CONSOLIDATED PLAN 2015-2020

HOUSING MARKET ANALYSIS

CUMBERLAND COUNTY

Community Development Department

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CONSOLIDATED PLAN 2015-2020

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TABLE OF CONTENTS

I.	EXECUTIVE SUMMARY	3
II.	DEMOGRAPHICS	4
III.	HOUSING DEMOGRAPHICS	6
IV.	OVERALL MARKET TRENDS: HOME SALES & AFFORDABILITY	8
V.	OVERALL MARKET TRENDS: RENTALS & AFFORDABILITY	12
VI.	HOUSING STOCK AND CONDITION	15
VII.	PUBLIC AND AFFORDABLE HOUSING	19
VIII.	CONCLUSIONS & RECOMMENDATIONS	22

I. EXECUTIVE SUMMARY

As part of its Consolidated Planning Process, the City of Fayetteville and Cumberland County commissioned the development of a Housing Market Analysis for each jurisdiction.

The following analysis reviewed data from the following sources: US Census 2010; American Community Survey; Comprehensive Housing Affordability Strategy (CHAS) data from the US Department of Housing and Urban Development (HUD); Public and Indian Housing Center (PIC) data from HUD; and Migration Data from the U.S. Internal Revenue Service (IRS). Additionally, data and analyses from local government, nonprofit, and businesses, such as the Fayetteville Regional Association of Realtors, was utilized. Qualitative research including extensive internet research and over 90 phone calls also provided the foundation for this data.

This research was also supplemented by the results of two sets of opinion research conducted in fall, 2014 and winter, 2015. The opinion research included: (1) agency interviews: 26 in the fall and 30 in the winter; (2) agency surveys -- 40 in the fall and 6 in the winter; (3) citizen surveys (including Fair Housing Surveys) of 78 citizens; and (4) five city and eight county town hall meetings to obtain citizen input.

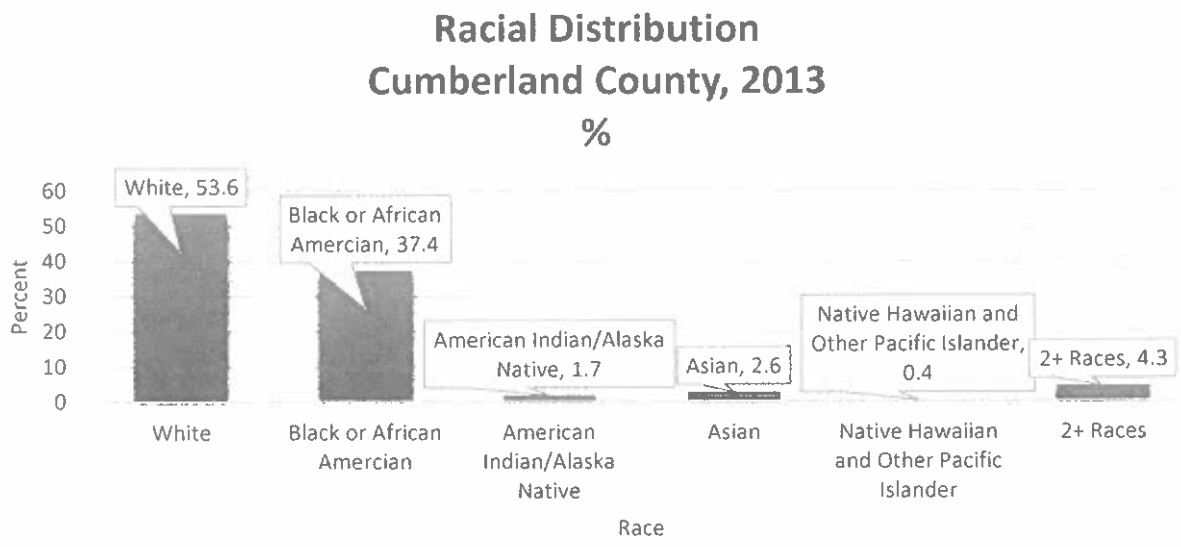
Caveats: Creating comprehensive, nationwide governmental databases that provide detail at an MSA, County, City, or Census Tract necessitates some lag-time in data preparation; that is, the "most recent" data may be several years old. Therefore, it is important to maintain awareness of the different points in time and geographical references in comparing data.

II. DEMOGRAPHICS

According to 2013 US Census data, Cumberland County is home to 325,871 people, which represents an increase of 2% over the 2010 Census count. The county's population is more heavily weighted to younger people than that of the state overall, and it enjoys a more diverse population than that of other North Carolina counties. While the county's overall population is 3.3% of that of North Carolina, the county is home to 5.77% of the state's veterans (42,655).[1]

The county's population is more heavily weighted to younger people than that of the state overall, with 8.2% of the population under the age of 5 (vs. 6.2% in NC) and 26% under 18 (vs. 23.2% in NC).

