination rate and a higher denial rate to white applicants.

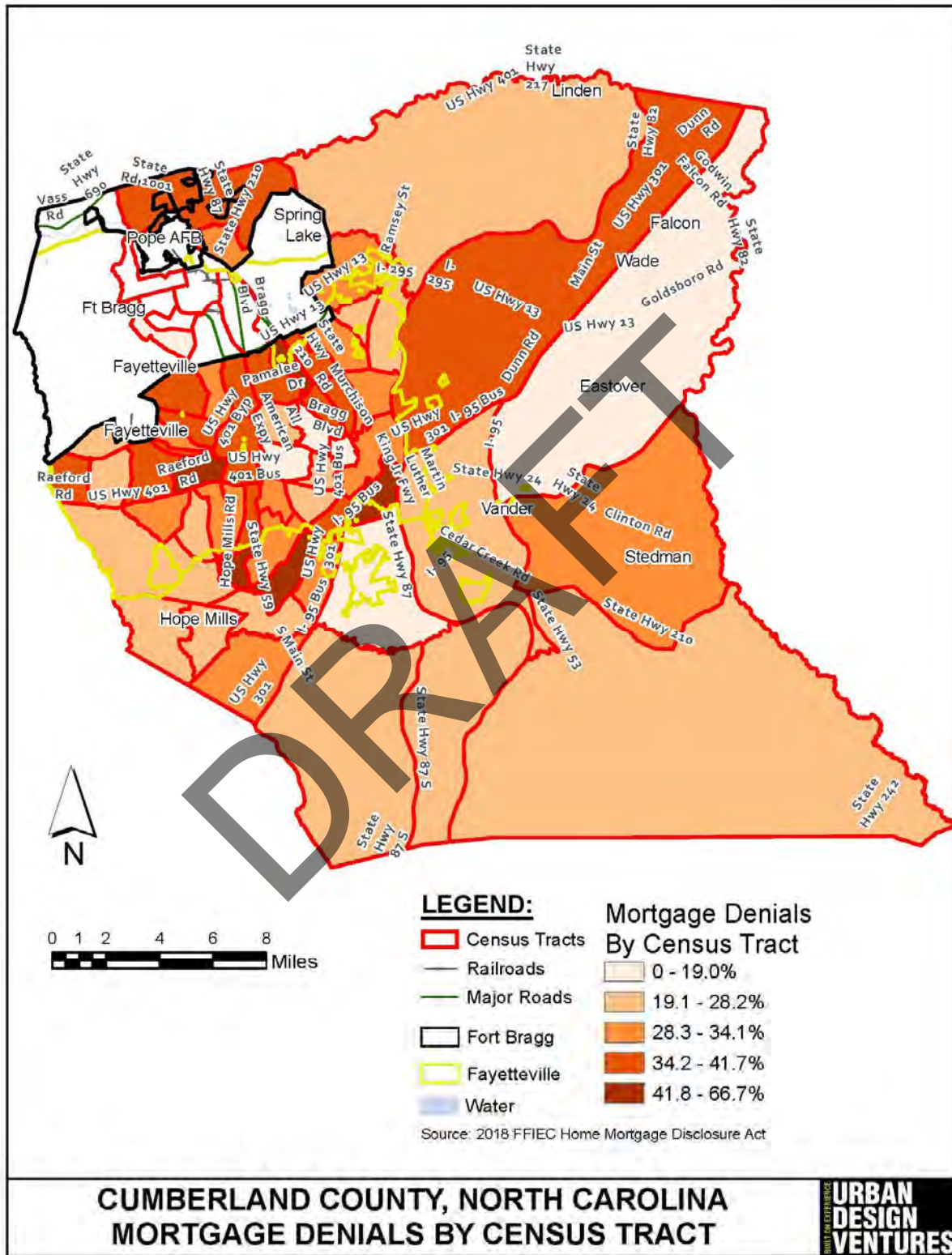
### Loan Disposition Rates by Minority Status, 120% or More of MSA Median Income

Race/Ethnicity	Applications Received	% of Total Applications	Loans Originated	% of Received Applications by Minority Status	Applications Approved but Not Accepted	% of Received Applications by Minority Status	Applications Denied	% of Received Applications by Minority Status	Applications Withdrawn	% of Received Applications by Minority Status	Applications Closed for Incompleteness	% of Received Applications by Minority Status
American Indian or Alaska Native	61	0.97%	30	0.81%	2	1.56%	14	1.31%	11	1.02%	4	1.15%
Asian	126	1.99%	80	2.17%	2	1.56%	12	1.13%	22	2.04%	10	2.87%
Black or African American	1,643	26.01%	831	22.50%	28	21.88%	381	35.74%	290	26.85%	113	32.38%
Native Hawaiian or Other Pacific Islander	23	0.36%	10	0.27%	0	0.00%	5	0.47%	7	0.65%	1	0.29%
White	3,273	51.81%	2,079	56.28%	74	57.81%	436	40.90%	533	49.35%	151	43.27%
Hispanic or Latino	411	6.51%	227	6.15%	7	5.47%	70	6.57%	82	7.59%	25	7.16%
Not Hispanic or Latino	4,847	76.73%	2,885	78.10%	99	77.34%	790	74.11%	810	75.00%	263	75.36%
<b>Total</b>	<b>6,317</b>	<b>100.00%</b>	<b>3,694</b>	<b>58.48%</b>	<b>128</b>	<b>2.03%</b>	<b>1,066</b>	<b>16.88%</b>	<b>1,080</b>	<b>17.10%</b>	<b>349</b>	<b>5.52%</b>

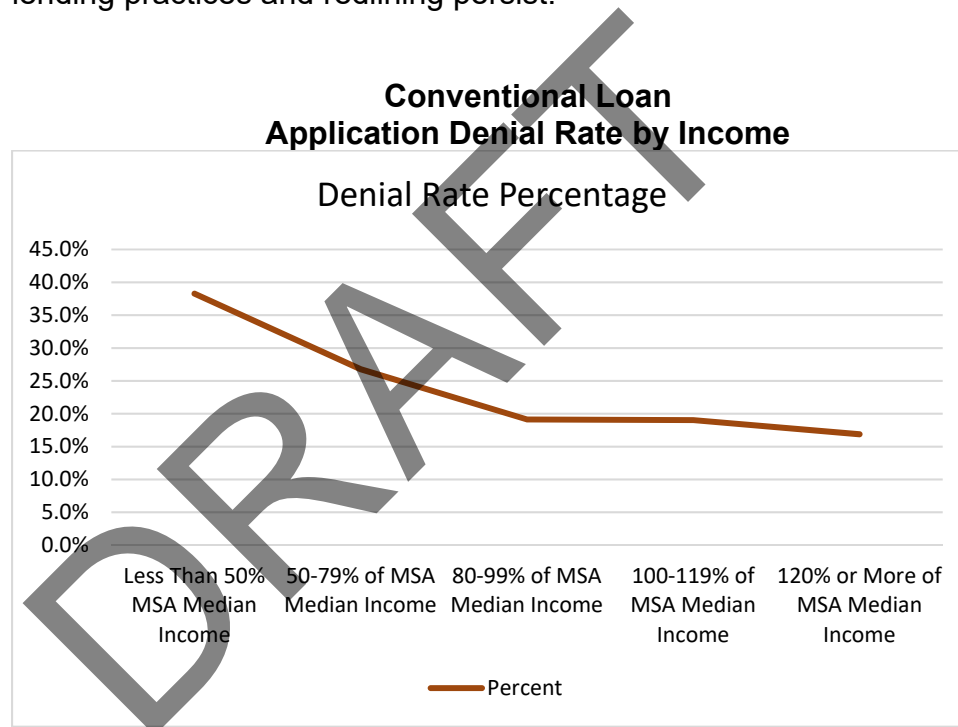
Source: <https://www.ffiec.gov/hmda/>

In summary, the HMDA data shows that more than half (61.4%) of conventional loan applications in Cumberland County were originated, slightly less than a quarter (16.3%) were denied. City applicants had a slightly lower origination rate than that of Cumberland County, where 62.5% were originated and 15.1% were denied. Cumberland County's applications for mortgages made up the majority of applications in the Fayetteville, NC MSA, comprising 85.1% of all applications, loans originated and 84.7% of denied applications. More research should be conducted to determine the reasons that loans were denied and address the relevant issues in those areas. The following map shows all Census Tracts where mortgage applications were received in Cumberland County, and the rates at which those applications were denied.

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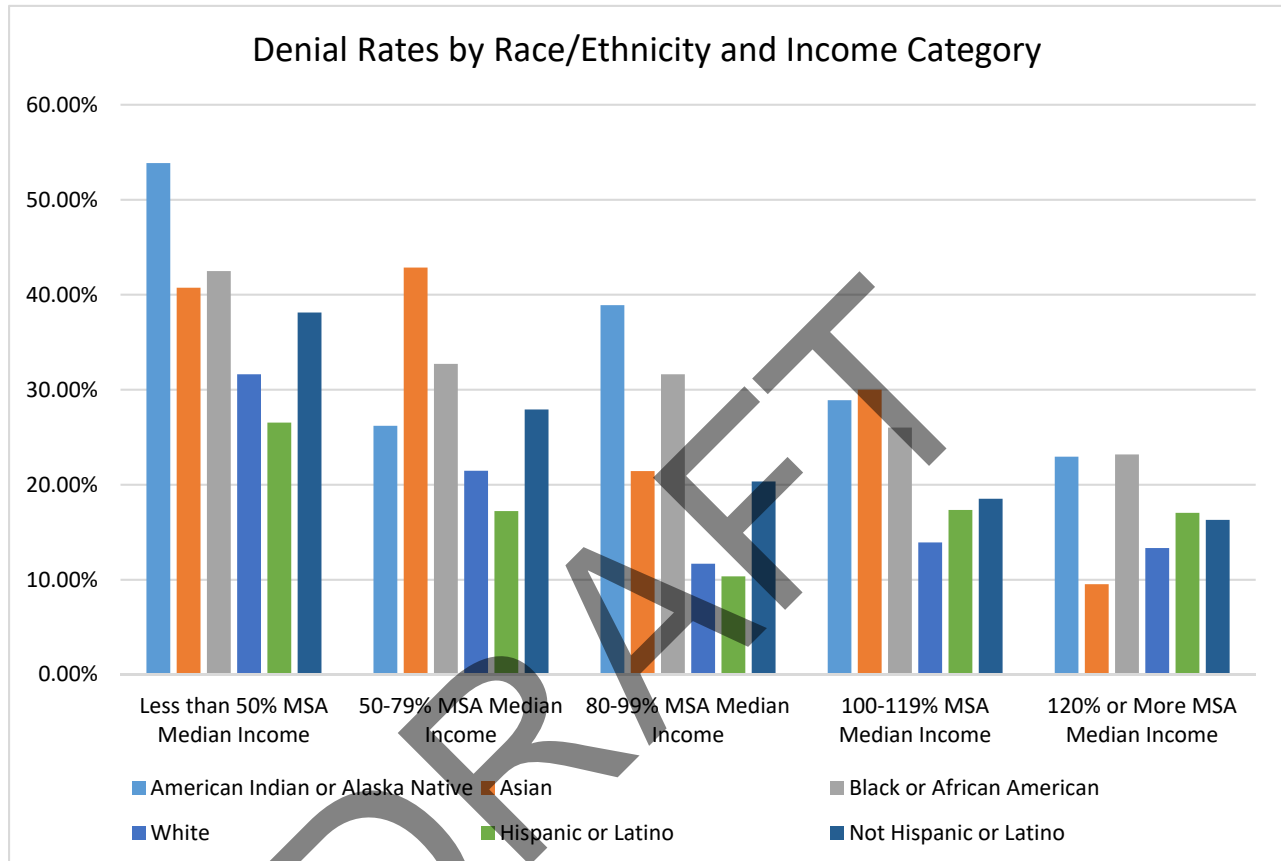
In the Fayetteville, NC MSA, the number of White applicants exceeds the number of minority applicants. Additionally, the origination rates are higher and denial rates lower for 'White' applicants than for 'Black or African American' in every income category. As incomes decrease, denial rates increase, often due to these applicants being first-time homebuyers with little to no collateral, poor credit history, and debt. While denial rates decrease as income increases, minorities have higher denial rates even within the same income groups because racist lending practices and redlining persist.



Source: <https://www.ffiec.gov/hmda/>



## Conventional Loan Application Denial Rate by Income and Race



Based on this data analysis, there is the possibility that there are discriminatory lending practices in the MSA, as there are disparities between the origination and denial rates of minority and non-minority households. In every income category, White applicants have a higher loan origination rate and a lower denial rate than minority applicants. While denial rates decrease as income increases, minorities have higher denial rates even within the same income groups.

While this data provides an insight into lending patterns in the Fayetteville, NC MSA, it should be noted that data identifying race that is unique to the City level would yield more conclusive findings and provide a more accurate understanding of any existing lending issues in either City. However, this data is not available.



## D. Citizen Participation

The City of Fayetteville's Department of Economic & Community Development and Cumberland County's Community Development Department undertook a broad participation strategy for this Analysis of Impediments to Fair Housing Choice to engage as many individuals, organizations, and agencies as possible.

**Stakeholders:** The City of Fayetteville and Cumberland developed a list of stakeholders with direct knowledge of, and experience in, the housing market and issues affecting fair housing. Identified stakeholders were divided into the following categories:

- City and County Departments
- Public Housing Authorities
- Faith-Based Organizations
- Direct Housing Stakeholders
- Social Service Providers
- Fair Housing Agencies
- Planning Organizations
- Banks/Mortgage Companies
- Workforce & Economic Development Organizations

**Agency/Organization/Stakeholder Meetings:** The City of Fayetteville and Cumberland contacted all identified organizations and agencies to set up smaller meetings consisting of similar organizations to hold more in-depth conversations.

- Fayetteville-Cumberland Human Relations Commission – October 14, 2019 (Fayetteville City Offices)
- Fayetteville Metropolitan Housing Authority – October 15, 2019 (Fayetteville City Offices)
- Social Service Providers – October 15, 2019 (Fayetteville City Offices)
- Continuum of Care – October 15, 2019 (Cumberland County Offices)
- Cumberland County Department of Social Services – October 16, 2019 (Cumberland County Government Building)

- Cumberland County Public Health – October 16, 2019 (Cumberland County Government Building)
- Faith-Based Organizations – October 16, 2019 (Cumberland County Government Building)
- Housing Providers – October 16, 2019 (Fayetteville City Offices)
- Legal Aid – October 17, 2019 (Fayetteville City Offices)
- Economic Development Organizations – October 17, 2019 (Fayetteville City Offices)
- Council on Older Adults – October 17, 2019 (Fayetteville City Offices)

Any identified stakeholders that were not available to attend the meeting, as well as some of the aforementioned stakeholders, were then called to either (1) follow-up if they partook in either of the Community Meetings or (2) discuss fair housing issues with agencies/individuals who were unable to attend one of the Public Meetings.

**Public Meetings:** The City of Fayetteville and Cumberland County held two (2) Public Meetings to engage the public and local organizations/agencies and help identify issues impacting Fair Housing Choice. The First Public Meeting was held on Tuesday, October 15, 2019 at the Cliffdale Recreation Center and the Second Public Meeting was held on Thursday, October 17, 2019 at the Spring Lake Family Resource Center.

Additionally, the seventeen (17) scheduled meetings with various government staff, social service organizations, housing agencies, realtors, and banks were well-attended. Public Meetings were advertised in the “Fayetteville Observer,” the largest English-language newspaper in circulation in the area.

- The City of Fayetteville and Cumberland emailed Public Meeting and Stakeholder Meeting invitations to:
  - Local housing authority
  - Advocacy organizations
  - Direct housing stakeholders
  - Social service providers
  - Economic Development Organizations
  - Educational agencies
  - Planning organizations
  - Faith-Based Organizations
  - Local fair housing advocacy organizations

**Additional Outreach:** The City of Fayetteville and Cumberland County also employed the following to encourage extensive engagement and participation:

- Invitations to the stakeholder meetings were sent out by the Cities prior to the meetings (October 7<sup>th</sup> through October 11<sup>th</sup>).
- The City of Fayetteville and Cumberland County conducted a phone interviews with the Indian Housing Authority, who was unable to attend the public hearings or individual group meetings.

**Resident Surveys:** The survey was available online in both English and Spanish and physical copies were placed on public display to encourage resident input.

The online survey produced 170 English language responses and 2 Spanish language responses. Actions to spread knowledge of the surveys included sending a press release advertising the survey, sending the survey to neighborhood organizations and associations for distribution, and emailing the link to interested parties. The information provided in these anonymous surveys were crucial in developing an accurate assessment of fair housing issues in the City and County.

The following is a summary of the 172 responses received:

### Notable Characteristics

Some of the notable characteristics of respondents included (as a percentage of those that answered each question):

- The majority of respondents are female at 67.44%.
- The majority (54.07%) of respondents are White, and one-third of respondents are Black or African American (30.23%).
- One-third of the respondents were over the age of 60 (32.56%). More than half of respondents were over the age of 50 (58.14%).
- Of those that answered the question, 19.77% were low- to moderate-income for their family size.
- Nearly half, at 49.42%, come from two person households.
- 66.28% are homeowners.
- 31.40% of respondents felt that residents of the County did not know how to report fair housing violations, and a further 37.21% were unsure whether residents know or do not know how to report violations.

The following is a list of needs/issues associated with different areas of community and economic development. Values were calculated as a percentage of those that answered each question.

**Accessibility:**

- 49.29% of respondents believe that there is a need for curb and sidewalk improvements in the City and County.
- 7.00% believe there are not enough ramps leading to public facilities throughout the City and County.

**Employment:**

- 38.95% of respondents indicated that there are employment issues in the City and County.
- Of those that mention employment, 22.72% say there are jobs but the pay for them is too low.
- Of those that mention employment, 10.60% believe that there is a need for better education or training.

**Housing:**

- 41.86% said that there are housing issues within the City of Fayetteville and Cumberland County, and 29.17% of those respondents think affordability is the biggest issue.
- 12.50% believe there is a problem with the quality of rental housing.
- 31.43% cite property maintenance and blighted properties as an issue in their neighborhood.
- Other housing issues, needs, and programs include vacant housing, low-quality housing, and a need for housing for veterans.

**Homelessness:**

- 14.54% said that there is a need for services for the homeless in the City of Fayetteville and Cumberland County.
- 40% of those that mentioned homelessness described the need for more shelters.

**Fair Housing:**

- Only 12.21% of respondents are aware that residents can make reasonable housing accommodation requests to their landlords.
- 31.40% believed residents did not know who to contact, and 37.21% were unsure of who to contact.

**Reasons Fair Housing Complaints Are Not Reported:**

- 6.98% specifically mention fear of retaliation, including eviction, legal reprisal, and poor retreatment.
- 14.53% point to a lack of knowledge in reporting practices as a cause.
- 45.35% of respondents did identify reasons that fair housing complaints were not reported.

#### Transportation:

- 6.97% of respondents stated that there are problems or issues with public transportation in Cumberland County.
- 25% of respondents believed that streets in the City needed to be addressed.

#### Other:

- 14.53% of respondents describe a need for greater health services, including mental health and addiction services.
- 27.91% of respondents believed that public safety was a concern in their neighborhood.

The following table illustrates the types of situations that may result in further discriminations and/or barriers to fair housing in the City of Fayetteville and Cumberland County:

#### Resident Survey Results

	Strongly Agree	Agree	Neutral / Unsure	Disagree	Strongly Disagree
Concentration of subsidized housing in certain neighborhoods	31.36%	29.66%	27.12%	7.63%	4.24%
Lack of affordable housing in certain areas	31.93%	38.66%	21.85%	3.36%	4.20%
Lack of accessible housing for persons with disabilities	24.37%	26.05%	40.34%	4.20%	5.04%
Lack of accessibility in neighborhoods (i.e. curb cuts)	21.01%	31.93%	29.41%	11.76%	5.88%
Lack of fair housing education	32.77%	32.77%	24.37%	7.56%	2.52%
Lack of fair housing organizations in the County	18.49%	26.89%	38.66%	10.08%	5.88%
State or local laws and policies that limit housing choice	14.41%	19.49%	49.15%	9.32%	7.63%

<b>Lack of knowledge among residents regarding fair housing</b>	37.29%	30.51%	21.19%	8.47%	2.54%
<b>Lack of knowledge among landlords and property managers regarding fair housing</b>	19.33%	28.57%	30.25%	14.29%	7.56%
<b>Lack of knowledge among real estate agents regarding fair housing</b>	10.26%	29.91%	35.04%	17.09%	7.69%
<b>Lack of knowledge among bankers/lenders regarding fair housing</b>	12.93%	19.83%	37.93%	18.97%	10.34%
<b>Other barriers</b>	15.66%	14.46%	61.45%	6.02%	2.41%

Source: Citizen Survey

### Additional Comments or Concerns:

Typical responses included:

- “[We need] More affordable housing. Households with two incomes can barely afford decent shelter. Access to Tiny Homes for single older adults, reasonably priced might be an answer.”
- “More job training would be useful.”
- “Residents lack knowledge as to how to dispose of bulk items and construction debris.”
- “There should be a greater effort to stop littering in the city. And to remove the litter and keep our sidewalks and streets clean and beautiful.”
- “More homeless rapid rehousing and prevention dollars are needed based on the VA programs to cover things as transportation cost, car repairs and other emergency housing needs.”
- “Persons who do not have transportation, who have to walk have no place to safely walk. Students walking to school walk in bushes or the street. People in wheelchairs have to maneuver in the street.”
- “So many children with special needs in the area! Need more developmental pediatricians, ABA therapists, and groups to support these kids and their parents.”
- “We desperately need more mental health clinics and inpatient facilities.”



## Public Meeting on the Draft AI Public Comments

The 2020-2024 Analysis of Impediments to Fair Housing Choice was made available on the City of Fayetteville's and Cumberland County's websites at <https://fayettevillenc.gov/community/community-development>, [http://www.co.cumberland.nc.us/departments/community-development-group/community\\_development](http://www.co.cumberland.nc.us/departments/community-development-group/community_development), and a hardcopy was placed at the following locations beginning on March 5, 2020:

- Economic & Community Development Office  
Festival Park  
225 Ray Avenue  
Fayetteville, NC 28301
- Fayetteville City Hall Foyer  
433 Hay Street  
Fayetteville, NC 28301
- Cumberland County Library Headquarters  
300 Maiden Lane  
Fayetteville, NC 28301
- Cliffdale Library  
6885 Cliffdale Lane  
Fayetteville, NC 28314
- Cliffdale Recreation Center  
6404 Cliffdale Road  
Fayetteville, NC 28314
- College Lakes Recreation Center  
4963 Rosehill Road  
Fayetteville, NC 28311
- Gilmore Recreation Center  
1600 Purdue Drive  
Fayetteville, NC 28303
- J.S. Spivey Recreation Center  
500 Fisher Road  
Fayetteville, NC 28301
- Kiwanis Recreation Center  
353 Devers Street  
Fayetteville, NC 28303
- Spring Lake Town Hall  
300 Ruth Street  
Spring Lake, NC
- Godwin Town Hall  
4924 Markham Street  
Godwin, NC
- Falcon Town Hall  
7156 South West Street  
Falcon, NC
- Stedman Town Hall  
5110 Front Street  
Stedman, NC
- Wade Town Hall  
7128 Main Street  
Wade, NC
- Linden Town Hall  
9456 Academy Street  
Linden, NC
- Hope Mills Town Hall  
5770 Rockfish Road  
Hope Mills, NC
- Eastover Town Hall  
3863 Dunn Road  
Eastover, NC
- Myers Recreation Center  
1018 Rochester Drive  
Fayetteville, NC 28305



- Massey Hill Recreation Center  
1612 Camden Road  
Fayetteville, NC 28306
- Smith Recreation Center  
1520 Slater Avenue  
Fayetteville, NC 28301
- Old Wilmington Road  
Neighborhood Resource Center  
229 Lincoln Drive  
Fayetteville, NC 28301
- College Lakes Recreation Center  
4963 Rosehill Road  
Fayetteville, NC 28311
- Westover Recreation Center  
277 Bonanza Drive  
Fayetteville, NC 28303

The document was on public display for a period of thirty (30) days. Residents were encouraged to submit written or oral feedback on the Analysis of Impediments.

Based on the citizen participation process and fair housing analysis, the following fair housing issues were identified:

- **Housing Opportunities:**
  - There is a shortage of affordable housing in Fayetteville and Cumberland County that is decent, safe, and sanitary.
  - There is a lack of Federal and State funds for housing subsidies and the development of new affordable housing is not economically feasible for private developers.
  - There is a shortage of affordable housing units in areas of opportunity where low-income persons and households may choose to move.
  - There are a number of mobile home parks in the City and County that vary in condition, with those in the poorest conditions becoming abandoned and should be removed.
  - There is enough vacant land for infill housing, but there is a lack of financial incentives to develop affordable housing on the vacant land by public, private, and non-profit developers.
- **Housing Choice:**
  - Housing units that are deteriorated and below code standards tend to be available at affordable rents.
  - Affordable housing units are concentrated in neighborhoods that are segregated by race or ethnicity, in addition to income.

- The special needs population in the City of Fayetteville and Cumberland County, has increased in the last 15 years, but landlords are frequently unwilling to make reasonable modifications and accommodations to their units.
  - There are physical, economic, and social justice barriers that impede the development of new affordable and accessible housing in the City of Fayetteville and Cumberland County.
  - There is a lack of "mixed-income" housing being built in the County.
  - There is a high demand for elderly housing in the County.
- **Cost Overburden:**
  - Lower household incomes create cost overburdened housing conditions; approximately 25.6% of homeowners and 47.8% of renters in the County are cost overburdened by 30% or more.
  - Wages in the City of Fayetteville have remained stagnant, contributing to the high number of cost overburdened renters and homeowners in the area.
  - The elderly, on fixed income, cannot afford to make the repairs, alterations, and accommodations to their homes to make them accessible to their needs.
  - Contingencies do not exist on investor-rehabilitated affordable housing, and investors do not want to maintain affordability.
- **Disability/Accessibility:**
  - There is a lack of housing in the County that is accessible and affordable for the elderly, the disabled, and persons with special needs.
  - The denial by some landlords to make reasonable modifications and accommodations limits the amount of accessible units in the County that are for rent for persons with special needs.
- **Fair Housing:**
  - Tenants and homebuyers do not always file housing discrimination complaints when renting or buying a home.
  - Predatory loans in the region are common. As a result, foreclosure and eviction rates are high.
  - Eviction rates are high in the City and County, and landlords are permitted to evict tenants within 72 hours.
  - Persons with Limited English Proficiency (LEP) do not always have a fair housing choice.

- There is a lack of awareness of tenants' rights and landlords' responsibilities, including what reasonable modifications and accommodations are.
- **Access/Mobility:**
  - The limited public transportation network in the County is not convenient for lower income households to go to: work, health care, shopping, etc., which limits the choices where a low-income household can live.
  - Landlords will frequently refuse to make reasonable modifications and accommodations, and discriminate against elderly tenants.
  - Families and individuals have a right to live wherever they chose if affordable housing is available outside areas of concentration of low income or racial concentration.

Based on these findings, impediments to fair housing choice were outlined and are presented in Section V – Actions and Recommendations.

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## V. Actions and Recommendations

The following impediments to fair housing choice and recommendations are presented to assist the City of Fayetteville and Cumberland County to affirmatively further fair housing in the Region. The previously identified impediments to fair housing choice were discussed in Section III and progress was reported for each impediment. New and some previously identified impediments to Fair Housing Choice are presented on the pages that follow. Of the previously identified impediments, racial segregation, a lack of accessible housing, and economic barriers for racial and ethnic minorities are still present in Cumberland County, despite the City's and County's best efforts. Based on economic conditions, these need to be continually addressed by the City of Fayetteville and Cumberland County.

Below is a list of impediments that were developed for the City of Fayetteville and Cumberland County for this shared 2020 Analysis of Impediments to Fair Housing Choice.

### A. Impediments to Fair Housing Choice

Using these findings, the City of Fayetteville and Cumberland County developed the following impediments for the 2020-2024 Analysis of Impediments to Fair Housing Choice and defined specific goals and strategies to address each impediment.

- **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.

**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.

**Strategies:** To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **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.

## • **Impediment 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.

**Strategies:** To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **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 and Shaw Heights Neighborhood Revitalization Strategy Areas.

• **Impediment 3: Lack of Quality Affordable Homeowner 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.

**Strategies:** To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **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 in Fayetteville the Shaw Heights in Cumberland County.

- **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 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.

**Strategies:** To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **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.

- **Impediment 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.



**Strategies:** To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **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.

#### • **Impediment 6: Impacted Areas of Concentration**

There are specific areas throughout the City of Fayetteville and Cumberland County where the concentration of low-income persons and minorities exceeds 70% of the area's 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.

**Strategies:** To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **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.

## **B. Activities and Recommendations to Affirmatively Further Fair Housing**

To affirmatively further fair housing, the following actions have, and will be, implemented by the City of Fayetteville and Cumberland County through their Fair Housing Plan through various activities noted below:

1. The Fayetteville-Cumberland Human Relations Department serves all of Cumberland County in addressing Fair Housing Complaints. All municipalities within Cumberland County will continue to support the expansion of the capabilities of the Human Relations Department.
2. The Fayetteville-Cumberland Human Relations Department will continue to enforce fair housing through public education and outreach.
3. The communities need to continue to partner with NC Legal Aid to assist low income residents with free legal assistance to insure that they have a fair housing choice.
4. The City and County will continue to provide funds and information on where to report housing discrimination complaints.
5. The City and County will encourage testing and auditing of fair housing practices through its regional fair housing providers.
6. The Human Relations Department will continue to educate and attempt to overcome any remaining “Not in My Back Yard” attitudes in the area through its fair housing providers.
7. The City and County will continue to make every attempt to increase geographic choice in housing by providing informational links on their websites for low-income households to use.
8. The City of Fayetteville will pursue a Choice Neighborhood Initiative grant to construct affordable housing.
9. The Fayetteville-Cumberland Human Relations Department and Fayetteville Metropolitan Housing Authority will continue to promote integration of public housing.
10. The Fayetteville Metropolitan Housing Authority will promote Section 8 Voucher landlords to rent to residents outside racially and ethnically concentrated areas of poverty.
11. The City of Fayetteville and Cumberland County will continue to partner with their local developers and CHDOs to improve the quality of the affordable housing stock in the area for renters and homeowners.

12. The communities will continue to promote economic development programs to assist in providing quality jobs to residents that will enable them to access more housing options.
13. On an annual basis, the City of Fayetteville and Cumberland County will continue to declare April to be Fair Housing Month via proclamation, in conjunction with holding an annual fair housing workshop with partners.
14. The Fayetteville-Cumberland Human Relations Department will continue to perform outreach to the public by providing updated housing discrimination information.
15. The City of Fayetteville and Cumberland County will continue to support housing rehabilitation problems to assist homeowners and renters in attaining safe, decent, affordable housing.
16. The Fayetteville-Cumberland Human Relations Department will continue to work with the North Carolina Human Relations Commission.

DRAFT

## VI. Certification

### Signature Page:

I hereby certify that this 2020-2024 Analysis of Impediments to Fair Housing Choice is in compliance with the intent and directives of the Community Development Block Grant (CDBG) Program and HOME Investment Partnership (HOME) Program regulations.

#### City of Fayetteville, NC:

\_\_\_\_\_  
Mitch Colvin, Mayor

\_\_\_\_\_  
Date

#### Cumberland County, NC:

\_\_\_\_\_  
W. Marshall Faircloth, Chairman of the Board of Commissioners

\_\_\_\_\_  
Date

#### Fayetteville Metropolitan Housing Authority:

\_\_\_\_\_  
Dawn Weeks, Executive Director

\_\_\_\_\_  
Date

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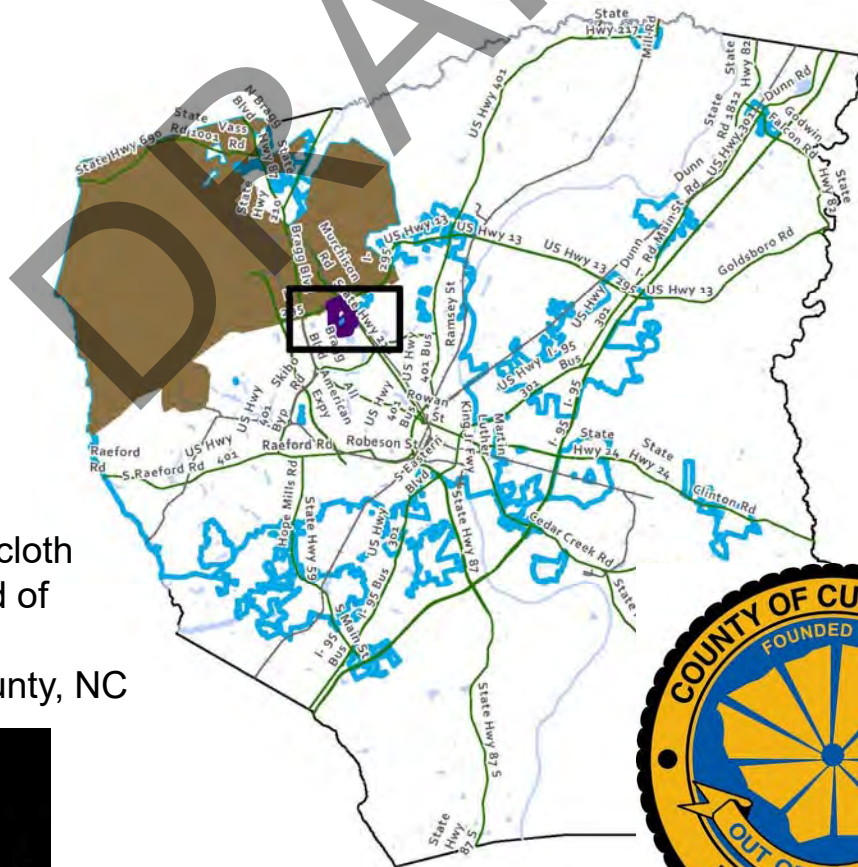
# CUMBERLAND COUNTY, NC

707 Executive Place, Fayetteville, NC 28305

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## NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) PLAN

***May 4, 2020***



W. Marshall Faircloth  
Chairman, Board of  
Commissioners  
Cumberland County, NC





# NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) PLAN CUMBERLAND COUNTY, NORTH CAROLINA

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# **NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) PLAN CUMBERLAND COUNTY, NORTH CAROLINA**

## **A. INTRODUCTION –**

### **1. BACKGROUND**

Cumberland County has prepared a plan for the designation of a residential neighborhood, known as Shaw Heights, as a Neighborhood Revitalization Strategy Area (NRSA). The County has been working with the residents of the area to develop a plan to arrest decline, promote investment, develop infrastructure, and eliminate blighting conditions in the area.

Cumberland County, NC the primary County of the Fayetteville, NC Metropolitan Statistical Area. To the north of Cumberland County is Fort Bragg, which is one of the largest military installations in the United States. As a result, much of the County's employment is tied to Fort Bragg and the United States Military. New residents frequently move to the County, either for work in the military, to retire, or to take advantage of the amenities in the area that serve military personnel. International immigration to Fayetteville has also increased, creating a multi-cultural community. An average of 6.4% of the residents of Cumberland County moved to the area from out-of-state every year, and an average of 1.6% moved to Cumberland County from abroad. Cumberland County has a large amount of unincorporated land, which ranges from unincorporated towns with modern infrastructure to developments connected to State Highways by dirt roads.

Due to the heavy presence of the United States Military, Cumberland County experiences a high amount of population turnover from new recruits that arrive at Fort Bragg. Additionally, the County experiences an influx of military retirees who wish to return to the County after completing their service. These two populations are diverse and come from all regions of the United States, as well as the rest of the world. As the County, has grown in population in size, it has also grown more diverse.

Although the main occupation for residents of Cumberland County is military, a large service economy has grown around the base to cater to military members. Defense industry contractors are also located in Cumberland County in order to maintain close relationships with Fort Bragg.

The main employers in Cumberland County are the following companies in no particular order:

- United States Military
- U.S. Veterans Administration
- Wal-Mart
- Cape Fear Valley Health Systems
- MANN+HUMMEL Purolator
- U.S. Department of Defense
- Cumberland County Schools
- Goodyear
- Fayetteville Technical Community College
- Food Lion

Despite the numerous opportunities provided by the presence of the United States Military in Cumberland County, wages in the County remain low. The County is largely dependent on Fort Bragg to provide employment for its residents, and caters to the population of soldiers stationed there. The median age is relatively young when compared to the State of North Carolina. Most housing units Shaw Heights are occupied by families, but there is also a high percentage seniors in the neighborhood who are living alone. There is an extremely low homeownership rate in Shaw Heights, and a very low rate of lending (Source: U.S. Census Bureau, Census 2010, <http://www.factfinder.gov>).

Shaw Heights is a small neighborhood to the north of the Historic African-American neighborhood of the City of Fayetteville, the Murchison Road Corridor. Shaw Heights borders Fort Bragg on the Fort's immediate south. Shaw Heights is a small, unincorporated enclave of the City of Fayetteville that is administered by Cumberland County. Due to its unusual political status, Shaw Heights has experienced uneven development. While some portions of the neighborhood include single-family housing, the majority of the area is reserved for trailer parks or remains vacant.

Following the events of the 9/11 terrorist attacks, Bragg Boulevard, the main artery that had connected Cumberland County to Fort Bragg, was disconnected from Fort Bragg. Following this disconnection, the only remaining entrance to Fort Bragg was along Murchison Road, which acts as the Eastern border of Shaw Heights. Though this had increased the traffic that travels along Murchison Road, the investment in the area has not increased as initially expected.

Cumberland County is taking steps to build infrastructure in the Shaw Heights neighborhood and revitalize the area. Cumberland County is collaborating with the City of Fayetteville, as the City will be targeting the nearby Murchison Road Corridor for reinvestment in 2020. Cumberland County is seeking to develop infrastructure in the neighborhood now in preparation for future development that moves north on Murchison Road.

Cumberland County is taking steps to address the decline and disinvestment in areas of the County, including the Shaw Heights Neighborhood. The main initiative of Shaw Heights is to provide a combination of housing stabilization for longtime residents, and infrastructure development to improve the living conditions of residents living in trailers. Following the designation of Shaw Heights as an NRSA, the County will partner with developers to request Section 108 Loan guarantee for the neighborhood to improve neighborhood infrastructure and to increase the supply of new affordable housing.

Cumberland County prepared and adopted a Five Year Consolidated Plan for FY 2020-2024. One of the goals and initiatives in that document was the preparation of a plan for neighborhood revitalization in Shaw Heights. The County has prepared this Neighborhood Revitalization Strategy Area (NRSA) Plan for the Shaw Heights Neighborhood to help revitalize the area in accordance with the Federal Community Development Guidelines found in 24 CFR 91.215 (e)(2) and CPD Notice 16-16.

## **2. WHAT IS A NEIGHBORHOOD REVITALIZATION STRATEGY AREA?**

*A Neighborhood Revitalization Strategy Area (NRSA) affords a community some flexibility when pursuing economic development, housing, and public service initiatives with their CDBG funds. The Neighborhood Revitalization Strategy is designed as a tool for low- and moderate-income residents to improve the economic state of the neighborhood by making it attractive for investment, facilitate the reinvestment of economic activity into the neighborhood to support long-term development, and foster the growth of resident-based initiatives to identify the needs of the neighborhood. (Source: <http://www.hud.gov>).*

The NRSA Plan is submitted as a part of Cumberland County's FY 2020-2024 Five Year Consolidated Plan. The benefits of adopting a NRSA for a community, is that it offers enhanced flexibility in carrying-out certain economic development, housing, and public service activities with the community's CDBG funds which are normally restricted by the national objective criteria. The expenditure of CDBG funds must meet one of the following national objective criteria:

- benefit to low- and moderate-income persons,
- prevention or elimination of slums or blight,
- or address community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community for

which other funding is not available (Source: <http://www.hud.gov>).

The NRSA allows flexibility with these criteria in order to promote innovative programs in economically disadvantaged residential neighborhoods, by aggregating various projects into one activity that principally benefits low- and moderate-income persons.

A jurisdiction that elects to develop a neighborhood revitalization strategy that includes the economic empowerment of low- and moderate-income persons may, upon HUD approval of the strategy, obtain greater flexibility in the use of CDBG funds in the revitalization area(s). These incentives are as follows:

- (a) **Job Creation or Retention as Low/Mod Area Benefit:** Job creation/retention activities undertaken pursuant to the strategy may be qualified as meeting area benefit requirements, thus eliminating the need for a business to track the income of persons that take, or are considered for, such jobs (CFR 570.208(a)(1)(vii) and (d)(5)(i));
- (b) **Aggregation of Housing Units:** Housing units assisted pursuant to the strategy may be considered to be part of a single structure for purposes of applying the low- and moderate-income national objective criteria, thus providing greater flexibility to carry out housing programs that revitalize a neighborhood. Low/Mod Income households must benefit primarily by occupying at least 51% of the total amount of units assisted. (24 CFR 570.208(a)(3) and (d)(5)(ii));
- (c) **Aggregate Public Benefit Standard Exemption:** Economic development activities carried out under the strategy may, at the grantee's option, be exempt from the aggregate public benefits standards, thus increasing a grantee's flexibility for program design as well as reducing its record-keeping requirements (24 CFR 570.209(b)(2)(v)(L) and (M)); and,
- (d) **Public Service Cap Exemption:** Public services carried out pursuant to the strategy by a Community Based Development Organization (CBDO) will be exempt from the public service cap of 15% (24 CFR 570.204(b)(2)(ii)). Source: HUD Notice: CPD-96-01, Issued January 16, 1996.

The NRSA can reduce the administrative burden to businesses and create incentives for participating in the community's job creation/workforce development programs. It lessens the burden of proof to track how

businesses are serving low- and moderate-income populations, because the NRSA is already considered to be an at-risk community which meets the national objective of the CDBG Program. In the NRSA, only 40.9% of civilians over the age of 16 are employed, and the median household income is only \$21,657 (Source: American Community Survey 2013-2017 Five Year Estimates, <http://www.factfinder.gov>). These figures and other Shaw Heights Neighborhood block group data, when compared to County as a whole as well as the State of North Carolina data, support the designation of the neighborhood as “at risk” and economically disadvantaged.

Similarly, the NRSA allows the aggregation of housing units for which CDBG funds can be obligated, treating them as a single structure serving low- and moderate-income families. It permits greater flexibility in applying the low- and moderate-income housing national objective for housing providers in the NRSA, which can aid the County’s Housing Rehabilitation programs. The NRSA also reduces administrative burdens, like record keeping, for providing economic development activities. It exempts the County CBDO’s from the CDBG’s public services cap allowing them to offer more intensive public services in the NRSA, such as more job training and employment-related services.

A major benefit of a NRSA is that it enables the County to undertake innovative economic development initiatives to reach tangible, measurable goals. Goals are developed by the County, community stakeholders, and citizens at various planning meetings where the needs of the community are identified and strategies to address them are discussed. The increased flexibility offered by a reduced administrative burden allows the County to help a greater number of people, thus increasing the likelihood that they will meet their goals (Source: <http://www.hud.gov>).

In order to halt the continuing decline and widespread disinvestment in the Shaw Heights Neighborhood, the County proposes to continue the following strategy:

- Make the neighborhood attractive for new investments.
- Improve the infrastructure in the neighborhood to encourage further development of decent, safe, sound affordable housing.
- Generate neighborhood participation to ensure that the benefits of economic activity are reinvested in the neighborhood for long-term community development.
- Address physical, social, and economic issues in the community that deter private investment.
- Develop consensus and collaboration on comprehensive strategies to deal with vacant residential, commercial and industrial properties.

- Address social issues in the Shaw Heights NRSA.
- Improve the quality of the housing stock in residential areas in the Shaw Heights NRSA.
- Facilitate the redevelopment of residential, commercial, and vacant sites with uses that complement and enhance the residential character of the community.
- Support the use of neighborhood intermediary institutions to bridge the gaps between local governmental agencies, the business community, community groups, and residents.
- Foster the growth of resident-based initiatives to identify and address their housing, economic and human service's needs.