The racial composition of Cumberland County is more diverse than that of the state overall, with whites representing 53.6% (vs. 71.7% in NC) and Black/African Americans comprising 37.4% of the population (vs 22% statewide.) Hispanic/Latinos represent 10.7% of the population (vs 8.9% statewide).



The Appendix provides 2010 Census demographic information for the nine cities of Cumberland County. Among the highlights of that data:

The populations of the nine cities are quite varied, signaling different community experiences.

- With the addition of over 40,000 people through annexation, Fayetteville's population tops 200,000. At 200,566 people, Fayetteville is over thirteen times larger than the next biggest town of Hope Mills, with 15,176 residents, followed by Spring Lake with 11,964 residents. The four smallest towns, Linden (130), Godwin (139), Falcon (258) and Wade (556) together represent 1,083 residents.
- Falcon has the highest percentage of residents under 18 (36.82%) and Linden has the highest percentage of residents 65+ years old (20.77%).
- Fayetteville has the most diverse population of any city in the county, with 41.9% African American/Black residents; 1.08% American Indian or Alaska Native; 2.6% Asian; 0.45% Native

[1] http://quickfacts.census.gov/qfd/states/37/37051.html

Hawaiian or Other Pacific Islander; 3.3% Some Other Race; 45.7% White; 4.93% two or more races. Additionally, 10.10% identified as having Hispanic or Latino ethnicity.

- Stedman has the least diverse population, with 11.67% African American/Black residents; 1.07% American Indian or Alaska Native; 0.68% Asian; 0.19% Native Hawaaian or Other Pacific Islander; 0.97% Some Other Race; 83.17% White; 2,24% two or more races. Additionally, 3.21% identified as having Hispanic or Latino ethnicity.

The next several pages of maps show the racial distribution by Census Tract within the City of Fayetteville and Cumberland County.

Cumberland County

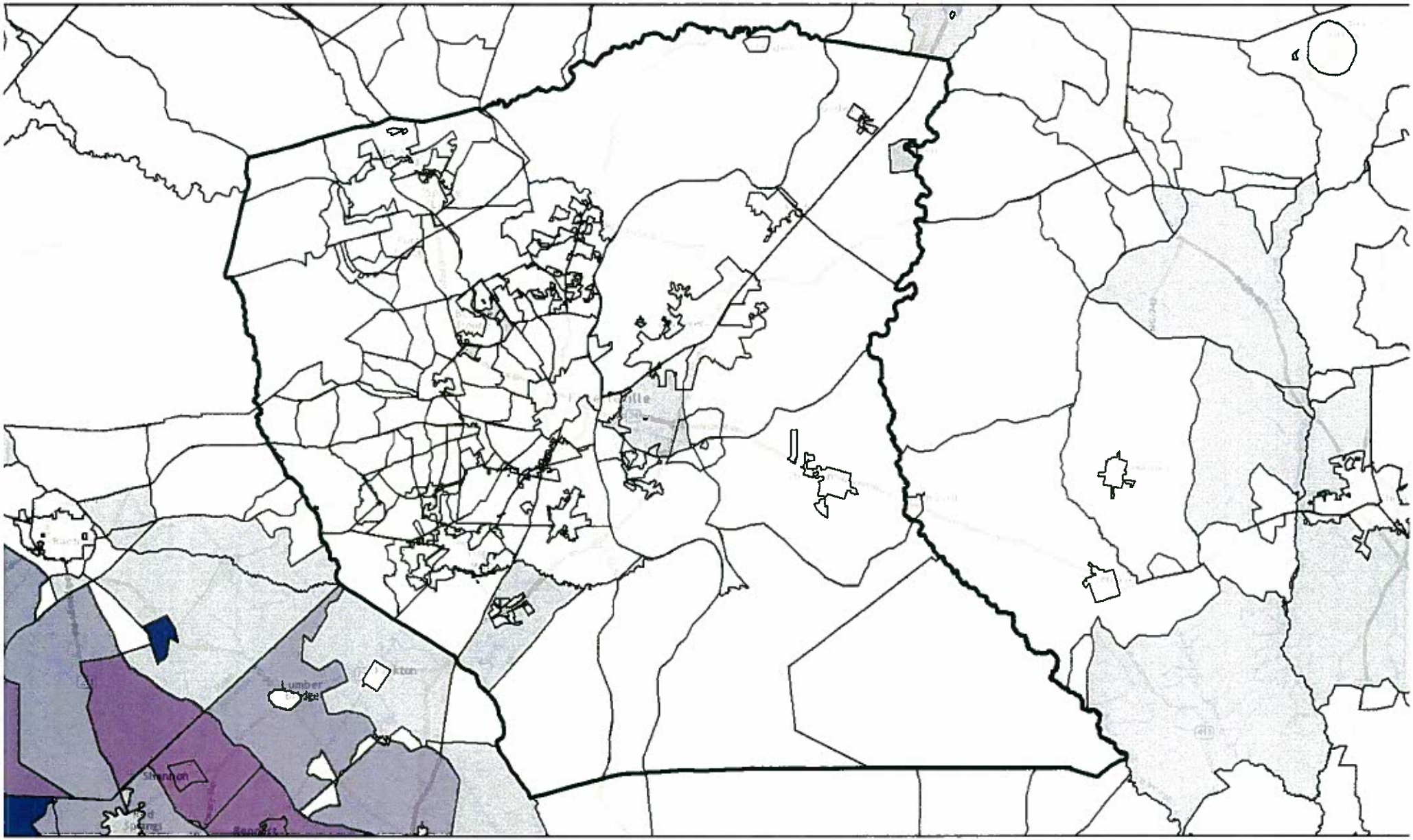
A strong need for housing that is affordable, decent, and safe is clearly evident, particularly for the extremely-low and very low-income populations. The county has seen an 11% decrease in the population between 2000 and 2011 largely due to the annexation of portions of Fort Bragg by the City of Fayetteville. Additionally, it has seen a 2% decrease in the total number of households, as well as a 20% increase in the median household income.