DRAFT



# NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) PLAN CUMBERLAND COUNTY, NORTH CAROLINA

## B. NEIGHBORHOOD DESCRIPTION

Cumberland County has selected and designated Shaw Heights as its Neighborhood Revitalization Strategy Area (NRSA). Shaw Heights was chosen by Cumberland County for designation as an NRSA based on its need for revitalization and the following factors:

- It is a contiguous neighborhood that is bordered on its east by Murchison Road, on its north by Fort Bragg, on its west by lakes, and on its south by forested land, lakes, and the City boundary.
- The neighborhood is completely surrounded by the City of Fayetteville, but is administered by the County, which creates an "island."
- Though there is quality housing stock in the form of single-family homes, the majority of housing units in the neighborhood are mobile homes. Mobile homes are located in parks that lack infrastructure and require substantial investment.
- The area is primarily residential with 69.33% of the parcels considered residential in land use.
- Shaw Heights has a high concentration of LMI households. The upper quartile is 52.93% low- and moderate-income, and the aggregated Shaw Heights block groups have a low- and moderate-income percentage of 56.48%.
- There are vacant developable sites that are available for new development, and 25.24% of parcels are considered vacant.
- The residents of Shaw Heights are in favor of and will support the NRSA strategies.
- The City of Fayetteville is planning major investments for the Murchison Road Corridor, which is a nearby neighborhood, and is open to partnering with Cumberland County to encourage development in Shaw Heights.
- Shaw Heights is connected directly to Fort Bragg by Murchison Road.

### 1. BOUNDARY DESCRIPTION

The Shaw Heights NRSA is generally bounded as follows:

- **East** – The eastern right-of-way line of Murchison Road south to the intersection of the right-of-way-line of Shaw Road; and the eastern right-of-



way line of Gardenia Avenue southward to the boundary between the City limits of the City of Fayetteville and Cumberland County.

- **South** – The boundary between the City limits of the City of Fayetteville and Cumberland County along the northern property line of 5431 Murchison Road; westwardly along the property line to the intersection with Kornbow Lake, and westwardly along Kornbow Lake to its connection with Bonnie Doone Lake.
- **West** – The connection between Kornbow Lake and Bonnie Doone Lake, northwardly along Bonnie Doone Lake to the intersection between Bonnie Doone Lake and Interstate 295.
- **North** – The northern right-of-way line of Interstate 295 from its intersection with Bonnie Doone Lake eastward to its intersection with Murchison Road.

This is illustrated on the attached maps, entitled “Project Area Boundary Map.”

The NRSA comprises the following Census Tracts/Block Groups:

- Census Tract 24.01, Block Group 1

Attached is another map that is entitled “Census Tract & Block Group Map,” which illustrates the Census Tract and Block Group within the NRSA Boundary.

Due to the limited geographic scope posed by Shaw Heights’ status as an unincorporated enclave of the County in the City of Fayetteville, no consideration was given during the planning process to include other surrounding neighborhoods.

## 2. EXISTING LAND USES

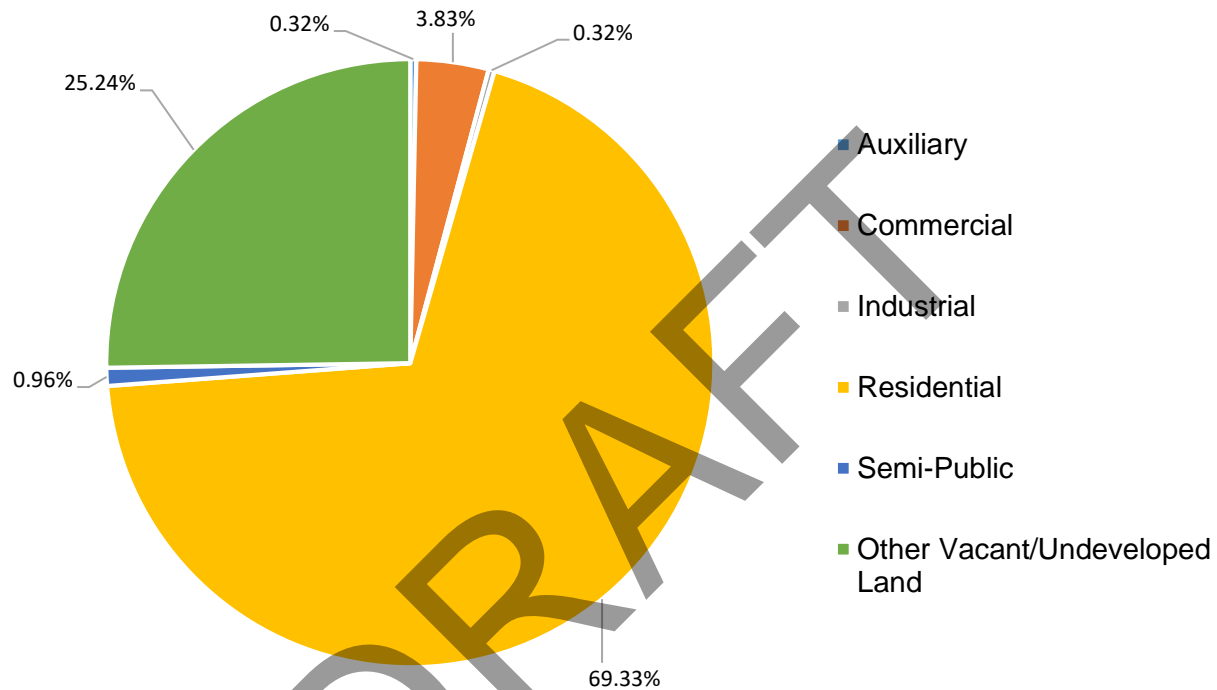
The proposed Shaw Heights NRSA is predominantly residential in character with a mix of secondary uses including commercial, light industrial, and semi-public. The NRSA borders the historic business district along Murchison Road, which is composed of commercial properties and churches—however, this district does not lie within Shaw Heights. All semi-public land uses in Shaw Heights correspond with churches.

A reconnaissance survey was performed during the week of November 10, 2019 in the Shaw Heights Neighborhood. Attached is a map entitled “Existing Land Use Map” which shows the existing land uses in the NRSA area. The following is a breakdown of land parcels by land use category:

Land Use Category	Number of Parcels	% of Total Parcels
Residential	217	69.33%
Commercial	12	3.83%

Industrial	1	0.32%
Semi-Public	3	0.96%
Auxiliary Structure	1	0.32%
Other Undeveloped/Vacant Land	79	25.24%
<b>Total:</b>	<b>313</b>	<b>100.00%</b>

### Existing Land Use in 2019



### 3. STRUCTURAL CONDITIONS

As a part of the updated field reconnaissance survey work, a complete exterior structural conditions analysis was made of all the structures in the NRSA. The following criteria was used to assign categories to the structural conditions of the buildings:

- **Sound condition** – no rehabilitation work required, only maintenance work may be necessary.
- **Minor rehabilitation** – minor work is necessary, including deferred maintenance work.
- **Major rehabilitation** – major work is necessary to bring the building up to code standards.

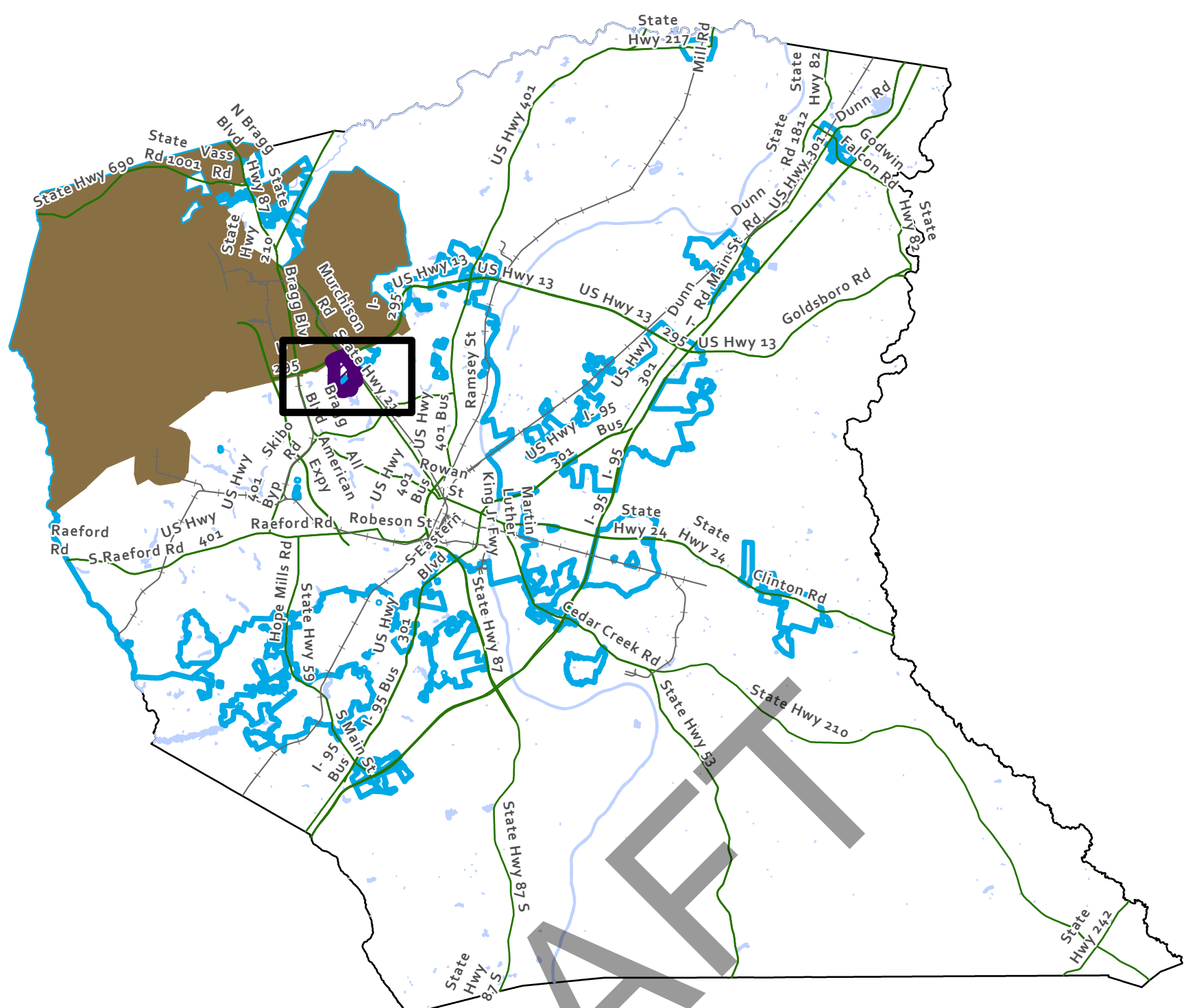
- **Economically infeasible** – the cost to rehabilitate the structure is well above the market value of the building after rehab work is completed.

There are 553 primary structures in the NRSA. It is common for multiple primary structures to be located on a single parcel in this neighborhood, due to the high number of mobile homes. Based on the exterior structural Conditions analysis, the following is the status of the buildings:








- **Sound condition** – 133 Structures (24.1%)
- **Minor rehabilitation** – 231 Structures (41.8%)
- **Major rehabilitation** – 151 Structures (27.9%)
- **Economic infeasible** – 38 Structures (6.9%)

Based on the above findings, 189 structures out of 553 total structures are code deficient (34.2%). This is illustrated on the attached map at the end of this section, entitled “Structural Conditions Map.”

An assessment of the development potential for new sites was made. There is a need to demolish 38 structures that are vacant and may be economically infeasible to rehabilitate. There are also approximately 5 additional structures that are vacant and should be considered for demolition. There are a total of 43 structures that should be demolished over the next 5 years, with an additional 146 structures for consideration of demolition. Of these vacant structures, 33 are residential, one is commercial, and one is an auxiliary building. With these demolitions, there is also the opportunity to assemble vacant parcels of land into new development sites. There are 79 vacant residential parcels in the area and if you include the 33 vacant residential structures to be demolished you have a total of 112 vacant parcels that are residential. This makes up 35.8% of the parcels in the Shaw Heights NRSA as vacant lots.



**LEGEND:**

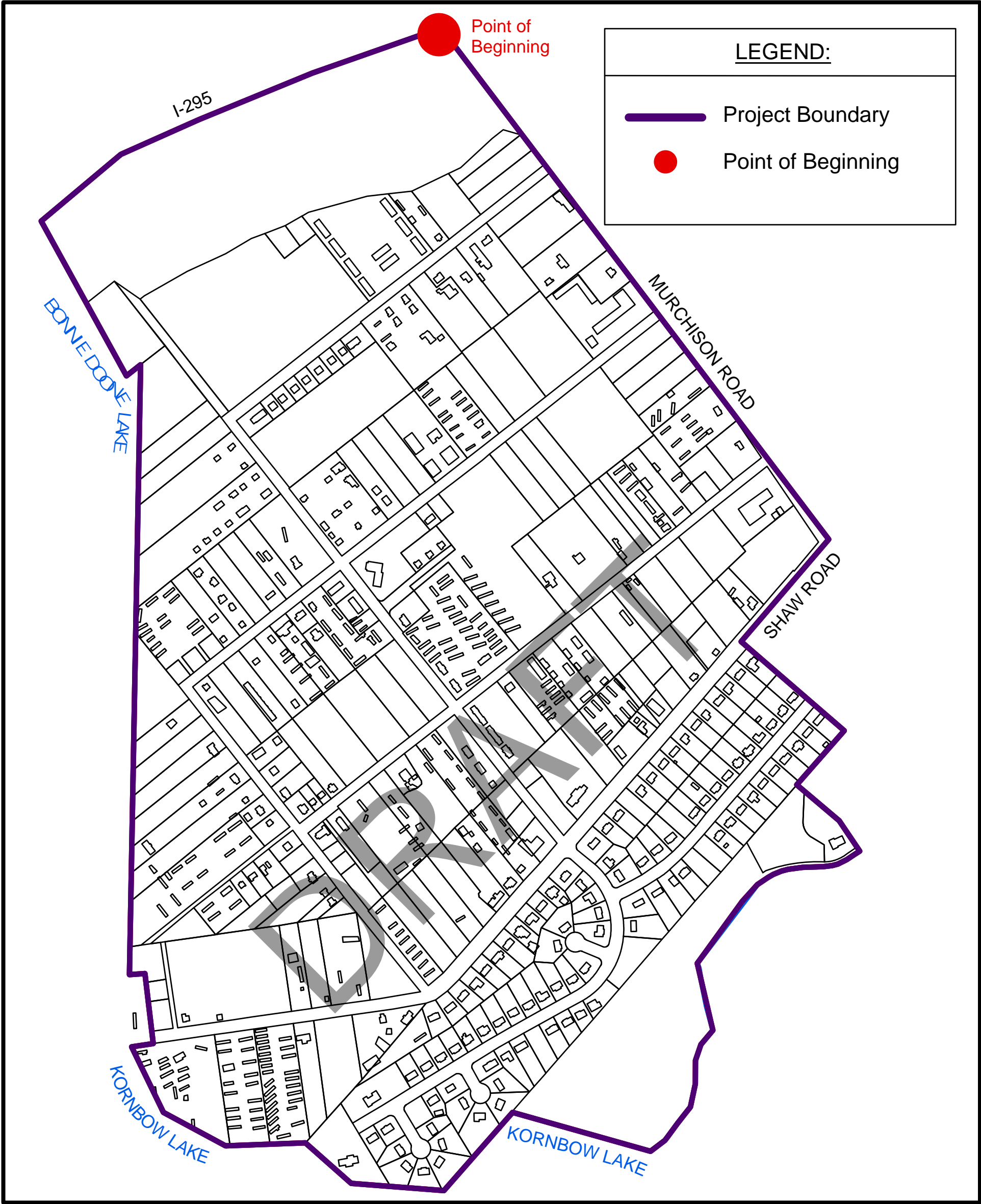
-  NRSA Boundary
-  Incorporated Cities & Towns
-  Unincorporated Areas
-  Fort Bragg
-  Water
-  Railroads
-  Major Roads

Shaw Heights Location Detail

# NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) FOR SHAW HEIGHTS CUMBERLAND COUNTY, NC

## PROJECT LOCATION WITHIN THE COUNTY

PREPARED BY: URBAN DESIGN VENTURES, LLC    PLANNING CONSULTANTS

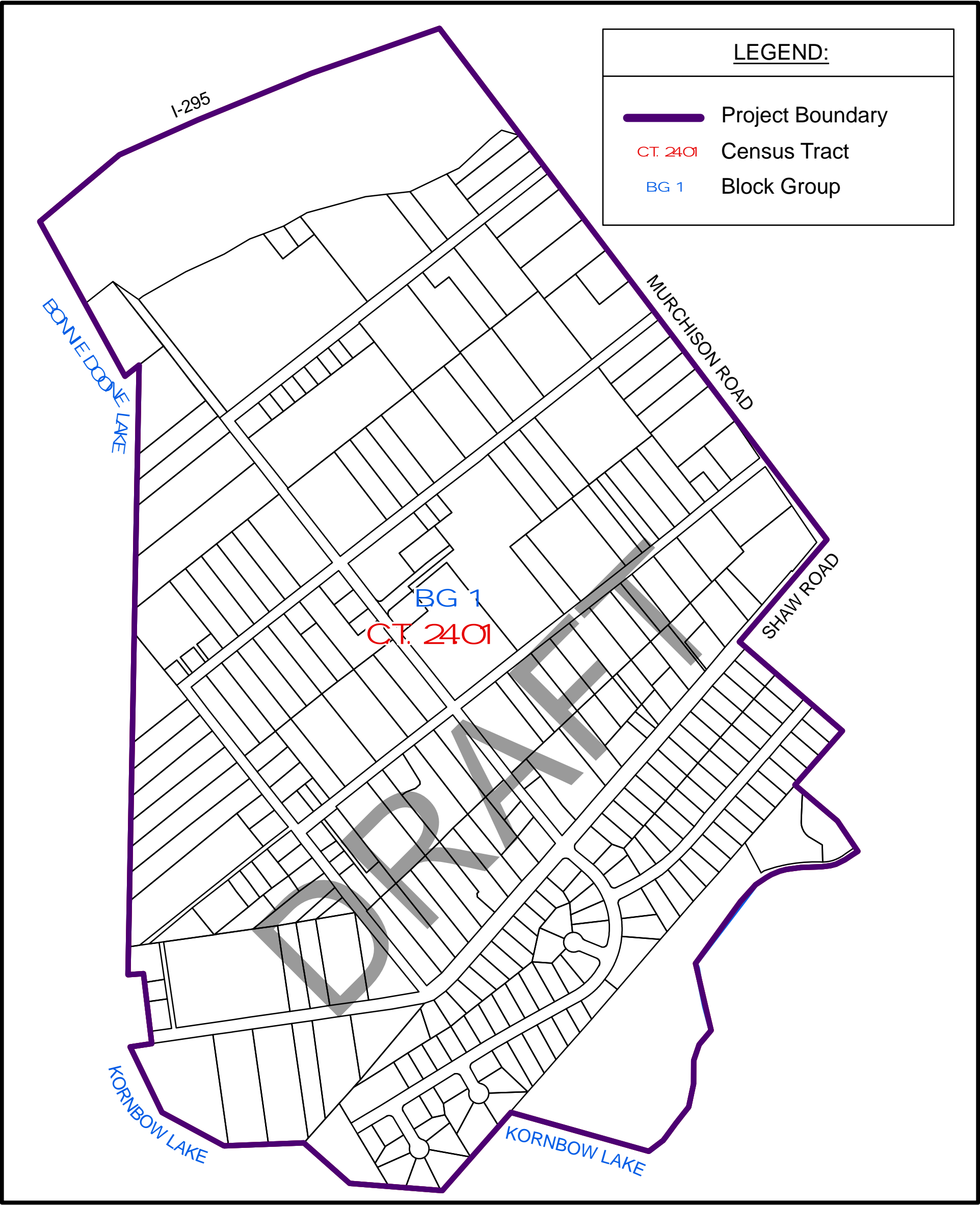


**NEIGHBORHOOD REVITALIZATION STRATEGY AREA  
(NRSA) FOR SHAW HEIGHTS  
CUMBERLAND COUNTY, NC**

**PROJECT BOUNDARY MAP**

**PREPARED BY: URBAN DESIGN VENTURES, LLC    PLANNING CONSULTANTS**

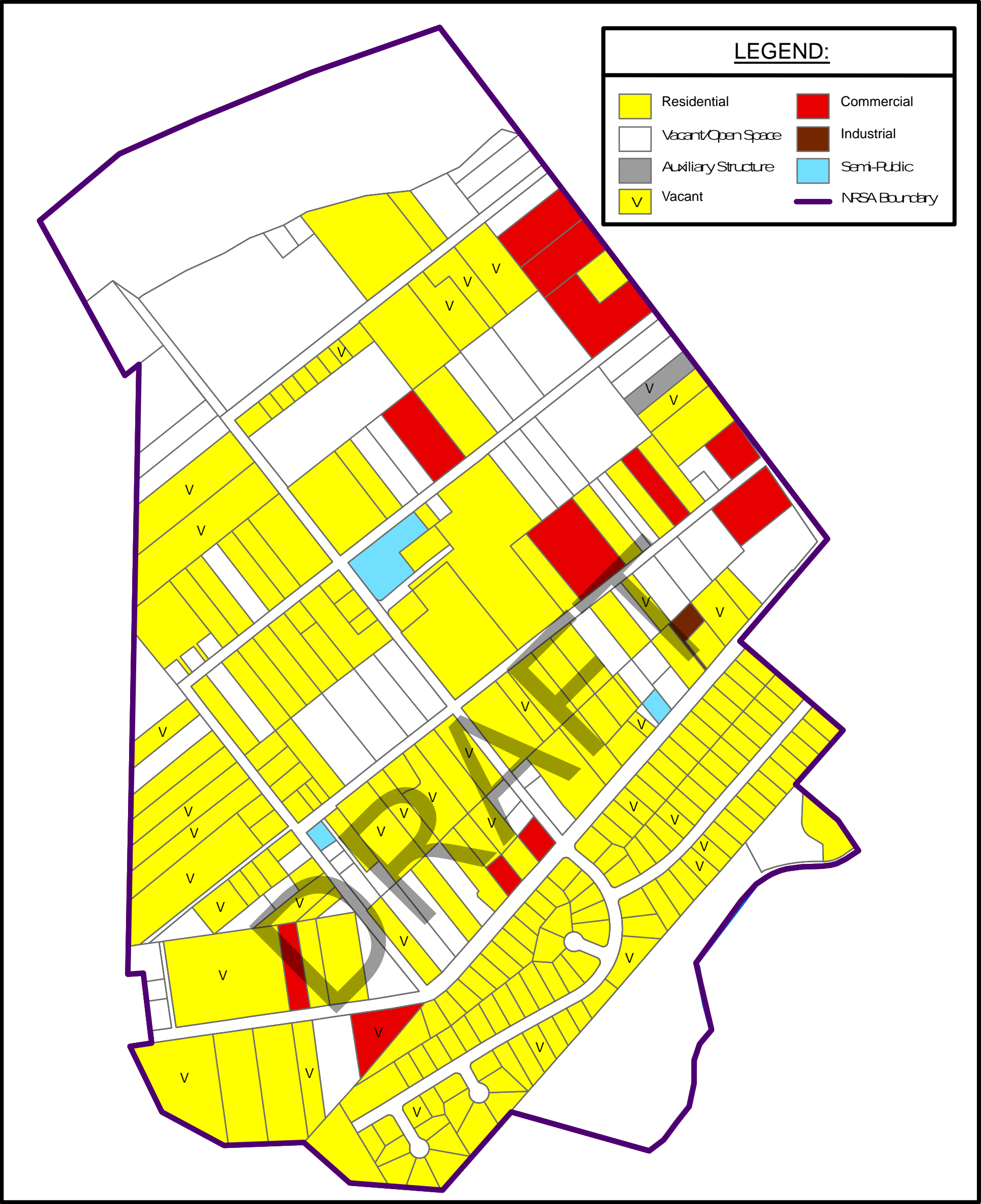




**NEIGHBORHOOD REVITALIZATION STRATEGY AREA  
(NRSA) FOR SHAW HEIGHTS  
CUMBERLAND COUNTY, NC**

**CENSUS TRACT & BLOCK GROUP MAP**

PREPARED BY: URBAN DESIGN VENTURES, LLC    PLANNING CONSULTANTS

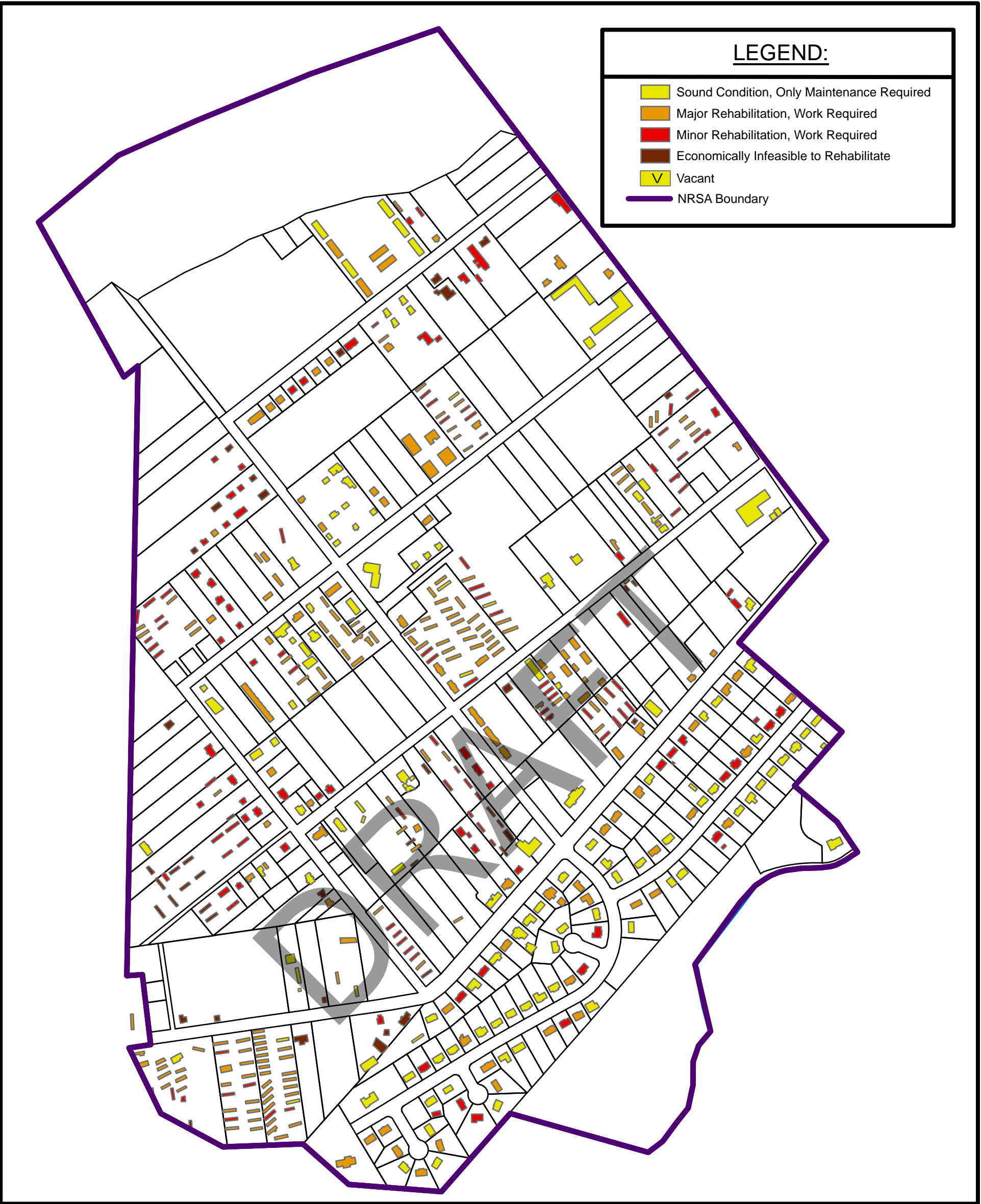


NEIGHBORHOOD REVITALIZATION STRATEGY AREA  
(NRSA) FOR SHAW HEIGHTS  
CUMBERLAND COUNTY, NC

**EXISTING LAND USE MAP**

PREPARED BY: URBAN DESIGN VENTURES, LLC    PLANNING CONSULTANTS





NEIGHBORHOOD REVITALIZATION STRATEGY AREA  
(NRSA) FOR SHAW HEIGHTS  
CUMBERLAND COUNTY, NC

STRUCTURAL CONDITIONS MAP

PREPARED BY: URBAN DESIGN VENTURES, LLC    PLANNING CONSULTANTS



# NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) PLAN CUMBERLAND COUNTY, NORTH CAROLINA

## C. DEMOGRAPHIC CRITERIA OF THE AREA

The NRSA encompasses the following census tracts and block groups from the 2010 U.S. Census:

- C.T. 24.01, B.G. 1

These block groups are shown on the Census Tract & Block Group Map in Section B of the NRSA Plan.

A variety of data sources are used to measure population and demographic data, and it should be noted that differing datasets may have different estimates.



### 1. POPULATION

The following table highlights the population for the Census Tracts and Block Groups of the Shaw Heights NRSA at the time of the 2013-2017 American Community Survey Five Year Estimates, which is the most recent ACS dataset available.

	CT 24.01 BG 1	Total Cumberland County
Population	884	332,766

Source: ACS 2013-2017 Five Year Estimates,  
[www.factfinder.gov](http://www.factfinder.gov)

The total population in the Shaw Heights NRSA is 884 persons. The total population of the Cumberland County is 332,766.

#### AGE:

The following table highlights the age breakdown for the Census Tracts and Block Groups of the Shaw Heights NRSA compared to Cumberland County at the time of the 2013-2017 American Community Survey Five Year Estimates.

	Total Shaw Heights NRSA		Cumberland County	
	Number	Percent	Number	Percent
<b>Total:</b>	<b>884</b>	<b>100%</b>	<b>332,766</b>	<b>100%</b>
<b>Median</b>	<b>36.4</b>	<b>(X)</b>	<b>31.0</b>	<b>(X)</b>
<b>Male:</b>	<b>390</b>	<b>44.12%</b>	<b>165,787</b>	<b>49.82%</b>
Under 5 years	37	9.49%	13,044	7.87%
5 to 9 years	23	5.90%	12,045	7.27%
10 to 14 years	15	3.85%	10,567	6.37%
15 to 19 years	38	9.75%	12,283	7.41%
20 to 24 years	19	4.87%	21,405	12.91%
25 to 29 years	15	3.85%	17,280	10.42%
30 to 34 years	44	11.28%	12,437	7.50%
35 to 39 years	10	2.56%	9,392	5.67%
40 to 44 years	33	8.46%	8,995	5.43%
45 to 49 years	26	6.67%	8,479	5.11%
50 to 54 years	33	8.46%	8,902	5.37%
55 to 59 years	33	8.46%	8,573	5.17%
60 to 64 years	29	7.44%	7,030	4.24%
65 to 69 years	10	2.56%	5,854	3.53%
70 to 74 years	16	4.10%	3,876	2.34%
75 to 79 years	0	0.0%	2,347	1.42%
80 to 84 years	5	1.28%	2,231	1.35%
85 years and over	4	1.03%	1,047	0.63%
<b>Median</b>	<b>35.8</b>	<b>(X)</b>	<b>28.8</b>	<b>(X)</b>
<b>Female:</b>	<b>494</b>	<b>55.88%</b>	<b>166,979</b>	<b>50.18%</b>
Under 5 years	22	4.45%	12,626	7.56%
5 to 9 years	38	7.69%	11,264	6.75%
10 to 14 years	39	7.89%	10,638	6.37%
15 to 19 years	34	6.88%	10,738	6.43%
20 to 24 years	55	11.13%	14,170	8.48%
25 to 29 years	35	7.09%	14,812	8.87%
30 to 34 years	9	1.82%	12,248	7.34%
35 to 39 years	46	9.31%	10,812	6.48%
40 to 44 years	21	4.25%	9,588	5.74%
45 to 49 years	24	4.86%	9,894	5.93%
50 to 54 years	42	8.50%	10,527	6.30%
55 to 59 years	12	2.43%	9,881	5.92%
60 to 64 years	16	3.24%	8,524	5.11%

65 to 69 years	26	5.26%	6,993	4.19%
70 to 74 years	16	3.24%	4,990	2.99%
75 to 79 years	21	4.25%	3,941	2.36%
80 to 84 years	24	4.86%	2,654	1.59%
85 years and over	14	2.83%	2,679	1.60%
Median	36.4	(X)	33.7	(X)

Source: 2013-2017 ACS Five Year Estimates

The median age in the NRSA is 36.4 years, this is higher than Cumberland County's at 31.0. The median age of males (35.8 years) is significantly higher the median age of males in the County (28.8 years), but comparable to that of females (36.4 years) in the NRSA. The median age for males in the County is 28.8 years, and the median age is 33.7 years for females. The population in both the NRSA and Cumberland County are comparable to the median age of the population of the State of North Carolina. The median age in the State of North Carolina is 38.4 years.

#### RACE:

The following table highlights the racial composition of the Shaw Heights NRSA compared to Cumberland County at the time of the 2013-2017 American Community Survey Five Year Estimates.

		White only	Black or African American only	American Indian and Alaska Native only	Asian only	Native Hawaiian and other Pacific Islander only	Some Other Race only	Two or More Races	Hispanic or Latino	Total
Total Shaw Heights NRSA	Number	163	606	8	0	0	26	81	99	884
	Percent	18.44%	68.55%	0.90%	0.0%	0.0%	2.94%	9.16%	11.20%	100%
Total Cumberland County	Number	148,550	117,984	4,107	8,018	755	775	15,246	37,331	332,766
	Percent	44.64%	35.46%	1.23%	2.41%	0.23%	0.23%	4.58%	11.22%	100%

Source: 2013-2017 ACS Five Year Estimates

The racial composition of the Shaw Heights NRSA is 721 persons who are considered to be minority (81.56%) and 163 persons who are non-minority (18.44%), with 606 people (68.55%) who are Black or African American. The minority population of the NRSA is much higher than Cumberland County and more than four times the rate in the State of North Carolina. The County has a 48.9% minority population, and the State of North Carolina has only 30.9% minority population. The Black or African American population of Cumberland County is comparable to Cumberland County

(41.54%), both of which are higher than the State of North Carolina. The Black or African American population of Cumberland County is only 36.6%, and only 21.5% in the State of North Carolina.

Shaw Heights is adjacent to The Murchison Road Corridor, which is a historically Black or African American community, and there is a lot of pride in that neighborhood. There is the potential for the revitalization of the Murchison Road Corridor to positively affect the Shaw Heights neighborhood in the longer term.

## 2. SOCIOECONOMIC DATA

An analysis of the latest census data and other socio-economic data is presented to gain a further in-depth perspective of the NRSA neighborhoods.

### INCOME:

The table below highlights the current low- and moderate-income population in Cumberland County. The block groups that have a population of more than 51% low- and moderate-income are highlighted in blue. The rows highlighted in tan are the block groups that are above 51% Low- and Moderate-Income.

LOW- AND MODERATE-INCOME CHART BY BLOCK GROUP FOR CUMBERLAND COUNTY, NC				
TRACT	BLKGRP	LOWMOD	LOWMODUNIV	LOWMODPCT
Census Tract	Block Group	Low/Mod	Low/Mod Universe	Percentage
000200	1	555	590	94.07%
000200	2	630	720	87.50%
000200	3	495	755	65.56%
000500	1	700	1155	60.61%
000500	2	325	485	67.01%
000500	3	460	585	78.63%
000600	1	730	1050	69.52%
000600	2	170	745	22.82%
000600	3	545	1775	30.70%
000600	4	595	660	90.15%
000600	5	105	1125	9.33%
000701	1	255	2265	11.26%
000701	2	100	1230	8.13%
000701	3	550	2125	25.88%

000702	1	270	1085	24.88%
000702	2	390	1000	39.00%
000800	1	290	665	43.61%
000800	2	305	805	37.89%
000800	3	755	1245	60.64%
000900	1	400	1055	37.91%
000900	2	565	755	74.83%
000900	3	315	890	35.39%
000900	4	195	935	20.86%
000900	5	270	915	29.51%
000900	6	360	890	40.45%
001000	1	570	950	60.00%
001000	2	1240	1790	69.27%
001100	1	645	1265	50.99%
001100	2	610	935	65.24%
001100	3	540	1315	41.06%
001200	1	505	1040	48.56%
001200	2	515	830	62.05%
001200	3	780	1145	68.12%
001200	4	1270	2295	55.34%
001400	1	805	1570	51.27%
001400	2	350	900	38.89%
001400	3	155	550	28.18%
001400	4	425	1500	28.33%
001400	5	735	1570	46.82%
001500	1	390	1345	29.00%
001500	2	620	1410	43.97%
001601	1	710	1925	36.88%
001601	2	595	2350	25.32%
001601	3	1220	3460	35.26%
001603	1	1095	1940	56.44%
001603	2	675	2050	32.93%
001604	1	395	1120	35.27%
001604	2	1230	2170	56.68%
001604	3	1390	3915	35.50%
001700	1	1295	2075	62.41%
001700	2	625	1230	50.81%
001700	3	830	1365	60.81%
001700	4	1510	4310	35.03%
001800	1	530	1315	40.30%



001800	2	555	1035	53.62%
001901	1	1120	2215	50.56%
001902	1	1145	2175	52.64%
001902	2	1090	2590	42.08%
001903	1	480	985	48.73%
001903	2	560	1605	34.89%
001903	3	340	675	50.37%
001903	4	670	955	70.16%
002001	1	450	1330	33.83%
002001	2	545	1480	36.82%
002002	1	335	560	59.82%
002002	2	960	2390	40.17%
002002	3	490	1205	40.66%
002002	4	405	1180	34.32%
002100	1	645	1130	57.08%
002100	2	865	1450	59.66%
002100	3	175	1330	13.16%
002200	1	60	285	21.05%
002200	2	560	990	56.57%
002300	1	710	790	89.87%
002300	2	1315	2200	59.77%
002300	3	605	1655	36.56%
002401	1	545	965	56.48%
002401	2	705	890	79.21%
002402	1	530	865	61.27%
002402	2	885	1325	66.79%
002402	3	275	1150	23.91%
002501	1	525	1765	29.75%
002501	2	610	1235	49.39%
002501	3	1020	4655	21.91%
002502	1	895	3140	28.50%
002502	2	605	1655	36.56%
002502	3	905	1755	51.57%
002503	1	580	1385	41.88%
002503	2	520	1760	29.55%
002503	3	525	1815	28.93%
002504	1	940	1245	75.50%
002504	2	540	2240	24.11%
002504	3	760	2580	29.46%
002600	1	645	1610	40.06%



002600	2	535	1355	39.48%
002600	3	155	1010	15.35%
002700	1	290	1060	27.36%
002700	2	330	1615	20.43%
002700	3	635	3225	19.69%
002700	4	775	2560	30.27%
002800	1	1095	2675	40.93%
002800	2	610	1710	35.67%
002800	3	410	2160	18.98%
002900	1	570	1285	44.36%
002900	2	315	1405	22.42%
002900	3	320	760	42.11%
002900	4	455	925	49.19%
003001	1	485	2175	22.30%
003001	2	1290	4700	27.45%
003001	3	495	3180	15.57%
003001	4	375	2365	15.86%
003002	1	985	2830	34.81%
003102	1	545	3480	15.66%
003102	2	320	945	33.86%
003103	1	560	1445	38.75%
003103	2	1020	2630	38.78%
003103	3	295	1595	18.50%
003104	1	630	1930	32.64%
003104	2	565	2070	27.29%
003104	3	1165	2295	50.76%
003201	1	320	1965	16.28%
003201	2	365	3900	9.36%
003201	3	425	2625	16.19%
003201	4	710	4070	17.44%
003203	1	1025	1915	53.52%
003203	2	425	1175	36.17%
003203	3	845	2285	36.98%
003204	1	640	1130	56.64%
003204	2	540	1160	46.55%
003204	3	780	2075	37.59%
003204	4	240	1045	22.97%
003204	5	885	3115	28.41%
003205	1	435	2415	18.01%
003205	2	350	2265	15.45%

003205	3	570	1035	55.07%
003302	1	905	1745	51.86%
003302	2	1250	3350	37.31%
003304	1	115	735	15.65%
003304	2	720	1210	59.50%
003304	3	1120	2655	42.18%
003304	4	520	825	63.03%
003304	5	125	940	13.30%
003304	6	115	485	23.71%
003305	1	745	2145	34.73%
003305	2	570	1605	35.51%
003305	3	1055	1920	54.95%
003307	1	555	1000	55.50%
003307	2	830	3300	25.15%
003309	1	490	2280	21.49%
003309	2	370	1650	22.42%
003309	3	480	1830	26.23%
003310	1	540	1035	52.17%
003310	2	110	400	27.50%
003310	3	665	1215	54.73%
003310	4	795	1965	40.46%
003311	1	920	2475	37.17%
003312	1	535	1330	40.23%
003312	2	645	1910	33.77%
003312	3	460	2005	22.94%
003312	4	550	1245	44.18%
003313	1	1090	3330	32.73%
003313	2	690	2900	23.79%
003314	1	1075	2310	46.54%
003314	2	620	2180	28.44%
003314	3	730	2770	26.35%
003401	1	0	0	0.00%
003401	2	1715	3240	52.93%
003402	1	0	0	0.00%
003402	2	0	0	0.00%
003403	1	380	835	45.51%
003403	2	1280	3065	41.76%
003404	1	0	0	0.00%
003404	2	0	0	0.00%
003405	1	1030	1760	58.52%

003406	1	160	895	17.88%
003407	1	615	1155	53.25%
003407	2	0	0	0.00%
003408	1	785	2730	28.75%
003408	2	775	2185	35.47%
003500	1	1765	3340	52.84%
003500	2	415	660	62.88%
003500	3	515	655	78.63%
003500	4	385	1055	36.49%
003600	1	315	680	46.32%
003600	2	420	750	56.00%
003600	3	1145	2195	52.16%
003600	4	765	2005	38.15%
003700	1	255	1895	13.46%
003700	2	155	1590	9.75%
003700	3	1785	3570	50.00%
003800	1	740	1030	71.84%
003800	2	260	380	68.42%
003800	3	425	860	49.42%
980100	1	0	0	0.00%
980200	1	0	0	0.00%
<b>Cumberland County Total</b>		<b>117,930</b>	<b>314,220</b>	<b>37.53%</b>

Source: U.S. Department of Housing and Urban Development

The Low- and Moderate-Income Table for the census tracts and block groups in the Shaw Heights Neighborhood Revitalization Strategy Area are listed below. The Shaw Heights Neighborhood is contained within one block group, which has a low- and moderate-income percentage of 56.48%. The upper quartile of Cumberland County is 52.93%. The NRSA has a higher low- and moderate-income population than the upper quartile for the County.

LOW- AND MODERATE-INCOME CHART BY BLOCK GROUP FOR THE NRSA AREA FOR CUMBERLAND COUNTY, NC				
TRACT	B.G.	LOWMOD	LOWMODUNIV	LOWMODPCT
24.01	1	545	965	56.48%
<b>NRSA Area Total:</b>		<b>545</b>	<b>965</b>	<b>56.48%</b>

Source: U.S. Department of Housing and Urban Development

Cumberland County has a low- and moderate-income population as a whole of 35.6%, while the NRSA has a much higher low- and moderate-income population of 56.48%. The State of North Carolina has a low- and moderate-income population of 42.6%.

The median household income in the Shaw Heights NRSA is lower than that of Cumberland County, and both are much lower than the median household incomes the State of North Carolina. According to the 2013-2017 American Community Survey (the most recent data available for the County), the median household income for the NRSA was \$21,657 compared to \$44,737 for the County. According to 2013-2017 American Community Survey 5-year Estimates, the median household income for the State of North Carolina is \$50,320.