Despite significant growth in median household income, low to moderate-income households continue to experience housing problems largely associated with cost burden. According to the most recent CHAS data, the county reported a median income of $44,861 annually and 17.6% of the population currently lives below the poverty line. In 2013, median income had risen to $45,321 for the entire county, vs. $44,900 in Fayetteville alone. Approximately 17% of county residents are living below the poverty line and the unemployment rate as of December 2014 was 6.1%.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	131,367	116,373	-11%
Households	44,019	42,968	-2%
Median Income	$37,466.00	$44,861.00	20%

Housing Needs Assessment Demographics

CPD Maps - Cumberland County - American Indian/Alaska Native (not Hispanic) Population



ebruary 24, 2015

Override 1 **AmericanIndianAlaskaNativeAlone**

B03002EST5_PCT

<3.55%

3.55-15.44%

15.44-39.78%

39.78-74.01%

>74.01%

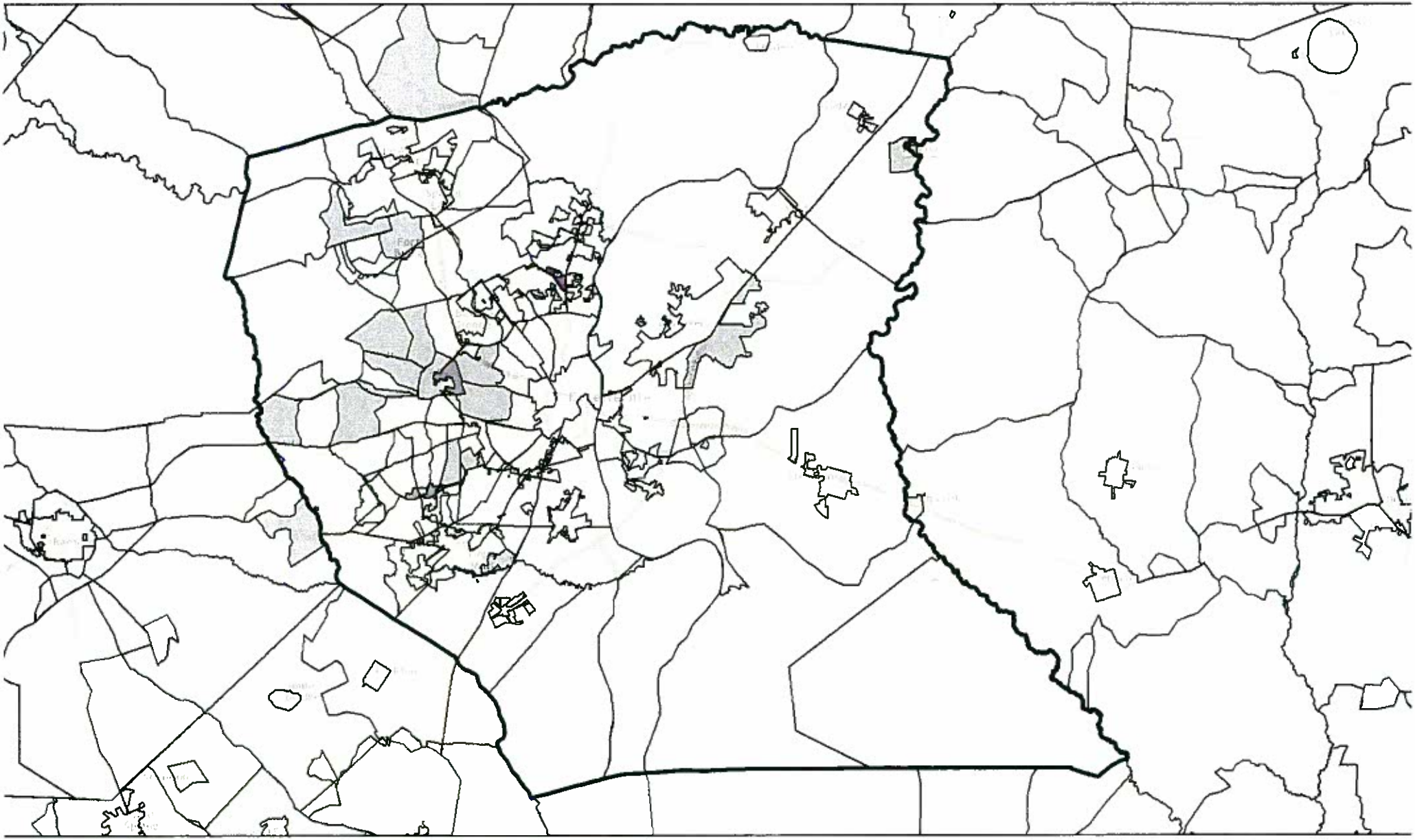
1:396,555

0 3.25 6.5 13 mi

0 5 10 20 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRC Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomT MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

CPD Maps - Cumberland County - Asian (not Hispanic) Population



ebruary 24, 2015

Override 1 **AsianAlone**

B03002EST6_PCT

<3.41%

3.41-11.99%

11.99-27.12%

27.12-52.24%

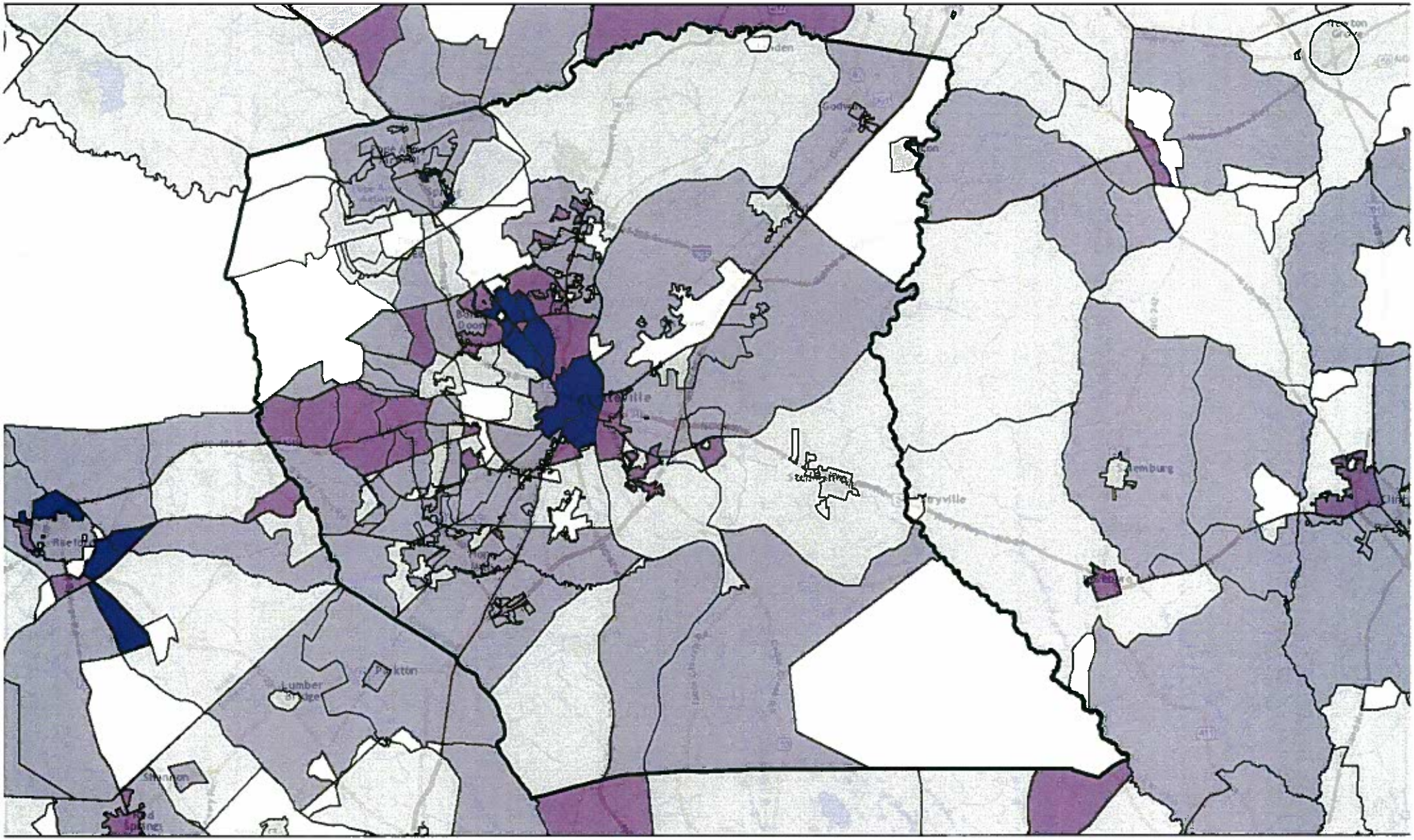
1:396,555

0 3.25 6.5 13 mi

0 5 10 20 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRC, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTo MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

CPD Maps - Cumberland County - Black or African American (not Hispanic) Population