### Median Household Income

Total:			Less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$24,999	\$25,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 or more	Median household income in 2017
NRSA - C.T. 24.01 B.G. 1	#	409	42	134	146	57	50	47	12	0	5	0	21,657
	%	100%	10.27%	32.76%	35.70%	13.94%	12.22%	11.49%	2.93%	0.00%	1.22%	0.00%	(X)
Total Cumberland County	#	124,500	10,577	13,870	15,330	16,042	20,046	23,348	14,056	11,959	3,587	2,454	44,737
	%	100%	8.50%	11.14%	12.32%	12.89%	16.11%	18.75%	11.29%	9.61%	2.88%	1.97%	(X)

Source: 2013-2017 ACS Five Year Estimates

10.3% of households in the NRSA have a median household income of less than \$10,000 a year, which is higher than that of Cumberland County, where 8.5% of households have a median household income of less than \$10,000 a year. The majority of the households in the NRSA fall into the \$15,000 to \$24,999 income bracket (68.5%), while a much smaller proportion of Cumberland County (23.5%) has a median income in that range. Based on household incomes alone, Shaw Heights is significantly poorer than Cumberland County as a whole.

The median household income for both the County and the NRSA are well below the low-income limit for the FY 2019 Section 8 Income Limits for the Fayetteville-Cumberland County, North Carolina Housing and Mortgage Finance Agency (HMFA) (within the Fayetteville, NC MSA) for all household sizes. Cumberland County is part of the Fayetteville, NC HMFA. The Median Income for a family of four (4) in the Fayetteville-Cumberland County, NC HMFA is \$55,180 for 2019.

### Fayetteville-Cumberland County Section 8 Income Limits for 2019

Income Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low (30%) Income Limits	\$12,490	\$16,910	\$21,330	\$25,750	\$29,850	\$32,050	\$34,250	\$36,450
Very Low (50%) Income Limits	\$19,350	\$22,100	\$24,850	\$27,600	\$29,850	\$32,050	\$34,250	\$36,450
Low (80%) Income Limits	\$30,950	\$35,350	\$39,750	\$44,150	\$47,700	\$51,250	\$54,750	\$58,300

Source: [www.hud.gov](http://www.hud.gov)

### CIVILIAN EMPLOYMENT:

The table below highlights the major occupations of the employed civilian population over the age of 16 in Cumberland County and the Shaw Heights NRSA.

	Total Shaw Heights NRSA		Total Cumberland County	
	Number	Percent	Number	Percent
Total Population	884	100%	332,766	100%
Total employed civilian population 16 years and older	362	40.95%	123,968	48.00%
<b>Male</b>	<b>173</b>	<b>47.79%</b>	<b>59,969</b>	<b>48.37%</b>
Management, professional, and related occupations	15	8.67%	16,474	27.47%
Service occupations	19	10.98%	11,452	19.10%
Sales and office occupations	42	24.28%	11,402	19.01%
Natural resources, construction, and maintenance occupations	28	16.18%	10,043	16.75%
Production, transportation, and material moving occupations	69	39.88%	5,228	8.72%
<b>Female</b>	<b>189</b>	<b>52.21%</b>	<b>63,999</b>	<b>51.63%</b>
Management, professional, and related occupations	20	10.58%	24,484	38.26%
Service occupations	79	41.80%	14,148	22.11%
Sales and office occupations	69	36.51%	20,479	32.00%
Natural resources, construction, and maintenance occupations	4	2.12%	516	0.81%
Production, transportation, and material moving occupations	17	8.99%	4,372	6.83%

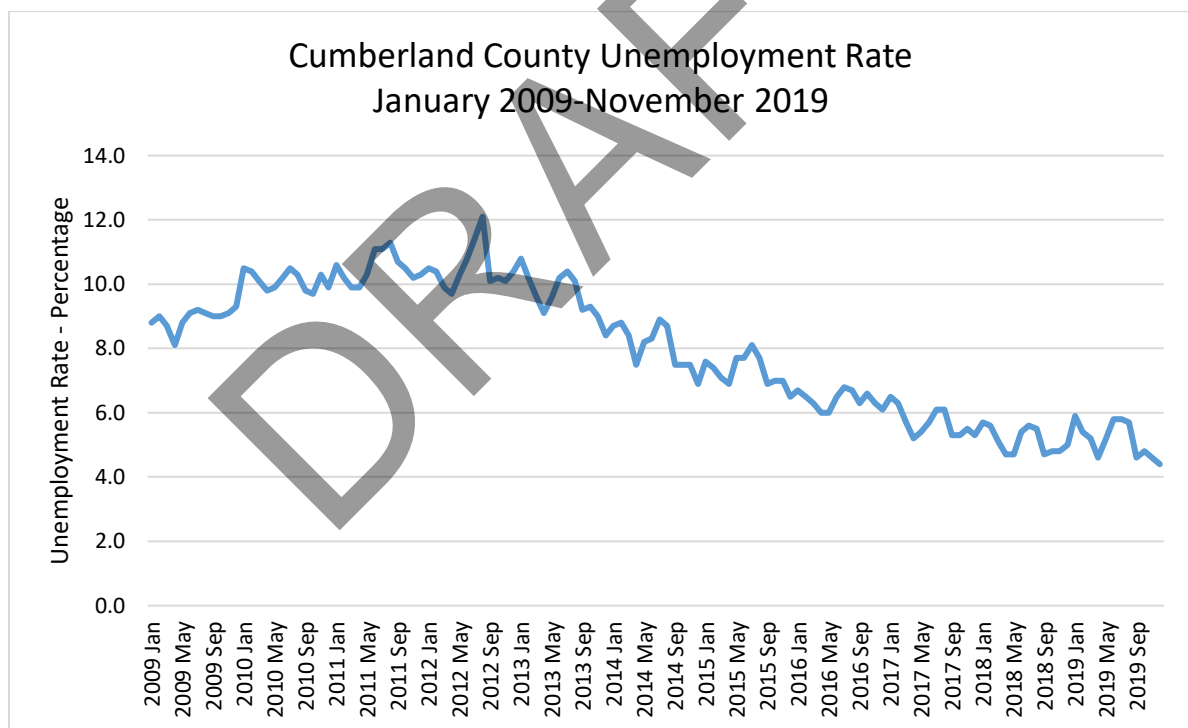
Source: 2013-2017 ACS Five Year Estimates

Of the total population over the age of 16 in the NRSA, 40.95% are employed civilians. Of the total population in Cumberland County, 37.25% are employed civilians over the age of 16. Males and female civilians are employed at about the same rate. Male civilians are mostly employed in

production, transportation, and material moving occupations in the NRSA (39.88%) which is disproportionately higher than the County, which has a male population employed in this sector at 8.72% of the population. Female civilians are employed mostly in service occupations in the NRSA (41.8%) and sales, and office occupations in the NRSA (36.51%). In the County, females are predominantly employed in management, professional, and related occupations (38.26%).

It is important to note that the military is the largest employer in Cumberland County, and military employment should be taken into consideration. According to the 2013-2017 ACS, there were 29,698 individuals in the Armed Forces, or 11.5% of the labor force in Cumberland County. This data was not available for individual block groups.

The following chart illustrates the trends of the unemployment rate (not seasonally adjusted) for Cumberland County from January 2009 through November 2019 as reported by the Bureau of Labor Statistics ([www.bls.gov](http://www.bls.gov)).



The unemployment rate in Cumberland County experienced an overall decrease from 2009 through 2019, and unemployment continues on a downward trend. However, it is still higher when compared to the November 2019 rate of 3.8% for the State of North Carolina, and the national unemployment rate at the time of 3.5%.

## EDUCATION:

The table below highlights the educational attainment of the population over the age of 25 in Cumberland County and the Shaw Heights NRSA.

	Total Shaw Heights NRSA		Total Cumberland County	
	Number	Percent	Number	Percent
<b>Total</b>	564	100%	203,986	100%
<b>Male</b>	258	45.74%	96,443	47.28%
No schooling completed	0	0.00%	992	1.03%
Less than 9th grade	18	6.98%	1,886	1.96%
9th to 12th grade, no diploma	54	20.93%	6,047	6.27%
High school graduate (includes equivalency)	124	48.06%	25,367	26.30%
Some college, no degree	40	15.50%	29,815	30.91%
Associate degree	5	1.94%	9,901	10.27%
Bachelor's degree	17	6.59%	14,875	15.42%
Graduate or professional degree	0	0.00%	7,560	7.84%
<b>Female</b>	306	54.26%	107,543	52.72%
No schooling completed	16	5.23%	1,267	1.18%
Less than 9th grade	25	8.17%	2,145	1.99%
9th to 12th grade, no diploma	54	17.65%	7,100	6.60%
High school graduate (includes equivalency)	102	33.33%	27,528	25.60%
Some college, no degree	88	28.76%	30,120	28.01%
Associate degree	16	5.23%	12,341	11.48%
Bachelor's degree	0	0.00%	17,842	16.59%
Graduate or professional degree	5	1.63%	9,200	8.55%

Source: 2013-2017 ACS Five Year Estimates

In the NRSA, 29.6% of people over 25 years old have no high school diploma nor an equivalency diploma. It is reported that 72.1% of males and 69.0% of females have achieved at least a high school diploma or the equivalent of one. The numbers are much lower than those in Cumberland County, with 90.7% of males and 90.2% of females achieving at least a high school diploma or its equivalent. Residents in Cumberland County and the NRSA have not obtained the same level of education. The achievement numbers for a high school education in the NRSA are much lower than they are for Cumberland County. However, in the State of North Carolina, 85.2% of males and 88.4% of females have at least a high school diploma or equivalent.



The high school drop-out rates for the NRSA are also much higher than they are for Cumberland County and the State of North Carolina. In the NRSA, 20.9% of males and 5.9% of females achieved an education between 9<sup>th</sup> and 12<sup>th</sup> grade, but did not graduate, and in Cumberland County, 6.3% of males and 6.6% of females dropped out, which is similar to the State of North Carolina with a drop-out rate of 9.2% for males and 7.3% of females.

Overall, educational attainment for males and females is about equal when looking at high school graduates in the County, although males complete additional schooling at a lower rate than females in the NRSA. Fewer males in the NRSA achieved a bachelor's degree or higher than females (6.59% compared to 1.63%). In Cumberland County and the State of North Carolina, males achieved a bachelor's degree or higher at a lower rate than females, at 20.2% to 26.8% in the County and 28.9% to 30.7% in the State.

### 3. HOUSING

The occupancy status for the NRSA is lower than that of the County, with 73.8% of units occupied in the NRSA, which is below the 85.8% of all units occupied in Cumberland County. The vacancy rates in the NRSA (26.2%) are higher than the vacancy rates of the County (14.2%) and the State (14.3%).

**Occupancy Status**

		Total:	Occupied	Vacant
<b>C.T. 24.01, BG 1</b>	<b>Number</b>	554	409	145
	<b>Percent</b>	100%	73.83%	26.17%
<b>Total Shaw Heights NRSA</b>	<b>Number</b>	554	409	145
	<b>Percent</b>	100%	73.83%	26.17%
<b>Total Cumberland County</b>	<b>Number</b>	145,090	124,500	20,590
	<b>Percent</b>	100%	85.81%	14.19%

Source: 2013-2017 ACS Five Year Estimates

#### TENURE:

The majority of households living in the NRSA are renters, and the percentage of renter-occupied units in the NRSA (82.64%) is much higher than the County as a whole (48.97%).

### Tenure of Households

		Total	Total Owner Occupied	Total Renter Occupied
C.T. 24.01, BG 1	Number	409	71	338
	Percent	100%	17.36%	82.64%
Total Shaw Heights NRSA	Number	409	71	338
	Percent	100%	17.36%	82.64%
Total Cumberland County	Number	124,500	63,533	60,967
	Percent	100%	51.03%	48.97%

Source: 2013-2017 ACS Five Year Estimates

The NRSA has a very low homeownership rate, at 17.36%. Overall, Cumberland County has a homeownership rate at 51.0% and a comparable renter-occupied household rate at 48.97%. The State of North Carolina has much higher rates of homeownership than the NRSA, at 65.0%.

### VACANCY:

### Vacancy Status

	Total Shaw Heights NRSA		Total Cumberland County	
	Number	Percent	Number	Percent
<b>Total</b>	<b>145</b>	<b>100%</b>	<b>20,590</b>	<b>100%</b>
For rent	55	37.93%	5,475	26.59%
Rented, not occupied	4	2.76%	1,665	8.09%
For sale only	5	3.45%	2,559	12.43%
Sold, not occupied	19	13.10%	2,536	12.32%
For seasonal, recreational, or occasional use	0	0.0%	500	2.43%
For migrant workers	0	0.0%	14	0.07%
Other vacant	62	42.76%	7,841	38.08%

Source: 2013-2017 ACS Five Year Estimates

The largest percentage of vacancies in the NRSA and the County is in the “other vacant” category, with about 42.76% in the NRSA but only 38.08% for the County. The definition of “other vacant” according to the U.S. Census Bureau is when a vacant unit does not fall into any of the other classifications specified above. This includes housing units “unfit” for habitation. This trend, combined with the high vacancy rate in the NRSA when compared to the County or State, could indicate a large amount of blighted properties in Shaw Heights. The second largest category of vacancies in both the NRSA and the County are rental units at 37.93% and 26.59%. The rate of households for rent is much lower in the State of North

Carolina at 16.2%, but vacancy rates of homes for sale are higher than that of the NRSA at 8.1%.

#### RACE OF HOUSEHOLDER:

##### Race of Householder

	Total Shaw Heights NRSA		Total Cumberland County	
	Number	Percent	Number	Percent
<b>Total</b>	409	100%	124,500	100%
Householder who is White alone	97	23.72%	67,228	54.00%
Householder who is Black or African American alone	278	67.97%	46,316	37.20%
Householder who is American Indian and Alaska Native alone	8	1.96%	1,473	1.18%
Householder who is Asian alone	0	0.0%	2,548	2.08%
Householder who is Native Hawaiian and Other Pacific Islander alone	0	0.0%	300	0.24%
Householder who is Some Other Race alone	15	3.67%	2,666	2.14%
Householder who is Two or More Races	11	2.69%	3,933	3.16%
Householder who is Hispanic or Latino	40	9.78%	11,621	9.33%

Source: 2013-2017 ACS Five Year Estimates

Householders who are minorities in the NRSA comprise 76.3%, compared to 46.0% in Cumberland County. White householders in the NRSA make up 23.72% and are a minority within the NRSA. In the NRSA, 67.97% of householders are Black or African American, compared to 37.2% in the County. These rates are much higher than they are the State of North Carolina. In the State, only 27.7% of householders are minorities with only 21.0% being Black or African American.

#### AGE OF HOUSEHOLDER:

##### Age of Householder

	Total Shaw Heights NRSA		Total Cumberland County	
	Number	Percent	Number	Percent
<b>Total</b>	409	-	124,500	-
<b>Owner occupied</b>	71	17.36%	63,533	51.03%
Householder 15 to 24 years	0	0.0%	644	1.01%

Householder 25 to 34 years	0	0.0%	6,561	10.33%
Householder 35 to 44 years	6	8.45%	10,287	16.19%
Householder 45 to 54 years	4	5.63%	13,649	21.48%
Householder 55 to 59 years	0	0.0%	7,456	11.74%
Householder 60 to 64 years	15	21.13%	6,509	10.25%
Householder 65 to 74 years	17	23.94%	10,495	16.52%
Householder 75 to 84 years	20	28.17%	5,954	9.37%
Householder 85 years and over	9	12.68%	1,978	3.11%
<b>Renter occupied</b>	<b>338</b>	<b>82.64%</b>	<b>60,967</b>	<b>48.97%</b>
Householder 15 to 24 years	16	4.73%	8,457	13.87%
Householder 25 to 34 years	61	18.05%	20,865	34.22%
Householder 35 to 44 years	72	21.3%	11,916	19.54%
Householder 45 to 54 years	78	23.08%	8,564	14.05%
Householder 55 to 59 years	24	7.10%	3,446	5.65%
Householder 60 to 64 years	25	7.40%	2,717	4.46%
Householder 65 to 74 years	34	10.06%	3,195	5.24%
Householder 75 to 84 years	23	6.80%	1,277	2.09%
Householder 85 years and over	5	1.48%	530	0.87%

Source: 2013-2017 ACS Five Year Estimates

The largest percentage of householders in the NRSA are renters at 82.64% and in the County, are 48.97%. The largest cohort is between 25 and 55 years old for renters, and there is a disproportionately large number of renters over 65 in the neighborhood. The largest proportion of homeowners in the NRSA is over 60. Though these trends hold true for renters in Cumberland County and the state of North Carolina, homeowners are more common at the 45 and older age group for the County and the State.

#### HOUSEHOLD TYPE:

#### Household Type

	Total Shaw Heights NRSA		Total Cumberland County	
	Number	Percent	Number	Percent
<b>Total households</b>	<b>409</b>	<b>100%</b>	<b>124,500</b>	<b>100%</b>
Family households (families)	164	40.10%	78,900	63.37%
Nonfamily households	245	59.90%	45,600	36.63%
Families with male householder, no wife present	25	6.11%	4,860	3.90%
Families with female householder, no husband present	64	15.65%	20,458	16.43%
<b>Total households</b>	<b>409</b>	<b>100%</b>	<b>124,500</b>	<b>100%</b>

Householder living alone	212	51.83%	39,256	31.53%
Living alone and over 65 years old	74	18.09%	10,528	8.46%
Male, living alone	89	10.07%	18,881	15.17%
Female, living alone	123	13.91%	20,375	16.37%

Source: 2013-2017 ACS Five Year Estimates

The largest percentage of households are nonfamily households in the NRSA (59.9%), though family households are the largest percentage of households in Cumberland County (63.4%), The same trend holds true for the State of North Carolina with 80.7% families.

### Household Size

	Total Shaw Heights NRSA		Total Cumberland County	
	Number	Percent	Number	Percent
<b>Owner-occupied housing units</b>	71	17.36%	63,533	51.03%
1-person household	42	59.15%	16,467	25.92%
2-person household	8	11.27%	23,749	37.38%
3-person household	4	5.63%	10,547	16.60%
4-person household	7	9.86%	7,226	11.37%
5-person household	10	14.08%	3,635	5.72%
6-person household	0	0.0%	1,196	1.88%
7-or-more-person household	0	0.0%	713	1.12%
<b>Renter-occupied housing units</b>	338	82.64%	60,967	48.97%
1-person household	170	50.30%	22,789	37.38%
2-person household	70	20.71%	16,897	27.71%
3-person household	63	18.64%	9,422	15.45%
4-person household	13	3.85%	7,604	12.47%
5-person household	10	2.96%	2,812	4.61%
6-person household	12	3.55%	975	1.60%
7-or-more-person household	0	0.0%	468	0.77%
<b>Average household size</b>	2.13	-	2.55	-

Source: 2013-2017 ACS Five Year Estimates

One-person households are the most common household size in the NRSA. The largest percentages of households are either one or two person households in Cumberland County and the State of North Carolina. The average household size in the NRSA (2.13) is smaller than the household size in the County (2.55), and State (2.53).

### Family Type and Presence of Own Children

	Total Shaw Heights NRSA		Total Cumberland County	
	Number	Percent	Number	Percent
<b>Total:</b>	<b>164</b>	<b>100%</b>	<b>78,900</b>	<b>100%</b>
With own children under 18 years:	81	49.39%	36,579	46.59%
Under 6 years only	15	9.15%	10,422	13.21%
Under 6 years and 6 to 17 years	5	3.05%	7,436	9.43%
6 to 17 years only	61	37.20%	18,901	23.96%
No own children under 18 years	83	50.61%	42,141	53.41%
<b>Husband-wife family:</b>	<b>75</b>	<b>45.73%</b>	<b>53,582</b>	<b>67.91%</b>
With own children under 18 years:	43	57.33%	21,844	40.77%
Under 6 years only	12	27.91%	6,685	30.60%
Under 6 years and 6 to 17 years	5	11.63%	4,806	22.00%
6 to 17 years only	26	60.47%	10,353	47.70%
No own children under 18 years	32	42.67%	31,738	59.23%
<b>Other family:</b>	<b>89</b>	<b>54.27%</b>	<b>25,318</b>	<b>32.09%</b>
<b>Male householder, no wife present:</b>	<b>25</b>	<b>28.09%</b>	<b>4,860</b>	<b>19.20%</b>
With own children under 18 years:	16	64.00%	2,675	55.04%
Under 6 years only	3	18.75%	994	37.16%
Under 6 years and 6 to 17 years	0	0.0%	398	14.88%
6 to 17 years only	13	81.25%	1,283	47.96%
No own children under 18 years	9	36.00%	2,185	44.96%
<b>Female householder, no husband present:</b>	<b>64</b>	<b>71.91%</b>	<b>20,458</b>	<b>80.80%</b>
With own children under 18 years:	22	34.38%	12,240	59.83%
Under 6 years only	0	0.0%	2,743	22.41%
Under 6 years and 6 to 17 years	0	0.0%	2,232	18.24%
6 to 17 years only	22	100%	7,265	59.35%
No own children under 18 years	42	65.62%	8,218	40.17%

Source: 2013-2017 ACS Five Year Estimates

The majority of families in the NRSA and the County do not have children under the age of 18 (50.6% and 53.4% respectively), although most families in the NRSA are not husband-wife married couples (54.27%). Families with children are more prevalent in Cumberland County and the State of North Carolina, however, where 46.5% of families in the County and 42.4% in the State have children under the age of 18. The majority of families in the County and State are husband-wife married couples at 67.9% and 73.2% respectively. Consequently, there is a high concentration of single-female households in the NRSA, as compared to Cumberland County and the State of North Carolina. 71.9% of the households in the NRSA are single-female

households. However, and 34.4% of those have children under the age of 18, compared to the County and the State. Cumberland County only has 25.9% single-female households (of which 59.8% are single mothers) and North Carolina only has 27.4% single-female households (of which 54.7% are single mothers).

#### AGE OF HOUSING:

##### Year Structure was Built

	Total Shaw Heights NRSA		Total Cumberland County	
	Number	Percent	Number	Percent
<b>Total housing units</b>	554	100%	145,090	100%
Built 2014 or later	0	0.0%	1,316	0.91%
Built 2010 to 2013	0	0.0%	7,160	4.93%
Built 2000 to 2009	6	1.08%	24,278	16.73%
Built 1990 to 1999	50	9.03%	29,405	20.27%
Built 1980 to 1989	135	24.37%	24,285	16.74%
Built 1970 to 1979	158	28.52%	26,887	18.63%
Built 1960 to 1969	104	18.77%	16,668	11.49%
Built 1950 to 1959	75	13.54%	9,057	6.24%
Built 1940 to 1949	13	2.35%	3,476	2.40%
Built 1939 or earlier	13	2.35%	2,558	1.76%

Source: 2013-2017 ACS Five Year Estimates

Overall, more than half of the housing units were built between 1970 and 1989 at 52.9%. According to the 2013-2017 American Community Survey Five Year Estimates, (the most current Census data available for physical housing characteristics in Cumberland County), a small portion of the units have been built in the last twenty years in the NRSA or in Cumberland County. Since the year 2010, the NRSA has had no new housing units built, while the County has built 8,476 new housing units during the same time frame. The same is not true of the State of North Carolina according to the 2013-2017 American Community Survey Five Year Estimates. For the County as a whole, 30.1% of housing units were built in between 1970 and 1989, and 5.8% were built since the year 2010. Only 29.8% of housing units in the State of North Carolina were built between 1970 and 1989, but 4.5% were built since the year 2010. This indicates that the NRSA has a moderately old housing stock, and is proportionally an older housing stock than the rest of the County.



**NUMBER OF UNITS:****Units in Structures**

	Total Shaw Heights NRSA		Total Cumberland County	
	Number	Percent	Number	Percent
<b>Total housing units</b>	554	100%	145,090	100%
<b>1, detached</b>	204	36.82%	92,109	63.48%
<b>1, attached</b>	17	3.07%	4,808	3.31%
<b>2</b>	43	7.76%	3,649	2.51%
<b>3 or 4</b>	48	8.66%	5,419	3.73%
<b>5 to 9</b>	6	1.08%	10,176	7.01%
<b>10 to 19</b>	4	0.72%	8,144	5.61%
<b>20 to 49</b>	0	0.0%	5,901	4.07%
<b>50 or more</b>	0	0.0%	1,312	0.90%
<b>Mobile home</b>	232	41.88%	13,560	9.35%
<b>Boat, RV, van, etc.</b>	0	0.0%	12	0.01%

Source: 2013-2017 ACS Five Year Estimates

In the NRSA, 41.88% of the housing units are mobile homes. Single-unit detached housing is the next most common, at 36.82% of housing. The percentage of 1-unit detached housing units is much higher in the County at 63.5%, and only 0.9% of the housing in the County are mobile homes. The percentage of 1-unit detached homes in the State of North Carolina (65.2%) is much higher than the NRSA, but comparable to the County.

**ROOM SIZE & OCCUPANTS PER ROOM:****Rooms in the Housing Unit**

	Total Shaw Heights NRSA		Total Cumberland County	
	Number	Percent	Number	Percent
<b>1 Room</b>	4	0.72%	1,161	0.80%
<b>2 Rooms</b>	12	2.17%	1,999	1.38%
<b>3 Rooms</b>	65	11.73%	10,985	7.57%
<b>4 Rooms</b>	311	56.14%	25,079	17.29%
<b>5 Rooms</b>	118	21.30%	34,094	23.50%
<b>6 Rooms</b>	35	6.32%	30,769	21.21%
<b>7 or more Rooms</b>	9	1.62%	18,554	12.79%
<b>Median</b>	4.1	(X)	5.5	(X)

Source: 2013-2017 ACS Five Year Estimates

The median number of rooms per unit in the NRSA is 4.1 while the median rooms throughout the County is 5.5. Most units in the NRSA have 3, 4, or 5 room, but most in the County have 4, 5, or 6 rooms. The State has a median number of rooms per unit at 5.5, and most units have 4, 5, or 6 rooms, and is more similar to the makeup of Cumberland County than the NRSA.

### Occupants per Room

	Total Shaw Heights NRSA		Total Cumberland County	
	Number	Percent	Number	Percent
<b>Total Housing Units</b>	409	100%	124,500	100%
<b>Owner-Occupied Housing Units</b>	71	17.36%	63,533	51.03%
0.50 or less	50	70.42%	51,193	80.58%
0.50 to 1.00	21	29.58%	11,539	18.16%
1.01 to 1.50	0	0.0%	589	0.93%
1.51 to 2.00	0	0.0%	182	0.29%
2.01 or more	0	0.0%	30	0.05%
<b>Renter-Occupied Housing Units</b>	338	82.64%	60,967	48.97%
0.50 or less	223	65.98%	41,406	67.92%
0.50 to 1.00	93	27.51%	18,385	30.16%
1.01 to 1.50	22	6.51%	969	1.59%
1.51 to 2.00	0	0.0%	133	0.22%
2.01 or more	0	0.0%	74	0.12%

Source: 2013-2017 ACS Five Year Estimates

The NRSA, the County, and the State are both are all over 94% of 1.00 or less occupants per room. The NRSA has 94.6% of households at 1.00 or less occupants per room, and 100% of homeowner occupied housing has 1.00 or less occupants per room. The numbers are higher for the County and State, with 98.4% of 1.00 or less persons per room in Cumberland County and 97.6% in the State of North Carolina.

### TENURE IN HOUSING:

#### Year Household Moved into Unit

	Total Shaw Heights NRSA		Total Cumberland County	
	Number	Percent	Number	Percent
<b>2010 to 2015 or later</b>	223	54.52%	65,550	52.65%
<b>2000 to 2009</b>	121	29.58%	29,560	23.74%
<b>1990 to 1999</b>	10	2.45%	13,832	11.11%

1980 to 1989	12	2.93%	6,873	5.52%
1979 or earlier	43	10.51%	8,685	6.98%

Source: U.S. 2013-2017 ACS Five Year Estimates

Almost half of people in the Shaw Heights NRSA and Cumberland County moved into their home recently according to the 2013-2017 ACS Five Year Estimates. In the NRSA, 54.52% of people moved into their unit in 2010 or later compared to 52.65% of people in the County that moved into their unit in the same time frame. A large number of residents of the neighborhood also moved into their unit in 1979 or earlier (10.51%). Residents were less mobile in the State of North Carolina (42.1%), where less than half of the population moved into their units in the five-year period between 2010 and 2015 or later. There is a community of long-time residents in the neighborhood, though it is predominantly composed of new arrivals. This is likely due to the disparity between renters and homeowners in the NRSA.

#### HOUSING VALUES:

##### Value of Housing Unit

	Total Shaw Heights NRSA		Total Cumberland County	
	Number	Percent	Number	Percent
Less than \$50,000	14	19.71%	5,608	8.83%
\$50,000 to \$99,999	28	39.43%	15,525	24.43%
\$100,000 to \$149,999	23	32.39%	15,579	24.52%
\$150,000 to \$199,999	0	0.0%	11,644	18.33%
\$200,000 to \$299,999	6	8.45%	10,094	15.89%
\$300,000 to \$499,999	0	0.0%	3,960	6.23%
\$500,000 to \$999,999	0	0.0%	904	1.42%
\$1,000,000 or more	0	0.0%	219	0.35%
Median (dollars)	68,500	(X)	131,200	(X)

Source: U.S. 2013-2017 ACS Five Year Estimates

The median value of houses in the NRSA is \$68,500 versus the County's median value of \$131,200. North Carolina's median home value of \$161,000 is much higher than the County and NRSA. Median home value for mobile homes is not available for the NRSA, but is \$10,000 for Census Tract 24.01 and \$41,200 for the County.

## REAL ESTATE DATA:

According to the 2013-2017 American Community Survey 5-Year Estimates, the average home value in Cumberland County was \$131,200. Housing sales data from Realtor.com as of January 2020, indicated that there were 2,131 homes for sale, ranging in list price from \$6,300 to \$2,400,000 with a median home listing price of \$143,000, or \$90 per square foot.

The real estate market in Shaw Heights is weak. Seven (7) homes were sold in 2019, as well as 2018, and three (3) homes were sold in 2017 for a total of seventeen (17) home sales in the last three years. However, one house above \$200,000 has been sold each of these years. The table below compares the number of homes sold in Shaw Heights in 2017, 2018, and 2019.



**Homes Sold in Shaw Heights NRSA**

Sales Price	2017		2018		2019	
	Number	Percent	Number	Percent	Number	Percent
\$0 to \$10,000	1	14.3%	0	0.0%	0	0.0%
\$10,001 to \$20,000	0	0.0%	3	42.9%	0	0.0%
\$20,001 to \$30,000	3	42.9%	0	0.0%	0	0.0%
\$30,001 to \$40,000	0	0.0%	2	28.6%	1	33.3%
\$40,001 to \$50,000	1	14.3%	0	0.0%	0	0.0%
\$50,001 to \$60,000	0	0.0%	0	0.0%	0	0.0%
\$60,001 to \$70,000	1	14.3%	0	0.0%	1	33.3%
\$70,001 to \$80,000	0	0.0%	1	14.3%	0	0.0%
\$80,001 to \$90,000	0	0.0%	0	0.0%	0	0.0%
\$90,001 to \$100,000	0	0.0%	0	0.0%	0	0.0%
\$100,001 to \$125,000	0	0.0%	0	0.0%	0	0.0%

\$125,001 to \$150,000	0	0.0%	0	0.0%	0	0.0%
Over \$150,000	1	14.3%	1	14.3%	1	33.3%
<b>TOTAL</b>	<b>7</b>	<b>100%</b>	<b>7</b>	<b>100%</b>	<b>3</b>	<b>99.9%</b>

Source: Zillow.com

The average rent for a 2-bedroom apartment in the Shaw Heights is \$656 per month, with a median rent of \$650 per month (Sources [www.rentometer.com](http://www.rentometer.com)). The average rent for a 3-bedroom unit in the area is \$890 per month, with a median rent of \$889 per month (Sources [www.rentometer.com](http://www.rentometer.com)). However, listings are rare for Shaw Heights. Only two (2) listings are available on [www.Rentometer.com](http://www.Rentometer.com) in the neighborhood, and only one rental is available on [www.Zillow.com](http://www.Zillow.com) in the neighborhood.

## HOUSING COSTS:

### Mortgage Status and Selected Monthly Owner Costs

	Total Shaw Heights NRSA		Total Cumberland County	
	Number	Percent	Number	Percent
<b>With a mortgage</b>	23	32.39%	42,816	67.39%
Less than \$300	0	0.0%	108	0.17%
\$300 to \$499	5	7.04%	710	1.11%
\$500 to \$699	0	0.0%	2,832	4.46%
\$700 to \$999	7	9.86%	10,049	15.82%
\$1,000 to \$1,499	5	7.04%	17,187	27.06%
\$1,500 to \$1,999	6	8.45%	7,771	12.23%
\$2,000 or more	0	0.0%	4,159	6.54%
Median (dollars)	993	(X)	1,198	(X)
<b>Not mortgaged</b>	48	67.61%	20,717	32.61%
Median (dollars)	375	(X)	411	(X)

Source: U.S. 2013-2017 ACS Five Year Estimates

The majority of homeowners are not mortgage holders in the NRSA (67.6%) as compared to the County as a whole (32.6%), and their monthly costs are much lower than homeowners with a mortgage. Homeowners in the NRSA have a median cost of \$993 per month with a mortgage compared to \$375 per month without. The costs are lower per month than they are in Cumberland County and North Carolina, with or without a mortgage. In Cumberland County, median monthly costs are \$1,198 with a mortgage and

\$411 without. In the State, median monthly costs are \$1,261 with a mortgage and \$383 without.

**Selected Monthly Owner Costs as a  
Percentage of Household Income in 2017**

	Total Shaw Heights NRSA		Total Cumberland County	
	Number	Percent	Number	Percent
Less than 10 percent	18	25.35%	11,539	18.16%
10 to 14.9 percent	17	23.94%	11,188	17.61%
15 to 19.9 percent	0	0.0%	10,624	16.72%
20 to 24.9 percent	17	23.94%	7,963	12.53%
25 to 29.9 percent	4	5.63%	5,110	8.04%
30 to 34.9 percent	0	0.0%	4,073	6.41%
35 to 39.9 percent	0	0.0%	2,557	4.02%
40 percent or more	15	21.13%	9,616	15.14%
Not computed	0	0.0%	863	1.36%

Source: U.S. 2013-2017 ACS Five Year Estimates

Almost half of homeowners in the NRSA (49.3%) are burdened by less than 15% of their income for monthly housing costs, compared to 35.8% of Cumberland County homeowners and 40.4% of North Carolina homeowners. A large portion of the homeowners in the NRSA spend 40% of income on housing, suggesting that homeowners are either very stable homeowners, or they are unstable and housing insecure, without many homeowners in between.

The Fayetteville, NC HUD Metro FMR Area is comprised of the following counties: Cumberland County and Hoke County, NC. The 2019 Fair Market Rents for the Fayetteville, NC HUD Metro FMR Area are shown in the table below:

**Final FY 2019 Fair Market Rents (FMRs) by Unit Bedrooms**

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
<b>Final FY 2019 FMR</b>	\$719	\$722	\$854	\$1,188	\$1,450

Source: [www.hud.gov](http://www.hud.gov)

The Gross Monthly Rents for Cumberland County and the Shaw Heights NRSA are shown in the table below:

### Gross Rent

	Total Shaw Heights NRSA		Total Cumberland County	
	Number	Percent	Number	Percent
Less than \$200	0	0.0%	557	0.92%
\$200 to \$299	4	1.18%	848	1.39%
\$300 to \$499	19	5.62%	1,470	2.41%
\$500 to \$749	211	62.43%	13,949	22.88%
\$750 to \$999	42	12.43%	18,346	30.09%
\$1,000 to \$1,499	10	2.96%	17,974	29.48%
\$1,500 or more	0	0.0%	2,837	4.66%
No cash rent	10	2.96%	3,428	5.62%
Median (dollars)	604	(X)	887	(X)

Source: U.S. 2013-2017 ACS Five Year Estimates

According to the 2013-2017 Five Year estimates, median gross rent in the NRSA is \$604 and \$887 in the County. The Five-Year Estimates for the median gross rent is \$887 in the State of North Carolina.

### Gross Rent as a Percentage of Household Income in 2017

	Total Shaw Heights NRSA		Total Cumberland County	
	Number	Percent	Number	Percent
Less than 20 percent	65	19.23%	13,351	21.89%
20 to 24.9 percent	19	5.62%	7,222	11.85%
25 to 29.9 percent	40	11.83%	6,361	10.43%
30 to 34.9 percent	20	5.92%	5,693	9.34%
35 to 39.9 percent	43	12.72%	4,224	6.93%
40 to 49.9 percent	57	16.86%	6,179	10.13%
50 percent or more	79	23.37%	13,120	21.52%
Not computed	15	4.44%	4,817	7.90%

Source: U.S. 2013-2017 ACS Five Year Estimates

The monthly cost of housing as a percentage of income poses a greater burden to renters than it does homeowners. 58.9% of the residents in the NRSA are spending over 30% of their income on rent, and 47.9% for the County, respectfully. In the State of North Carolina, 44.3% of renters are spending over 30% of their income on rent. Renters in the NRSA are more distressed than renters outside of the NRSA in the County.



## HOME MORTGAGE DISCLOSURE ACT (HMDA):

The Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (F.I.R.R.E.A.) requires any commercial institution that makes five (5) or more home mortgage loans per year, to report all home loan activity to the Federal Reserve Bank under the Home Mortgage Disclosure Act (HMDA). The annual HMDA data can be found online at [www.ffiec.cfpb.gov/](http://www.ffiec.cfpb.gov/). The most recent HMDA Data is that of 2018, which is the data that is used for this analysis. The following tables provide an analysis of the HMDA data. Data for the Shaw Heights NRSA and Cumberland County is highlighted where possible. All other data is that of the entire Fayetteville-Cumberland County, NC Housing and Mortgage Finance Agency (HMFA) within the Fayetteville-Cumberland County, NC MSA.

The table below compares lending (loans originated) in the Shaw Heights NRSA to lending in Cumberland County, the City of Fayetteville and the Fayetteville, NC MSA. Lending in the NRSA and City has been extracted from the MSA data based on census tract. CT 2401 extends beyond the NRSA's borders and includes two block groups, one of which is in the City of Fayetteville, resulting in an overstatement of lending within the area. Overall, there is a very low rate of lending in the NRSA in relation to the County, the City of Fayetteville, and MSA. Lending in the Shaw Heights NRSA comprised 0.4% of lending in Cumberland County.

### HMDA Data Analysis for 2018

	FHA, FSA/RHS & VA		Conventional		Refinancing		Home Improvement Loans	
	Number	Amount	Number	Amount	Number	Amount	Number	Amount
Shaw Heights NRSA	11	\$705,000	11	\$685,000	6	\$390,000	3	\$85,000
City of Fayetteville	2,342	\$403,200,000	990	\$132,590,000	1,281	\$171,285,000	198	\$14,140,000
Cumberland County	2,951	\$519,985,000	1,186	\$157,310,000	1,537	\$207,585,000	239	\$16,675,000
MSA/MD	3,758	\$669,220,000	1,396	\$184,180,000	1,777	\$245,535,000	266	\$18,090,000
% of County lending in NRSA	0.4%	0.1%	0.9%	0.4%	0.4%	0.2%	1.3%	0.5%
% of metro area lending in Cumberland County	78.5%	77.7%	85.0%	85.4%	86.5%	84.5%	89.8%	92.2%
% of metro area lending in NRSA	0.3%	0.1%	0.8%	0.4%	0.3%	0.2%	1.1%	0.4%

The table below shows the conventional loan applications in the Shaw Heights NRSA. Approximately 61.4% of the loan applications in Cumberland County were originated, while 16.3% were denied and 15.7% were withdrawn. The loans in the NRSA make up an extremely small portion of the loans in the City, County, and MSA.

### Disposition of Conventional Loans

	Shaw Heights Neighborhood Revitalization Strategy Area				
	Count	% of Shaw Heights NRSA Applications	% of City of Fayetteville Applications	% of Cumberland County Applications	% of Total MSA Applications
Loans Originated	5	45.5%	0.5%	0.4%	0.4%
Approved, Not Accepted	0	0.0%	0.0%	0.0%	0.0%
Applications Denied	6	0.0%	2.5%	1.9%	1.6%
Applications Withdrawn	0	0.0%	0.0%	0.0%	0.0%
File Closed for Incompleteness	0	0.0%	0.0%	0.0%	0.0%

The tables below highlight home loans made the Fayetteville-Cumberland County, NC MSA based on Area Median Income and minority population of Census Tracts. Data describing the median income of loan applicants was not available for the City or County. The only Census Tract in the Shaw Heights Neighborhood has a minority population of at least 50%. Minority applicants, particularly those that were either Black/African American, or American Indian/Alaska Native were more likely to be denied at all income levels than White applicants. This includes the highest levels of income for the MSA as well.