ebruary 24, 2015

Override 1 **BlackAfricanAmericanAlone**

B03002EST4_PCT

- <6.85%
- 6.85-22.6%
- 22.6-45.37%
- 45.37-74.1%
- >74.1%

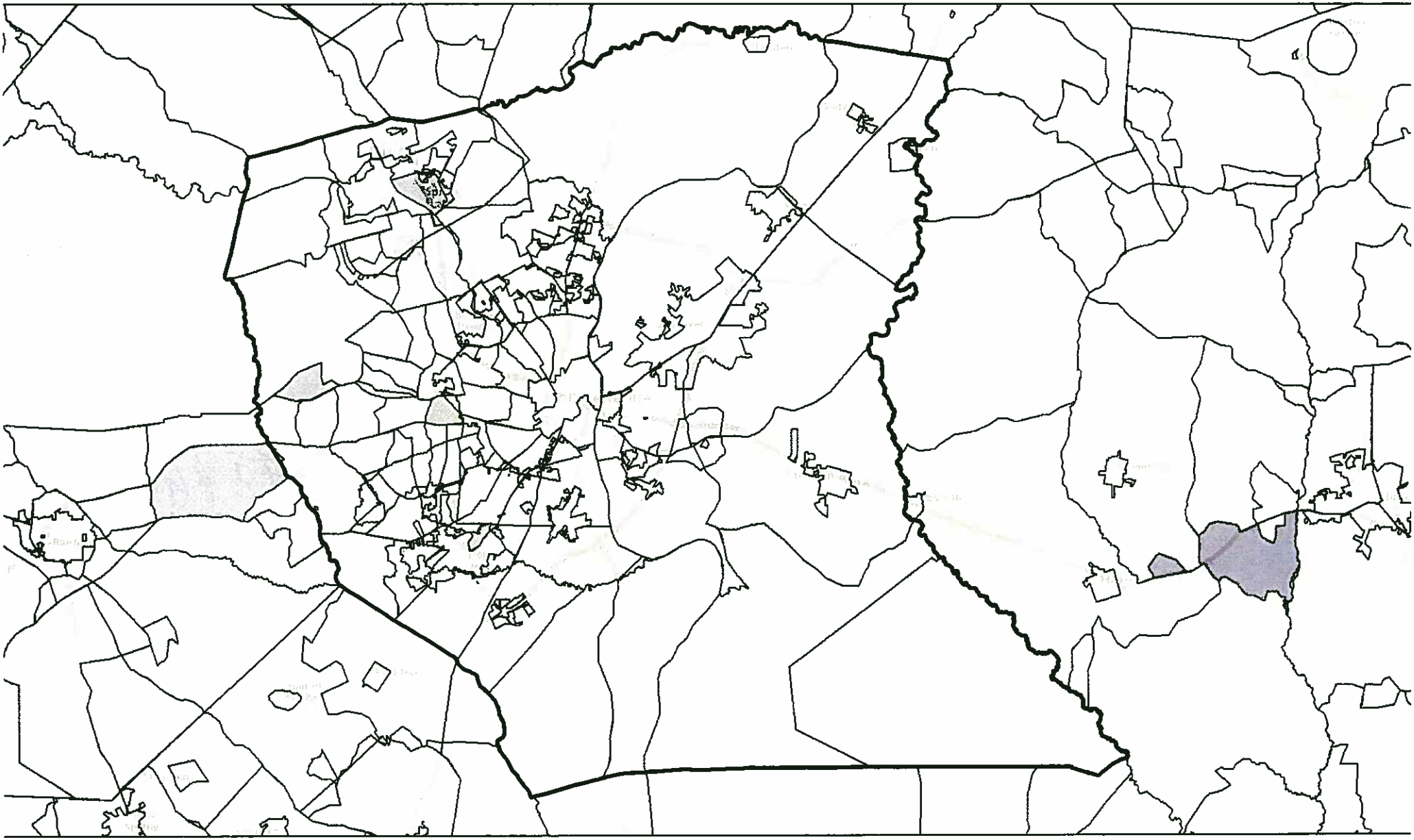
1:396,555

0 3.25 6.5 13 mi

0 5 10 20 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRC Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomT MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