### Home Purchase Loans by Race Less than 50% of MSA Median Income

Disposition of Loan Applications by Race/Ethnicity of Applicant												
Race/Ethnicity	Applications Received	% of Total Applications	Loans Originated	% of Received Applications by Minority Status	Applications Approved but Not Accepted	% of Received Applications by Minority Status	Applications Denied	% of Received Applications by Minority Status	Applications Withdrawn	% of Received Applications by Minority Status	Applications Closed for Incompleteness	% of Received Applications by Minority Status
American Indian or Alaska Native	26	2.15%	6	1.42%	1	2.94%	14	3.02%	1	0.57%	4	3.42%

Asian	27	2.23%	8	1.90%	0	0.00%	11	2.37%	5	2.86%	3	2.56%
Black or African American	412	33.99%	137	32.46%	12	35.29%	175	37.72%	44	25.14%	44	37.61%
Native Hawaiian or Other Pacific Islander	2	0.17%	1	0.24%	0	0.00%	1	0.22%	0	0.00%	0	0.00%
White	544	44.88%	219	51.90%	16	47.06%	172	37.07%	92	52.57%	45	38.46%
Hispanic or Latino	98	8.09%	50	11.85%	3	8.82%	26	5.60%	14	8.00%	98	8.09%
Not Hispanic or Latino	926	76.40%	327	77.49%	25	73.53%	353	76.08%	129	73.71%	926	76.40%
<b>Total</b>	<b>1,212</b>	<b>100.00%</b>	<b>422</b>	<b>34.82%</b>	<b>34</b>	<b>2.81%</b>	<b>464</b>	<b>38.28%</b>	<b>175</b>	<b>14.44%</b>	<b>117</b>	<b>9.65%</b>

### Home Purchase Loans by Race 50-79% of MSA Median Income

Disposition of Loan Applications by Race/Ethnicity of Applicant												
Race/Ethnicity	Applications Received	% of Total Applications	Loans Originated	% of Received Applications by Minority Status	Applications Approved but Not Accepted	% of Received Applications by Minority Status	Applications Denied	% of Received Applications by Minority Status	Applications Withdrawn	% of Received Applications by Minority Status	Applications Closed for Incompleteness	% of Received Applications by Minority Status
American Indian or Alaska Native	42	2.21%	19	2.05%	0	0.00%	11	2.17%	6	1.83%	6	6.67%
Asian	49	2.58%	21	2.27%	3	6.38%	21	4.13%	4	1.22%	0	0.00%
Black or African American	599	31.56%	257	27.75%	10	21.28%	196	38.58%	106	32.42%	30	33.33%
Native Hawaiian or Other Pacific Islander	13	0.68%	5	0.54%	0	0.00%	2	0.39%	5	1.53%	1	1.11%
White	862	45.42%	481	51.94%	23	48.94%	185	36.42%	142	43.43%	31	34.44%
Hispanic or Latino	180	9.48%	101	10.91%	6	12.77%	31	6.10%	36	11.01%	6	6.67%
Not Hispanic or Latino	1,419	74.76%	695	75.05%	29	61.70%	396	77.95%	236	72.17%	63	70.00%
<b>Total</b>	<b>1,898</b>	<b>100.00%</b>	<b>926</b>	<b>48.79%</b>	<b>47</b>	<b>2.48%</b>	<b>508</b>	<b>26.77%</b>	<b>327</b>	<b>17.23%</b>	<b>90</b>	<b>4.74%</b>

### Home Purchase Loans by Race 80-99% of MSA Median Income

Disposition of Loan Applications by Race/Ethnicity of Applicant												
Race/Ethnicity	Applications Received	% of Total Applications	Loans Originated	% of Received Applications by Minority Status	Applications Approved but Not Accepted	% of Received Applications by Minority Status	Applications Denied	% of Received Applications by Minority Status	Applications Withdrawn	% of Received Applications by Minority Status	Applications Closed for Incompleteness	% of Received Applications by Minority Status
American Indian or Alaska Native	18	2.13%	5	1.00%	1	4.35%	7	4.32%	4	2.96%	1	3.57%
Asian	14	1.65%	8	1.60%	0	0.00%	3	1.85%	3	2.22%	0	0.00%
Black or African American	253	29.87%	117	23.45%	5	21.74%	80	49.38%	43	31.85%	8	28.57%
Native Hawaiian or Other Pacific Islander	8	0.94%	6	1.20%	0	0.00%	1	0.62%	0	0.00%	1	3.57%
White	437	51.59%	292	58.52%	14	60.87%	51	31.48%	66	48.89%	14	50.00%
Hispanic or Latino	87	10.27%	64	12.83%	1	4.35%	9	5.56%	10	7.41%	3	10.71%
Not Hispanic or Latino	664	78.39%	379	75.95%	20	86.96%	135	83.33%	109	80.74%	21	75.00%
<b>Total</b>	<b>847</b>	<b>100.00%</b>	<b>499</b>	<b>58.91%</b>	<b>23</b>	<b>2.72%</b>	<b>162</b>	<b>19.13%</b>	<b>135</b>	<b>15.94%</b>	<b>28</b>	<b>3.31%</b>

### Home Purchase Loans by Race 100-119% of MSA Median Income

Disposition of Loan Applications by Race/Ethnicity of Applicant												
Race/Ethnicity	Applications Received	% of Total Applications	Loans Originated	% of Received Applications by Minority Status	Applications Approved but Not Accepted	% of Received Applications by Minority Status	Applications Denied	% of Received Applications by Minority Status	Applications Withdrawn	% of Received Applications by Minority Status	Applications Closed for Incompleteness	% of Received Applications by Minority Status
American Indian or Alaska Native	45	1.68%	20	1.29%	1	1.19%	13	2.55%	4	0.99%	7	5.30%
Asian	40	1.49%	18	1.16%	1	1.19%	12	2.35%	6	1.48%	3	2.27%
Black or African American	765	28.54%	375	24.21%	20	23.81%	199	39.02%	128	31.60%	43	32.58%
Native Hawaiian or	13	0.49%	6	0.39%	0	0.00%	3	0.59%	3	0.74%	1	0.76%

Other Pacific Islander												
White	1,379	51.46%	889	57.39%	46	54.76%	192	37.65%	201	49.63%	51	38.64%
Hispanic or Latino	248	9.25%	154	9.94%	5	5.95%	43	8.43%	35	8.64%	11	8.33%
Not Hispanic or Latino	2,036	75.97%	1,187	76.63%	62	73.81%	377	73.92%	317	78.27%	93	70.45%
<b>Total</b>	<b>2,680</b>	<b>100.00%</b>	<b>1,549</b>	<b>57.80%</b>	<b>84</b>	<b>3.13%</b>	<b>510</b>	<b>19.03%</b>	<b>405</b>	<b>15.11%</b>	<b>132</b>	<b>4.93%</b>

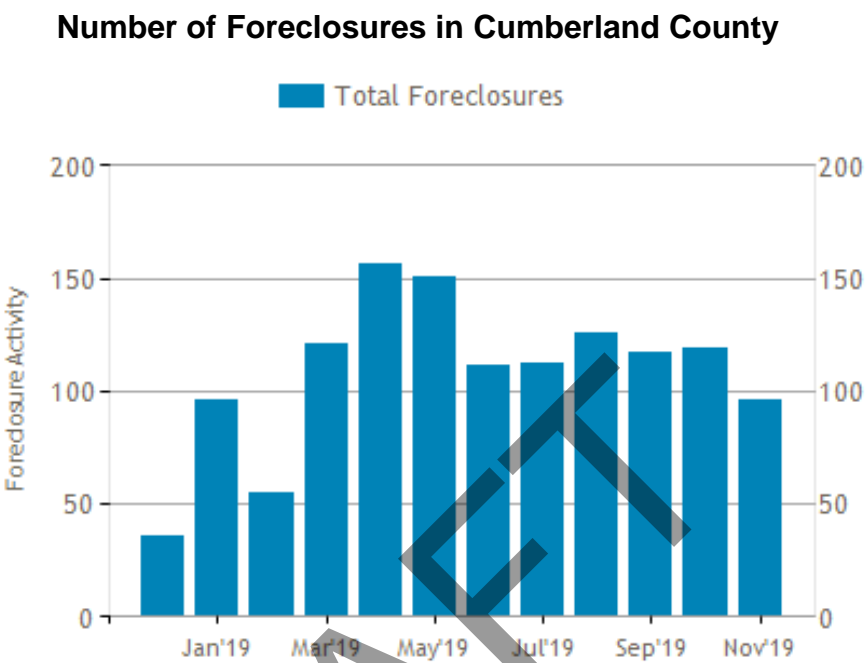
### Home Purchase Loans by Race 120% or More of MSA Median Income

Disposition of Loan Applications by Race/Ethnicity of Applicant												
Race/Ethnicity	Applications Received	% of Total Applications	Loans Originated	% of Received Applications by Minority Status	Applications Approved but Not Accepted	% of Received Applications by Minority Status	Applications Denied	% of Received Applications by Minority Status	Applications Withdrawn	% of Received Applications by Minority Status	Applications Closed for Incompleteness	% of Received Applications by Minority Status
American Indian or Alaska Native	61	0.97%	30	0.81%	2	1.56%	14	1.31%	11	1.02%	4	1.15%
Asian	126	1.99%	80	2.17%	2	1.56%	12	1.13%	22	2.04%	10	2.87%
Black or African American	1,643	26.01%	831	22.50%	28	21.88%	381	35.74%	290	26.85%	113	32.38%
Native Hawaiian or Other Pacific Islander	23	0.36%	10	0.27%	0	0.00%	5	0.47%	7	0.65%	1	0.29%
White	3,273	51.81%	2,079	56.28%	74	57.81%	436	40.90%	533	49.35%	151	43.27%
Hispanic or Latino	411	6.51%	227	6.15%	7	5.47%	70	6.57%	82	7.59%	25	7.16%
Not Hispanic or Latino	4,847	76.73%	2,885	78.10%	99	77.34%	790	74.11%	810	75.00%	263	75.36%
<b>Total</b>	<b>6,317</b>	<b>100.00%</b>	<b>3,694</b>	<b>58.48%</b>	<b>128</b>	<b>2.03%</b>	<b>1,066</b>	<b>16.88%</b>	<b>1,080</b>	<b>17.10%</b>	<b>349</b>	<b>5.52%</b>

Because the residents of the NRSA are largely Black or African-American, the high denial rates of Black or African-American mortgage applications will affect homeownership in the NRSA. Any initiative that seeks to assist Black or African American homebuyers in the area must address these denial rates with housing counseling and credit repair programs.

According to [www.realtytrac.com](http://www.realtytrac.com), Cumberland County had 578 foreclosures at a rate of 1 in every 1,110, or 0.09% in November, 2019, and Cumberland County had 96 homes in foreclosure at a rate of 1 in every 1,188, or 0.08% as of November, of 2019. Legal Aid of North Carolina has a division dedicated to assisting households experiencing foreclosures. The

following chart illustrates the monthly foreclosure filings in Cumberland County from December 2018 to November 2019.



Source: [www.realtytrac.com](http://www.realtytrac.com)

The number of foreclosures for Cumberland County was at its highest in April of 2019 with 157 foreclosures.



# NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) PLAN CUMBERLAND COUNTY, NORTH CAROLINA

## D. COMMUNITY CONSULTATION

Cumberland County's Department of Community Development staff and its consulting firm, Urban Design Ventures, organized and conducted the citizen meetings, interviews with financial institutions, economic development agencies, housing providers, social service agencies, employment/business agencies, and educational organizations. UDV held citizen meetings, round table discussions, one on one interviews with stakeholders in the Shaw Heights NRSA.

### 1. CITIZEN MEETINGS

UDV and the Community Development Department conducted two (2) citizen meetings in the Shaw Heights Neighborhood on the following date and location:

- **January 30, 2020 at 6:00 PM**  
Mt. Olive Missionary Baptist Church  
118 Johnson Street  
Fayetteville, North Carolina 28303
- **February 4, 2020 at 6:00 PM**  
Smith Recreation Center  
1520 Slater Avenue  
Fayetteville, North Carolina 28301

As a part of the consultation progress, the County involved other stakeholders in the NRSA planning process. Stakeholders were contacted and personal interviews held with each.

The County will present the NRSA Plan to the community to obtain citizen comments.

Comments made at the public hearings are included in Section H - "Appendix," Part 3 - "Citizen Participation."

### 2. ECONOMIC DEVELOPMENT ORGANIZATIONS

The following business organizations provided comments for the NRSA:



- NCWorks Career Center – Nedra Clayborne Rodriguez
- Center for Economic Empowerment and Development (CEED) – Suzy Hrabovsky and Kia Walker
- Pathway 4 Prosperity – Cynthia Wilson

The following comments were made:

Many of the jobs available to residents of neighborhoods like Shaw Heights are low-paying, service sector jobs that cater to the population at Fort Bragg. There is a need to create higher-paying jobs for these individuals and to provide them with training that will command a more competitive wage in the local economy. Some specific sectors are targeted for growth, such as cyber security and artificial intelligence, and programs are either in place to work within these industries or are being developed.

Shaw Heights was previously served by the Wal-Mart on Murchison Road for groceries, but the grocery store has closed down. Shaw Heights is now located in a food desert. Many in the community have demonstrated a desire for more food providers and dining establishments aside from fast food, and there is a need to bring quality food at lower prices into the neighborhood.

There is a need for additional daycare and family care for people seeking employment. There is also a need for improved public transit in the County and in Shaw Heights to provide transit for third shift jobs.

There is a need to teach budgeting and financial literacy to residents of the area. Many of the poorest residents of the County and the neighborhood have no knowledge of how to build credit.

### **3. FAITH-BASED ORGANIZATIONS**

The following faith-based organization provided comments for the NRSA:

- Greater Life Fayetteville – Georgeanna Pincking
- Fayetteville Urban Ministry – Jeremy Williams & Patricia Jackson
- Covenant Love Church – Tim Atkinson
- First Baptist Church – Moore Street – Fredrick D. Culbreth
- Hay Street United Methodist Church – David J. Blackman
- Manna Church – Elliot Diaz

The following is a summary of comments made:

Transportation is a big issue for people throughout the region. Many of the poorest residents are unable to get employment at early or late hours due to the poor public transportation in the area.

People in the region with criminal histories or poor credit struggle to find affordable housing. Many people with criminal histories face housing discrimination, and are often afraid to report the discrimination due to fear of retaliation.

The lack of affordable housing contributes to a growth in homelessness in the area. Some affordable housing could be improved through rehabilitation and repair programs.

#### **4. HOUSING PROVIDER AGENCIES**

The following housing developers provided comments for the NRSA:

- Kingdom CDC – J. Carl Manning
- United Management II, Inc. – Terry Bass & Shanna Roy
- Fayetteville Area Habitat for Humanity – Ron Gunter
- Center for Economic Empowerment and Development (CEED) – Suzy Hrabovsky and Kia Walker

The following is a summary of comments made:

United Management has never constructed housing using Low-Income Housing Tax Credits in Shaw Heights, and recognizes the need. There are vacant lots in the area that have the potential for single-family housing development, or that can be grouped together into parcels for larger affordable housing developments. However, due to the lack of services, Shaw Heights does not score well on LIHTC applications. Development in Shaw Heights will require additional leveraging.

According to area housing providers, there are a high number of properties in the foreclosure process in Shaw Heights. Foreclosures move slowly in Shaw Heights due to unusual administrative boundaries of the neighborhood.

Kingdom CDC has developed affordable housing throughout the County, and is interested in working on developments in Shaw

Heights. Kingdom CDC provides counseling for families interested in becoming homeowners, as well as downpayment assistance for enrolled families. There is the need to construct additional affordable housing in Shaw Heights.

There is a need for affordable housing for Veterans in the area. The VA provides many VASH vouchers and wraparound services, but there remains the need for more units.

CEED has managed affordable housing throughout the region. There is a need to assist low-income renters with utilities and deposits. There is also a need to assist people with rent-to-own programs and to train aspiring homebuyers in homeownership.

There is a demand for senior housing in the area. The region has attracted retirees from military careers and elsewhere.

## **5. NON-PROFIT ORGANIZATIONS**

The following Housing Authorities offered comments for the NRSA:

- **Housing Authorities:**

- Fayetteville Metropolitan Housing Authority – Dawn Weeks

The following comments were made:

Section 8 Housing Choice Vouchers are highly utilized and there is a need for more units for extremely low income families. Landlords are often unwilling to rent to Section 8 tenants in the area.

Students in the region can apply for public housing because they meet the income limits. There is a need for more student housing in the area.

FHMA sees the highest demand for one- and two-bedroom housing. There is a need for decent, safe, sound affordable rental housing for these tenants in Shaw Heights.

FMHA is willing to partner with developers to increase the supply of all affordable housing types in the area.

- **Health & Social Service Agencies:**

The following health and social services agencies provided comments on the NRSA:

- Alliance Health – Laressa Witt & Tony Gardner
- Salvation Army – Lisa Shelley Hudson
- Cumberland Healthnet – Anton Ivonne & Anna Webster
- Veterans Empowering Veterans – Denise Giles
- Designing Station – Cheri Smtih
- Seth’s Wish – Lindsey Wofford
- Volunteers of America – Nena Knowles
- HOPE Center – Kenneth Hartley
- Connections of Cumberland County – Crystal Bennett
- Hope 4 NC – Antonio Gardner
- United Way – Robert Hines
- Stedman-Wade Health Services – Rosa Gooding
- Care Center – Amy White
- Endeavors – Waren Riley
- Operation Inasmuch – Sue Byrd & Barbara Speir

The following comments were made:

Many of the individuals and families in need of housing assistance in the area also require supportive services. Job training, case management, and counseling are all components of services that could assist individuals experiencing homelessness, particularly those in the re-entry population.

Resources are available in the County targeted to women, children, and veterans in poverty. However, the lack of public transportation creates barriers to accessing these services.

There is a major need for affordable housing across the County that is decent, safe, and sound. Though there are many trailers in the area that are technically affordable, they carry a high health risk and are often overcrowded. The trailers deteriorate rapidly and lead to housing instability.

Across the County, there is a need for rapid rehousing and transitional housing to assist homeless populations. A large number of the people in need of assistance could be sustained with funding for these types of programs. These types of programs also have the potential to assist many homeless children.

It is likely that many of the disabled people in the area are not being served, as they do not meet the definition of disabled. There is a need for accessibility improvements in housing and public spaces to assist these individuals.

## **6. EDUCATIONAL ORGANIZATIONS**

The following educational organizations provided comments for the NRSA:

- Cumberland County Schools – Pamela Suggs Story

The following comments were made:

Cumberland County Schools has identified a large number of homeless youth. There are over 800 homeless youth according to the McKinney-Vento Act, and there are 200 foster children identified in the district. Many parents live in motels due to their low wages, and children are forced to live in substandard conditions at the hotels.

The school system has an increasing number of students from other parts of the world, and English as a Second Language is becoming a bigger concern throughout the district.

## **7. FAIR HOUSING ORGANIZATIONS**

The following fair housing organizations provided comments for the NRSA:

- Legal Aid NC – Ida T. Baker

The following comments were made:

Landlords are often unwilling to make reasonable modifications and accommodations. There is a need to negotiate with landlords and to educate them to ensure that these modifications and accommodations are made.

There are many predatory loans being made. Land contracts are common in the area and an individual may lose their property for

missing one payment. Foreclosures are common. Evictions are also common and it is easy for landlords to evict renters. Quid pro quo sexual harassment among renters is also on the rise.

The closing of mobile home parks has created issues for residents of the County. Landlords may evict trailer park residents before making repairs to infrastructure in the parks.

Housing insecurity increased in the County due to Hurricane Florence. There is a need for homeless services related to the hurricane, as well as rehabilitation work related to damage from the disaster.

## **8. CUMBERLAND COUNTY DEPARTMENTS**

The following engineering and public works representatives provided comments on the NRSA:

- **Code Enforcement:**

The following comments were made:

- Code Enforcement – Jamie Bahneman, Gilbert Sanchez & Andy Roberts

The following is a summary of their comments:

The Cumberland County Code Enforcement Department has three (3) code enforcement officers and two (2) permit staff. The Department is complaint-driven because it is too geographically large for a proactive strategy among a staff of this size.

The Department sees a high number of vacant and abandoned houses, as well as a number of older mobile home parks. Owners of mobile home parks will not repair mobile homes in spite of code complaints. Many of the sites of these mobile home parks are ideal for tiny house village.

There is a need for demolition of these vacant and abandoned properties. Demolitions from hurricanes had only begun initiation when interviews were conducted in Fall of 2019. Sites of vacant, abandoned housing can act as new sites for infill housing.

Much of the development on former mobile home parks requires the development of additional infrastructure. The biggest obstacle to development in these areas is a lack of sewer and septic systems. There is a need to acquire funding for large-scale sewer and septic programs.

- **County Social Services:**

The following comments were made:

The following is a summary of their comments:

The County is a Tier 1 County due to its poverty.

Elderly residents of the area often have extensive needs, but cannot also not taking advantage of the benefits available. Senior classes and education are available, but often in centralized locations. There is a need for public transit that can connect these seniors to services. The Department of Social Services provides paratransit for the elderly.

The mental health system in the area is lacking. There are a large number of people that need mental health care and few resources. There is a need for greater advocacy for those with mental disabilities in the region.

There are a large number of people with addiction issues. People with criminal histories may struggle to find housing, and may end up segregated into certain neighborhoods that accept them as tenants.

There are a large number of foster children in the County that require deferral from incarceration and placement into housing and social service programs.

- **Fayetteville-Cumberland Human Relations Department:**

The following comments were made:

- Fayetteville-Cumberland Human Relations – Dr. Anthony Wade and Yamile Nazar

The following is a summary of their comments:

There are many landlord-tenant issues in the area where landlords will not take care of their property. Landlords in the area do not often understand their responsibilities. Tenants



worry that if they send a complaint to code enforcement, the house will be condemned and they will continue to live in poor conditions. Though there are many rentals in the City and County, housing is not necessarily decent, safe, and sound.

Individuals that have lost public housing for any reason are often the most difficult to rehouse.

- **County Management:**

The county management team provided comments on the NRSA:

The following is a summary of their comments:

There are relatively few minority developers in the area. Minority neighborhoods in the region that were formerly majority-homeowner neighborhoods are transitioning into majority-rental neighborhoods. There are a high number of tax foreclosures in the area.

Many neighborhoods of the County are undeveloped, with unpaved roads connecting developments.

NIMBYism is common in the region. There are a number of people who are unwilling to address issues of poverty and inequality in the region.

## **9. OTHER STAKEHOLDERS**

The following stakeholders provided comments on the NRSA:

- Cumberland County Commissioners – Glenn Adams, Dr. Jeannette M. Council, Charles Evans & Larry L. Lancaster
- Cumberland County Department of Community Development – Delores Taylor
- City of Fayetteville Department of Economic & Community Development – Cynthia Blot & Adolphus Thomas

The following is a summary of their comments:

There is a need to assist the elderly, the homeless, people with disabilities, and people recovering from addictions.

The County runs a variety of housing rehabilitation programs that assist low-income homeowners and individuals affected by

hurricanes. The County Department of Community Development has sought developers to do larger developments. Many of these developments have been in Silver Lake, but the County acknowledges that there are needs for larger affordable developments in other areas.

The City of Fayetteville will also be creating an NRSA and pursuing a Choice Neighborhoods Initiative Grant near Cumberland County's NRSA in the Murchison Road Corridor Neighborhood. Though Shaw Heights is adjacent to Murchison Road, it is not adjacent to the NRSA.

DRAFT



# NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) PLAN CUMBERLAND COUNTY, NORTH CAROLINA

## E. ASSESSMENT

An analysis of the area based on the physical, human, and economic conditions was made of the Shaw Heights NRSA.

### 1. ECONOMIC CONDITIONS

The Shaw Heights NRSA is primarily residential. It is an urban area with a mix of other existing land uses, including commercial and industrial, but these parcels are largely located on the eastern edge of the neighborhood on Murchison Road. There are few businesses in the area to provide employment opportunities for the NRSA residents. The closest major commercial corridor, Murchison Road, has experienced business closings and reductions that indicate challenges exist which affect future business growth. The types of jobs that have been created in the region are higher skilled jobs at the cost of lower skilled jobs. With the low number of skilled jobs that are available, there is very low turn-over.

There are vacant commercial sites in the area. However, this space will generally require significant investment to be tailored to specific business needs. The climate for investment in the Shaw Heights NRSA is not healthy. Real estate appraisal values are low in the NRSA, and the tightening of credit scores has made it extremely difficult to secure capital to start, expand, or improve businesses.



There are existing groups that provide support to businesses and job creation such as NCWorks, the Center for Economic Development and Empowerment (CEED), and Pathways For Prosperity.

### 2. EMPLOYMENT CONDITIONS

The 2010 civilian labor force of Cumberland County was comprised of 131,787 (55.5%) out of the total County resident population of 237,332 age sixteen (16) years and older, according to the American Community

Survey's 5-year Estimates (2006-2010). In November 2019, County had an unemployment rate of 4.6% for Cumberland County. This is a higher unemployment rate than 3.8% for the State of North Carolina, and the national unemployment rate at the time of 3.5%.

The table below illustrates a comparison of employment by occupation among Cumberland County residents for 2000 through 2017. Increases were experienced in sales and office occupations, as well as management, professional, and related occupations. All other occupations declined in the number of persons employed. Most of these losses resulted from the further decline of the steel and other heavy industries during that period of time.

**Employment Distribution by Occupation**

	2000	2010	2017	Change 2000 - 2017
Management, professional, and related occupations	31,826	37,833	40,958	28.7%
Service occupations	18,432	23,191	25,600	38.9%
Sales and office occupations	29,798	30,458	31,881	7.0%
Construction, extraction, natural resources and maintenance occupations	11,552	10,900	10,559	-8.6%
Production, transportation, and material moving occupations	18,729	15,195	14,970	-20.1%
<b>Total:</b>	<b>120,672</b>	<b>117,667</b>	<b>123,968</b>	<b>2.7%</b>

Source: U.S. Census Bureau, Census 2000 & 2010; American Community Survey 5-year estimates (2013-2017), [www.factfinder.gov](http://www.factfinder.gov)

### 3. BUSINESSES

The main employers in Cumberland County are the following companies in no particular order:

- United States Military
- Department of Defense
- Cape Fear Valley Health Systems
- Wal-Mart Distribution
- Goodyear Tire & Rubber, Inc.
- Veterans Administration
- Fayetteville Technical Community College
- Food Lion
- Fayetteville State University

- General Dynamics
- Mann+Hummel Purolator Filters
- Pruitthealth Veteran Services, NC
- Sykes Enterprises
- Eaton Corporation
- Methodist University
- Lowes, Inc.
- Fluor Daniel Services, NC
- M.J. Soffee LLC
- Horne Brothers Construction
- AT&T
- Circle K

There are few businesses located in the Shaw Heights NRSA. The majority of these businesses are located on Murchison Road, while a day care and an auto repair store operate on Shaw Road. There are businesses within driving distance of the NRSA along Pamalee Drive and Country Club Drive. Many of these businesses are located in “strip type” commercial development. Businesses along Pamalee Drive and Country Club Drive are larger chain stores. Few stores exist in Shaw Heights, and there are no grocery stores or pharmacies. The neighborhood is considered a food desert.

The following main service facilities located in the area include:

**Food Store -**

- 210 Fish Market

**Automobile Parts/Service –**

- Will's Auto Repairs
- Darjons Tires
- Mallety Used Cars
- Save-Your-Car Auto Repair

**Engineering -**

- Skan Electric

**Family Care -**

- Creative Enhancements Day Care

#### **Retail -**

- Aaron's Supply

Within the NRSA, there are 11 commercial properties of which 1 is vacant.

#### **4. ACCESS TO CAPITAL AND AVAILABILITY OF ECONOMIC PROGRAMS**

There is a range of public and private resources, programs and incentives that have been developed to address issues facing the Shaw Heights NRSA. These resources and programs provide incentives for businesses to locate and/or otherwise invest in these areas. These resources and incentives are available on a local, state and Federal level. The following represents a summation of some relevant resources and programs that may be applicable to the Shaw Heights NRSA in Cumberland County. This list is not comprehensive, but rather representative of the potential resources that are available from public sources.

- **Section 108 Loan** – The Section 108 Loan Guarantee Program (Section 108) provides communities with low-cost, flexible financing for economic development, housing rehabilitation, public facilities, and other physical infrastructure projects, including those to increase resilience to natural disasters. Section 108's unique flexibility and range of applications makes it one of the most potent and important public investment tools that HUD offers to state and local governments. Section 108 offers Community Development Block Grant (CDBG) recipients the ability to leverage their annual grant allocation to gain access to federally guaranteed loans large enough to pursue physical and economic development projects capable of revitalizing entire neighborhoods.
- **Low-Income Housing Tax Credits (LIHTC)** – The North Carolina Housing and Finance Agency administers this program for the State. The program provides Federal tax credits to owners and developers of qualified low-income rental housing. These tax credits provide incentives for private investment in affordable housing. Costs eligible under the program include acquisition, construction and rehabilitation of affordable housing.
- **Choice Neighborhoods Initiatives** – The Choice Neighborhoods program leverages significant public and private dollars to support locally driven strategies that address struggling neighborhoods with distressed public or HUD-assisted housing through a comprehensive approach to neighborhood transformation. Local leaders, residents, and stakeholders, such as public housing authorities, cities, schools, police, business owners, nonprofits, and private developers, come together to create and implement a plan that revitalizes distressed HUD housing and addresses the challenges in the surrounding

neighborhood. The program helps communities transform neighborhoods by revitalizing severely distressed public and/or assisted housing and catalyzing critical improvements in the neighborhood, including vacant property, housing, businesses, services and schools. Grants are provided for planning, and a second competitive grant is available for implementation.

- **Job Development Investment Grant (JDIG)** – DIG is a performance-based, discretionary incentive program that provides cash grants to new and expanding businesses to help offset the cost of locating or expanding a business facility in North Carolina. Companies can qualify for a JDIG based on the project location, number of jobs, and average wage. The grant amount is based on 75% of the personal income tax withholdings associated with the new jobs up to \$16,000 per job for a maximum of 12 years. For “high-yield” projects that invest at least \$500 million and create at least 1,750 jobs, the JDIG program can provide a grant worth up to 90% of personal income tax withholdings for up to 20 years. For “transformative” projects that invest at least \$1 billion and create at least 3,000 jobs, the JDIG program can provide a grant worth up to 90% of personal income tax withholdings for up to 30 years.
- **One North Carolina Fund (One NC)** – One NC is a discretionary cash-grant program awarded to reimburse project capital costs such as installation or purchase of equipment, structural repairs and renovations, and construction or improvements to utility lines and associated equipment. Awards are based on the number of jobs created, investment level, project location, and economic impact of the project. One NC awards require a local match award and are disbursed on a performance basis.
- **NC Department of Public Safety-NC State High Patrol Statewide BikeSafe Coordinator** – BikeSafe is a partnership with law enforcement agencies and the motorcycle community to proactively reduce motorcycle crashes and fatalities.
- **NCDOT Bicycle and Pedestrian Planning Grant** – This initiative encourages municipalities and counties to develop comprehensive bicycle and pedestrian plans. These plans largely focus on enhancing mobility, improving safety, and promoting economic and health benefits. Because of these efforts, the program has reached communities of all sizes from all regions of the state.
- **Golden LEAF Foundation Economic Catalyst Program** – Grants are available to projects that include a company’s commitment to create full-time jobs in North Carolina, targeted toward providing areas of distress with high quality, high wage jobs.
- **Golden LEAF Foundation Disaster Recovery Program** – Grants are available to governmental entities and nonprofits to repair or



replace infrastructure and equipment damaged or destroyed by Hurricanes Matthew, Florence, Michael, and Dorian. Infrastructure includes nonresidential buildings that serve the public, water, sewer, stormwater, and other publicly owned assets.

- **NCHFA Tax Exempt Bonds** – Tax-exempt bond financing provides long-term, below-market financing for the construction and rehabilitation of affordable rental housing. In order to utilize tax-exempt bond financing, the County partners with a private entity and issues the bonds.
- **NCHFA Workforce Housing Loan Program** – The Workforce Housing Loan Program (WHLP) is administered by the NC Housing Finance Agency in combination with federal Housing Credits. With WHLP funds, the County can receive a 30-year deferred payment loan at 0 percent interest for a percentage of a rental property's development cost. The maximum loan amount is based on income designations in Cumberland County.
- **NCHFA Rental Production Program Loans** – The Rental Production Program (RPP) provides long-term financing for rental developments that serve families earning 60 percent or less of the area median income. RPP loans are awarded through an annual competitive cycle that ensures equitable distribution among the three geographic regions of the state and between metropolitan and urban areas. Once your development is approved for federal Housing Credits, it is automatically considered for this program.
- **Cumberland Community Foundation, Inc.** – The Cumberland Community Foundation provides grants from its endowment in six areas considered to be of great need: growing philanthropy and local giving; growing sustainable support for local nonprofit organizations; increasing college access and affordability; improving education outcomes; improving quality of life for all; and strengthening local nonprofit organizations. Grants in these categories could serve organizations operating in the Shaw Heights NRSA.
- **NCDOT Rail Industrial Access Program** – Uses state funds to help construct or refurbish railroad spur tracks required by a new or expanding company. Program funding is intended to modernize railroad tracks to ensure effective and efficient freight deliveries. Project funding is contingent upon a company's receiving application approval prior to making a decision to locate or expand its facility in North Carolina. In addition, an award can be made only after confirmation of the availability of matching funds from private and/or local sources. Local governments, community development agencies, railroads and companies themselves are eligible for funds to improve rail access. Approval depends on a variety of factors, including the number of potential new jobs that will be created, the

amount of capital investment, rail use and local economic conditions. Grant recipients may receive a maximum of 50% of total project costs, subject to a \$200,000 limit per project. Program funding is an incentive to encourage companies to locate or expand in North Carolina versus another state. Projects considering in-state locations only or those not anticipated to yield a significant economic impact do not qualify for funding.

- **State Rural Demolition Grants** – The Demolition Grant Program provides grants to local governments to support the demolition of a vacant building to encourage site rehabilitation and site availability for economic development purposes. Eligible applicants are units of local government located in either a Tier 1 or Tier 2 county, or a rural census tract in a Tier 3 county. You can find more about the state's tier designations elsewhere on our site. In Tier 1 or Tier 2 counties, priority will be given to towns or communities with populations less than 5,000
- **Federal Home Loan Bank – Affordable Housing Program (FHLB AHP)** – Loans are given for capital costs associated with affordable housing projects for low-income persons. A member lending institution is able to access funds as a sponsor for affordable housing development.
- **Economic Development Initiative (EDI) Special Projects Grants – United States Department of Housing and Urban Development Congressional Grants Division** - Congressional Grants are authorized each year in the annual HUD appropriation and accompanying conference report or congressional record. Congress authorizes a specific level of funding to a designated grantee, to undertake a particular activity cited in the appropriation or conference report. These funds have been used effectively on brownfield properties nationwide. Virtually any expense related to development of brownfields is eligible provided that those activities are cited in the appropriation or conference report. There is no maximum or minimum funding amount. The level of funding authorized by Congress is the amount allocated to a particular activity.
- **Economic Development Administration (EDA) – Investments for Public Works and Economic Development Facilities** - EDA provides public works investments to assist financially and socially distressed communities upgrade and expand their physical infrastructure to attract industry, facilitate business expansion, diversify local economies and create new employment opportunities. Applicants may include State, County, and local units of government, as well as associated authorities. The activities proposed must be in compliance with the current “Comprehensive Economic

Development Strategy (CEDS) for the region in which the activity will take place. EDA prefers to make investments in facilities such as water and sewer systems, industrial access roads, industrial and business parks, port facilities, railroad sidings, redevelopment of brownfields and eco-industrial parks. There are no minimum or maximum award amounts stipulated, however, EDA will not make an investment in excess of fifty percent (50%) of the project cost.



- **Small Business Administration (SBA) Section 504 Loan Program** - The SBA 504 Loan Program is the SBA's principal long-term financing tool for economic development. The SBA 504 Program provides long term, fixed rate financing for fixed asset projects. For-Profit Businesses with a tangible net worth of less than \$7 million and an average net income less than \$2.5 million are eligible for 504 financing. Applications are filed through designated local non-profit corporations. Loan funds may be used for the purchase of land and buildings, site preparation and infrastructure such as street improvements, utilities, parking lots and landscaping, and the acquisition of machinery and equipment. A typical structure for a SBA 504 deal is as follows:
  - 50% of the project is bank financing
  - 40% of the project is funded by SBA 504
  - 10% Equity

The SBA sets a limit of \$1,500,000 in loan funds for job retention/creation projects, \$2,000,000 for projects meeting certain SBA public policy goals, and up to \$4,000,000 for manufacturing.

## 5. HOUSING NEEDS

The NRSA housing market is depressed. The NRSA Neighborhood lacks infrastructure for development and is not considered a desirable place to live. Houses do not tend to increase in value in the NRSA. The predominant type of housing units in the NRSA are mobile homes. The following conditions cause the depressed housing market:

- 43 out of 553 structures are vacant, of which 40 are residential.
- Large number of vacant lots, 79 parcels out of 313 parcels of land. Many of these larger lots are used for illegal dumping.

- High percentage of code deficient buildings in the area (34.2%)
- Condition of the streets, walks, curbs and infrastructure is poor.
- Perception of high crime area, with drug trafficking and gangs.
- Large percentage of elderly residents on fixed income.
- Large percentage of mobile homes that are in poor condition.
- Little development of sewer and septic systems to encourage development.

The problems likely to be encountered in trying to provide opportunities for housing development consist of:

- Small lots on scattered sites that need to be assembled, but might have title problems and tax liens.
- Large lots that are used for illegal dumping and may not conform to the current zoning code for housing development.
- Large lots where abandoned trailers are currently located.
- Lack of funds and ability to obtain private financing to undertake new housing development due to low sales prices for housing.
- Need to subsidize the sales price of new housing to make it affordable, as well as in keeping with the existing housing market for the area.
- A lack of sewer and septic tank infrastructure to create the possibility for the development of decent, safe, sound, affordable housing.

## 6. INCOME CHARACTERISTICS

As shown in the table below, the poverty rate in the NRSA is very high. The poverty rates for the NRSA is 39.7%, and the NRSA has a poverty rate that is more than double that of the County and the State. The following tables reflect the changes in poverty rates for the years 2000, 2010 and 2017.

**2000 Comparative Poverty Rates**

Census Tract & Block Group	Total NRSA	Total City of Fayetteville	Cumberland County	State of North Carolina	United States
Median household income in 1999	15,898	36,124	37,226	39,061	41,851

<b>% of People Living Below Poverty Level</b>	38.9%	14.8%	12.8%	12.3%	12.4%
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Source: U.S. Census Bureau, Census 2000, [www.factfinder.gov](http://www.factfinder.gov)

The poverty rate for Cumberland County's NRSA remained stagnant in ten years from 38.9% to 38.5%, according to the American Community Survey's 5-year estimates (2006-2010). The poverty rate for the City of Fayetteville and Cumberland County also increased in this ten-year period, although not as severely as the rate in the Shaw Heights NRSA. The poverty rate for the City overall is remained similar to the County at 16.3%, the State of North Carolina at 16.2%, or the Country as a whole at 14.4%. Median household income increased during this time period in the NRSA, at \$15,898 in 2000 dropping to \$19,750 in 2010. Median incomes rose for the City, County, State, and Nation during this same time period.

### 2010 Comparative Poverty Rates

<b>Census Tract &amp; Block Group</b>	<b>Total NRSA</b>	<b>Total City of Fayetteville</b>	<b>Cumberland County</b>	<b>State of North Carolina</b>	<b>United States</b>
<b>Median household income in 2010</b>	19,750	43,284	43,834	45,570	51,914
<b>% of People Living Below Poverty Level</b>	38.5%	16.3%	16.3%	16.2%	14.4%

Source: U.S. Census Bureau, Census 2010, [www.factfinder.gov](http://www.factfinder.gov)

By 2017, the poverty rate for Cumberland County's NRSA increased in the NRSA from 2010 to 2017 according to the 2013-2017 American Community Survey (the most recent data available). The poverty rate remains higher at 39.7% for the NRSA than it was in 2000. The poverty rate in the City of Fayetteville increased to 19.3% and to 18.2% for the County, though it remained stable at 16.1% for the State of North Carolina. The median income of the NRSA increased from 2010 to 2017, from \$19,750 to \$21,657. Though median incomes in the City and County remained relatively stagnant at this time, the median income in the NRSA is still lower than both the City and County Median Incomes. During the same time period, the State and the Nation saw increases in Median Household Income.

## 2017 Comparative Poverty Rates

Census Tract & Block Group	Total NRSA	Total City of Fayetteville	Cumberland County	State of North Carolina	United States
Median household income in 2017	21,657	43,439	44,737	50,320	57,652
% of People Living Below Poverty Level	39.7%	19.3%	18.2%	16.1%	14.6%

Source: U.S. 2013-2017 ACS Five Year Estimates

Based on the poverty rates and median household incomes in the past twenty years, the NRSA neighborhood has become increasingly poorer as did the City of Fayetteville and Cumberland County, as increases in income have not kept pace with the increase in the number of poverty-level individuals.

As defined by the U.S. Census Bureau low income census tracts are those with median household incomes ranging from 50-80% of the median income. The block groups that have a population of more than 51% low- and moderate-income are indicated in bold. The rows highlighted in yellow are the block groups that are located in the Shaw Heights (NRSA). As the table below illustrates, Cumberland County spans all income types and the poorest block groups in the County have nearly a 100% low-moderate income population. Cumberland County's overall Low- and Moderate-Income percentage is 37.53% while the NRSA's is 56.48%.

LOW- AND MODERATE-INCOME CHART BY BLOCK GROUP FOR CUMBERLAND COUNTY, NC				
TRACT	BLKGRP	LOWMOD	LOWMODUNIV	LOWMODPCT
Census Tract	Block Group	Low/Mod	Low/Mod Universe	Percentage
000200	1	555	590	94.07%
000200	2	630	720	87.50%
000200	3	495	755	65.56%
000500	1	700	1155	60.61%
000500	2	325	485	67.01%
000500	3	460	585	78.63%
000600	1	730	1050	69.52%
000600	2	170	745	22.82%
000600	3	545	1775	30.70%
000600	4	595	660	90.15%

000600	5	105	1125	9.33%
000701	1	255	2265	11.26%
000701	2	100	1230	8.13%
000701	3	550	2125	25.88%
000702	1	270	1085	24.88%
000702	2	390	1000	39.00%
000800	1	290	665	43.61%
000800	2	305	805	37.89%
<b>000800</b>	<b>3</b>	<b>755</b>	<b>1245</b>	<b>60.64%</b>
000900	1	400	1055	37.91%
<b>000900</b>	<b>2</b>	<b>565</b>	<b>755</b>	<b>74.83%</b>
000900	3	315	890	35.39%
000900	4	195	935	20.86%
000900	5	270	915	29.51%
000900	6	360	890	40.45%
<b>001000</b>	<b>1</b>	<b>570</b>	<b>950</b>	<b>60.00%</b>
<b>001000</b>	<b>2</b>	<b>1240</b>	<b>1790</b>	<b>69.27%</b>
001100	1	645	1265	50.99%
<b>001100</b>	<b>2</b>	<b>610</b>	<b>935</b>	<b>65.24%</b>
001100	3	540	1315	41.06%
001200	1	505	1040	48.56%
<b>001200</b>	<b>2</b>	<b>515</b>	<b>830</b>	<b>62.05%</b>
<b>001200</b>	<b>3</b>	<b>780</b>	<b>1145</b>	<b>68.12%</b>
<b>001200</b>	<b>4</b>	<b>1270</b>	<b>2295</b>	<b>55.34%</b>
<b>001400</b>	<b>1</b>	<b>805</b>	<b>1570</b>	<b>51.27%</b>
001400	2	350	900	38.89%
001400	3	155	550	28.18%
001400	4	425	1500	28.33%
001400	5	735	1570	46.82%
001500	1	390	1345	29.00%
001500	2	620	1410	43.97%
001601	1	710	1925	36.88%
001601	2	595	2350	25.32%
001601	3	1220	3460	35.26%
<b>001603</b>	<b>1</b>	<b>1095</b>	<b>1940</b>	<b>56.44%</b>
001603	2	675	2050	32.93%
001604	1	395	1120	35.27%
<b>001604</b>	<b>2</b>	<b>1230</b>	<b>2170</b>	<b>56.68%</b>
001604	3	1390	3915	35.50%
<b>001700</b>	<b>1</b>	<b>1295</b>	<b>2075</b>	<b>62.41%</b>



001700	2	625	1230	50.81%
<b>001700</b>	<b>3</b>	<b>830</b>	<b>1365</b>	<b>60.81%</b>
001700	4	1510	4310	35.03%
001800	1	530	1315	40.30%
<b>001800</b>	<b>2</b>	<b>555</b>	<b>1035</b>	<b>53.62%</b>
001901	1	1120	2215	50.56%
<b>001902</b>	<b>1</b>	<b>1145</b>	<b>2175</b>	<b>52.64%</b>
001902	2	1090	2590	42.08%
001903	1	480	985	48.73%
001903	2	560	1605	34.89%
001903	3	340	675	50.37%
<b>001903</b>	<b>4</b>	<b>670</b>	<b>955</b>	<b>70.16%</b>
002001	1	450	1330	33.83%
002001	2	545	1480	36.82%
<b>002002</b>	<b>1</b>	<b>335</b>	<b>560</b>	<b>59.82%</b>
002002	2	960	2390	40.17%
002002	3	490	1205	40.66%
002002	4	405	1180	34.32%
<b>002100</b>	<b>1</b>	<b>645</b>	<b>1130</b>	<b>57.08%</b>
<b>002100</b>	<b>2</b>	<b>865</b>	<b>1450</b>	<b>59.66%</b>
002100	3	175	1330	13.16%
002200	1	60	285	21.05%
<b>002200</b>	<b>2</b>	<b>560</b>	<b>990</b>	<b>56.57%</b>
<b>002300</b>	<b>1</b>	<b>710</b>	<b>790</b>	<b>89.87%</b>
<b>002300</b>	<b>2</b>	<b>1315</b>	<b>2200</b>	<b>59.77%</b>
002300	3	605	1655	36.56%
<b>002401</b>	<b>1</b>	<b>545</b>	<b>965</b>	<b>56.48%</b>
<b>002401</b>	<b>2</b>	<b>705</b>	<b>890</b>	<b>79.21%</b>
<b>002402</b>	<b>1</b>	<b>530</b>	<b>865</b>	<b>61.27%</b>
<b>002402</b>	<b>2</b>	<b>885</b>	<b>1325</b>	<b>66.79%</b>
002402	3	275	1150	23.91%
002501	1	525	1765	29.75%
002501	2	610	1235	49.39%
002501	3	1020	4655	21.91%
002502	1	895	3140	28.50%
002502	2	605	1655	36.56%
<b>002502</b>	<b>3</b>	<b>905</b>	<b>1755</b>	<b>51.57%</b>
002503	1	580	1385	41.88%
002503	2	520	1760	29.55%
002503	3	525	1815	28.93%

<b>002504</b>	<b>1</b>	<b>940</b>	<b>1245</b>	<b>75.50%</b>
002504	2	540	2240	24.11%
002504	3	760	2580	29.46%
002600	1	645	1610	40.06%
002600	2	535	1355	39.48%
002600	3	155	1010	15.35%
002700	1	290	1060	27.36%
002700	2	330	1615	20.43%
002700	3	635	3225	19.69%
002700	4	775	2560	30.27%
002800	1	1095	2675	40.93%
002800	2	610	1710	35.67%
002800	3	410	2160	18.98%
002900	1	570	1285	44.36%
002900	2	315	1405	22.42%
002900	3	320	760	42.11%
002900	4	455	925	49.19%
003001	1	485	2175	22.30%
003001	2	1290	4700	27.45%
003001	3	495	3180	15.57%
003001	4	375	2365	15.86%
003002	1	985	2830	34.81%
003102	1	545	3480	15.66%
003102	2	320	945	33.86%
003103	1	560	1445	38.75%
003103	2	1020	2630	38.78%
003103	3	295	1595	18.50%
003104	1	630	1930	32.64%
003104	2	565	2070	27.29%
003104	3	1165	2295	50.76%
003201	1	320	1965	16.28%
003201	2	365	3900	9.36%
003201	3	425	2625	16.19%
003201	4	710	4070	17.44%
<b>003203</b>	<b>1</b>	<b>1025</b>	<b>1915</b>	<b>53.52%</b>
003203	2	425	1175	36.17%
003203	3	845	2285	36.98%
<b>003204</b>	<b>1</b>	<b>640</b>	<b>1130</b>	<b>56.64%</b>
003204	2	540	1160	46.55%
003204	3	780	2075	37.59%

003204	4	240	1045	22.97%
003204	5	885	3115	28.41%
003205	1	435	2415	18.01%
003205	2	350	2265	15.45%
<b>003205</b>	<b>3</b>	<b>570</b>	<b>1035</b>	<b>55.07%</b>
<b>003302</b>	<b>1</b>	<b>905</b>	<b>1745</b>	<b>51.86%</b>
003302	2	1250	3350	37.31%
003304	1	115	735	15.65%
<b>003304</b>	<b>2</b>	<b>720</b>	<b>1210</b>	<b>59.50%</b>
003304	3	1120	2655	42.18%
<b>003304</b>	<b>4</b>	<b>520</b>	<b>825</b>	<b>63.03%</b>
003304	5	125	940	13.30%
003304	6	115	485	23.71%
003305	1	745	2145	34.73%
003305	2	570	1605	35.51%
<b>003305</b>	<b>3</b>	<b>1055</b>	<b>1920</b>	<b>54.95%</b>
<b>003307</b>	<b>1</b>	<b>555</b>	<b>1000</b>	<b>55.50%</b>
003307	2	830	3300	25.15%
003309	1	490	2280	21.49%
003309	2	370	1650	22.42%
003309	3	480	1830	26.23%
<b>003310</b>	<b>1</b>	<b>540</b>	<b>1035</b>	<b>52.17%</b>
003310	2	110	400	27.50%
<b>003310</b>	<b>3</b>	<b>665</b>	<b>1215</b>	<b>54.73%</b>
003310	4	795	1965	40.46%
003311	1	920	2475	37.17%
003312	1	535	1330	40.23%
003312	2	645	1910	33.77%
003312	3	460	2005	22.94%
003312	4	550	1245	44.18%
003313	1	1090	3330	32.73%
003313	2	690	2900	23.79%
003314	1	1075	2310	46.54%
003314	2	620	2180	28.44%
003314	3	730	2770	26.35%
003401	1	0	0	0.00%
<b>003401</b>	<b>2</b>	<b>1715</b>	<b>3240</b>	<b>52.93%</b>
003402	1	0	0	0.00%
003402	2	0	0	0.00%
003403	1	380	835	45.51%

003403	2	1280	3065	41.76%
003404	1	0	0	0.00%
003404	2	0	0	0.00%
<b>003405</b>	<b>1</b>	<b>1030</b>	<b>1760</b>	<b>58.52%</b>
003406	1	160	895	17.88%
<b>003407</b>	<b>1</b>	<b>615</b>	<b>1155</b>	<b>53.25%</b>
003407	2	0	0	0.00%
003408	1	785	2730	28.75%
003408	2	775	2185	35.47%
<b>003500</b>	<b>1</b>	<b>1765</b>	<b>3340</b>	<b>52.84%</b>
<b>003500</b>	<b>2</b>	<b>415</b>	<b>660</b>	<b>62.88%</b>
<b>003500</b>	<b>3</b>	<b>515</b>	<b>655</b>	<b>78.63%</b>
003500	4	385	1055	36.49%
003600	1	315	680	46.32%
<b>003600</b>	<b>2</b>	<b>420</b>	<b>750</b>	<b>56.00%</b>
<b>003600</b>	<b>3</b>	<b>1145</b>	<b>2195</b>	<b>52.16%</b>
003600	4	765	2005	38.15%
003700	1	255	1895	13.46%
003700	2	155	1590	9.75%
003700	3	1785	3570	50.00%
<b>003800</b>	<b>1</b>	<b>740</b>	<b>1030</b>	<b>71.84%</b>
<b>003800</b>	<b>2</b>	<b>260</b>	<b>380</b>	<b>68.42%</b>
003800	3	425	860	49.42%
980100	1	0	0	0.00%
980200	1	0	0	0.00%
<b>Cumberland County Total</b>		<b>117,930</b>	<b>314,220</b>	<b>37.53%</b>

Source: U.S. Department of Housing and Urban Development

Cumberland County has a low- and moderate-income population as a whole of 37.53%, and its upper quartile of low- and moderate-income population is 52.93% of the population which may be classified as low- and moderate-income. The Shaw Heights NRSA is comparable to the upper quartile limit with a low- and moderate-income population of 56.48%, which is both higher than the County's low-mod population as a whole, and higher than the upper quartile level.

The minority population in the NRSA comprises 81.6% of the total NRSA population. County-wide, the minority population totals approximately 60.9% of the population. The minority population in the NRSA is considerably higher than the minority population of the County, though both jurisdictions are majority-minority.

Census Tract and Block Group	Total	Minority Individuals	Minority %
CT 24.01 BG 1	884	721	81.6%
<b>Total NRSA</b>	<b>884</b>	<b>721</b>	<b>81.6%</b>
<b>Total Cumberland County</b>	<b>332,766</b>	<b>184,216</b>	<b>55.4%</b>

Source: U.S. 2013-2017 ACS Five Year Estimates

## 7. OPPORTUNITIES FOR ECONOMIC DEVELOPMENT

There are numerous opportunities for the economic development in the NRSA. These include the following:

- There are a number of churches in and near the NRSA that could potentially serve area residents.
- A large Food/Grocery Store is missing in or near the NRSA. A Wal-Mart with a food store had previously been located nearby, but closed recently and caused the NRSA to become a food desert.
- Murchison Road is the primary artery between Fort Bragg and Downtown Fayetteville. There is opportunity to attract business from individuals traveling between the base and the City along the Shaw Heights portion of the commercial route. There is a daily average of 15,500 trips on Murchison Road.
- Shaw Road presents opportunities for the development of a small business district.
- There is a need for retail and services that serve Shaw Heights.
- There is a need for Community Based Development Organizations (CBDOs) and Community Housing Development Organizations (CHDOs) to continue to access Federal funds for community projects and mixed income housing.
- There is a need for a larger housing development in the area, which could be funded with a Section 108 Loan.
- There is a need for more police protection and “community policing” in the neighborhood.
- Code enforcement efforts need to be continued to prevent the further deterioration and abandonment of properties.

- There are vacant mobile homes throughout the neighborhood, particularly near the neighborhoods western border, that require demolition.
- There is a need for a bank or financial institution in the area, particularly one that provides financial literacy assistance to low-income residents in the area.
- There are large vacant lots that have the potential for the development of large affordable housing communities.
- The school system and educational programs need to be enhanced to increase literacy, preparation for jobs, and self-sufficiency.
- Fayetteville State University has the potential to serve the population with social services, as it has done for residents of the larger Murchison Road area under past administrations.
- There are numerous vacant lots scattered throughout the NRSA on residential streets that could be developed for in-fill housing or sold to the adjacent property owner to increase the size of their property.
- Additional pedestrian improvements are needed, including sidewalks, curbs, and bus shelters.

## **8. PROBLEMS LIKELY TO BE ENCOUNTERED**

The problems likely to be encountered in trying to provide opportunities for new development consist of:

- Many portions of the neighborhood are not currently suitable for the development of decent, safe, sound affordable housing due to the lack of infrastructure, including paved roads, and sewer and septic systems.
- The population of the NRSA is aging, and may be on a fixed income. The homeowner elderly homeowner population may require housing rehab or reasonable modifications and accommodations to allow for aging in place.
- Lots that are suitable for development are currently occupied by trailer parks. The trailers may be dilapidated and require demolition, and the lots must be acquired from owners before any infrastructure development can take place.
- The decrease in Federal funds to undertake needed community development projects is still a concern for urban counties.
- There is a need to subsidize the sales price of new housing to make it affordable, as well as in keeping with the existing housing market for the area.

- There is a need to entice both military and civilians who work at Fort Bragg to live in Shaw Heights.
- There is a need to promote the Shaw Heights NRSA. Work on rebranding the area from previously perceived ideas whether real or not.
- There is a need to maintain the interest and involvement of residents, County officials, and community agencies committed to revitalization the Shaw Heights NRSA.
- Funds need to be obtained for the construction and development of affordable rental housing and the rehabilitation of the existing housing stock.
- Shaw Heights is an unincorporated enclave within the City of Fayetteville. These types of administrative boundaries can make code enforcement and crime prevention more difficult.

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# **NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) PLAN CUMBERLAND COUNTY, NORTH CAROLINA**

## **G. HOUSING & ECONOMIC OPPORTUNITIES**

Cumberland County has designated Shaw Heights as a Neighborhood Revitalization Strategy Area because of the housing, economic and social problems which exist in the neighborhood and progress that has been made to date. The County continues to support a realistic development strategy and implementation plan to promote the area's economic revitalization.

The continuing goals for the Shaw Heights NRSA include the following strategies:

- Overcome negative perceptions of risk and crime in the Shaw Heights NRSA by sharing information about the market areas and their potential, and promote the Shaw Heights NRSA.
- Actively promote the redevelopment and reuse of vacant property in the Shaw Heights NRSA.
- Promote the location and expansion of small businesses in the Shaw Heights NRSA.
- Promote partnerships with local stakeholders to train the workforce and build community wealth.
- Eliminate the blighting conditions in the Shaw Heights NRSA and continue the County's code enforcement and demolition programs.
- Continue and expand the County's homeownership programs to stabilize the NRSA promote reinvestment to build back equity in the properties in the Shaw Heights NRSA.
- Integrate economic development efforts, housing, public services, etc., with the overall goal of increased investment and services in the Shaw Heights NRSA.
- Promote the Section 108 Loan Program to develop infrastructure and affordable housing and provide additional social services for residents of the neighborhood.

### **1. INCREASE ECONOMIC OPPORTUNITIES**

The following economic and development strategy will be continued for the Shaw Heights NRSA.

- Increase the number of businesses in the NRSA.

- Increase the number of job opportunities in the NRSA.
- Increase employment of NRSA residents in jobs that provide economic self-sufficiency.
- Decrease the level of unemployment in the NRSA by increasing entrepreneurship and development of small businesses.
- Increase the number of NRSA residents in job training and educational programs.
- Enhance technical assistance and financial aid to local businesses to increase employment.
- Enhance the opportunities for minority and female owned business enterprises.
- Develop a program to assist residents who are previous criminal offenders to find employment.
- Develop infrastructure in the neighborhood to attract businesses.
- Share financial resources, provide financial incentives and pool assets to reduce the cost to purchase houses to make them affordable to home buyers.
- Assemble sites through the Department of Community Development for construction of new housing and business enterprises.
- Target the code enforcement program toward buildings in the NRSA.
- Demolish vacant dilapidated structures owned by the County and absentee owners assemble parcels for affordable housing development.
- Market small vacant publicly owned properties for infill housing or for sale to adjacent property owners.

## **2. CREATION OF JOBS**

- Partner with local stakeholders such as NCWorks and CEED to promote entrepreneurship in the area.
- Continue the working relationship with employment agencies and businesses in the NRSA.
- Continue to collaborate with local trade unions to promote job training programs.
- Assist 18-35 year olds to obtain their high school equivalency diploma or GED.

- Utilize Fayetteville State University to promote higher educational, education in the trades industry, and career development opportunities for Shaw Heights residents.
- Provide transportation and/or child care services for residents so they will be able to attend educational and job training programs outside the NRSA.

### **3. PROMOTE REVITALIZATION**

- Continue to demolish vacant dilapidated structures throughout the NRSA.
- Clean up abandoned mobile home parks.
- Clean up litter on residential streets and alleys.
- Target abandoned trailer parks for demolition, acquisition, and infrastructure development.
- Reconstruct deteriorated streets, curbs, and walks.
- Construct sidewalks, curbs, and bus shelters along Shaw Road.
- Plant trees in the public right-of-way along streets.
- Install new street signs and traffic signals.
- Continue to improve street lighting with new light fixtures.
- Continue to install handicapped ramps at street intersections where needed.
- Form “block watch” & “crime watch” units.
- Continue to initiate regular police patrols in the NRSA.
- Eliminate places for criminals to “hide” through neighborhood clean-up programs.
- Prepare a brochure of the programs that are available in the NRSA.
- Continue to hold citizen meetings in the neighborhood to inform residents of what programs are available to assist them and what progress is being made.
- Bring public safety officials and local elected officials to neighborhood meetings to build confidence in the community.
- Develop gateways linking Downtown Fayetteville, the City of Fayetteville’s NRSA in the Murchison Road Corridor, and Fort Bragg to the Shaw Heights NRSA.

#### 4. HOUSING DEVELOPMENT

- Assemble small lots into developable parcels.
- Determine the feasibility of constructing housing on larger lots.
- Work with builders and developers to construct new housing.
- Identify sources of construction financing.
- Transfer ownership of small narrow vacant lots to the adjacent property owner for those that are not wide enough to build a home on.
- Acquire title to tax delinquent properties for resale or transfer to private owners to put them back on the tax rolls.
- Provide housing counseling to perspective homebuyers.
- Continue to obtain funding to write down the purchase price of new homes to make them affordable to NRSA residents.
- Prepare vacant land for development with infrastructure including paved roads and sewer and septic systems.
- Continue to partner with Community Development Housing Organizations (CHDOs) to promote affordable housing development in the area.
- Develop mixed-income housing for renters and homeownership.
- Provide financial incentives for developers to construct mixed income housing by allocating a percentage of units for low- and moderate-income households.

#### 5. ESTIMATE OF COSTS

This is an estimate of the costs to revitalize the Shaw Heights NRSA:

- **Clearance and Demolition** – structures @ \$8,000 to \$10,000/demolition
- **Street Reconstruction** – 5 streets @ \$150,000 to \$175,000/street
- **Walks, Curbs & Ramps** – 10,000 L.F. @ \$100 to \$125/L.F.
- **Sanitary Sewer Construction** – 5 lots @ \$150,000 per lot
- **Street Planting** – 500 trees @ \$450/tree
- **Assemblage of Sites** – 75 parcels @ \$5,000/parcel
- **Construction of New Single Family Homes** – 5 new houses @ \$215,000/ home
- **Rehabilitation of Housing** – 125 houses @ \$25,000/house

- **Rehabilitation of Rental Units** – 100 apartments @ \$15,000/unit

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# NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) PLAN CUMBERLAND COUNTY, NORTH CAROLINA

## H. PERFORMANCE MEASURES

The implementation plan involves the pursuit of the following short and long-term goals:

### 1. SHORT TERM GOALS

- Remove substandard structures and properties which impede economic growth and residential stability.
- Utilize homeownership programs to expand homeownership opportunities in the Shaw Heights 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 housing development.
- Select sites for the development of infrastructure for new affordable housing development, including paved roads, sewers and septic tanks.
- Promote homeownership in the Shaw Heights NRSA through housing counseling programs and partnerships with Kingdom CDC.
- Continue to rehabilitate owner occupied housing in the Shaw Heights Neighborhood.
- Rehabilitate renter occupied housing in the NRSA.
- Increase the presence of the County's code enforcement program in the Shaw Heights NRSA.
- Increase the police patrols and community policing in the Shaw Heights NRSA.
- Apply for a Section 108 Loan Guarantee to develop the Shaw Heights NRSA.
- Partner with the Housing Authority to encourage the development of public housing and increased participation in the Section 8 Housing Choice Voucher Program in Shaw Heights.
- Develop partnerships for financial literacy programs in the neighborhood.

## **2. LONG TERM GOALS**

- Continue acquisition/relocation/clearance activities in the Shaw Heights NRSA to develop attractive and marketable development sites.
- Revitalize vacant and underutilized land in a manner that provides tax base stabilization, including potential commercial or industrial development.
- Ensure the continued preservation of the existing housing stock in the Shaw Heights NRSA through a comprehensive rehabilitation program including incentives for homeowners to improve their property.
- Reconstruct streets, sidewalks, curbs, and infrastructure in the Shaw Heights NRSA.
- Provide information and refer Shaw Heights NRSA residents to employment training programs such as NCWorks for job placement opportunities through the trades or other skills.
- Market Shaw Heights to members of the military and civilians who work at Fort Bragg based on its proximity and affordability to the base.
- Decrease the school drop-out rate for men and women in the Shaw Heights NRSA.
- Assist 18-35 year olds to obtain their high school equivalency diploma or GED.
- Develop infrastructure to create dense, multi-family affordable housing using a Section 108 Loan.
- Recruit banks, pharmacies, and a grocery store to the Shaw Heights NRSA.
- Continue to promote and market the County's housing rehabilitation programs in the Shaw Heights NRSA.
- Create a revolving loan program targeted toward the Shaw Heights NRSA.
- Promote home occupations and develop small business enterprises in the Shaw Heights NRSA.
- Develop a "loan pool" with the local banks with bank funds to match Federal and State funds.
- Continue to work with Kingdom CDC and other CHDOs to undertake larger development projects.



### 3. MEASURABLE OUTCOMES

The following is a list of performance measures and results which could be achieved over the next five (5) years:

- **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 20 structures per year in the NRSA, total of 100 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 Cumberland County to help develop housing in the NRSA.
- **Public Safety Improvements –**
  - Formation of a block watch/crime watch organization.
  - Assignment of a police patrol cars to the Shaw Heights 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.
- **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 county code enforcement on a systematic block by block basis.
  - Demolition of up to 15 vacant dilapidated structures per year.
- **Economic Development Initiatives:**
    - Assemble sites for new economic development.
    - Promote job training partnerships with area nonprofits.

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# NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) PLAN CUMBERLAND COUNTY, NORTH CAROLINA

## I. LEVERAGE

Leverage is a critical element of the neighborhood revitalization and the overarching goal of the NRSA. In order to revitalize the area, Cumberland County needs to attract additional investment in the NRSA

The following potential resources will be utilized depending on the availability of funds:

### 1. Federal Funds:

The County receives approximately **\$865,000** in Community Development Block Grant (CDBG) funds. The County also receives approximately **\$390,000** in HOME Investment Partnership (HOME) funds each year.

The County has been targeting a large percentage of its CDBG and HOME funds to the NRSA. Other Federal funds that housing development agencies will continue to apply for are Federal Low Income Housing Tax Credits (LIHTC) through the North Carolina State Housing Development Agency.

The County also has the ability to utilize the Section 108 Loan Guarantee Provision under the CDBG Regulations. The County will be able to borrow funds based on its previous levels of CDBG grants received. Section 108 Loan Guarantee funds are from bond proceeds issued by the Federal Treasury at low rates of interest up to a 20 years' maximum loan period.

### 2. State Funds:

Cumberland County is in Cumberland County, which is a Tier 1 County due to poverty. This allows various State funds to be targeted to the County.

A list of other state programs and sources of funds is included in Section E.  
4. Access to Capital and Availability of Economic Programs.



# **NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) PLAN CUMBERLAND COUNTY, NORTH CAROLINA**

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## **J. APPENDIX**

### **1. RESOLUTION**

Attached is the Resolution approving the Shaw Heights NRSA.

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# **NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) PLAN CUMBERLAND COUNTY, NORTH CAROLINA**

## **2. FULL BOUNDARY DESCRIPTION**

Attached is the full boundary description of the Shaw Heights NRSA.

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# **NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) PLAN CUMBERLAND COUNTY, NORTH CAROLINA**

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## **3. CENSUS DATA**

Attached is the U.S. Census Bureau Data for Cumberland County and the Shaw Heights NRSA.

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# **NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) PLAN CUMBERLAND COUNTY, NORTH CAROLINA**

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## **4. MEETING MINUTES**

Attached are the meeting and interview minutes with stake holders.

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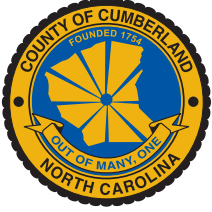
# **NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) PLAN CUMBERLAND COUNTY, NORTH CAROLINA**

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## **5. CITIZEN PARTICIPATION**

The following pages include public hearing notice, public hearing sign-in sheets, meeting sign-in sheets, and other documents.

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*Cumberland County Community Development  
invites you to attend a*

# **Shaw Heights Community Meeting**

**Thursday, January 30 • 6 p.m.**  
**Mt. Olive Missionary Baptist Church**  
118 Johnson Street  
Fayetteville, NC 28303

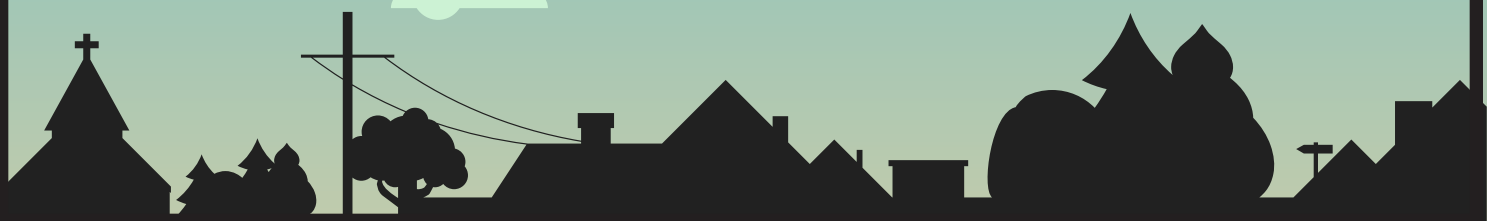
**Tuesday, February 4 • 6 p.m.**  
**Smith Recreation Center**  
1520 Slater Avenue  
Fayetteville, NC 28301

## **DISCUSSION TOPICS**

- Input Needed for a Neighborhood Revitalization Strategy Area Plan
- Programs Available for Eligible Residents
  - ♦ Owner-Occupied Housing Rehabilitation Program
  - ♦ Investor-Owner Rental Rehabilitation Program
  - ♦ Homebuyer Assistance Program
- Economic Development Program
- Public Facilities / Public Services Programs
- Affordable Housing Development
- Other Programs Offered

**CUMBERLAND  
★ COUNTY ★**  
NORTH CAROLINA

For more information, please contact Cumberland County Community Development at (910) 323-6112. Funding restrictions apply. Funding is provided by the U.S. Department of Housing and Urban Development.





# FY 2020 CDBG & HOME Presentation

Urban Design Ventures, LLC

Walter J. Haglund, AIA

# Entitlement Community

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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.

Cumberland County receives the following entitlement grants:

- Community Development Block Grant (CDBG)                      FY 2020 Grant = \$865,583
- HOME Investment Partnerships Program (HOME)                      FY 2020 Grant = \$398,574

Every 5 years, Cumberland County prepares the following plans in order to continue to received Federal Funds:

- Five Year Consolidated Plan and Annual Action Plan
- Analysis of Impediments to Fair Housing Choice (A.I.)
- Neighborhood Revitalization Strategy Area (NRSA) Plan

# **Five-Year Consolidated Plan**

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**FY 2020-2024**

# Five Year Consolidated Plan

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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.

# Annual Action Plan

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# Annual Action Plan

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The Consolidated Plan is implemented through the 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.



# Strategies and Goals

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# Housing Strategy

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

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

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

**HSS-4 Fair Housing** - Affirmatively further fair housing by promoting fair housing choice throughout Cumberland County.

**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 downpayment assistance and acquisition for rehabilitation to make housing affordable to low- and moderate-income persons and families.

# Homeless Strategy

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**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.

# Other Special Needs Strategy

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**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 construction of new 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.

**SNS-4 Reasonable Accommodations** - Promote, support, and advocate for reasonable accommodations that should be made to assist the physically disabled to live in accessible housing.

# Community Development Strategy

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**CDS-1 Infrastructure** - Improve the County'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.

**CDS-2 Community Facilities** - Improve the County'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 County.

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

# Community Development Strategy

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**CDS-5 Clearance** - Remove and eliminate slum and blighting conditions through demolition of vacant and abandoned structures throughout the County.

**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.

# Economic Development Strategy

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**EDS-1 Employment** - Support and encourage new job creation, job retention, workforce development, 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 new economic development through local, state and Federal tax incentives and programs.

# Administration, Planning, and Management Strategy

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**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, Section 108 Loan Application, NRSA Plans, and compliance with all Federal, state, and local laws and regulations.

**APM-3 NRSA** - Prepare a Neighborhood Revitalization Strategy Area (NRSA) Plan for the Shaw Heights Neighborhood.



# FY 2020 Annual Action Plan Budget

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Cumberland County proposes to undertake the following activities with the FY 2020 CDBG and HOME funds:

- Housing Rehabilitation \$ 389,000.00
- Affordable Housing (2019) \$ 275,000.00
- Homeownership Assistance \$ 225,000.00
- Housing Rehabilitation Program \$ 280,000.00
- Housing Project Delivery \$ 220,000.00
- Public Services \$ 70,000.00
- Homeless Services \$ 55,100.00
- Public Facilities / Infrastructure \$ 200,000.00
- Economic Development \$ 200,000.00
- General Administration / Planning \$ 187,000.00

# Analysis of Impediments to Fair Housing Choice

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# Analysis of Impediments

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An Analysis of Impediments (AI) is an assessment of 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.

# Identified Impediments

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# 1. Fair Housing Education and Outreach

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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 Cumberland County.

# Strategies

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**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.

## 2. Quality of Rental Housing vs. Affordability

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Cumberland County has 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.

# Strategies

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**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 Shaw Heights Neighborhood in Cumberland County.



# 3. Lack of Affordable Homeownership Housing

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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.

# Strategies

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**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 Shaw Heights Neighborhood Revitalization Strategy Areas.

# 4. Continuing Need for Accessible Housing Units

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As an older built-up environment, there is a lack of accessible housing units in 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.

# Strategies

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**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.

# 5. Economic Issues Affecting Housing Choice

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There is a lack of economic opportunities in 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.

# Strategies

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**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.

## 6. Impacted Areas of Concentration

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There are specific high poverty, racially segregated areas throughout 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 areas of the County bordering Fort Bragg in order to reduce minority concentration.

# Strategies

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**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.



# Neighborhood Revitalization Strategy Area (NRSA)

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# NRSA

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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 NRSAs are offered enhanced flexibility in undertaking economic development, housing, and public service activities with their CDBG funds.

# Areas of Enhanced Regulatory Flexibility

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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.

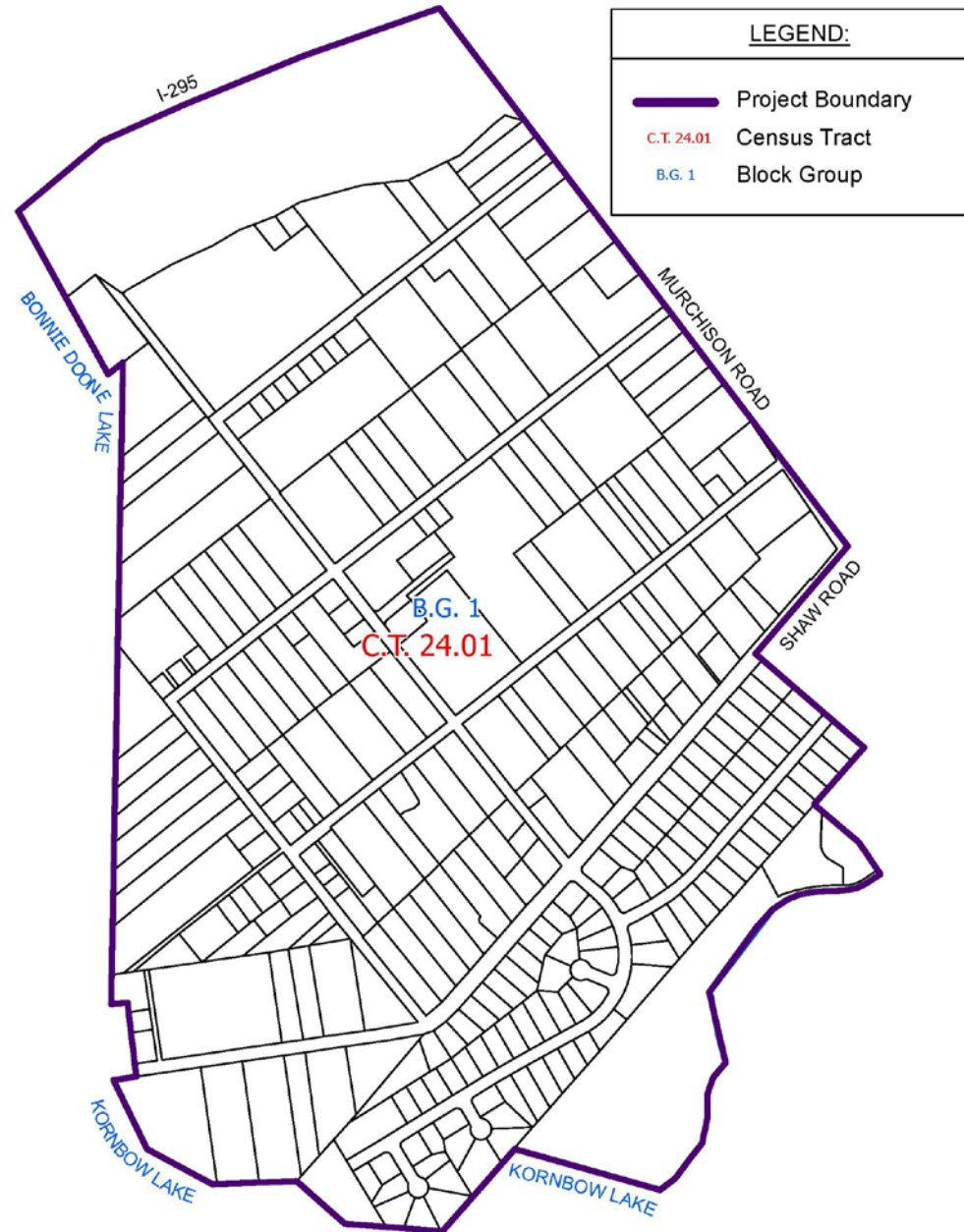
# Target Areas

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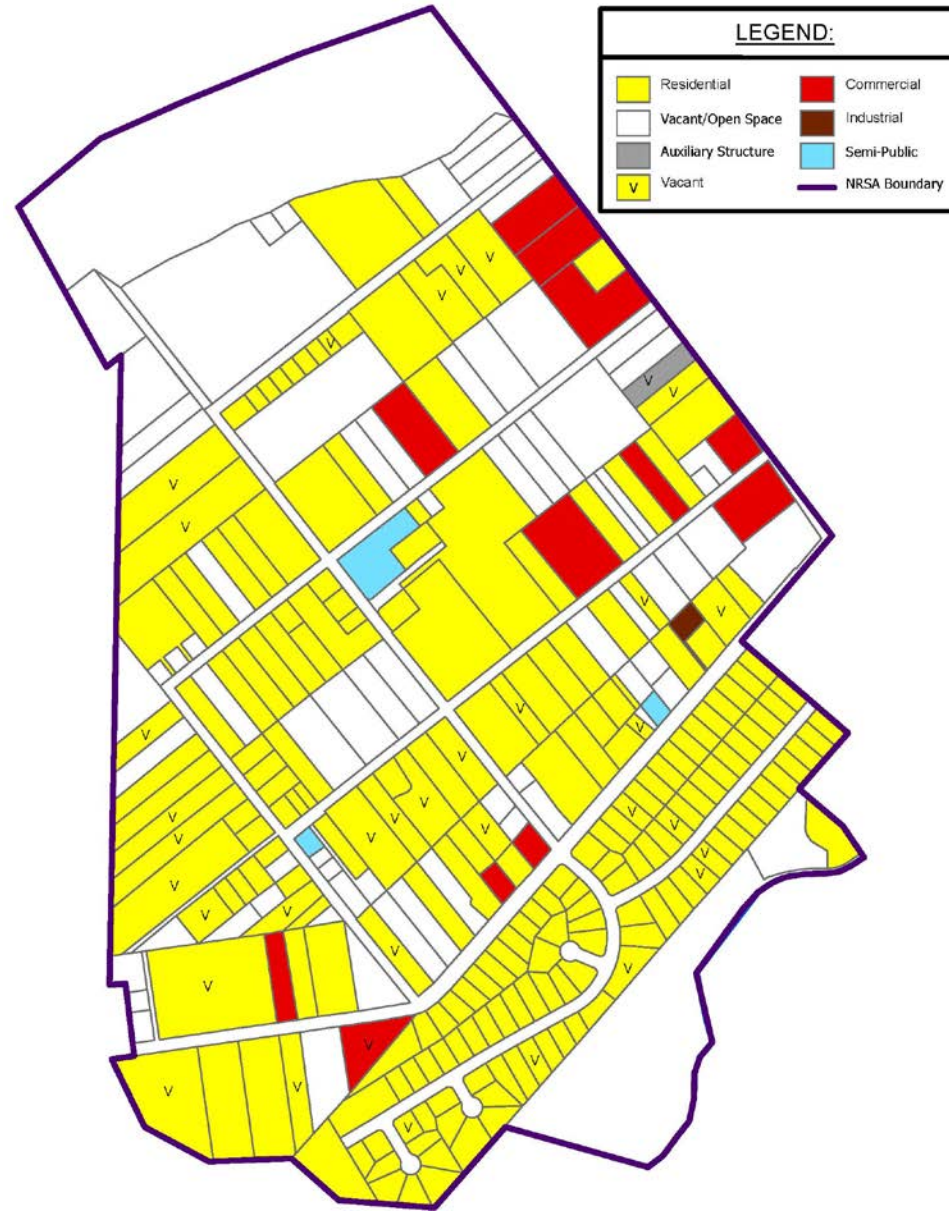
The NRSA comprises the following Census Tract/Block Group:

- Census Tract 24.01, Block Group 1

# NRSA Boundary Map

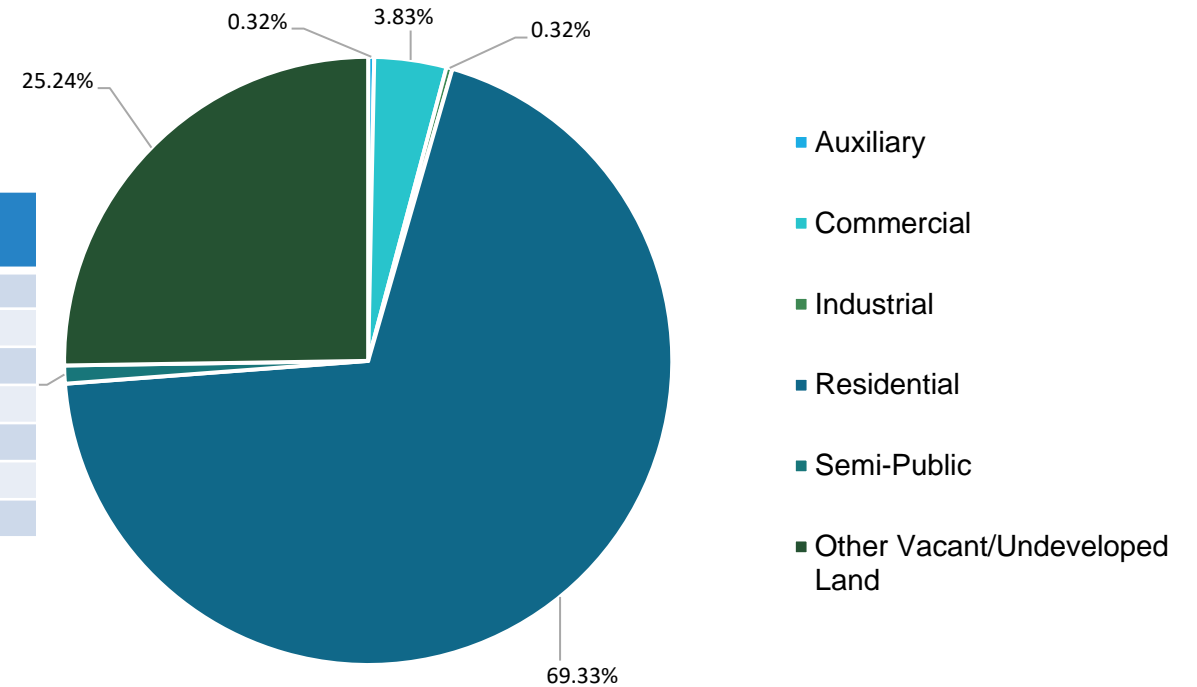


# Existing Land Use Map

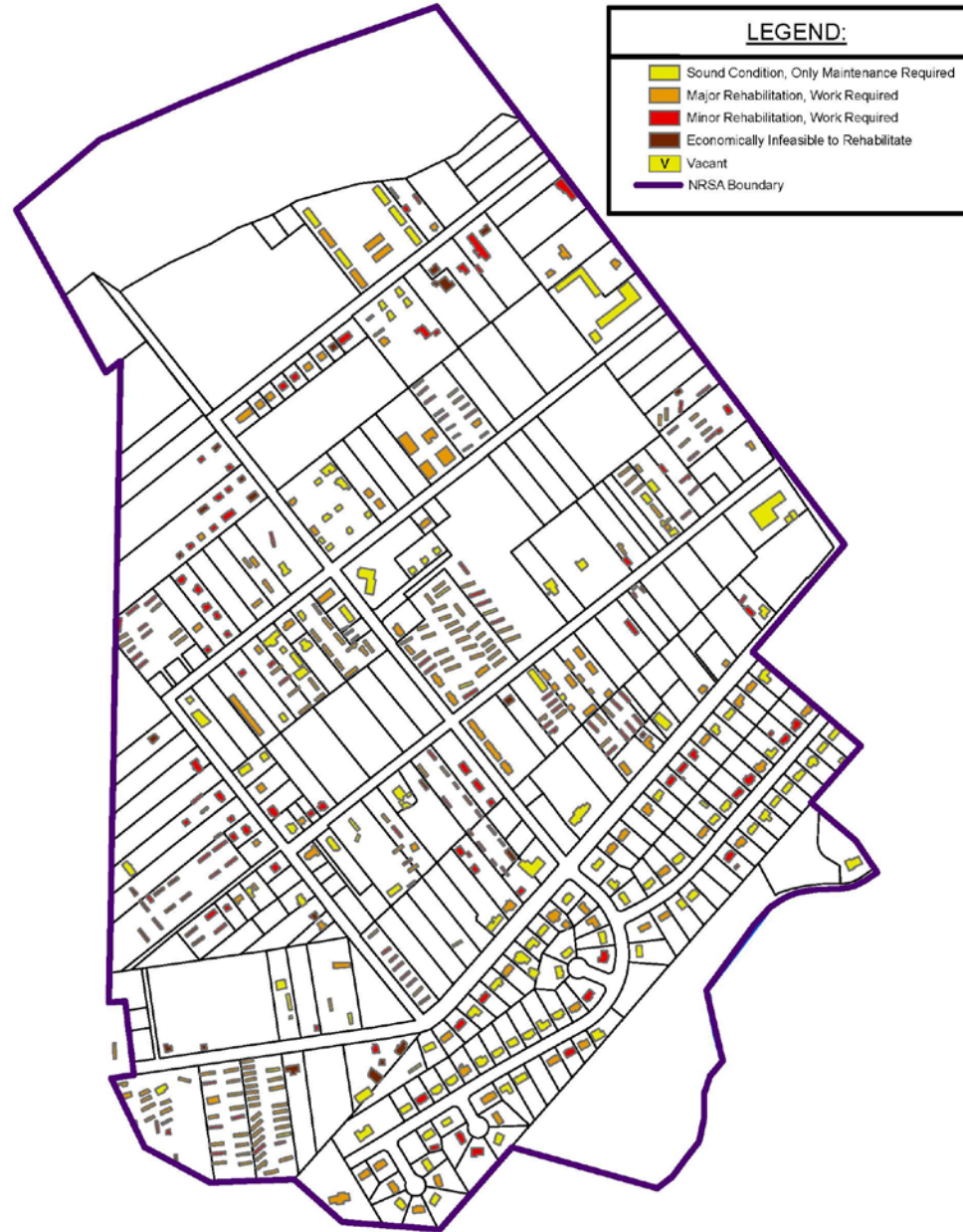


# Existing Land Use

Land Use Category	Number of Parcels	% of Total Parcels
Residential	217	69.33%
Commercial	12	3.83%
Industrial	1	0.32%
Semi-Public	3	0.96%
Auxiliary Structure	1	0.32%
Other Undeveloped/Vacant Land	79	25.24%
<b>Total:</b>	<b>313</b>	<b>100.00%</b>



# Structural Conditions Map





# Structural Conditions

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**Sound Condition** – 133 Structures (24.1%)

**Minor Rehabilitation** – 231 Structures (41.8%)

**Major Rehabilitation** – 151 Structures (27.9%)

**Economically Infeasible** – 38 Structures (6.9%)

# Goals

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# Short Term Goals

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- Remove substandard structures and properties which impede economic growth and residential stability.
- Utilize homeownership programs to expand homeownership opportunities in the Shaw Heights 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 housing development.
- Select sites for the development of infrastructure for new affordable housing development, including paved roads, sewers and septic tanks.
- Promote homeownership in the Shaw Heights NRSA through housing counseling programs and partnerships with Kingdom CDC.
- Continue to rehabilitate owner occupied housing in the Shaw Heights Neighborhood.

# Short Term Goals

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- Continue to rehabilitate owner occupied housing in the Shaw Heights Neighborhood.
- Rehabilitate renter occupied housing in the NRSA.
- Increase the presence of the County's code enforcement program in the Shaw Heights NRSA.
- Increase the police patrols and community policing in the Shaw Heights NRSA.
- Apply for a Section 108 Loan Guarantee to develop the Shaw Heights NRSA.
- Partner with the Housing Authority to encourage the development of public housing and increased participation in the Section 8 Housing Choice Voucher Program in Shaw Heights.
- Develop partnerships for financial literacy programs in the neighborhood.

# Long Term Goals

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- Continue acquisition/relocation/clearance activities in the Shaw Heights NRSA to develop attractive and marketable development sites.
- Revitalize vacant and underutilized land in a manner that provides tax base stabilization, including potential commercial or industrial development.
- Ensure the continued preservation of the existing housing stock in the Shaw Heights NRSA through a comprehensive rehabilitation program including incentives for homeowners to improve their property.
- Reconstruct streets, sidewalks, curbs, and infrastructure in the Shaw Heights NRSA.
- Provide information and refer Shaw Heights NRSA residents to employment training programs such as NCWorks for job placement opportunities through the trades or other skills.
- Market Shaw Heights to members of the military and civilians who work at Fort Bragg based on its proximity and affordability to the base.
- Decrease the school drop-out rate for men and women in the Shaw Heights NRSA.

# Long Term Goals

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- Assist 18-35 year olds to obtain their high school equivalency diploma or GED.
- Develop infrastructure to create dense, multi-family affordable housing using a Section 108 Loan.
- Recruit banks, pharmacies, and a grocery store to the Shaw Heights NRSA.
- Continue to promote and market the County's housing rehabilitation programs in the Shaw Heights NRSA.
- Create a revolving loan program targeted toward the Shaw Heights NRSA.
- Promote home occupations and develop small business enterprises in the Shaw Heights NRSA.
- Develop a "loan pool" with the local banks with bank funds to match Federal and State funds.
- Continue to work with Kingdom CDC and other CHDOs to undertake larger development projects.

# Measurable Outcomes

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# Measurable Outcomes

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## 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 20 structures per year in the NRSA, total of 100 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 Cumberland County to help develop housing in the NRSA.



# Measurable Outcomes Cont.

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## PUBLIC SAFETY IMPROVEMENTS

- Formation of a block watch/crime watch organization.
- Assignment of a police patrol cars to Shaw Heights 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.

# Measurable Outcomes Cont.

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## 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 utilize County 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 job training partnerships with area nonprofits.