CPD Maps - Cumberland County - Native Hawaiian/Pacific Islander (not Hispanic) Population



ebruary 24, 2015

Override 1 **NativeHawaiianPacificIslanderAlone**

B03002EST7_PCT

<1.46%

1.46-6.13%

6.13-16.3%

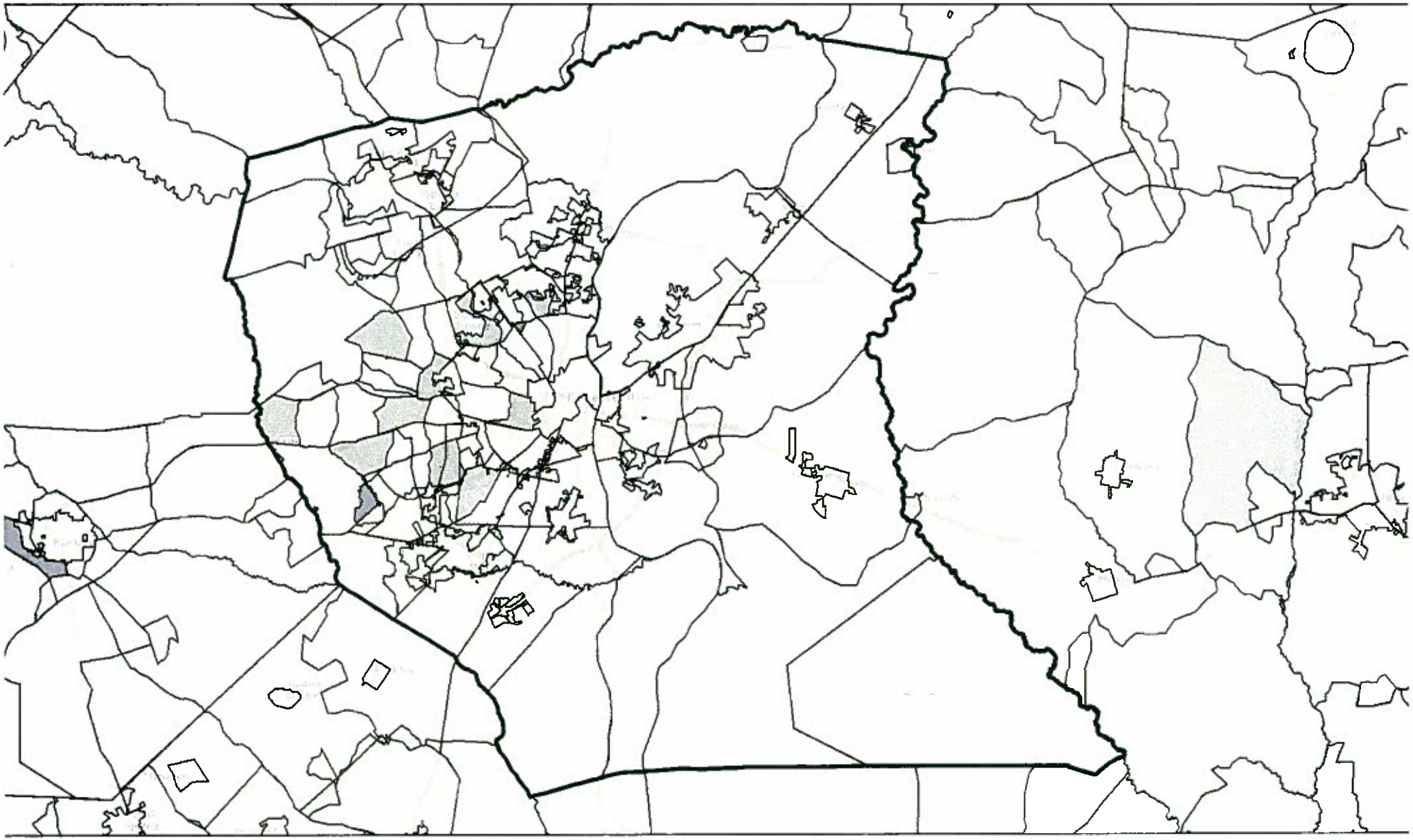
1:396,555

0 3.25 6.5 13 mi

0 5 10 20 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRC Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTc MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