# Questions & Comment

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## **PLANNING AND INSPECTIONS DEPARTMENT**

### **MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 20, 2020**

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: CUMBERLAND COUNTY JOINT PLANNING BOARD**

**DATE: 4/9/2020**

**SUBJECT: CASE P20-06**

#### **BACKGROUND**

**Case P20-06:** Revision and amendment to the Cumberland County Zoning Ordinance by amending Article IV Permitted, Conditional, and Special Uses, Section 403. Use Matrix allowing school (business and commercial for nurses or other medically oriented professions, trade, vocational & fine arts) as a permitted use within the M1(P) Planned Light Industrial and M(P) Planned Industrial districts by inserting a “P” in the M1(P) and M(P) column and updating the table of contents as appropriate.

#### **RECOMMENDATION / PROPOSED ACTION**

**Planning Board Action:** Recommended approval of the text amendment at the February 18, 2020 meeting for the reasons stated and as fully reflected in the minutes of the Planning Board Meeting which are incorporated herein by reference.

**Staff Recommendation:** In Case P20-06, the Planning and Inspections staff recommends approval of the text amendment to the Cumberland County Zoning Ordinance and find this text amendment consistent with the adopted 2030 Growth Vision Plan (2009) Policy 1.3 of local governments being partners in the creation of business and industrial development opportunities by capitalizing upon the unique human and economic resources of the area and Policy 1.12 of identifying appropriate sites for manufacturing and new technology enterprises and protecting them through appropriate zoning. Approval of this text amendment is also reasonable and in the public interest because vocational schools, especially ones in fire safety such as the proposed school by the applicant, could certainly avoid any potential harmful impacts on surrounding properties by utilizing industrial development standards and approval of the amendment would prevent a potential rezoning to a commercial zoning district within the County industrial park.

**If the Board of Commissioners wishes to follow the recommendation of the Planning Board and Planning Staff in this case, the following motion is appropriate:**

## **MOTION:**

In Case P20-06, I move to approve the text amendment to the Cumberland County Zoning Ordinance and find this text amendment consistent with the adopted 2030 Growth Vision Plan (2009) Policy 1.3 of local governments being partners in the creation of business and industrial development opportunities by capitalizing upon the unique human and economic resources of the area and Policy 1.12 of identifying appropriate sites for manufacturing and new technology enterprises and protecting them through appropriate zoning. Approval of this text amendment is also reasonable and in the public interest because vocational schools, especially ones in fire safety such as the proposed school by the applicant, could certainly avoid any potential harmful impacts on surrounding properties by utilizing industrial development standards and approval of the amendment would prevent a potential rezoning to a commercial zoning district within the County industrial park.

**If the Board of Commissioners does not wish to follow the recommendation of the Planning Board and Planning Staff in this case, the following motion is appropriate:**

## **MOTION:**

In Case P20-06, I move to deny the text amendment to the Cumberland County Zoning Ordinance and find this text amendment (consistent/not consistent) with the adopted 2030 Growth Vision Plan because \_\_\_\_\_. Denial of this text amendment is also reasonable and in the public interest because \_\_\_\_\_.

## **ATTACHMENTS:**

Description

Action Memo

Type

Backup Material

AMY H. CANNON  
County Manager



RAWLS HOWARD  
Director

TRACY JACKSON  
Assistant County Manager



Vacant  
Deputy Director

◆  
*Planning & Inspections Department*

MARCH 5, 2020

MEMO TO: Cumberland County Board of Commissioners

FROM: Cumberland County Joint Planning Board

SUBJECT: **Case P20-06:** Revision and amendment to the Cumberland County Zoning Ordinance by amending Article IV Permitted, Conditional, and Special Uses, Section 403. Use Matrix allowing school (business and commercial for nurses or other medically oriented professions, trade, vocational & fine arts) as a permitted use within the M1(P) Planned Light Industrial and M(P) Planned Industrial districts by inserting a "P" in the M1(P) and M(P) column and updating the table of contents as appropriate.

ACTION: Recommended approval of the text amendment at the February 18, 2020 meeting for the reasons stated and as fully reflected in the minutes of the Planning Board Meeting which are incorporated herein by reference.

MINUTES OF FEBRUARY 18, 2020

In Case P20-06, the Planning and Inspections staff recommends approval of the text amendment to the Cumberland County Zoning Ordinance and find this text amendment consistent with the adopted 2030 Growth Vision Plan (2009) Policy 1.3 of local governments being partners in the creation of business and industrial development opportunities by capitalizing upon the unique human and economic resources of the area and Policy 1.12 of identifying appropriate sites for manufacturing and new technology enterprises and protecting them through appropriate zoning. Approval of this text amendment is also reasonable and in the public interest because vocational schools, especially ones in fire safety such as the proposed school by the applicant, could certainly avoid any potential harmful impacts on surrounding properties by utilizing industrial development standards and approval of the amendment would prevent a potential rezoning to a commercial zoning district within the County industrial park.

In Case P20-06, Mr. Manning made a motion, seconded by Mr. Crumpler to approve the text amendment to the Cumberland County Zoning Ordinance and find this text amendment consistent with the adopted 2030 Growth Vision Plan (2009) Policy 1.3 of local governments being partners in the creation of business and industrial development opportunities by capitalizing upon the unique human and economic resources of the area and Policy 1.12 of identifying appropriate sites for manufacturing and new technology enterprises and protecting them through appropriate zoning. Approval of this text amendment is also reasonable and in the public interest because vocational schools, especially ones in fire safety such as the proposed school by the applicant, could certainly avoid any potential harmful impacts on surrounding properties by utilizing industrial development standards and approval of the amendment would prevent a potential rezoning to a commercial zoning district within the County industrial park. Unanimous approval.

*First Class and Record Owners' Mailed Notice Certification*

*A certified copy of the tax record owner(s) of the subject and adjacent properties and their tax record mailing address is contained within the case file and is incorporated by reference as if delivered herewith. The record owners' certified receipt*



PLANNING STAFF REPORT  
**REZONING CASE # P20-06**  
Planning Board Hearing: February 18, 2020

#### EXPLANATION OF THE REQUEST

This is a request to amend the Cumberland County Zoning Ordinance to allow "School (business and commercial for nurses or other medically oriented professions, trade, vocational & fine arts)" as a permitted use within the M1(P) Planned Light Industrial District and the M(P) Planned Industrial District. This is a citizen-submitted text amendment request. The amendment was brought about due to a future vocational school that is being developed in partnership with FTCC. The applicants would like to locate this vocational school within the County Industrial Park off Tom Starling Road. The properties in question are zoned M(P) and a vocational school is not currently permitted in that district. This amendment, if approved, would allow the vocational school to be developed inside the industrial park.

#### STAFF RECOMMENDATION

In Case P20-06, the Planning and Inspections staff **recommends approval** of the text amendment to the Cumberland County Zoning Ordinance and find this text amendment consistent with the adopted 2030 Growth Vision Plan (2009) Policy 1.3 of local governments being partners in the creation of business and industrial development opportunities by capitalizing upon the unique human and economic resources of the area and Policy 1.12 of identifying appropriate sites for manufacturing and new technology enterprises and protecting them through appropriate zoning. Approval of this text amendment is also reasonable and in the public interest because vocational schools, especially ones in fire safety such as the proposed school by the applicant, could certainly avoid any potential harmful impacts on surrounding properties by utilizing industrial development standards and approval of the amendment would prevent a potential rezoning to a commercial zoning district within the County industrial park.

Attachments:  
P20-06 Submitted Text Amendment

**P20-06**  
**Cumberland County Zoning Ordinance**

**P20-06.** REVISION AND AMENDMENT TO THE CUMBERLAND COUNTY ZONING ORDINANCE BY AMENDING ARTICLE IV PERMITTED, CONDITIONAL, AND SPECIAL USES, SECTION 403. USE MATRIX ALLOWING SCHOOL (BUSINESS AND COMMERCIAL FOR NURSES OR OTHER MEDICALLY ORIENTED PROFESSIONS, TRADE, VOCATIONAL & FINE ARTS) AS A PERMITTED USE WITHIN THE M1(P) PLANNED LIGHT INDUSTRIAL DISTRICT AND M(P) PLANNED INDUSTRIAL DISTRICTS BY INSERTING A "P" IN THE M1(P) AND M(P) COLUMN AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE.

AMENDING ARTICLE IV. - PERMITTED, CONDITIONAL, AND SPECIAL USES, SECTION 403 USE MATRIX. ALLOWING SCHOOL (BUSINESS AND COMMERCIAL FOR NURSES OR OTHER MEDICALLY ORIENTED PROFESSIONS, TRADE, VOCATIONAL & FINE ARTS) IN THE M1(P) AND M(P) DISTRICT AS A PERMITTED USE BY INSERTING A "P" INDICATING PERMITTED USE IN THE M1(P) & M(P) COLUMN AS INDICATED BELOW:

**ARTICLE IV**  
**PERMITTED, CONDITIONAL AND SPECIAL USES**

**SECTION 403. USE MATRIX**

The matrix on the following pages indicates Permitted and Special uses as well as some uses allowed only in a Conditional Zoning district.



**Section 403 Use Matrix.**

Cumberland County Zoning Ordinance

P = Permitted use

S = Special Use (Sec. 1606, Bd of Adjustment)

Z = Conditional Zoning (Art. V, County BOC)

Land Uses	Zoning Classification																					
	CD	A1	A1A	R40	R40A	R30	R30A	RR	R20	R20A	R15	R7.5	R6	R6A	R5	R5A	O&I (P)	C1(P)	C2(P)	C(P)	M1 (P)	M(P)
SCHOOL, business and commercial for nurses or other medically oriented professions, trade, vocational & fine arts																	P	P	P	P	P	P

P20-06 Schools (business, trade, vocational, fine arts) in M1(P) & M(P)  
County Zoning Text Amendment



## **PLANNING AND INSPECTIONS DEPARTMENT**

### **MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 20, 2020**

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: CUMBERLAND COUNTY JOINT PLANNING BOARD**

**DATE: 4/9/2020**

**SUBJECT: CASE P20-10**

#### **BACKGROUND**

**Case P20-10:** Revision and amendment to the Cumberland County Zoning Ordinance by amending Article II Interpretations, Calculations, and Definitions, Section 203. Definitions of Specific Terms and Words and amending Article IX Individual Uses, Section 921. Recreation Vehicle Park and/or Campground and updating the table of contents as appropriate.

#### **RECOMMENDATION / PROPOSED ACTION**

**Planning Board Action:** Recommended approval of the text amendment at the February 18, 2020 meeting for the reasons stated and as fully reflected in the minutes of the Planning Board Meeting which are incorporated herein by reference.

**Staff Recommendation:** In Case P20-10, the Planning and Inspections staff recommends approval of the text amendment to the Cumberland County Zoning Ordinance and find this text amendment consistent with the adopted 2030 Growth Vision Plan (2009) Policy Area 2 of Well-Managed Growth and Development where the vision is to create development standards for application across rural and urban areas to ensure efficient and quality development is achieved. Approval of this text amendment is also reasonable and in the public interest because clearly defined standards for cabins and inspection requirements for a logbook will likely prevent future code violations of permanent residents in what is meant to be a use for temporary habitation.

**If the Board of Commissioners wishes to follow the recommendation of the Planning Board and Planning Staff in this case, the following motion is appropriate:**

#### **MOTION:**

In Case P20-10, I move to approve the text amendment to the Cumberland County Zoning Ordinance and find this text amendment consistent with the adopted 2030 Growth Vision Plan (2009) Policy Area 2 of Well-

Managed Growth and Development where the vision is to create development standards for application across rural and urban areas to ensure efficient and quality development is achieved. Approval of this text amendment is also reasonable and in the public interest because clearly defined standards for cabins and inspection requirements for a logbook will likely prevent future code violations of permanent residents in what is meant to be a use for temporary habitation.

**If the Board of Commissioners does not wish to follow the recommendation of the Planning Board and Planning Staff in this case, the following motion is appropriate:**

**MOTION:**

In Case P20-10, I move to deny the text amendment to the Cumberland County Zoning Ordinance and find this text amendment (consistent/not consistent) with the adopted 2030 Growth Vision Plan (2009) because \_\_\_\_\_ and denial of this text amendment is also reasonable and in the public interest because \_\_\_\_\_.

**ATTACHMENTS:**

Description

Type

Action Memo

Backup Material

AMY H. CANNON  
County Manager

TRACY JACKSON  
Assistant County Manager



CUMBERLAND  
COUNTY  
NORTH CAROLINA

RAWLS HOWARD  
Director

Vacant  
Deputy Director

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*Planning & Inspections Department*

MARCH 5, 2020

MEMO TO: Cumberland County Board of Commissioners

FROM: Cumberland County Joint Planning Board

SUBJECT: **Case P20-10:** Revision and amendment to the Cumberland County Zoning Ordinance by amending Article II Interpretations, Calculations, and Definitions, Section 203. Definitions of Specific Terms and Words and amending Article IX Individual Uses, Section 921. Recreation Vehicle Park and/or Campground and updating the table of contents as appropriate.

ACTION: Recommended approval of the text amendment at the February 18, 2020 meeting for the reasons stated and as fully reflected in the minutes of the Planning Board Meeting which are incorporated herein by reference.

MINUTES OF FEBRUARY 18, 2020

In Case P20-10, the Planning and Inspections staff recommends approval of the text amendment to the Cumberland County Zoning Ordinance and find this text amendment consistent with the adopted 2030 Growth Vision Plan (2009) Policy Area 2 of Well-Managed Growth and Development where the vision is to create development standards for application across rural and urban areas to ensure efficient and quality development is achieved. Approval of this text amendment is also reasonable and in the public interest because clearly defined standards for cabins and inspection requirements for a logbook will likely prevent future code violations of permanent residents in what is meant to be a use for temporary habitation.

In Case P20-10, Mr. Manning made a motion, seconded by Mr. Stewart to approve the text amendment to the Cumberland County Zoning Ordinance and find this text amendment consistent with the adopted 2030 Growth Vision Plan (2009) Policy Area 2 of Well-Managed Growth and Development where the vision is to create development standards for application across rural and urban areas to ensure efficient and quality development is achieved. Approval of this text amendment is also reasonable and in the public interest because clearly defined standards for cabins and inspection requirements for a logbook will likely prevent future code violations of permanent residents in what is meant to be a use for temporary habitation. Unanimous approval.

*First Class and Record Owners' Mailed Notice Certification*

*A certified copy of the tax record owner(s) of the subject and adjacent properties and their tax record mailing address is contained within the case file and is incorporated by reference as if delivered herewith. The record owners' certified receipt*

Cumberland County  
PLANNING & INSPECTIONS



PLANNING STAFF REPORT  
**REZONING CASE # P20-10**  
Planning Board Hearing: February 18, 2020

**EXPLANATION OF THE REQUEST**

This is a request to amend the Cumberland County Zoning Ordinance to establish additional development standards for cabins within recreation vehicle parks as well as establish time constraints and logbook requirements for stays within existing and new parks/campgrounds. Due to the recent spike in recreation vehicle park requests and development trends concerning cabins, recreation vehicles and other short-stay developments, staff felt it necessary to more clearly define the cabin standards based on the concerns of the Joint Planning Board.

**STAFF RECOMMENDATION**

In Case P20-10, the Planning and Inspections staff **recommends approval** of the text amendment to the Cumberland County Zoning Ordinance and find this text amendment consistent with the adopted 2030 Growth Vision Plan (2009) Policy Area 2 of Well-Managed Growth and Development where the vision is to create development standards for application across rural and urban areas to ensure efficient and quality development is achieved. Approval of this text amendment is also reasonable and in the public interest because clearly defined standards for cabins and inspection requirements for a logbook will likely prevent future code violations of permanent residents in what is meant to be a use for temporary habitation.

Attachments:  
P20-10 RV Park & Campground Text Amendment



**P20-10**  
**Cumberland County Zoning Ordinance**

**P20-10.** REVISION AND AMENDMENT TO THE CUMBERLAND COUNTY ZONING ORDINANCE BY AMENDING ARTICLE II INTERPRETATIONS, CALCULATIONS, AND DEFINITIONS, SECTION 203. DEFINITIONS OF SPECIFIC TERMS AND WORDS AND AMENDING ARTICLE IX INDIVIDUAL USES, SECTION 921. RECREATION VEHICLE PARK AND/OR CAMPGROUND AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE.

**AMEND the Cumberland County Zoning Ordinance, Article II Interpretations, Calculations, and Definitions by amending and adding definitions concerning cabins in Section 203. Definitions of Specific Terms and Words as indicated below:**

**ARTICLE II**  
**INTERPRETATIONS, CALCULATIONS, AND DEFINITIONS**

**SECTION 203. DEFINITIONS OF SPECIFIC TERMS AND WORDS.**

In further amplification and for clarity of interpretation of the context, the following definitions of word usage shall apply:

**Building:** Any structure enclosed and isolated by exterior walls constructed or used for residence, business, industry or other public or private purposes, or accessory thereto, including tents, [cabins](#), lunch wagons, dining cars, trailers, manufactured homes and attached or unattached structures consisting of roof and supporting members, and similar structures whether stationary or movable.

**Cabin:** A building used of occupancies containing sleeping units where the occupants are primarily transient in nature and meet the State building codes for a residential building.

**Cabin, Open air:** A building that has three walls consisting of at least twenty-percent screened openings with a maximum height of 44 inches (1120) mm) above the finished floor to the bottom of the openings, has no heating or cooling system.

**Campground/RV Parks:** Land upon which shelters (such as tents, [cabins/open air cabins](#), travel trailers and recreational vehicles) are erected or located for [temporary](#) occupation by transients and/or vacationers. They may include such permanent structures and facilities as are normally associated with the operation of a campground. (Section 921)

AMEND the Cumberland County Zoning Ordinance, Article IX Individual Uses by amending Section 921. Recreation Vehicle Park and/or Campground as indicated below:

ARTICLE IX  
INDIVIDUAL USES

**SECTION 921. RECREATION VEHICLE PARK AND/OR CAMPGROUND.**

A. Recreation vehicle parks/campgrounds shall be used only by travel trailers, pickup, coaches, motor homes, camping trailers, other vehicular accommodations, cabins and tents suitable for temporary habitation and used for travel, vacation and recreation purposes.

B. The area of the park/campground shall be at least three acres. Each recreation vehicle/cabin/open air cabins, camp site, excluding sites used solely for tents, shall be a minimum of 1,200 square feet in area with a maximum of 20 sites per acre. Each site shall contain a stabilized vehicular parking pad of packed gravel, paving or other suitable material. Cabin sites shall not exceed more than twenty-percent of the total proposed sites within the recreation vehicle/campground site. The maximum size of the proposed cabins shall not exceed 400 square feet and shall be identified as being either a cabin or open air cabin. Cabins shall not have bathrooms within the cabin and must be served by a bathhouse located within 500 feet from the entrance of the cabin to the entrance of the bathhouse.

C. All yard setback requirements shall be in accordance with the dimensional requirements of the zoning district in which the park or campground is located and no structure, recreational vehicle site or camping site shall be located within the required yard area.

D. Individual recreation vehicle spaces within a recreation vehicle park/campground shall not directly access a public road. Access to all recreation vehicle spaces/cabin and accessory structures within the park/campground shall be from internal streets with the entrance to the park directly accessing a public right-of-way. A driveway permit must be obtained from the North Carolina Department of Transportation for connection to the public street.

E. The recreation vehicle park/campground shall not allow for permanent occupancy on the same site by the same occupant for any continuous period of time exceeding 90 days with a maximum allowance of 180 days per calendar year within the same park. There must be a minimum 30 day waiting period between stays within the same park for each recreational vehicle/occupant. Each recreation vehicle park/campground shall be required to maintain a registry or logbook identifying, at a minimum, the recreation vehicle license plate number and Vehicle Identification Number for recreation vehicle sites and/or names of occupants in campground sites which will be subject to inspection by the County during regular inspections. Upon the adoption date of this amendment, existing recreation vehicle parks will also be required to comply with the logbook requirement.



F. Each park shall have at least one telephone available for public use. Management headquarters, manager's residence, recreational facilities, [bathhouses](#), toilets, dumping stations, showers, coin-operated laundry facilities, stores and the uses and structures customarily incidental to operations of a recreation vehicle park/campground are permitted as accessory uses to the park, subject to the following restrictions:

1. Such establishments (excluding recreational facilities) and the parking areas primarily related to their operations shall not occupy more than 10% of the gross area of the park/campground.

2. The structures housing such facilities shall not be located closer than 100 feet to any public street and shall not be directly accessible from any public street but shall be accessible only from an internal drive within the park/campground.

3. Such structures containing toilets, bathhouses and other plumbing fixtures shall comply with the requirements of the North Carolina Building Code.

4. Each park shall be limited to a maximum of one manager's/ caretaker's residence.

G. Adequate off-street parking and maneuvering space shall be provided on site. No public street, sidewalk or right-of-way or any other private grounds not a part of the recreational vehicle parking area shall be used to park or maneuver vehicles.

H. Internal drives shall be constructed to a minimum of 18 feet in width if providing two way streets and 12 feet in width for one way streets and contain a minimum depth of six inches of stone gravel base with proper ditching, drainage, and seeding of slopes. Permanent dead-end streets shall have a cul-de-sac constructed 40 feet in diameter.

I. Recreational vehicle parks and campgrounds shall be enclosed by a fence, wall, landscape screening, earthen mounds or by other measures from all contiguous residential areas in a manner that complements the landscape and assures compatibility with the adjacent environment and complies with the buffering requirements for non-residential uses adjacent to residential districts.

J. In addition to the requirements required to be shown on the site plan as required by the Article XIV, the site plan shall include the name and address of the applicant, the location and dimensions of each recreation vehicle/camping site, the location and use of all service and recreational facilities, all interior access ways, drives, and parking. All site plans subject to this Section shall also require approval from the County Health Department.

K. When permitted, recreation vehicle parks/campgrounds within the CD Conservancy



District shall be subject to the following requirements:

1. No individual recreation vehicle/camping site shall have individual on-site septic systems.

2. Each recreational vehicle must be equipped with a holding tank and each park/campground must have an approved dumping station or pump-out facilities on the premises.

L. All Federal, State and other local regulations shall be complied with.  
(Amd. 11-20-06; Amd. 01-19-10)



## **PLANNING AND INSPECTIONS DEPARTMENT**

### **MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 20, 2020**

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: CUMBERLAND COUNTY JOINT PLANNING BOARD**

**DATE: 4/9/2020**

**SUBJECT: CASE P20-11**

#### **BACKGROUND**

**Case P20-11:** Rezoning of 2.70+/- acres from RR Rural Residential to C2(P) Planned Service and Retail District or to a more restrictive zoning district, located on the south side of SR 1006 (Clinton Road), west of intersection with SR 1831 (Baywood Road), submitted by David Allen on behalf of New Homes, Inc. (owner) and Scott Brown on behalf of 4D Site Solutions, Inc. (agent).

#### **RECOMMENDATION / PROPOSED ACTION**

**Planning Board Action:** Recommended approval of the rezoning from RR Rural Residential to C2(P) Planned Service and Retail at the February 18, 2020 meeting for the reasons stated and as fully reflected in the minutes of the Planning Board Meeting which are incorporated herein by reference.

**Staff Recommendation:** In Case P20-11, the Planning and Inspections staff recommend approval of the rezoning from RR Rural Residential to C2(P) Planned Service and Retail and find that the request is consistent with the text of the Vander Land Use Plan (2017) which recommends allowing small concentrated commercial areas to serve the immediate needs of the residents. Staff further finds approval of the request is reasonable and in the public interest because the subject property is currently served by public water and sewer, Clinton Road is classified as an existing freeway in the 2045 Metropolitan Transportation Plan, and the district request is in harmony with adjacent, existing zoning.

**If the Board of Commissioners wishes to follow the recommendation of the Planning Board and Planning Staff in this case, the following motion is appropriate:**

#### **MOTION:**

In Case P20-11, I move to approve the rezoning from RR Rural Residential to C2(P) Planned Service and Retail and find that the request is consistent with the text of the Vander Land Use Plan (2017) which

recommends allowing small concentrated commercial areas to serve the immediate needs of the residents. I further find approval of the request is reasonable and in the public interest because the subject property is currently served by public water and sewer, Clinton Road is classified as an existing freeway in the 2045 Metropolitan Transportation Plan, and the district request is in harmony with adjacent, existing zoning.

**If the Board of Commissioners does not wish to follow the recommendation of the Planning Board and Planning Staff in this case, the following motion is appropriate:**

**MOTION:**

In Case P20-11, I move to deny the rezoning from RR Rural Residential to C2(P) Planned Service and Retail and find that the request is (consistent/not consistent) with the Vander Land Use Plan (2017) because \_\_\_\_\_ and further find denial of the request is reasonable and in the public interest because \_\_\_\_\_.

**ATTACHMENTS:**

Description

Action Memo

Type

Backup Material

AMY H. CANNON  
County Manager

TRACY JACKSON  
Assistant County Manager



CUMBERLAND  
COUNTY  
NORTH CAROLINA

RAWLS HOWARD  
Director

Vacant  
Deputy Director

---

*Planning & Inspections Department*

MARCH 5, 2020

MEMO TO: Cumberland County Board of Commissioners

FROM: Cumberland County Joint Planning Board

SUBJECT: **Case P20-11:** Rezoning of 2.70+/- acres from RR Rural Residential to C2(P) Planned Service and Retail District or to a more restrictive zoning district, located on the south side of SR 1006 (Clinton Road), west of intersection with SR 1831 (Baywood Road), submitted by David Allen on behalf of New Homes, Inc. (owner) and Scott Brown on behalf of 4D Site Solutions, Inc. (agent).

ACTION: Recommended approval of the rezoning from RR Rural Residential to C2(P) Planned Service and Retail at the February 18, 2020 meeting for the reasons stated and as fully reflected in the minutes of the Planning Board Meeting which are incorporated herein by reference.

MINUTES OF FEBRUARY 18, 2020

In Case P20-11, the Planning and Inspections staff recommend approval of the rezoning from RR Rural Residential to C2(P) Planned Service and Retail and find that the request is consistent with the text of the Vander Land Use Plan (2017) which recommends allowing small concentrated commercial areas to serve the immediate needs of the residents. Staff further finds approval of the request is reasonable and in the public interest because the subject property is currently served by public water and sewer, Clinton Road is classified as an existing freeway in the 2045 Metropolitan Transportation Plan, and the district request is in harmony with adjacent, existing zoning.

In Case P20-11, Mr. Manning made a motion, seconded by Mr. Stewart to approve the rezoning from RR Rural Residential to C2(P) Planned Service and Retail and find that the request is consistent with the text of the Vander Land Use Plan (2017) which recommends allowing small concentrated commercial areas to serve the immediate needs of the residents. Staff further finds approval of the request is reasonable and in the public interest because the subject property is currently served by public water and sewer, Clinton Road is classified as an existing freeway in the 2045 Metropolitan Transportation Plan, and the district request is in harmony with adjacent, existing zoning. Unanimous approval.

**First Class and Record Owners' Mailed Notice Certification**

*A certified copy of the tax record owner(s) of the subject and adjacent properties and their tax record mailing address is contained within the case file and is incorporated by reference as if delivered herewith. The record owners' certified receipt*



Cumberland County  
PLANNING & INSPECTIONS



PLANNING STAFF REPORT  
REZONING CASE # P20-11  
Planning Board Hearing: February 18, 2020

EXPLANATION OF THE REQUEST

This is a request to rezone one whole parcel and a portion of another parcel located on the south side of Clinton Road from RR Rural Residential to C2(P) Planned Service and Retail. This will allow the applicant to develop the property with any allowed use in the C2(P) district. This is a conventional rezoning and no conditions are proposed at this time.

OWNER/APPLICANT

**OWNER/APPLICANT:** David Allen on behalf of New Homes, Inc. (owner) and Scott Brown on behalf of 4D Site Solutions, Inc. (agent)

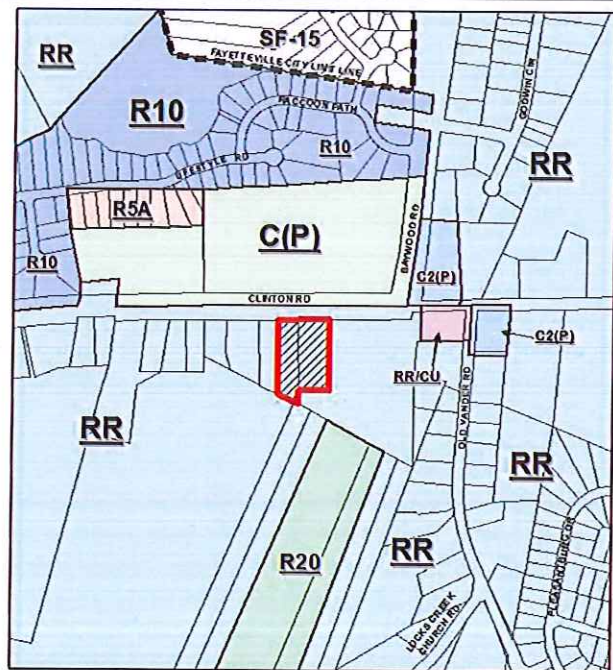
PROPERTY INFORMATION

**ADDRESS/LOCATION:** South side of Clinton Road, west of intersection with Baywood Road; more specifically PINs 0466-77-0900 & portion of 0466-77-4852

**SIZE:** This request includes one parcel and a portion of another totaling approximately 2.70 acres. The properties have approximately 280' of street frontage along Clinton Road and is 379' +/- in depth.

**EXISTING LAND USE:** One parcel of the subject property is currently developed with a manufactured home. The other parcel is vacant.

**OTHER SITE CHARACTERISTICS:** The properties are not located within the watershed or the Special Flood Hazard Area. There are hydric soils (TR- Torhunta and Lynn Haven soils & Wo- Woodington loamy sand) located on the properties.

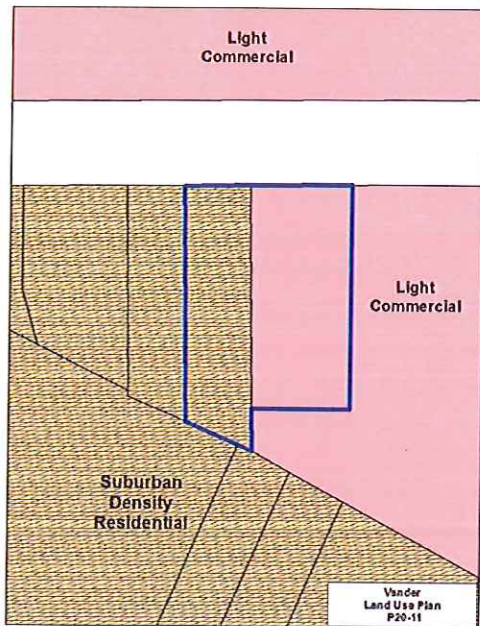


**MUNICIPAL INFLUENCE AREA:** The property is within the Fayetteville MIA. Comments were requested via e-mail from City Planning, however none were received.

**DEVELOPMENT REVIEW:** PIN 0466-77-0900 was platted on 1-21-1997 in Plat Book 93 Page 109. The other tract is currently over 10 acres. Prior to development, a recombination and site plan review will be required.







**SURROUNDING LAND USE:** There are residential uses in the surrounding area of the subject properties. A public utility substation and urgent care are developed adjacent to the properties. There is also an insulation company and shopping center in the surrounding area.

**ZONING HISTORY:** This property was initially zoned RR as part of the Area 8 initial zoning on April 26, 1979.

**UTILITIES:** This site is currently served by PWC water and sewer. These properties are not located in any water/sewer district.

**MINIMUM YARD SETBACKS:** If approved, this parcel would be subject to C2(P) setbacks: Front yard: 50 foot, Side yard: 30 foot, Rear yard: 30 foot.

**COMPREHENSIVE PLANS:** The 2030 Growth Vision Plan designates these parcels for "Urban Fringe". "Urban Fringe" includes parts of the county that are likely to reach a level of development requiring urban services. The Vander Land Use Plan (2017) designates these parcels for "Suburban Density Residential" and "Light Commercial". "Suburban Density Residential" allows a maximum density of 2.2 units per acre and

requires public water. "Light Commercial" caters to the ordinary needs of the immediate neighborhood with emphasis on convenient goods and services. **Request is plan compliant.**

#### IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

**TRAFFIC:** This portion of Clinton Road is identified as an existing freeway in the 2045 Metropolitan Transportation Plan. There are no constructions/improvements planned and the subject properties will have no impact on the Transportation Plan. The Average Daily Traffic Count (2018) on SR 1006 (Clinton Rd) is 6,100.

**SCHOOLS:** Comments requested via e-mail. None received.

**ECONOMIC DEVELOPMENT:** Comments requested via e-mail. None received.

**EMERGENCY SERVICES:** This request has been reviewed by the Cumberland County Fire Marshal's Office. The County Fire Marshal stated that building plans should be submitted for new projects and that all fire department access requirements must be met.

**FAYETTEVILLE REGIONAL AIRPORT:** This property is not within the Airport Overlay District.

#### STAFF RECOMMENDATION

In Case P20-11, the Planning and Inspections staff **recommend approval** of the rezoning from RR Rural Residential to C2(P) Planned Service and Retail and find that the request is consistent with the text of the Vander Land Use Plan (2017) which recommends allowing small concentrated commercial areas to serve the immediate needs of the residents. Staff further finds approval of the request is reasonable and in the public interest because the subject property is currently served by public water and sewer, Clinton Road is classified as an existing freeway in the 2045 Metropolitan Transportation Plan, and the district request is in harmony with adjacent, existing zoning.

Attachments:  
Zoning Application  
Notification Mailing List

**TO THE CUMBERLAND COUNTY JOINT PLANNING BOARD AND THE BOARD OF  
COUNTY COMMISSIONERS OF CUMBERLAND COUNTY, NC:**

I (We), the undersigned, hereby submit this application, and petition the County Commissioners to amend and to change the zoning map of the County of Cumberland as provided for under the provisions of the County Zoning Ordinance. In support of this petition, the following facts are submitted:

1. Requested Rezoning from RR to C2(P)
2. Address of Property to be Rezoned: 4310 Clinton Road
3. Location of Property: south side of Clinton Rd near intersection with Baywood Rd
4. Parcel Identification Number (PIN #) of subject property: 0466-77-0900 & 0466-77-4852  
(also known as Tax ID Number or Property Tax ID)
5. Acreage: 2.4 ac Frontage: 280' Depth: 379'
6. Water Provider: Well: \_\_\_\_\_ PWC: X Other (name): \_\_\_\_\_
7. Septage Provider: Septic Tank X PWC \_\_\_\_\_
8. Deed Book 9233 & 7751, Page(s) 536 & 835, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: mobile home on parcel 0466-77-0900 & remaining is wooded
10. Proposed use(s) of the property: retail store similiar to Dollar General and Family
11. Do you own any property adjacent to or across the street from this property?  
Yes \_\_\_\_\_ No X If yes, where? \_\_\_\_\_
12. Has a violation been issued on this property? Yes \_\_\_\_\_ No X

A copy of the recorded deed(s) and/or recorded plat map(s) must be provided. If the area is a portion of a parcel, a written legal description by metes and bounds, showing acreage must accompany the deeds and/or plat. If more than one zoning classification is requested, a correct metes and bounds legal description, including acreage, for each bounded area must be submitted.

*The Planning and Inspections Staff is available for advice on completing this application; however, they are not available for completion of the application.*

The undersigned hereby acknowledge that the County Planning Staff has conferred with the petitioner or assigns, and the application as submitted is accurate and correct.

New Homes Inc / *David M. Allen*  
NAME OF OWNER(S) (PRINT OR TYPE)

1220 Fort Bragg Road, Unit 204, Fayetteville, NC 28305  
ADDRESS OF OWNER(S)

*910-263-1050 (cell)*  
HOME TELEPHONE #

*910-481-9922*  
WORK TELEPHONE #

4D Site Solutions, Inc - Scott Brown, PE  
NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

409 Chicago Drive, Suite 112, Fayetteville, NC 28306  
ADDRESS OF AGENT, ATTORNEY, APPLICANT

*sbrown@4dsitesolutions.com*  
E-MAIL

910-489-6731  
HOME TELEPHONE #

910-426-6777  
WORK TELEPHONE #

*David M. Allen*  
SIGNATURE OF OWNER(S)

SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

*Joe S. CW - Applicant*  
SIGNATURE OF OWNER(S)

The contents of this application, upon submission, become "public record."



BAYWOOD PROPERTIES LLC  
468 NC 24-87 HWY  
CAMERON, NC 28326

CANADY, JOHN L & JANICE B  
3355 JURA DR  
FAYETTEVILLE, NC 28303

CAROLINA TELEPHONE & TELEGRAPH CO  
PO BOX 7909  
OVERLAND PARK, KS 66207

DUKE ENERGY PROGRESS INC  
PO BOX 1551  
RALEIGH, NC 27602

EDGE, WILLIAM L & PEGGY  
178 OLD VANDER RD  
FAYETTEVILLE, NC 28312

LOCKLEAR, JANICE CHAVIS  
114 HAMMOND ST  
FAYETTEVILLE, NC 28312

NEW HOMES INC  
1220 FORT BRAGG RD, Unit/Apt 204  
FAYETTEVILLE, NC 28305

PURPLE PIRATE PROPERTIES LLC  
1409 CLINTON RD  
FAYETTEVILLE, NC 28305

RHINEHART, ANTHONY G & CATINA V  
510 HUSKE ST  
FAYETTEVILLE, NC 28305

RK3 LLC  
1409 CLINTON RD  
FAYETTEVILLE, NC 28312

SMITH, URSIE S  
4335 SIDS MILL RD  
FAYETTEVILLE, NC 28312

TETREAUULT, DONALD P & SHELBI B  
150 OLD VANDER RD  
FAYETTEVILLE, NC 28312

WILLIAMS, MICHAEL DEAN & MARY  
WARREN  
130 OLD VANDER RD  
FAYETTEVILLE, NC 28312

BIRMINGHAM PROPERTIES LLC  
1105 WILD PINE DR  
FAYETTEVILLE, NC 28312

EDGE, TODD M & WIFE DEBORAH K  
3536 MERLE CT  
FAYETTEVILLE, NC 28312

GRISSOM, JOSEPH ARNOLD & WIFE  
4216 CLINTON RD  
FAYETTEVILLE, NC 28312

GRISSOM, SHARON MCCALL &  
HUSBAND JOSEPH ARNOLD  
4216 CLINTON RD  
FAYETTEVILLE, NC 28312

NOWISKI, JESSICA & HUSBAND ADAM  
4206 CLINTON RD  
FAYETTEVILLE, NC 28312

PURAWOOD REAL ESTATE LLC  
1105 WILD PINE DR  
FAYETTEVILLE, NC 28312



## **DEPARTMENT OF PUBLIC HEALTH**

### **MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 20, 2020**

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: DR. JENNIFER GREEN, HEALTH DIRECTOR**

**DATE: 4/13/2020**

**SUBJECT: CONSIDERATION OF ADDING TELEHEALTH AND COVID TESTING TO  
THE CUMBERLAND COUNTY PUBLIC HEALTH DEPARTMENT'S FEE  
SCHEDULE**

#### **BACKGROUND**

Effective March 13, 2020, NC Medicaid is offering reimbursement for virtual patient communication and telephonic evaluation and management for established patients due to COVID-19. In addition, the Health Department is providing COVID testing to patients either referred by a healthcare provider or after screening by our Epidemiology staff. The Health Department would like to add these services to our fee schedule effective March 13, 2020. Fees will not be charged to self-pay patients per guidance received from NC Department of Health and Human Services. The Board of Health approved this request during the meeting held on April 9, 2020.

#### **RECOMMENDATION / PROPOSED ACTION**

Requesting approval to add Telehealth and COVID testing fees to the Health Department's fee schedule with an effective date of March 13, 2020. Fees will not be charged to self-pay patients per guidance received from NC DHHS.

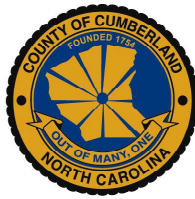
#### **ATTACHMENTS:**

Description

Fee Request

Type

Backup Material



# CUMBERLAND COUNTY NORTH CAROLINA

## DEPARTMENT OF PUBLIC HEALTH

### Request to add Telehealth and COVID Testing to Fee Schedule

April 9, 2020

#### **BACKGROUND**

Effective March 13, 2020, NC Medicaid is offering reimbursement for virtual patient communication and telephonic evaluation and management for established patients due to COVID-19. In addition, the Health Department is providing COVID testing to patients either referred by a healthcare provider or after screening by our Epidemiology staff. The Health Department would like to add these services to our fee schedule effective March 13, 2020. Fees will not be charged to self-pay patients per guidance received from NC Department of Health and Human Services. The Board of Health approved this request during the meeting held on April 9, 2020.

#### **RECOMMENDATION**

Requesting approval to add Telehealth and COVID testing fees to the Health Department's fee schedule with an effective date of March 13, 2020. Fees will not be charged to self-pay patients per guidance received from NC DHHS.

CPT	Description	PROPOSED FEE
87635	COVID-19 lab	\$65.00
99000	Swab Collection	\$10.00
99441	Telephone E/M 5-10 minutes	\$15.00
99442	Telephone E/M 11-20 minutes	\$30.00
99443	Telephone E/M 21-30 minutes	\$45.00



## CLERK TO THE BOARD OF COMMISSIONERS

### MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 20, 2020

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: KELLIE BEAM, DEPUTY CLERK TO THE BOARD**

**DATE: 3/12/2020**

**SUBJECT: BOARD OF HEALTH (1 VACANCY)**

#### **BACKGROUND**

The Board of Health has the following one (1) vacancy for an Optometrist:

#### **Optometrist Position:**

Dr. Philbrick – Resigned. The Board of Health recommends **Hakkam Alsaidi** for the Optometrist position. (See attached.)

I have attached the current membership roster and applicant list.

#### **RECOMMENDATION / PROPOSED ACTION**

**Nominate individual to fill the one (1) vacancy above.**

#### **ATTACHMENTS:**

Description	Type
Board of Health Nomination Backup Information	Backup Material

## **Board of Health**

The Board of Health is the policy-making, rule-making and adjudicatory body for the Cumberland County Health department. The Board has the responsibility to protect and promote the public health and has authority to adopt rules necessary for that purpose.

**Statutory Authorization:** NCGS 130A-35

### **Member Specifications:**

11 Members with Specific Categories:

- Veterinarian (1)
- Physician (1)
- Dentist (1)
- Registered Nurse (1)
- Optometrist (1)
- Pharmacist (1)
- Engineer (1)
- General Public (3)
- County Commissioner (1)

**Term:** 3 Years

**Compensation:** None

### **Duties:**

- Protect and promote the public health;
- Adopt rules necessary to promote and protect public health (includes environmental health issues);
- Impose fees for services, except where prohibited by statute or where an employee of the Health Department is performing the services as an agent of the state;
- After consultation with the Board of County Commissioners; may appoint a local health director.

**Meetings:** Third Tuesday of each month at 6:00 PM. July and September meetings take place only if desired.

**Meeting Location:** Cumberland County Health Department Board Room 1235 Ramsey Street Fayetteville, NC

## Kellie Beam

---

**From:** Kelly Smith  
**Sent:** Wednesday, February 19, 2020 10:39 AM  
**To:** Kellie Beam  
**Subject:** Recommendation

Good morning

The Cumberland County Board of Health met last night 2.18.20, and have recommended Hakkam Alsaidi for the Optometrist position.

Thank you!