CPD Maps - Cumberland County - Some other race alone (not Hispanic) Population



ebruary 24, 2015

Override 1 **OtherRace**

B03002EST8_PCT

<0.93%

0.93-4.27%

4.27-14.29%

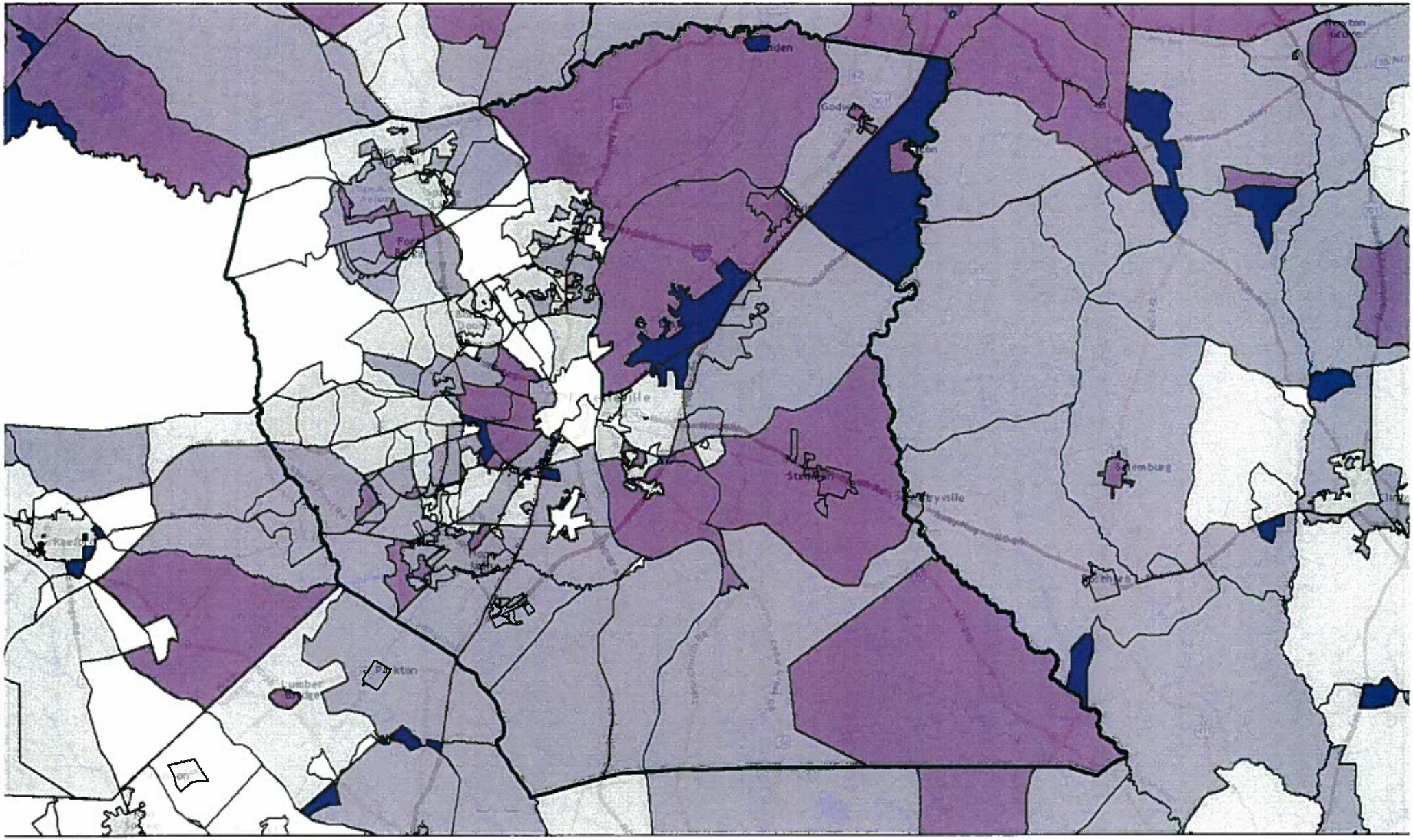
1:396,555

0 3.25 6.5 13 mi

0 5 10 20 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRC/ Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTo MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