*Kelly Smith*  
*Administrative Assistant to the Director of Public Health*  
*Cumberland County Department of Public Health*  
*1235 Ramsey St, Fayetteville, NC 28301*  
*O: 910-433-3705*  
*Email: [ksmith@co.cumberland.nc.us](mailto:ksmith@co.cumberland.nc.us)*

## BOARD OF HEALTH

3 Year Term

*(All terms expire on December 31<sup>st</sup> per NCGS § 130A-35)*

Name/Address	<u>Date</u> Appointed	Term	Expires	<u>Eligible For</u> Reappointment
<u>Veterinarian</u>				
Dr. William Kent Dean (W/M) 5733 Rockfish Road Hope Mills, NC 28348 424-2508/624-8691/424-3011 <a href="mailto:deannoone@aol.com">deannoone@aol.com</a>	2/19	1st	Dec/21 <b>12/31/21</b>	Yes
<u>Physician</u>				
Dr. Sam Fleishman 3308 Melrose Road Fayetteville, NC 28304 910-615-3200	12/19	2nd	Dec/22 <b>12/31/22</b>	No
<u>Dentist</u>				
Dr. Kingsley Momodu (B/M) 6806 South Staff Road Fayetteville, NC 28306 401-2616/443-762-1987/568-5669 <a href="mailto:komomodu@yahoo.co.uk">komomodu@yahoo.co.uk</a>	2/19	1st	Dec/21 <b>12/31/21</b>	Yes
<u>Registered Nurse</u>				
Cynthia McArthur-Kearney (B/F) 819 Alexwood Drive Hope Mills, NC 28348 424-3640/308-3772/672-1111 <a href="mailto:Kearney01.clrk@gmail.com">Kearney01.clrk@gmail.com</a>	1/19	1st	Dec/21 <b>12/31/21</b>	Yes
<u>Optometrist</u>				
<b>VACANT</b> (Vacated by Dr. Philbrick) 12/16		2nd	Dec/19 <b>12/31/19</b>	No
<u>Pharmacist</u>				
Dr. Olusola A. Ojo (B/F) PO Box 8 Hope Mills, NC 28348 322-6032/488-2120 <a href="mailto:Oluojo12@hotmail.com">Oluojo12@hotmail.com</a>	1/19	1st	Dec/21 <b>12/31/21</b>	Yes



*(All terms expire on December 31<sup>st</sup> per NCGS § 130A-35)*

<u>Name/Address</u>	<u>Date Appointed</u>	<u>Term</u>	<u>Expires</u>	<u>Eligible For Reappointment</u>
<u>Engineer</u>				
John Larch III. (W/M) 2500 North Edgewater Dr. Fayetteville, NC 28303 261-8746/433-1240 <a href="mailto:jlarch@ci.fay.nc.us">jlarch@ci.fay.nc.us</a>	11/18	1 <sup>st</sup>	Dec/21 <b>12/31/21</b>	Yes
<u>Cumberland County Commissioner</u>				
Jeannette Council 3310 Lake Bend Drive Fayetteville, NC 28311 488-0691 (H) / 273-4585 (C)	2/19	2nd	Dec/21 <b>12/31/21</b>	No
<u>General Public Reps.</u>				
Sonja Council 2214 Puffin Place Fayetteville, NC 28306 864-1651/615-6139	1/19	2nd	Dec/21 <b>12/31/21</b>	No
Dr. Connette McMahon (B/F) 4723 Flintcastle Road Fayetteville, NC 28314 867-6704/489-3915	2/19	2nd	Dec/21 <b>12/31/21</b>	No
Stacy A. Cox (A/F) 7528 Wilkins Drive Fayetteville, NC 28311 910-476-7367 <a href="mailto:sakuni@aol.com">sakuni@aol.com</a>	2/19	1st	Dec/21 <b>12/31/21</b>	Yes

Contact: Dr. Jennifer Green, Public Health Director  
 Kelly Smith, Administrative Assistant  
 Phone: 433-3705  
 Fax: 433-3659

Meetings: 3rd Tuesday of the month - 6:00 PM - Board Room, Health Department, 1235 Ramsey Street  
 (July and September meetings take place only if desired).

**APPLICANTS FOR  
BOARD OF HEALTH**

<b><u>NAME/ADDRESS/TELEPHONE</u></b>	<b><u>OCCUPATION</u></b>	<b><u>EDUCATIONAL BACKGROUND</u></b>
<b>ALSAIDI, HAKKAM (-/M)</b> 4275 GOLDSBORO RD WADE, NC 28395 910-429-6539 <a href="mailto:ALSAIDIHAKKAM@GMAIL.COM">ALSAIDIHAKKAM@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: OPTOMETRIST</b>	<b>OPTOMETRIST</b> <b>RISK OPTOMETRIC ASSOCIATES</b>	<b>BS-DOCTORATE</b>
<b>BALLARD, JOSEPH (W/M)</b> 10512 GILES RD LINDEN NC 28356 910-689-6581 <a href="mailto:JBALLARDOD@GMAIL.COM">JBALLARDOD@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: OPTOMETRIST</b>	<b>OPTOMETRIST</b> <b>PROFESSIONAL EYE CARE</b>	<b>OPTOMOLOGY SCHOOL</b>
<b>BLACK, JESSICA (W/F)</b> 4935 S. RIVER SCHOOL WADE, NC 28395 309-9921/483-0153 <a href="mailto:JEGOETKE@GMAIL.COM">JEGOETKE@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	<b>ASSISTANT PRINCIPAL</b> <b>CC SCHOOLS</b>	<b>MASTERS</b>
<b>BRADSHAW, BETSY M.</b> 2816 MILLBROOK ROAD FAYETTEVILLE, NC 28303 824-1510/486-1605 <a href="mailto:BETSY.BRADHSAW@DHHS.NC.GOV">BETSY.BRADHSAW@DHHS.NC.GOV</a> Graduate-County Citizens' Academy: No Graduate-Institute for Community Leadership: No Graduate-Leadership Fayetteville: No Graduate-United Way's Multi-Cultural Leadership Program: No Graduate-other leadership academy: No <b>CATEGORY: GENERAL PUBLIC &amp; REGISTERED NURSE</b>	<b>FAMILY NURSE PRACTITIONER</b> <b>CHILDREN'S DEVELOPMENTAL SVC AGENCY</b>	<b>BS/FNP</b>

**APPLICANTS FOR  
BOARD OF HEALTH Page 2**

<b>NAME/ADDRESS/TELEPHONE</b>	<b>OCCUPATION</b>	<b>EDUCATIONAL BACKGROUND</b>
BROWN-COOK, PAULA (B/F) 3500 BENNETT DRIVE FAYETTEVILLE NC 28301 703-8399/709-8595/483-0153 <a href="mailto:PHOWARD924@YAHOO.COM">PHOWARD924@YAHOO.COM</a> Graduate-County Citizens' Academy: YES Graduate-Institute for Community Leadership: YES Graduate-Leadership Fayetteville: YES Graduate-United Way's Multi-Cultural Leadership Program: YES Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	TEACHER CC SCHOOLS	MASTERS-ED
CHOE, MIKE W. (KOR/M) 3542 TURNBERRY CIR FAYETTEVILLE NC 28303 583-3228/864-2944 <a href="mailto:MCHOE93290@GMAIL.COM">MCHOE93290@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: DENTIST</b>	DENTIST WESTLAKE FAMILY DENTISTRY	DENTISTRY SCHOOL
DAVIS, KASMIN, DVM (W/F) 3200 GUY CIRCLE FAYETTEVILLE NC 28303 910-988-2297/910-488-3343 <a href="mailto:KASMINDAVIS@ROCKETMAIL.COM">KASMINDAVIS@ROCKETMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: VETERINARIAN</b>	VETERINARIAN AMBASSADOR ANIMAL HOSPITAL	BS & DVM
DEAKINS, DR. ROBERT EDWARD (-/M) 3431 DORADO CIRCLE APT 207 FAYETTEVILLE, NC 28304 910-336-2350 <a href="mailto:RSLDEAKINS@GMAIL.COM">RSLDEAKINS@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	RETIRED CLINICAL PSYCHOLOGIST	DOCTORATE



**APPLICANTS FOR  
BOARD OF HEALTH PAGE 3**

<b><u>NAME/ADDRESS/TELEPHONE</u></b>	<b><u>OCCUPATION</u></b>	<b><u>EDUCATIONAL BACKGROUND</u></b>
ELMORE, JESSIE (W/F) 8544 BRIGHTLEAF PLACE ST PAULS, NC 28384 633-9379/323-2100 <a href="mailto:JESSIE.ELMORE.OD@GMAIL.COM">JESSIE.ELMORE.OD@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: YES Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: OPTOMETRIST</b>	OPTOMETRIST AMERICAN EYE CARE	BA – SOCIOLOGY OPTOMOLOGY SCHOOL
FISER, JOSEPH (-/M) 1010 HAY STREET FAYETTEVILLE NC 28305 513-885-4988/615-5572 <a href="mailto:BFIZE53@YAHOO.COM">BFIZE53@YAHOO.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: LEAD CLERMONT COUNTY OHIO <b>CATEGORY: GENERAL PUBLIC</b>	HEALTH CARE LEADERSHIP	MASTERS
FOUNTAIN, RHONNISHA (-/F) 7774 S SHIELD DRIVE FAYETTEVILLE NC 28314 910-988-7835 <a href="mailto:NISHAR0107@GMAIL.COM">NISHAR0107@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	REGISTERED NURSE RN NETWORK	SOME COLLEGE
GRANT, KELLEY Y (-/F) 3921 TASHA DRIVE HOPE MILLS NC 28348 818-0254/615-1344 <a href="mailto:KELBLAZE34@GMAIL.COM">KELBLAZE34@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: REGISTERED NURSE</b>	CLINICAL EDUCATOR RN	BSN

**APPLICANTS FOR  
BOARD OF HEALTH PAGE 4**

<b><u>NAME/ADDRESS/TELEPHONE</u></b>	<b><u>OCCUPATION</u></b>	<b><u>EDUCATIONAL BACKGROUND</u></b>
GRAY, ELIZABETH (-/F) 6305 ANISE LN STEDMAN NC 28391 910-813-9551/910-425-8117 <a href="mailto:FORPETERSK@YAHOO.COM">FORPETERSK@YAHOO.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b><i>CATEGORY: VETERINARIAN</i></b>	VETERINARIAN HOPE MILLS RD ANIMAL HOSPITAL	SCHOOL OF VETERINARY MEDICINE
HERT, JENNIFER (W/F) 3336 AMOUR DRIVE FAYETTEVILLE NC 28306 705-9152/627-4637 <a href="mailto:JHERT128@GMAIL.COM">JHERT128@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b><i>CATEGORY: GENERAL PUBLIC</i></b>	RN HOME CARE MANAGER 3HC HOME HEALTH	MSN STUDENT
HODGES, LEROY (ASIAN/M) 2536 THORNGROVE CT FAYETTEVILLE NC 28303 578-8592/676-7570 <a href="mailto:LEROY@QWIKMED.NET">LEROY@QWIKMED.NET</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: ASHP FOUNDATION PHARMACY LEADERSHIP ACADEMY <b><i>CATEGORY: PHARMACIST</i></b>	PHARMACIST QWIKMED PHARMACY & CLINIC	PHARMD-UNC CHAPEL HILL
HODGES, STEPHANIE (W/F) 2536 THORNGROVE COURT FAYETTEVILLE, NC 28303 910-584-0358 <a href="mailto:NP@QWIKMED.NET">NP@QWIKMED.NET</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b><i>CATEGORY: REGISTERED NURSE</i></b>	FAMILY NURSE PRACTITIONER QWIKMED PHARMACY	MASTERS-NURSING

**APPLICANTS FOR  
BOARD OF HEALTH PAGE 5**

<b>NAME/ADDRESS/TELEPHONE</b>	<b>OCCUPATION</b>	<b>EDUCATIONAL BACKGROUND</b>
<b>HOLLOMAN, GWEN (-/-)</b> 721 EDGEHILL DRIVE FAYETTEVILLE, NC 28314 910-868-1691 <a href="mailto:GHOLL80180@AOL.COM">GHOLL80180@AOL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	<b>RETIRED</b> VA MEDICAL CENTER	<b>BACHELORS</b> <b>MASTERS</b>
<b>HOYT, GEORGE L. (TREY) (W/M)</b> 6086 MIDUS STREET HOPE MILLS NC 28348 723-6897/630-7620 <a href="mailto:TREYHOYT15@GMAIL.COM">TREYHOYT15@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: YES Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	<b>PROFESSOR</b> METHODIST COLLEGE	<b>PHD</b>
<b>JACKSON, VICTORIA (B/F)</b> 5133 CARSON ALLEN ROAD HOPE MILLS NC 28348 910-416-1830/910-272-1240 <a href="mailto:VJACKSON1012@GMAIL.COM">VJACKSON1012@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	<b>ADMINISTRATION</b> <b>CHIEF EXTERNAL OPERATIONS</b> EASTPOINTE LME/MCO	<b>MASTERS</b>
<b>JONES, AMY (W/F)</b> 3910 MURPHY ROAD FAYETTEVILLE NC 28312 868-1170/624-0030/615-1170 <a href="mailto:ARXNERD@GMAIL.COM">ARXNERD@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: PHARMACIST</b>	<b>PHARMACIST</b> CAPE FEAR VALLEY	<b>COLLEGE</b>



**APPLICANTS FOR  
BOARD OF HEALTH PAGE 6**

<b><u>NAME/ADDRESS/TELEPHONE</u></b>	<b><u>OCCUPATION</u></b>	<b><u>EDUCATIONAL BACKGROUND</u></b>
JONES, DR. ANTONIO CPM (B/M) 505 PLATINUM STREET FAYETTEVILLE NC 28311 302-0057/729-4144 <a href="mailto:DRJONESA@GMAIL.COM">DRJONESA@GMAIL.COM</a> Graduate-County Citizens' Academy: YES Graduate-Institute for Community Leadership: YES Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: CERTIFIED PUBLIC MANAGER – NATIONAL & STATE LEVEL <b><i>CATEGORY: GENERAL PUBLIC</i></b>	FORMER SUPERVISOR @ NC DEPT OF EPIDEMIOLOGY PRESIDENT AT GLOBAL TEACHING NETWORK, INC. <b><i>*SERVES ON THE CC JCPC*</i></b>	BS-BIOLOGY, MORE COLLEGE
KALRA, DR. SUMIT (AI/M) 6824 MUNFORD DRIVE FAYETTEVILLE NC 28306 221-1903/485-6470/423-534-5990 <a href="mailto:DRSUMITKALRA@GMAIL.COM">DRSUMITKALRA@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b><i>CATEGORY: PHYSICIAN</i></b>	PHYSICIAN CARDIOLOGIST CAPE FEAR CARDIOLOGY ASSOCIATES	PHYSICIAN
LASHLEY, DR. TRACIE H. (B/F) 1540 EPIC WAY HOPE MILLS NC 28348 922-4575/759-3375 <a href="mailto:TRACIE@DRTRACIELASHLEY.COM">TRACIE@DRTRACIELASHLEY.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: YES Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b><i>CATEGORY: GENERAL PUBLIC</i></b>	PRESIDENT/CEO THE LEADERS INNOVATIVE GROWTH SOLUTIONS	DOCTORATE
MAY, SHANTIQUA (B/F) 9582 HOLBROOK LANE FAYETTEVILLE NC 28314 910-583-4231 <a href="mailto:TIQUALADSON@GMAIL.COM">TIQUALADSON@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b><i>CATEGORY: REGISTERED NURSE</i></b>	REGISTERED NURSE HIGHSMITH RAINEY	COLLEGE LISTED

**APPLICANTS FOR  
BOARD OF HEALTH PAGE 7**

<b><u>NAME/ADDRESS/TELEPHONE</u></b>	<b><u>OCCUPATION</u></b>	<b><u>EDUCATIONAL BACKGROUND</u></b>
MCENTIRE, RASHAD (B/M) 142 SORGHUM WAY FAYETTEVILLE NC 28314 706-763-0632 <a href="mailto:RASHADMCENTIRE@GMAIL.COM">RASHADMCENTIRE@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b><i>CATEGORY: GENERAL PUBLIC</i></b>	FOOD SAFETY US ARMY	BA-BUSINESS ADMIN
MCKOY, DATREZ RAHEAM (B/M) 418 ACACIA CIRCLE APT H FAYETTEVILLE, NC 28314 910-736-8169 <a href="mailto:MCKOYDATREZ@YAHOO.COM">MCKOYDATREZ@YAHOO.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b><i>CATEGORY: GENERAL PUBLIC</i></b>	GENERAL LABOR	HIGH SCHOOL
PERKINS, KAMAR (B/M) 4234 RACCOON PATH FAYETTEVILLE NC 28312 301-814-5343 <a href="mailto:KAMARPERKINS1@GMAIL.COM">KAMARPERKINS1@GMAIL.COM</a> Graduate-County Citizens' Academy: No Graduate-Institute for Community Leadership: No Graduate-Leadership Fayetteville: No Graduate-United Way's Multi-Cultural Leadership Program: No Graduate-other leadership academy: No <b><i>CATEGORY: GENERAL PUBLIC</i></b>	PHARMACY TECH	PRE-LAW
ROSE, BRIAN P. (W/M) 3208 JURA DRIVE FAYETTEVILLE NC 28303 910-987-3670 <a href="mailto:BPR0807@GMAIL.COM">BPR0807@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b><i>CATEGORY: GENERAL PUBLIC</i></b>	CARDIOLOGY PHYSICIAN ASSISTANT VALLEY CARDIOLOGY PA	MASTERS- PHYSICAN ASST



**APPLICANTS FOR  
BOARD OF HEALTH PAGE 8**

<b><u>NAME/ADDRESS/TELEPHONE</u></b>	<b><u>OCCUPATION</u></b>	<b><u>EDUCATIONAL BACKGROUND</u></b>
SCHULKEN, PENNY 6549 COUNTRYSIDE DRIVE FAYETTEVILLE, NC 28311 910-491-1602/910-818-8960 <a href="mailto:IDOBODYWRK@AOL.COM">IDOBODYWRK@AOL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: YES Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b><i>CATEGORY: GENERAL PUBLIC</i></b>	PROFESSOR OF PHYSICAL THERAPY	DOCTORATE PHYSICAL THERAPY MASTERS-BUSINESS
STEEDLY, MELISSA (W/F) 2508 SICKLE WAY FAYETTEVILLE, NC 28306 580-7212/615-6970 <a href="mailto:MSTEEDLY04@YAHOO.COM">MSTEEDLY04@YAHOO.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b><i>CATEGORY: PHARMACIST</i></b>	PHARMACIST CAPE FEAR VALLEY HEALTH SYSTEM	DOCTORATE OF PHARMACY
STEEGER, VICTORIA (A/F) 408 MCPHERSON AVE FAYETTEVILLE, NC 28303 918-809-3695/919-346-0947 <a href="mailto:VICTORIASTEEGER@GMAIL.COM">VICTORIASTEEGER@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b><i>CATEGORY: GENERAL PUBLIC</i></b>	DIRECTOR SMI CONSULTANCY	BSE, MED, PHD
STEWART, CHARLES "WAYNE" (W/M) 4857 WADE STEDMAN RD WADE NC 28395 910-644-4646 <a href="mailto:THECOOLSTEW@HOTMAIL.COM">THECOOLSTEW@HOTMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b><i>CATEGORY: GENERAL PUBLIC</i></b>	RETIRED LOCAL HEALTH DIRECTOR	MPH

**APPLICANTS FOR  
BOARD OF HEALTH PAGE 9**

<b><u>NAME/ADDRESS/TELEPHONE</u></b>	<b><u>OCCUPATION</u></b>	<b><u>EDUCATIONAL BACKGROUND</u></b>
TOMLIN, MARVIN GREGORY (B/M) 2605 HIGHPOINT CT FAYETTEVILLE NC 28304 423-8097/261-0986 <a href="mailto:MTOMLIN584@GMAIL.COM">MTOMLIN584@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b><i>CATEGORY: GENERAL PUBLIC</i></b>	SALES UNEMPLOYED	SOME COLLEGE
TWITTY, MARTELLE (B/F) 6404 DAVIS BYNUM FAYETTEVILLE NC 28306 910-922-2014 <a href="mailto:MARTELLECOKE@GMAIL.COM">MARTELLECOKE@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b><i>CATEGORY: GENERAL PUBLIC</i></b>	DENTAL HYGIENIST DAY AND NIGHT FAMILY DENTAL	DENTAL HYGIENE, BS
WALLACE, CHRISTEL (B/F) 2109 ELVIRA ST APT 906 FAYETTEVILLE, NC 28303 676-0379/483-6869 <a href="mailto:CWALLACE@CUMBERLANDHEALTHNET.ORG">CWALLACE@CUMBERLANDHEALTHNET.ORG</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b><i>CATEGORY: GENERAL PUBLIC</i></b>	CARE COORDINATOR ASSISTANT CUMBERLAND HEALTHNET	BA
WILLIAMS, MICHELLE (C/F) 3208 ELMS THROPE DRIVE FAYETTEVILLE NC 28312 910-850-6168/910-615-6970 <a href="mailto:EMCMWILLIAMS@HOTMAIL.COM">EMCMWILLIAMS@HOTMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b><i>CATEGORY: PHARMACIST</i></b>	PHARMACIST CAPE FEAR VALLEY HOSPITAL	UNC SCHOOL OF PHARMACY

**APPLICANTS FOR**  
**BOARD OF HEALTH PAGE 10**

<b><u>NAME/ADDRESS/TELEPHONE</u></b>	<b><u>OCCUPATION</u></b>	<b><u>EDUCATIONAL BACKGROUND</u></b>
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WILLIAMS, WESTANA BAGGETT (B/F) 734 ELDERBERRY DRIVE FAYETTEVILLE NC 910-308-5406/910-615-5406 <a href="mailto:WESTANAWARREN@GMAIL.COM">WESTANAWARREN@GMAIL.COM</a>	PAYER RELATIONS COORDINATOR CAPE FEAR VALLEY	BS & MBA
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Graduate-County Citizens' Academy: YES

Graduate-Institute for Community Leadership: NO

Graduate-Leadership Fayetteville: NO

Graduate-United Way's Multi-Cultural Leadership Program: YES

Graduate-other leadership academy: CITY OF FAYETTEVILLE'S CITIZENS ACADEMY

***CATEGORY: GENERAL PUBLIC***



## CLERK TO THE BOARD OF COMMISSIONERS

### MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 20, 2020

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: KELLIE BEAM, DEPUTY CLERK TO THE BOARD**

**DATE: 4/2/2020**

**SUBJECT: CAPE FEAR VALLEY HEALTH SYSTEM BOARD OF TRUSTEES (2 VACANCIES)**

#### **BACKGROUND**

The Cape Fear Valley Health System (CFVHS) Board of Trustees has the following two (2) vacancies:

General Public – County Commissioner Appointee:

**Alicia Marks** – completed first term. Eligible for reappointment.

**Dr. Bradley Broussard** – completed first term. Eligible for reappointment.

The current membership roster and applicant list for the Cape Fear Valley Health System Board of Trustees are attached.

#### **RECOMMENDATION / PROPOSED ACTION**

**Nominate individuals to fill the two (2) vacancies above.**

#### **ATTACHMENTS:**

Description

CFVHS Board of Trustees Nomination Backup Information

Type

Backup Material



## **Cape Fear Valley Health System Board of Trustees**

The Cape Fear Valley Health System Board of Trustees oversees the development and implementation of policies for the operation of a multi-million dollar health corporation and all its entities.

**Statutory Authorization:** Articles of Incorporation of Cumberland County Hospital System, Inc.

### **Member Specifications:**

20 Members with Specific Categories:

- County Commissioners (7)
- Medical Society Representative (1)
- Chief of Staff (1)
- Chief of Staff Elect (1)
- Doctors (2)
- Registered Nurse (2)
- General Public (6)

Member Qualifications for General Public Positions:

8. Be a resident of Cumberland County;
9. Have an interest in health care for the community;
10. Have the time/willingness to devote to serving as a Trustee;
11. Commitment to attendance of meetings, seminars and other forms of continuing education;
12. Be 18 years of age;
13. May not be transacting business with the Health Center;
14. Willingness to undergo Board orientation;
15. Be objective;
16. Possess good communication skills;
17. Integrity and visibility within the community;
18. Past experience on other boards;
19. Professional and business achievements;
20. Leadership skills;
21. Business acumen and the ability to interpret financial statements;
22. Record of community involvement;
23. Be an advocate for the hospital.

**Term:** 3 Years

**Compensation:** None

**Duties:**

- Must be an advocate for the Health System and its services;
- Must participate in the review and approval of the Capital and Operating Budget of the Health System;
- Must participate in the employment and evaluation of a Director who shall serve as the Chief Executive Officer;
- Must adopt policies/rules governing the operation of the health system.

**Meetings:** Last Wednesday of each month at 6:00 PM. The average length of the meeting varies from one to two hours. The Board is also divided into several subcommittees that meet on a monthly basis. The average length of the subcommittee meetings varies from two to three hours.

**Meeting Location:** Cape Fear Valley Health System Board Room First Floor/Administrative Area 1638 Owen Drive Fayetteville, NC

CAPE FEAR VALLEY HEALTH SYSTEM  
BOARD OF TRUSTEES  
3 Year Term

(Two medical staff seats run from October to September; remaining non-political seats expire in January.)

Name/Address	Date Appointed	Term	Expires	Eligible For Reappointment
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Medical Society Rep.

**VACANT**

(Recommended by Medical Society-Appointed by Board of Trustees for one-year term)

Chief of Staff

Nitin Desai, MD

10/18

Sept/20

Cross Creek Medical Care

09/30/20

1309 Medical Drive

(Medical Staff Seat: Term from October 1, 2018 to September 30, 2020)

Fayetteville, NC 28304

437-5130

Vice Chief of Staff

Chukwuemeka Chima, MD

10/18

Sept/20

3634 Cape Center Drive

09/30/20

Fayetteville, NC 28304

(Medical Staff Seat: Term from October 1, 2018 to September 30, 2020)

Medical Doctor

Dr. Sandra Carr Johnson

4/18

2nd

Jan/21

No

Wade Family Medical Center

01/31/21

2409 Murchison Road

Fayetteville, NC 28301

(County Commissioner Appointee)

Dr. Sanjay Shah

4/18

2nd

Jan/21

No

308 Forest Creek Drive

1/31/21

Fayetteville, NC 28303

(County Commissioner Appointee)

864-4080/987-2571

R.N. Position

Betsy Bradshaw, RN, FNP

2/17

2nd

Jan/20

No

2816 Millbrook Road

1/31/20

Fayetteville, NC 28303

(CFVHS Appointee)

Murtis Worth, RN

1/19

2nd

Jan/22

No

2504 N. Edgewater Drive

1/31/22

Fayetteville, NC 28303

(County Commissioner Appointee)

484-0344/672-2891

**(Two medical staff seats run from October to September; remaining non-political seats expire in January.)**

Name/Address	Date Appointed	Term	Expires	Eligible For Reappointment
<u>General Public (6)</u>				
Pamela Suggs Story 631 West Cochran Ave Fayetteville, NC 28301 339-8350/286-0783/678-2621 <a href="mailto:Venus_28301@yahoo.com">Venus_28301@yahoo.com</a>	4/19	1st	Apr/22 4/30/22	Yes
	(County Commissioner Appointee)			
Tammy S. Thurman Piedmont Natural Gas 1069 Wilkes Road Fayetteville, NC 28306 321-2982	3/18		Jan/21 01/31/21	Yes
	(CFVHS Appointee)			
Dr. Warren McDonald 2450 Lull Water Drive Fayetteville, NC 28306 423-5360/818-1146	1/19	2nd	Jan/22 1/31/22	No
	(County Commissioner Appointee)			
Sandy Ammons 306 Barkley Drive Fayetteville, NC 28303 822-2900/630-7609	4/18	2nd	Jan/21 1/31/21	No
	(County Commissioner Appointee)			
Alicia Marks 532 Lionshead Road #8 Fayetteville, NC 28311 910-273-4962 <a href="mailto:Alicia.marks.08@gmail.com">Alicia.marks.08@gmail.com</a>	1/17	1st	Jan/20 1/31/20	Yes
	(County Commissioner Appointee)			
Dr. Bradley Broussard 4140 Ferncreek Drive Ste 801 Fayetteville, NC 28314	1/17	1st	Jan/20 1/31/20	Yes
	(County Commissioner Appointee)			

County Commissioners (7)

Amy Cannon, County Manager - ex officio non-voting member (7/28/87)

Emily Schaefer, Ex-officio representing Cape Fear Valley Health Foundation (Appt. Feb. 2018)

Contact: Michael Nagowski, Chief Executive Officer – Main Office 615-6700

Anita Melvin, Assistant to CEO – Direct Office 615-5812 – Fax 615-6160

admelmvin@capefearvalley.com / Reception (Tasina D.) 615-6700

PO Box 2000, Fayetteville NC 28302-2000

Regular Meeting: Last Wednesday of each month  
Meeting held in the Board Room – 5:30 PM (No April Meeting, No July Meeting,  
Combined Nov/December meeting)



**APPLICANTS FOR**  
**CAPE FEAR VALLEY HEALTH SYSTEM BOARD OF TRUSTEES**

<b><u>NAME/ADDRESS/TELEPHONE</u></b>	<b><u>OCCUPATION</u></b>	<b><u>EDUCATIONAL BACKGROUND</u></b>
BROWN-COOK, PAULA (B/F) 3500 BENNETT DRIVE FAYETTEVILLE NC 28301 703-8399/709-8595/483-0153 <a href="mailto:PHOWARD924@YAHOO.COM">PHOWARD924@YAHOO.COM</a> Graduate-County Citizens' Academy: YES Graduate-Institute for Community Leadership: YES Graduate-Leadership Fayetteville: YES Graduate-United Way's Multi-Cultural Leadership Program: YES Graduate-other leadership academy: NO <b><i>CATEGORY: GENERAL PUBLIC</i></b>	TEACHER CC SCHOOLS	MASTERS-ED
DAWKINS, JUDY (W/F) 2004 MORGANTON ROAD FAYETTEVILLE NC 28305 323-4974/237-6785 <a href="mailto:JMWDAWKINS@GMAIL.COM">JMWDAWKINS@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: YES Graduate-other leadership academy: NO <b><i>CATEGORY: GENERAL PUBLIC</i></b>	RETIRED CIVIL SERVICE	SOME COLLEGE
DEBNAM, HENRY (HANK) (B/M) 705 WOODSTONE COURT FAYETTEVILLE NC 28311 488-0522/818-8038/491-4798 <a href="mailto:HANK705@AOL.COM">HANK705@AOL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b><i>CATEGORY: GENERAL PUBLIC</i></b>	HEALTH SERVICES ADMINISTRATOR ALLIANCE HEALTH	COLLEGE LISTED
GRANT, KELLEY Y (-/F) 3921 TASHA DRIVE HOPE MILLS NC 28348 818-0254/615-1344 <a href="mailto:KELBLAZE34@GMAIL.COM">KELBLAZE34@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b><i>CATEGORY: REGISTERED NURSE</i></b>	CLINICAL EDUCATOR RN	BSN

**Cape Fear Valley Health System Applicants, page 2**

<b>NAME/ADDRESS/TELEPHONE</b>	<b>OCCUPATION</b>	<b>EDUCATIONAL BACKGROUND</b>
HOLLOMAN, GWEN (B/F) 721 EDGEHILL ROAD FAYETTEVILLE NC 28314 868-1691/261-7813 <a href="mailto:GHOLL80180@AOL.COM">GHOLL80180@AOL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	HEALTH CARE ADMINISTRATOR RETIRED	BS-HEALTH CARE ADMIN.
HOYT, GEORGE (TREY) III 6086 MIDUS STREET HOPE MILLS, NC 28348 433-0001/723-6897/630-7620 <a href="mailto:TREYHOYT@CENTURYLINK.NET">TREYHOYT@CENTURYLINK.NET</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: YES Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	PROFESSOR METHODIST UNIVERSITY	PHD MED
KALRA, DR. SUMIT (AI/M) 6824 MUNFORD DRIVE FAYETTEVILLE NC 28306 221-1903/485-6470/423-534-5990 <a href="mailto:DRSUMITKALRA@GMAIL.COM">DRSUMITKALRA@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: MEDICAL DOCTOR</b>	PHYSICIAN CARDIOLOGIST CAPE FEAR CARDIOLOGY ASSOCIATES	PHYSICIAN
MCKINNON, ANTHONY D. SR. (B/M) 611 LONGWOOD PLACE FAYETTEVILLE NC 28314 491-7873/202-285-5752/323-1172 <a href="mailto:TONYDMCKINNONS@GMAIL.COM">TONYDMCKINNONS@GMAIL.COM</a> Graduate-County Citizens' Academy: YES Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: YES Graduate-United Way's Multi-Cultural Leadership Program: YES Graduate-other leadership academy: MICHIGAN STATE LEADERSHIP DEVELOPMENT <b>CATEGORY: GENERAL PUBLIC</b>	HUMAN RESOURCES/LABOR RELATIONS AMERICAN POSTAL WORKERS UNION	SOME COLLEGE

**Cape Fear Valley Health System Applicants, page 3**

<b>NAME/ADDRESS/TELEPHONE</b>	<b>OCCUPATION</b>	<b>EDUCATIONAL BACKGROUND</b>
<b>PERRY, LORETTA LEA (W/F)</b> 404 WOODINGTON RD HOPE MILLS NC 28348 424-4026/988-9270 <a href="mailto:LORETTA.PERRY1905@NC.RR.COM">LORETTA.PERRY1905@NC.RR.COM</a> Graduate-County Citizens' Academy: No Graduate-Institute for Community Leadership: No Graduate-Leadership Fayetteville: No Graduate-United Way's Multi-Cultural Leadership Program: No Graduate-other leadership academy: CIVILIAN RESIDENCY 3 WEEK PROGRAM FOR MILITARY CIVILIANS <b>CATEGORY: GENERAL PUBLIC</b>	<b>MANAGEMENT ANALYST</b> DHA	<b>MASTERS</b>
<b>SHERRILL, RODNEY (W/M)</b> 2220 WINTERLOCHEN ROAD FAYETTEVILLE NC 28305 978-1010/480-1010 <b>*SERVES ON THE EQUALIZATION AND REVIEW BOARD*</b> <a href="mailto:RODNEY@RODNEYSHERRILL.COM">RODNEY@RODNEYSHERRILL.COM</a> Graduate-County Citizens' Academy: No Graduate-Institute for Community Leadership: No Graduate-Leadership Fayetteville: No Graduate-United Way's Multi-Cultural Leadership Program: No Graduate-other leadership academy: No <b>CATEGORY: GENERAL PUBLIC</b>	<b>INSURANCE &amp; FINANCIAL SERVICES</b> RODNEY SHERRILL INS AGENCY	<b>COLLEGE</b>
<b>SMITH, ANITA (B/F)</b> 410 MINNOW COURT FAYETTEVILLE, NC 28312 316-8884/272-1545 <a href="mailto:ANITAREE72@GMAIL.COM">ANITAREE72@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	<b>SENIOR CLAIM ANALYST</b> EASTPOINTE HUMAN SERVICES	<b>ASSOCIATES DEGREE</b>
<b>TALLY, WILLIAM LOCKETT (W/M)</b> 2222 BAYVIEW DRIVE FAYETTEVILLE NC 28305 489-3533/483-4175 <a href="mailto:LOCKETTALLYANDTALLY@GMAIL.COM">LOCKETTALLYANDTALLY@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	<b>ATTORNEY</b> TALLY & TALLY, ATTYS & COUNSELORS	<b>COLLEGE</b>



**Cape Fear Valley Health System Applicants, page 4**

<b>NAME/ADDRESS/TELEPHONE</b>	<b>OCCUPATION</b>	<b>EDUCATIONAL BACKGROUND</b>
THOMPSON, DWIGHT (-/M) 3402 RUDLAND CT FAYETTEVILLE NC 28304 910-494-3959 <a href="mailto:DWIGHT.E.THOMPSON@GMAIL.COM">DWIGHT.E.THOMPSON@GMAIL.COM</a> Graduate-County Citizens' Academy: No Graduate-Institute for Community Leadership: No Graduate-Leadership Fayetteville: No Graduate-United Way's Multi-Cultural Leadership Program: No Graduate-other leadership academy: No <b>CATEGORY: GENERAL PUBLIC</b>	SOLDIER/IT SUPPORT FSU/ARMY	BA, MBA
WILLIAMS, MELA (B/F) 3934 HEARTPINE DRIVE FAYETTEVILLE NC 28306 910-728-9263 <a href="mailto:MMWILLIAMS1690@YAHOO.COM">MMWILLIAMS1690@YAHOO.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	ADJUNCT PROFESSOR OF CHRISTIAN EDUCATION	BS



## **CLERK TO THE BOARD OF COMMISSIONERS**

### **MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 20, 2020**

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: KELLIE BEAM, DEPUTY CLERK TO THE BOARD**

**DATE: 3/12/2020**

**SUBJECT: FAYETTEVILLE TECHNICAL COMMUNITY COLLEGE BOARD OF TRUSTEES (1 VACANCY)**

#### **BACKGROUND**

The Fayetteville Technical Community College Board of Trustees has the following one (1) upcoming vacancy:

**Charles Harrell** – completing first term on June 30, 2020. Eligible for reappointment. Dr. Keen recommends the reappointment of Charles Harrell. (See attached)

I have attached the current membership list and applicant list for this Board.

#### **RECOMMENDATION / PROPOSED ACTION**

**Nominate individual to fill one (1) vacancy above.**

#### **ATTACHMENTS:**

Description	Type
FTCC Board of Trustees Nomination Backup Information	Backup Material

## **Fayetteville Technical Community College Board of Trustees**

The Fayetteville Technical Community College Board of Trustees is the administrative governing body for the Fayetteville Technical Community College.

**Statutory Authorization:** NCGS 115D-12

### **Member Specifications:**

13 Members with Specific Categories:

- Appointed by the Cumberland County Board of Commissioners (4)
- Appointed by the Board of Education (4)
- Appointed by the Governor (4)
- The Student Government Association President serves as an Ex-Officio member.

**Term:** 4 Years

**Compensation:** None

### **Duties:**

- Power to elect and employ the president of the College;
- Power to acquire, hold and transfer real and personal property;
- Power to enter into contracts;
- Power to institute and defend legal actions and to exercise such other rights and privileges as may be necessary for the management and administration of the College in accordance with the provisions and purposes of state law;
- Ensure the adequacy of the college's budget, educational programs and facilities;
- Advocate for the College;
- The Board of Trustees has the responsibility for the development and operation of the College in accordance with the provisions of the law and the standards of the State Board of Community Colleges.

**Meetings:** The third Monday of each month at 12:45 PM. No meetings in July and December. The maximum time per meeting would be four hours which includes committee meetings and lunch. Called meetings do occur occasionally and trustees are encouraged to attend some organizational meetings out of town or out of state. The Board is also divided into five sub committees that meet on the third Monday of each month prior to the 12:45 PM, Board Meeting, except July and December: (1) Finance Committee; (2) Human Resources Committee; (3) Building and Grounds Committee; and (4) Curriculum Committee; and (5) Planning Committee.

**Meeting Location:** Fayetteville Technical Community College, Board Room Tony Rand Student Center 2201 Hull Road Fayetteville, NC

## Kellie Beam

---

**From:** Kay Williams <willialk@faytechcc.edu>  
**Sent:** Wednesday, February 19, 2020 4:00 PM  
**To:** Kellie Beam  
**Subject:** Charles Harrell - Reappointment

Mr. Charles Harrell is eligible for reappointment to the Fayetteville Technical Community College Board of Trustees at the end of June 2020.

Dr. Keen and the college recommends his reappointment.

Thank you,  
Kay Williams

Kay Williams  
Executive Assistant to the President  
Fayetteville Technical Community College  
P.O. Box 35236  
Fayetteville, NC 28303

(910)-678-8222

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FAYETTEVILLE TECHNICAL COMMUNITY COLLEGE  
BOARD OF TRUSTEES  
(County Appointees)  
4 Year Terms

Name/Address	Date Appointed	Term	Expires	Eligible For Reappointment
David Williford (W/M) 2539 Mirror Lake Dr Fayetteville, NC 28303 323-1200/987-0548/483-2500 <a href="mailto:Dwillif363@aol.com">Dwillif363@aol.com</a>	8/18	1st	Aug/22 8/31/22	Yes
Dr. Linwood Powell (W/M) 6032 Iverleigh Circle Fayetteville, NC 28311 488-1616/273-7178	6/19	2nd	June/23 6/30/23	No
Charles Harrell (W/M) 2016 Winterlochen Road Fayetteville, NC 28305 910-624-8842 <a href="mailto:charrell@harrellsauto.com">charrell@harrellsauto.com</a>	6/16	1st	June/20 6/30/20	Yes
Suzanna Tucker 1834 Stetson Lane Fayetteville, NC 28304 910-867-0306 <a href="mailto:Suzannah.tucker@gmail.com">Suzannah.tucker@gmail.com</a>	6/17	1st	June/21 6/30/21	Yes

§ 155D-12(b1) – No person who has been employed full time by the community college within the prior five (5) years and no spouse or child of a person currently employed full time by the community college shall serve on the board of trustees of that college. (See file.)

Contact person: Kay Williams  
PO Box 35236  
Fayetteville, NC 28303  
Phone: 678-8222  
Fax: 678-8269

Meetings: Board has been meeting the 3rd Monday of each month at 12:30 pm – Tony Rand Student Center Board Room. No meetings in July or December. (Bylaws require one meeting per month.) Written notification is sent for all regularly-called meetings.

\* Terms extended by the General Assembly.

**APPLICANTS FOR**  
**FAYETTEVILLE TECHNICAL COMMUNITY COLLEGE BOARD OF TRUSTEES**

<b><u>NAME/ADDRESS/PHONE</u></b>	<b><u>OCCUPATION</u></b>	<b><u>EDUCATIONAL BACKGROUND</u></b>
ABRAMS, DR. MARCIA KAREN (B/F) 204 HELEN STREET FAYETTEVILLE, NC 28303 562-443-1734 Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b><i>CATEGORY: GENERAL PUBLIC</i></b>	ARCHBISHOP/MINISTER MY KING'S SERVICE	COLLEGE LISTED
BRADSHAW, BETSY M. 2816 MILLBROOK ROAD FAYETTEVILLE, NC 28303 824-1510/486-1605 <a href="mailto:BETSY.BRADHSAW@DHHS.NC.GOV">BETSY.BRADHSAW@DHHS.NC.GOV</a> Graduate-County Citizens' Academy: No Graduate-Institute for Community Leadership: No Graduate-Leadership Fayetteville: No Graduate-United Way's Multi-Cultural Leadership Program: No Graduate-other leadership academy: No <b><i>CATEGORY: GENERAL PUBLIC &amp; REGISTERED NURSE</i></b>	FAMILY NURSE PRACTITIONER CHILDREN'S DEVELOPMENTAL SVC AGENCY	BS/FNP
DAWKINS, JUDY (W/F) 2004 MORGANTON ROAD FAYETTEVILLE NC 28305 323-4974/237-6785 <a href="mailto:JMWDANKINS@GMAIL.COM">JMWDANKINS@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: YES Graduate-other leadership academy: NO <b><i>CATEGORY: GENERAL PUBLIC</i></b>	RETIRED CIVIL SERVICE	SOME COLLEGE
DEBNAM, HENRY (HANK) (B/M) 705 WOODSTONE COURT FAYETTEVILLE NC 28311 488-0522/818-8038/491-4798 <a href="mailto:HANK705@AOL.COM">HANK705@AOL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b><i>CATEGORY: GENERAL PUBLIC</i></b>	HEALTH SERVICES ADMINISTRATOR ALLIANCE HEALTH	COLLEGE LISTED

**FAYETTEVILLE TECHNICAL COMMUNITY COLLEGE BOARD OF TRUSTEES APPLICANTS,  
PAGE 2**

**EDUCATIONAL**

**NAME/ADDRESS/PHONE**

**OCCUPATION**

**BACKGROUND**

FISER, JOSEPH (-/M)  
1010 HAY STREET  
FAYETTEVILLE NC 28305  
513-885-4988/615-5572  
[BFIZE53@YAHOO.COM](mailto:BFIZE53@YAHOO.COM)

HEALTH CARE LEADERSHIP

MASTERS

Graduate-County Citizens' Academy: NO  
Graduate-Institute for Community Leadership: NO  
Graduate-Leadership Fayetteville: NO  
Graduate-United Way's Multi-Cultural Leadership Program: NO  
Graduate-other leadership academy: LEAD CLERMONT COUNTY OHIO

**CATEGORY: GENERAL PUBLIC**

HOLLOMAN, GWEN (B/F)  
721 EDGEHILL ROAD  
FAYETTEVILLE NC 28314  
868-1691/261-7813

HEALTH CARE ADMINISTRATOR  
RETIRED

BS-HEALTH CARE  
ADMIN.

[GHOLL80180@AOL.COM](mailto:GHOLL80180@AOL.COM)

Graduate-County Citizens' Academy: NO  
Graduate-Institute for Community Leadership: NO  
Graduate-Leadership Fayetteville: NO  
Graduate-United Way's Multi-Cultural Leadership Program: NO  
Graduate-other leadership academy: NO

**CATEGORY: GENERAL PUBLIC**

LYNCH, MARK N. (W/M)  
833 BRAGG BLVD  
FAYETTEVILLE NC 28301  
483-1212/494-0233

ENGINEER  
QUALITY SOUND & VIDEO

COLLEGE LISTED

[MARK@QUALITYSOUNDINC.COM](mailto:MARK@QUALITYSOUNDINC.COM)

Graduate-County Citizens' Academy: NO  
Graduate-Institute for Community Leadership: YES  
Graduate-Leadership Fayetteville: YES  
Graduate-United Way's Multi-Cultural Leadership Program: NO  
Graduate-other leadership academy: NO

**CATEGORY: GENERAL PUBLIC**

PLATER, JIMMY SR. (B/M)  
4805 WADE STEDMAN RD  
WADE NC 28395  
723-2461/489-8928

PRESIDENT  
SELF EMPLOYED

SOME COLLEGE

[JPLATER@EXTENSIONTENTGROUP.COM](mailto:JPLATER@EXTENSIONTENTGROUP.COM)

Graduate-County Citizens' Academy: YES  
Graduate-Institute for Community Leadership: NO  
Graduate-Leadership Fayetteville: NO  
Graduate-United Way's Multi-Cultural Leadership Program: NO  
Graduate-other leadership academy: NO

**CATEGORY: GENERAL PUBLIC**



**FAYETTEVILLE TECHNICAL COMMUNITY COLLEGE BOARD OF TRUSTEES APPLICANTS,  
PAGE 3**

**EDUCATIONAL**

<b>NAME/ADDRESS/PHONE</b>	<b>OCCUPATION</b>	<b>BACKGROUND</b>
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TALLY, WILLIAM LOCKETT (W/M) 2222 BAYVIEW DRIVE FAYETTEVILLE NC 28305 489-3533/483-4175 <a href="mailto:LOCKETTALLYANDTALLY@GMAIL.COM">LOCKETTALLYANDTALLY@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	ATTORNEY TALLY & TALLY, ATTYS & COUNSELORS	COLLEGE
TOMLIN, MARVIN GREGORY (B/M) 2605 HIGHPOINT CT FAYETTEVILLE NC 28304 423-8097/261-0986 <a href="mailto:MTOMLIN584@GMAIL.COM">MTOMLIN584@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	SALES UNEMPLOYED	SOME COLLEGE
TWITTY, MARTELLE (B/F) 6404 DAVIS BYNUM FAYETTEVILLE NC 28306 910-922-2014 <a href="mailto:MARTELLECOKE@GMAIL.COM">MARTELLECOKE@GMAIL.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	DENTAL HYGIENIST DAY AND NIGHT FAMILY DENTAL	DENTAL HYGIENE, BS
WILLIAMS, MELA (B/F) 3934 HEARTPINE DRIVE FAYETTEVILLE NC 28306 910-728-9263 <a href="mailto:MMWILLIAMS1690@YAHOO.COM">MMWILLIAMS1690@YAHOO.COM</a> Graduate-County Citizens' Academy: NO Graduate-Institute for Community Leadership: NO Graduate-Leadership Fayetteville: NO Graduate-United Way's Multi-Cultural Leadership Program: NO Graduate-other leadership academy: NO <b>CATEGORY: GENERAL PUBLIC</b>	ADJUNCT PROFESSOR OF CHRISTIAN EDUCATION	BS



## **ENGINEERING AND INFRASTRUCTURE DEPARTMENT**

### **MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 20, 2020**

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: JEFFERY P. BROWN, PE, ENGINEERING & INFRASTRUCTURE DIRECTOR**

**DATE: 4/13/2020**

**SUBJECT: ENCROACHMENT AGREEMENT WITH NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) FOR BRAGG ESTATES WATER & SEWER DISTRICT**

#### **BACKGROUND**

The Board of Commissioners (BOC) accepted and approved the Letter of Conditions from USDA Rural Development for the Bragg Estates Loan and Grant at their meeting on December 15, 2014. The following conditions were accepted; a Rural Utilities Service (RUS) loan not to exceed \$497,000, a RUS grant not to exceed \$1,453,000 and a contribution from Cumberland County of \$50,000 for a total project cost of \$2,000,000.

After the easement from the Corps of Engineers was finalized, McGill Associates and the Public Utilities Division began work to complete the design of the sanitary sewer system for the construction bid phase of the project. It has been determined that one of the items needed to move the project forward is an Encroachment Agreement with North Carolina Department of Transportation (NCDOT). This agreement is the same that has been used in previous water and sewer projects and is their standard agreement. County Legal has reviewed the agreement.

#### **RECOMMENDATION / PROPOSED ACTION**

At the April 9, 2020 Agenda Session, the Board of Commissioners approved placing the approval of the NCDOT Encroachment Agreement as a Consent Item on both the April 20, 2020 Board of Commissioners' Meeting and the Bragg Estates Water and Sewer District Governing Board agenda.

#### **ATTACHMENTS:**

Description	Type
Encroachment Agreement	Backup Material

ROUTE	NC-690 (VASS ROAD), SR-1559 (KENWOOD AVENUE), SR-1560 (RIVERSIDE CIRCLE), SR-1560 (DOLPHIN DRIVE)	PROJECT	BRAGG ESTATES WATER AND SEWER DISTRICT COLLECTION SYSTEM EXPANSION	COUNTY OF	STATE OF NORTH CAROLINA CUMBERLAND
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DEPARTMENT OF TRANSPORTATION -AND- Bragg Estates Water and Sewer District 130 Gillespie St, Fayetteville, NC 28301	RIGHT OF WAY ENCROACHMENT AGREEMENT PRIMARY AND SECONDARY HIGHWAYS
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THIS AGREEMENT, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ by and between the Department  
the \_\_\_\_\_  
of Transportation, party of the first part; and Bragg Estates Water and Sewer District  
\_\_\_\_\_ party of the second part,

W I T N E S S E T H

THAT WHEREAS, the party of the second part desires to encroach on the right of way of the public road designated as  
Routes NC-690 (VASS RD), SR-1559 (KENWOOD AVE) , located BEGINNING APPROXIMATELY 1000 LF EAST OF  
SR-1560 (RIVERSIDE CIR), SR-1560 (DOLPHIN DR) THE INTERSECTION OF NC-690 AND SR-1559  
RUNNING ALONG THE SOUTH SHOULDER OF NC-690 FOR APPROXIMATELY 940 LF, CROSSING SR-1559  
TO CONTINUE ALONG NC-690 FOR APPROXIMATELY 550 LF, THEN CROSSING NC-690 AND CONTINUING  
EAST ALONG THE NORTH SIDE OF NC-690 FOR APPROXIMATELY 4000 LF. BEGINNING APPROXIMATELY  
380 LF NORTH OF THE INTERSECTION OF NC-690 AND SR-1559 RUNNING NORTH ALONG SR-1559 FOR  
APPROXIMATELY 240 LF TO THE END OF SR-1559. BEGINNING AT THE SOUTH INTERSECTION OF SR-1559  
AND SR-1560 RUNNING NORTH ALONG SR-1559 FOR APPROXIMATELY 700 LF. BEGINNING  
APPROXIMATELY  
370 LF WEST OF THE NORTH INTERSECTION OF SR-1559 AND SR-1560 RUNNING EAST ALONG SR-1560  
FOR 2220 LF. RUNNING EAST ALONG CIRCLE OF SR-1560 FOR APPROXIMATELY 3,400 LF ENDING  
APPROXIMATELY 110 LF FROM BEGINNING POINT. BEGINNING AT INTERSECTION OF SR-1560  
(DOLPHIN DR) AND SR-1560 (RIVERSIDE CIR) CROSSING DOLPHIN DR AND RUNNING WEST ALONG  
RIVERSIDE CIR FOR APPROXIMATELY 2080 LF.

with the construction and/or erection of: APPROXIMATELY 1500 LF OF 8” SEWER LINE AND 4,000 LF OF 4” SEWER  
FORCE MAIN ALONG NC-690 (VASS ROAD). APPROXIMATELY 940 LF OF 8” SEWER LINE ALONG SR-1559 (KENWOOD  
AVE). APPROXIMATELY 3,440 LF OF 8” SEWER LINE ALONG SR-1560 (RIVERSIDE CIR). APPROXIMATELY 850 LF OF 8”  
SEWER LINE ALONG SR-1560 (DOLPHIN DR).

WHEREAS, it is to the material advantage of the party of the second part to effect this encroachment, and the party of the first part in  
the exercise of authority conferred upon it by statute, is willing to permit the encroachment within the limits of the right of way as indicated,  
subject to the conditions of this agreement;

NOW, THEREFORE, IT IS AGREED that the party of the first part hereby grants to the party of the second part the right and privilege  
to make this encroachment as shown on attached plan sheet(s), specifications and special provisions which are made a part hereof upon the  
following conditions, to wit:

That the installation, operation, and maintenance of the above described facility will be accomplished in accordance with the party of  
the first part’s latest POLICIES AND PROCEDURES FOR ACCOMMODATING UTILITIES ON HIGHWAY RIGHTS-OF-WAY, and such  
revisions and amendments thereto as may be in effect at the date of this agreement. Information as to these policies and procedures may  
be obtained from the Division Engineer or State Utility Agent of the party of the first part.

That the said party of the second part binds and obligates himself to install and maintain the encroaching facility in such safe and  
proper condition that it will not interfere with or endanger travel upon said highway, nor obstruct nor interfere with the proper maintenance  
thereof, to reimburse the party of the first part for the cost incurred for any repairs or maintenance to its roadways and structures necessary  
due to the installation and existence of the facilities of the party of the second part, and if at any time the party of the first part shall require  
the removal of or changes in the location of the said facilities, that the said party of the second part binds himself, his successors and  
assigns, to promptly remove or alter the said facilities, in order to conform to the said requirement, without any cost to the party of the first  
part.

That the party of the second part agrees to provide during construction and any subsequent maintenance proper signs, signal lights,  
flagmen and other warning devices for the protection of traffic in conformance with the latest Manual on Uniform Traffic Control Devices for  
Streets and Highways and Amendments or Supplements thereto. Information as to the above rules and regulations may be obtained from  
the Division Engineer of the party of the first part.

That the party of the second part hereby agrees to indemnify and save harmless the party of the first part from all damages and  
claims for damage that may arise by reason of the installation and maintenance of this encroachment.

That the party of the second part agrees to restore all areas disturbed during installation and maintenance to the satisfaction of the  
Division Engineer of the party of the first part. The party of the second part agrees to exercise every reasonable precaution during  
construction and maintenance to prevent eroding of soil; silting or pollution of rivers, streams, lakes, reservoirs, other water impoundments,  
ground surfaces or other property; or pollution of the air. There shall be compliance with applicable rules and regulations of the North  
Carolina Division of Environmental Management, North Carolina Sedimentation Control Commission, and with ordinances and regulations  
of various counties, municipalities and other official agencies relating to pollution prevention and control. When any installation or  
maintenance operation disturbs the ground surface and existing ground cover, the party of the second part agrees to remove and replace  
the sod or otherwise reestablish the grass cover to meet the satisfaction of the Division Engineer of the party of the first part.

That the party of the second part agrees to assume the actual cost of any inspection of the work considered to be necessary by the  
Division Engineer of the party of the first part.

That the party of the second part agrees to have available at the construction site, at all times during construction, a copy of this  
agreement showing evidence of approval by the party of the first part. The party of the first part reserves the right to stop all work unless

evidence of approval can be shown.

Provided the work contained in this agreement is being performed on a completed highway open to traffic; the party of the second part agrees to give written notice to the Division Engineer of the party of the first part when all work contained herein has been completed. Unless specifically requested by the party of the first part, written notice of completion of work on highway projects under construction will not be required.

That in the case of noncompliance with the terms of this agreement by the party of the second part, the party of the first part reserves the right to stop all work until the facility has been brought into compliance or removed from the right of way at no cost to the party of the first part.

That it is agreed by both parties that this agreement shall become void if actual construction of the work contemplated herein is not begun within one (1) year from the date of authorization by the party of the first part unless written waiver is secured by the party of the second part from the party of the first part.

During the performance of this contract, the second party, for itself, its assignees and successors in interest (hereinafter referred to as the "contractor"), agrees as follows:

- a. Compliance with Regulations: The contractor shall comply with the Regulations relative to nondiscrimination in Federally-assisted programs of the U. S. Department of Transportation, Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time, (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this contract.
- b. Nondiscrimination: The contractor, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor shall not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix B of the Regulations.
- c. Solicitations for Subcontracts, including Procurements of Materials and Equipment: In all solicitations either by competitive bidding or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the contractor of the contractor's obligations under this contract and the Regulations relative to nondiscrimination on the grounds of race, color, or national origin.
- d. Information and Reports: The contractor shall provide all information and reports required by the Regulations, or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Department of Transportation or the Federal Highway Administration to be pertinent to ascertain compliance with such Regulations or directives. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish this information, the contractor shall so certify to the Department of Transportation, or the Federal Highway Administration as appropriate, and shall set forth what efforts it has made to obtain the information.
- e. Sanctions for Noncompliance: In the event of the contractor's noncompliance with the nondiscrimination provisions of this contract, the Department of Transportation shall impose such contract sanctions as it or the Federal Highway Administration may determine to be appropriate, including, but not limited to,
  - (1) withholding of payments to the contractor under the contract until the contractor complies, and/or
  - (2) cancellation, termination or suspension of the contract, in whole or in part.
- f. Incorporation of Provisions: The contractor shall include the provisions of paragraphs "a" through "f" in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The contractor shall take such action with respect to any subcontract or procurement as the Department of Transportation or the Federal Highway Administration may direct as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that, in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the contractor may request the Department of Transportation to enter into such litigation to protect the interests of the State, and, in addition, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

R/W (161) : Party of the Second Part certifies that this agreement is true and accurate copy of the form R/W (161) incorporating all revisions to date.

IN WITNESS WHEREOF, each of the parties to this agreement has caused the same to be executed the day and year first above written.

DEPARTMENT OF TRANSPORTATION

BY: \_\_\_\_\_  
DIVISION ENGINEER

ATTEST OR WITNESS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
W. Marshall Faircloth, Chairman  
\_\_\_\_\_  
Bragg Estates Water & Sewer District  
Second Party

INSTRUCTIONS

When the applicant is a corporation or a municipality, this agreement must have the corporate seal and be attested by the corporation secretary or by the empowered city official, unless a waiver of corporate seal and attestation by the secretary or by the empowered City official is on file in the Raleigh office of the Manager of Right of Way. In the space provided in this agreement for execution, the name of the corporation or municipality shall be typed above the name, and title of all persons signing the agreement should be typed directly below their signature.

When the applicant is not a corporation, then his signature must be witnessed by one person. The address should be included in this agreement and the names of all persons signing the agreement should be typed directly below their signature.

This agreement must be accompanied, in the form of an attachment, by plans or drawings showing the following applicable information:

- 1. All roadways and ramps.
- 2. Right of way lines and where applicable, the control of access lines.
- 3. Location of the existing and/or proposed encroachment.
- 4. Length, size and type of encroachment.
- 5. Method of installation.
- 6. Dimensions showing the distance from the encroachment to edge of pavement, shoulders, etc.
- 7. Location by highway survey station number. If station number cannot be obtained, location should be shown by distance from some identifiable point, such as a bridge, road, intersection, etc. (To assist in preparation of the encroachment plan, the Department's roadway plans may be seen at the various Highway Division Offices, or at the Raleigh office.)
- 8. Drainage structures or bridges if affected by encroachment (show vertical and horizontal dimensions from encroachment to nearest part of structure).
- 9. Method of attachment to drainage structures or bridges.
- 10. Manhole design.
- 11. On underground utilities, the depth of bury under all traveled lanes, shoulders, ditches, sidewalks, etc.
- 12. Length, size and type of encasement where required.
- 13. On underground crossings, notation as to method of crossing - boring and jacking, open cut, etc.



14. Location of vents.

#### GENERAL REQUIREMENTS

1. Any attachment to a bridge or other drainage structure must be approved by the Head of Structure Design in Raleigh prior to submission of encroachment agreement to the Division Engineer.
2. All crossings should be as near as possible normal to the centerline of the highway.
3. Minimum vertical clearances of overhead wires and cables above all roadways must conform to clearances set out in the National Electric Safety Code.
4. Encasements shall extend from ditch line to ditch line in cut sections and 5' beyond toe of slopes in fill sections.
5. All vents should be extended to the right of way line or as otherwise required by the Department.
6. All pipe encasements as to material and strength shall meet the standards and specifications of the Department.
7. Any special provisions or specifications as to the performance of the work or the method of construction that may be required by the Department must be shown on a separate sheet attached to encroachment agreement provided that such information cannot be shown on plans or drawings.
8. The Department's Division Engineer should be given notice by the applicant prior to actual starting of installation included in this agreement.



## **ENGINEERING AND INFRASTRUCTURE DEPARTMENT**

### **MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 20, 2020**

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: JEFFERY P. BROWN, PE, ENGINEERING & INFRASTRUCTURE DIRECTOR**

**DATE: 4/13/2020**

**SUBJECT: INTERLOCAL AGREEMENT WITH THE TOWN OF SPRING LAKE TO PROVIDE SANITARY SEWER TREATMENT AND OPERATION AND MAINTENANCE OF THE SANITARY SEWER SYSTEM FOR THE BRAGG ESTATES WATER AND SEWER DISTRICT**

#### **BACKGROUND**

In response to the approval of the USDA Rural Utilities funding to construct a sanitary sewer system in the Bragg Estates Water and Sewer District, the Town of Spring Lake has agreed to provide sanitary sewer treatment and the operation and maintenance of the Bragg Estates sewer system. The attached agreement between the Town of Spring Lake and the Bragg Estates Water and Sewer District spells out the terms and conditions of each party and is a requirement to move forward with the funding process. This agreement mirrors the interlocal agreement that is currently in place for the Overhills Water and Sewer District and the Town. County Legal has reviewed the agreement.

#### **RECOMMENDATION / PROPOSED ACTION**

At the April 9, 2020 Agenda Session, the Board of Commissioners approved placing the approval of the Interlocal Agreement with the Town of Spring Lake as a Consent Item on both the April 20, 2020 Board of Commissioners' Meeting and the Bragg Estates Water and Sewer District Governing Board agenda.

#### **ATTACHMENTS:**

Description	Type
Interlocal Agreement	Backup Material

**STATE OF NORTH CAROLINA  
COUNTY OF CUMBERLAND**

**BRAGG ESTATES WATER & SEWER  
DISTRICT SANITARY SEWER SERVICE AGREEMENT**

**THIS AGREEMENT** made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2020 by and between the Town of Spring Lake, a North Carolina municipal corporation, (hereinafter referred to as “Spring Lake”), and the County of Cumberland, a North Carolina Body Politic, acting by and through its Bragg Estates Water & Sewer District, (hereinafter referred to as “Bragg Estates”).

**W I T N E S S E T H**

**THAT WHEREAS**, Bragg Estates wishes to contract with Spring Lake to furnish sanitary sewer treatment and provide for the operation and maintenance of the Bragg Estates Water & Sewer District in an area as shown on Exhibit “A” attached hereto; and

**WHEREAS**, Spring Lake has agreed to treat sanitary sewer for Bragg Estates to include operation and maintenance of the sanitary sewer collection system installed by Bragg Estates within the delineated service area according to the following terms and conditions:

1. The sanitary sewer collection system being constructed by Bragg Estates shall be built in accordance with engineering plans and specifications and constructed by a contractor licensed to perform utility construction in North Carolina.
2. Bragg Estates will be responsible for the cost of constructing the sanitary sewer collection system as sized accordingly to serve the delineated service area as approved by USDA with Spring Lake being responsible for upgrades, in materials and line sizing as it may deem necessary.
3. The cost of operation and maintenance of the sanitary sewer collection system is built into the sanitary sewer rate being charged to Bragg Estates as shown on Exhibit “B”. Spring Lake shall render accurate monthly bills to Bragg Estates. Such bills shall be computed by multiplying Bragg Estates’ sewer flow, expressed in thousand (M) gallons, by the applicable rate per thousand (M) gallons for this customer class. The rate per thousand (M) gallons shall be subject to change annually. Routine operation and maintenance includes: (1) Repair damaged, deteriorated, or broken sewer mains; (2) Repair damaged, deteriorated, or broken sewer service laterals from the main to edge of road right-of-way or easement; (3) Routine maintenance and repair of pump station equipment; (4) Cleaning and rodding of clogged sewer mains; (5) Repair of manholes to include rings and covers; and (6) Other routine maintenance and repairs as needed; (7) Administrative and engineering support of above, as required; (8) 24 hours, 7 days per week on-call dispatch with appropriate response forces; (9) Responding to inquiries by existing and potential users of sanitary sewer service; (10) Investigating and working to resolve complaint issues; (11) Maintaining metered electric service at pumping stations, as well as, chemicals associated with pump station operation.
4. Monthly bills rendered for services as provided hereunder are payable within 30 days from their date, at Spring Lake’s office, Town of Spring Lake, P.O. Box 617, Spring Lake, NC 28390.
5. Spring Lake will be responsible for the cost associated with upsizing mains within the delineated Bragg Estates service as may be deemed necessary in order to meet Spring Lake’s existing and future sanitary sewer needs which would not be otherwise required for the sanitary sewer collection system being installed by Bragg Estates pursuant to this Agreement.
6. All sanitary sewer lines installed by Bragg Estates that are funded with USDA loan and/or grant funds will not be charged a capacity or impact fee and shall be owned and operated by Bragg Estates subject to Spring Lake’s right to upsize such mains at its expense and to transmit sanitary sewer through such mains to areas beyond the Bragg Estates area.
7. Bragg Estates will acquire all rights-of-way and/or encroachments as may be needed for construction of the sanitary sewer collection system as referenced herein.

8. Spring Lake reserves the right to extend or continue sanitary sewer mains from such mains as initially constructed by Bragg Estates to points outside of the delineated Bragg Estates service area. Future connections or main extensions that occur outside of the delineated Bragg Estates area are not subject to this Agreement and shall be the property of Spring Lake unless the Bragg Estates boundary is expanded by mutual agreement of the parties herein in order to serve development of contiguous properties.

9. The further extension of or connection to mains within the delineated Bragg Estates service area will be pursuant to applicable extension and connection policies and procedures of Bragg Estates in effect at the time a request for service is made.

10. Bragg Estates may by resolution adopt a policy whereby future customers and/or extenders of sanitary sewer infrastructure in the Bragg Estates service area will be subject to the then current applicable Spring Lake Policies and Procedures to simplify the application process for customers with the understanding that such customers remain responsible to Bragg Estates for compliance with such policies and procedures.

11. Laterals not installed during the initial sanitary sewer collection system as constructed by Bragg Estates will be subject to the applicable lateral charge and facility investment fee charged by Spring Lake. Bragg Estates customers will not be charged a main charge by Spring Lake if located within the Bragg Estates service area on mains installed by Bragg Estates.

12. Annual Notification of Anticipated Usage and Restriction: (a) Spring Lake reserves the right and authority to limit the annual increase in usage by Bragg Estates to an amount not greater than 20% of the previous calendar year's usage. However, additional limits may be imposed if an outside agency having jurisdiction over the treatment facilities requires restrictions on increases in usage on the Spring Lake's system. Consideration will be given on a case-by-case basis to address anticipated sanitary sewer needs in excess of the above stated 20% increase; (b) any limitations or restrictions on sanitary sewer usage due to situations beyond Spring Lake's control will also apply to Bragg Estates. Bragg Estates will be responsible to ensure the individual sanitary sewer customers on its system comply with these restrictions or limitations.

13. The term of this Agreement may be amended by written agreement between Spring Lake and Bragg Estates. The term of this Agreement is for five years from \_\_\_\_\_, 2020, and at the end of each anniversary date of this Agreement, the termination date of the term of this Agreement shall automatically extend for an additional period of one year unless terminated by said parties giving not less than two years written notice to the other party including the initial term or by mutual consent of both parties.

14. *Severability*: It is hereby declared to be the intention of Spring Lake and Bragg Estates that the paragraphs, sentences, clauses and phrases of this Agreement are severable. If one or more paragraphs, sections, sentences, clauses or phrases shall be declared void, invalid or otherwise unenforceable for any reason by valid and final judgment or decree of any court of competent jurisdiction, such judgment or decree shall not affect the remaining provisions of this Agreement and the same shall continue to be fully effective and enforceable on the basis that said remaining provisions would have been agreed to by Spring Lake and Bragg Estates without the incorporation of such void, invalid or otherwise unenforceable paragraph, section, sentence, clause or phrase.

15. *Notices*: Whenever written notices are required under this Agreement, said notice shall be in writing and shall be delivered personally or shall be sent by prepaid registered or certified mail. If notice is mailed to Spring Lake, it should be addressed as follows:

Mayor, Town of Spring Lake  
P.O. Box 617  
Spring Lake, NC 28390

If notice is mailed to Bragg Estates, it should be addressed as follows:

Chairman, Board of Governors  
Bragg Estates Water & Sewer District  
P.O. Box 1829  
Fayetteville, NC 28302-1829

Either party may change its mailing address by giving written notice of the new address. Unless so changed, the addresses set forth above shall apply.

18. *Binding Effect:* This contract shall be binding upon and inure to the benefit of the parties hereto, their heirs, successors and assigns.

19. *Entire Agreement:* This contract contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed in writing.

20. *Governing Law:* This contract shall be governed by the laws of the State of North Carolina.

**IN WITNESS WHEREOF**, the parties hereto through their duly authorized officers has executed this contract as to the date and year first above written.

**BRAGG ESTATES WATER & SEWER DISTRICT**

By: \_\_\_\_\_  
W. Marshall Faircloth, Chairman

ATTEST:

\_\_\_\_\_  
Candice White, Clerk to the Board

APPROVED for Legal Sufficiency  
BRAGG ESTATES Water & Sewer District  
Attorney

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

\_\_\_\_\_  
Rick L. Moorefield, County Attorney  
Attorney for BRAGG ESTATES

\_\_\_\_\_  
Vicki Evans, Finance Director  
Finance Officer for BRAGG ESTATES

**THE TOWN OF SPRING LAKE**

By: \_\_\_\_\_  
Larry G. Dobbins, Mayor

ATTEST:

\_\_\_\_\_  
Rhonda Webb, Town Clerk

APPROVED, as to form this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

\_\_\_\_\_  
Ellis Hankins  
Spring Lake Attorney

\_\_\_\_\_  
Gay Tucker, Interim Finance Director  
Financial Officer for Spring Lake

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NORTH CAROLINA – CUMBERLAND COUNTY

I, \_\_\_\_\_, a Notary Public of said County and State do hereby certify that \_\_\_\_\_ personally appeared before me this day and acknowledged that he/she is the Clerk to the Board of the BRAGG ESTATES Water and Sewer District, and that the authority duly given and as the act of said, the foregoing instrument was signed in its name by its Chairman, sealed with its corporate seal and attested by himself/herself as its \_\_\_\_\_.

WITNESS my hand and Notarial Seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

My Commission Expires:

\_\_\_\_\_  
Notary Public

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NORTH CAROLINA - CUMBERLAND COUNTY

I, \_\_\_\_\_, a Notary Public of said County and State do hereby certify that \_\_\_\_\_, personally appeared before me this day and acknowledged that she is Clerk of The Town of Spring Lake, North Carolina, and that the authority duly given and as the act of the agency, the foregoing instrument was signed in its name by its Mayor, sealed with its seal and attested by himself/herself as the Town Clerk.

WITNESS my hand and Notarial Seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

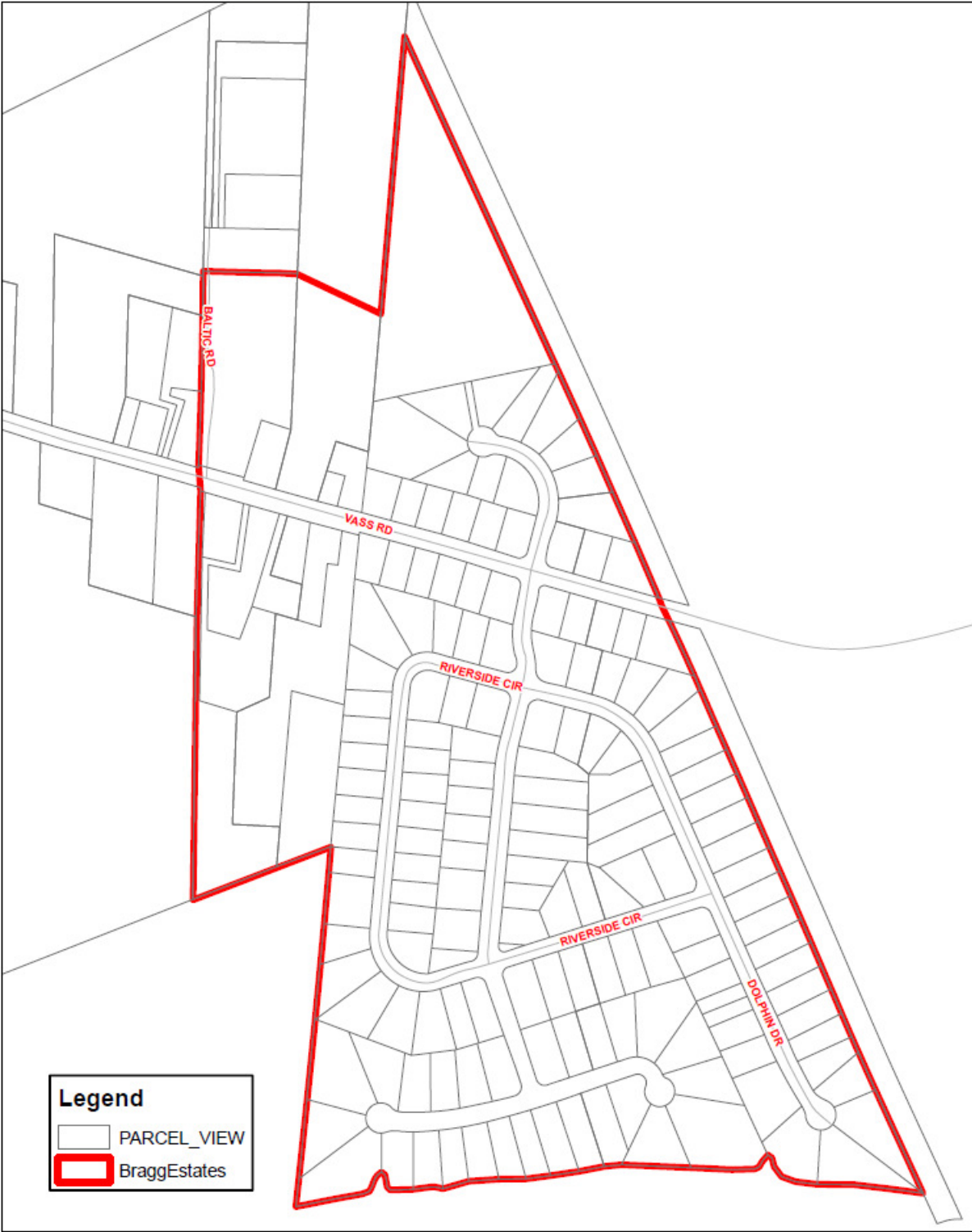
My Commission Expires:

\_\_\_\_\_  
Notary Public



Exhibit A

Bragg Estates Water and Sewer District



**Exhibit B**

Rate Schedule

\$4.00 per thousand gallons

\$9.25 per tap



## ENGINEERING AND INFRASTRUCTURE DEPARTMENT

### MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 20, 2020

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: JEFFERY P. BROWN, PE, ENGINEERING & INFRASTRUCTURE  
DIRECTOR**

**DATE: 4/13/2020**

**SUBJECT: AMENDMENTS TO THE KELLY HILLS/SLOCOMB ROAD WATER AND  
SEWER DISTRICT RATE STRUCTURE**

#### **BACKGROUND**

A review of the operational costs of the Kelly Hills sewer system has revealed that the current rate structure for sewer service is not meeting the operation and maintenance costs being incurred by the system nor generating revenue for future capital costs. The North Carolina Rural Water Association (NCRWA) assisted the Public Utilities Division in a rate study. The present rate structure is not generating sufficient revenue to set aside a capital reserve fund for future operation and maintenance of the system. The NCRWA recommended a rate structure that generates revenue to cover these future costs.

The rates were last changed in 2015, when the County took over billing from PWC. PWC has increased their cost to the District since this time. The attached rate structure is proposed for the Kelly Hills/Slocumb Road Water and Sewer District. The proposed rate structure will be mailed to all the customers on the system no later than June 1, 2020 and will go into effect on July 1, 2020. The existing rate structure and proposed rate structure are provided in the chart below.

	<u>Existing</u>		<u>Proposed</u>	<u>Proposed</u>
	<u>Rate</u>	<u>Existing Rate</u>	<u>Rate</u>	<u>Rate</u>
	<u>Connected</u>	<u>Nonconnected</u>	<u>Connected</u>	<u>Nonconnected</u>
	<u>Customer</u>	<u>Customer</u>	<u>Customer</u>	<u>Customer</u>
Flat Rate Sewer Usage	\$39.74	-	\$43.50	-
Operation and Maintenance	-	-	6.00	6.00
Availability	10.00	10.00	10.00	10.00

Administration	2.00	2.00	2.00	2.00
<b>Total</b>	<b>\$51.74</b>	<b>\$12.00</b>	<b>\$61.50</b>	<b>\$18.00</b>

The attached rate structure also includes a suggested rate increase of 5% per year for the next three years. During our rate study we reached out to the UNC School of Government to see how other counties handle their rate increases and this option was suggested since many other utilities employ this as a standard industry practice. The benefit of setting the rates this way allows the customers to know exactly how much the rates will be increased yearly as opposed to something different each year.

### **RECOMMENDATION / PROPOSED ACTION**

At the April 9, 2020 Agenda Session, the Board of Commissioners approved placing the amendments to the Kelly Hills/Slocomb Water and Sewer District Rate Structure as a Consent Item on both the April 20, 2020 Board of Commissioners' Meeting and the Kelly Hills/Slocomb Road Governing Board agenda.

### **ATTACHMENTS:**

Description	Type
Kelly Hills Rate Structure	Backup Material

## Kelly Hills/Slocomb Road Sanitary Sewer Rate Schedule

**Monthly Rate** shall be the sum of the Availability Fee, the Administration Fee and the Operation and Maintenance Fee.

**Availability Fee** shall be the fee charged to all customers to which a County water or sewer line has been made directly available.

<b>RATES AS OF:</b>	<b>July 1, 2020</b>	<b>July 1, 2021</b>	<b>July 1, 2022</b>	<b>July 1, 2023</b>
Availability Fee	\$10.00	\$10.00	\$10.00	\$10.00
Administration Fee	\$2.00	\$2.00	\$2.00	\$2.00
Operation and Maintenance Fee	\$6.00	\$6.30	\$6.62	\$6.95

**Monthly Flat Rate** shall be the sum of the Flat Rate Usage Charge, Availability Fee, the Administration Fee and the Operation and Maintenance Fee.

<b>RATES AS OF:</b>	<b>July 1, 2020</b>	<b>July 1, 2021</b>	<b>July 1, 2022</b>	<b>July 1, 2023</b>
Flat Rate Usage Charge	\$43.50	\$45.68	\$47.96	\$50.36

### Other Fees

<b>RATES AS OF:</b>	<b>July 1, 2020</b>	<b>July 1, 2021</b>	<b>July 1, 2022</b>	<b>July 1, 2023</b>
Deposit	\$100.00	\$100.00	\$100.00	\$100.00
Late Penalty	\$10.00	\$10.00	\$10.00	\$10.00
Processing Fee per Collection Action	\$30.00	\$30.00	\$30.00	\$30.00
Administrative Filing Fee per Collection Action	\$100.00	\$100.00	\$100.00	\$100.00
Disconnect Fee (Administrative charge to discontinue service for non-payment)	\$25.00	\$25.00	\$25.00	\$25.00
Reconnect Fee - Business Hours (Administrative charge to re-establish service after discontinuance for non-payment)	\$25.00	\$25.00	\$25.00	\$25.00
After-Hours Reconnect Fee (Available until 9:00 pm)	\$75.00	\$75.00	\$75.00	\$75.00
Returned Bank Fee (Amount of bank item plus return fee - CASH, MONEY ORDER or CERTIFIED CHECK ONLY)	Per NCGS 25-3-506	Per NCGS 25-3-506	Per NCGS 25-3-506	Per NCGS 25-3-506
Court Costs	Actual	Actual	Actual	Actual
Elder Valve	Actual plus 10%	Actual plus 10%	Actual plus 10%	Actual plus 10%

# Kelly Hills/Slocomb Road Sanitary Sewer Rate Schedule

## Connection Fees and Charges

### 1. Facility Investment Fee:

The Facility Investment Fee will be based on the customer's water meter size and will provide Kelly Hills/Slocomb Road Water and Sewer District with funds for long-term system replacement and upgrade.

<u>Size of Water Meter</u>	<u>Facility Investment Fee</u>
5/8"	\$720.00
1"	\$1,800.00
1 1/2"	\$3,600.00
2"	\$5,760.00

Facility Investment Fees for water meter sizes 3" or larger shall be determined by an engineering estimate.

### 2. Sewer Laterals:

An estimate shall be given to the applicant prior to installation and shall be paid by the applicant prior to any installation of laterals to be connected to the sewer system. All charges include labor, equipment and materials required for the installation of the specified pipe size or sizes.

### 3. Main Extension Charges:

An estimate shall be given to the applicant prior to installation and shall be paid by the applicant prior to extending the main in the sewer district. All charges include labor, equipment and materials required for the installation of the specified pipe size or sizes.



## ENGINEERING AND INFRASTRUCTURE DEPARTMENT

### MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 20, 2020

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM: JEFFERY P. BROWN, PE, ENGINEERING & INFRASTRUCTURE DIRECTOR**

**DATE: 4/13/2020**

**SUBJECT: AMENDMENTS TO THE SOUTHPOINT WATER SYSTEM RATE STRUCTURE LOCATED IN THE GRAY'S CREEK WATER AND SEWER DISTRICT**

#### **BACKGROUND**

The North Carolina Rural Water Association (NCRWA) recently completed a rate study for the Southpoint water system. After reviewing the operational costs of the Southpoint water system, it has revealed that the present rate structure for water service is not meeting the costs being incurred by the system for future capital costs as well as future operating and maintenance costs. The NCRWA recommended that the rate structure generate revenue to cover anticipated future costs.

The rates have not changed since the system went live in 2013. The attached rate structure proposed for the Southpoint water system, located in the Gray's Creek Water and Sewer District, will provide adequate funding for these future costs. The proposed rate structure must be mailed to all the Southpoint customers no later than June 1, 2020 and will go into effect on July 1, 2020. The existing rate structure and proposed rate structure are provided in the chart below.

	<u>Existing</u> <u>Rate</u>	<u>Existing Rate</u>	<u>Proposed</u> <u>Rate</u>	<u>Proposed</u> <u>Rate</u>
	<u>Connected</u>	<u>Nonconnected</u>	<u>Connected</u>	<u>Nonconnected</u>
	<u>Customer</u>	<u>Customer</u>	<u>Customer</u>	<u>Customer</u>
Average Rate Water Usage (4,000 gallons)	\$32.00	-	\$33.50	-
Operation and Maintenance	-	-	2.50	2.50
Availability	10.00	10.00	10.00	10.00
Administration	2.00	2.00	2.00	2.00
<b>Total</b>	<b>\$44.00</b>	<b>\$12.00</b>	<b>\$48.00</b>	<b>\$14.50</b>



The attached rate structure also includes a suggested rate increase of 5% per year for the next three years for operation and maintenance and water usage. During our rate study we reached out to the UNC School of Government to see how other Counties handle their rate increases and this option was suggested since many other utilities employ this as a standard industry practice. The benefit of setting the rates this way allows the customers to know exactly how much the rates will be increased yearly as opposed to something different each year.

#### **RECOMMENDATION / PROPOSED ACTION**

At the April 9, 2020 Agenda Session, the Board of Commissioners approved placing the amendments to the Southpoint Water System Rate Structure as a Consent Item on both the April 20, 2020 Board of Commissioners' Meeting and the Gray's Creek Water and Sewer District Governing Board agenda.

#### **ATTACHMENTS:**

Description	Type
Southpoint Rate Structure	Backup Material

## Southpoint Water Rate Schedule

**Monthly Rate** shall be the sum of the Availability Fee, the Administration Fee and the Operation and Maintenance Fee.

**Availability Fee** shall be the fee charged to all customers to which a County water or sewer line has been made directly available.

<b>RATES AS OF:</b>	<b>July 1, 2020</b>	<b>July 1, 2021</b>	<b>July 1, 2022</b>	<b>July 1, 2023</b>
Availability Fee	\$10.00	\$10.00	\$10.00	\$10.00
Administration Fee	\$2.00	\$2.00	\$2.00	\$2.00
Operation & Maintenance Fee	\$2.50	\$2.63	\$2.76	\$2.89

**Monthly Water Usage Rate** shall be the sum of the Water Usage Charge, Availability Fee, Administration Fee and the Operation & Maintenance Fee.

<b>RATES AS OF:</b>	<b>July 1, 2020</b>	<b>July 1, 2021</b>	<b>July 1, 2022</b>	<b>July 1, 2023</b>
Water Usage Charge				
0 - 2,000 Gallons	\$11.50 Minimum	\$12.08 Minimum	\$12.68 Minimum	\$13.31 Minimum
Next 4,000 Gallons	\$11.00 per 1,000 Gallons	\$11.00 per 1,000 Gallons	\$11.00 per 1,000 Gallons	\$11.00 per 1,000 Gallons
Next 2,000 Gallons	\$12.00 per 1,000 Gallons	\$12.00 per 1,000 Gallons	\$12.00 per 1,000 Gallons	\$12.00 per 1,000 Gallons
Next 2,000 Gallons	\$13.00 per 1,000 Gallons	\$13.00 per 1,000 Gallons	\$13.00 per 1,000 Gallons	\$13.00 per 1,000 Gallons
Next 40,000 Gallons	\$14.00 per 1,000 Gallons	\$14.00 per 1,000 Gallons	\$14.00 per 1,000 Gallons	\$14.00 per 1,000 Gallons
Next 50,000 Gallons	\$15.00 per 1,000 Gallons	\$15.00 per 1,000 Gallons	\$15.00 per 1,000 Gallons	\$15.00 per 1,000 Gallons
All Over 100,000 Gallons	\$16.00 per 1,000 Gallons	\$16.00 per 1,000 Gallons	\$16.00 per 1,000 Gallons	\$16.00 per 1,000 Gallons

### Other Fees

<b>RATES AS OF:</b>	<b>July 1, 2020</b>	<b>July 1, 2021</b>	<b>July 1, 2022</b>	<b>July 1, 2023</b>
Deposit	\$100.00	\$100.00	\$100.00	\$100.00
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Returned Bank Fee (Amount of bank item plus return fee - CASH, MONEY ORDER or CERTIFIED CHECK ONLY)	Per NCGS 25-3-506	Per NCGS 25-3-506	Per NCGS 25-3-506	Per NCGS 25-3-506
Court Costs	Actual	Actual	Actual	Actual
Special Meter Reading (Performed at request of customer; no charge if initial reading was over-read)	\$10.00	\$10.00	\$10.00	\$10.00
Meter Verification Fee (Meter removed and taken to testing facility; performed at written request of customer; no charge if meter over-registers by more than 5%)	\$50.00	\$50.00	\$50.00	\$50.00
Flow Test	\$50.00	\$50.00	\$50.00	\$50.00

# Southpoint Water Rate Schedule

## Connection Fees and Charges

### 1. Water Laterals:

An estimate shall be given to the applicant prior to installation and shall be paid by the applicant prior to any installation of laterals to be connected to the water system. All charges include labor, equipment and materials required for the installation of the specified pipe size or sizes.

### 3. Main Extension Charges:

An estimate shall be given to the applicant prior to installation and shall be paid by the applicant prior to extending the main in the water district. All charges include labor, equipment and materials required for the installation of the specified pipe size or sizes.



**OFFICE OF THE COUNTY MANAGER**

**MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF APRIL 20, 2020**

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM:**

**DATE:**

**SUBJECT: MEETINGS**

**BACKGROUND**

**May 4, 2020 (Monday) - 9:00 AM**  
**May 18, 2020 (Monday) - 6:45 PM**  
**June 1, 2020 (Monday) - 9:00 AM**  
**June 15, 2020 (Monday) - 6:45 PM**