CPD Maps - Cumberland County - White alone (not Hispanic) Population



ebruary 24, 2015

Override 1 **WhiteAlone**

B03002EST3_PCT

- <16.61%
- 16.61-44.79%
- 44.79-69.3%
- 69.3-88.57%
- >88.57%

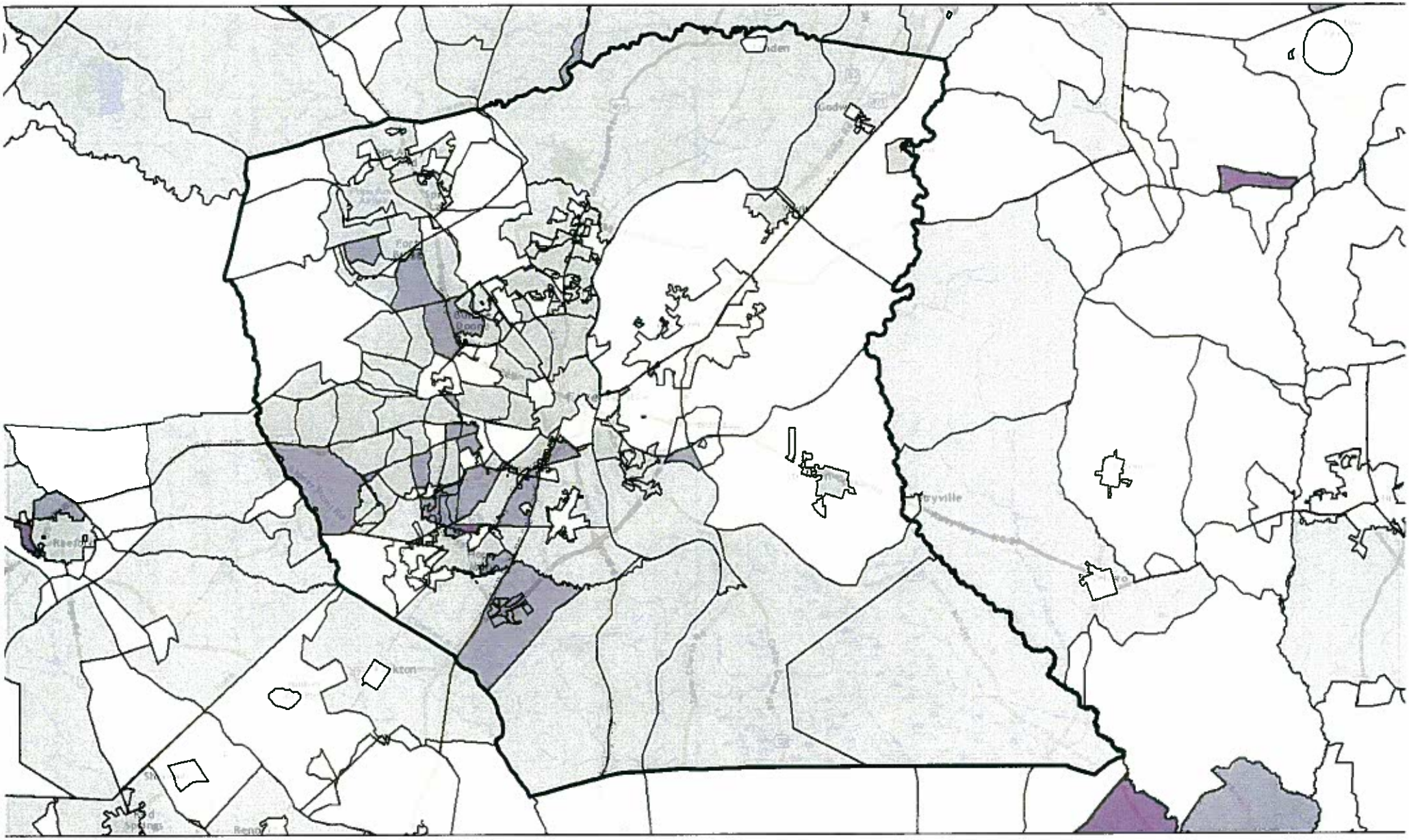
1:396,555

0 3.25 6.5 13 mi

0 5 10 20 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRC Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTc MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

CPD Maps - Cumberland County - Two or more races (not Hispanic) Population



ebruary 24, 2015

Override 1 **TwoOrMoreRaces**

B03002TMNH_PCT

- <1.8%
- 1.8-6.71%
- 6.71-18.24%
- 18.24-45.63%

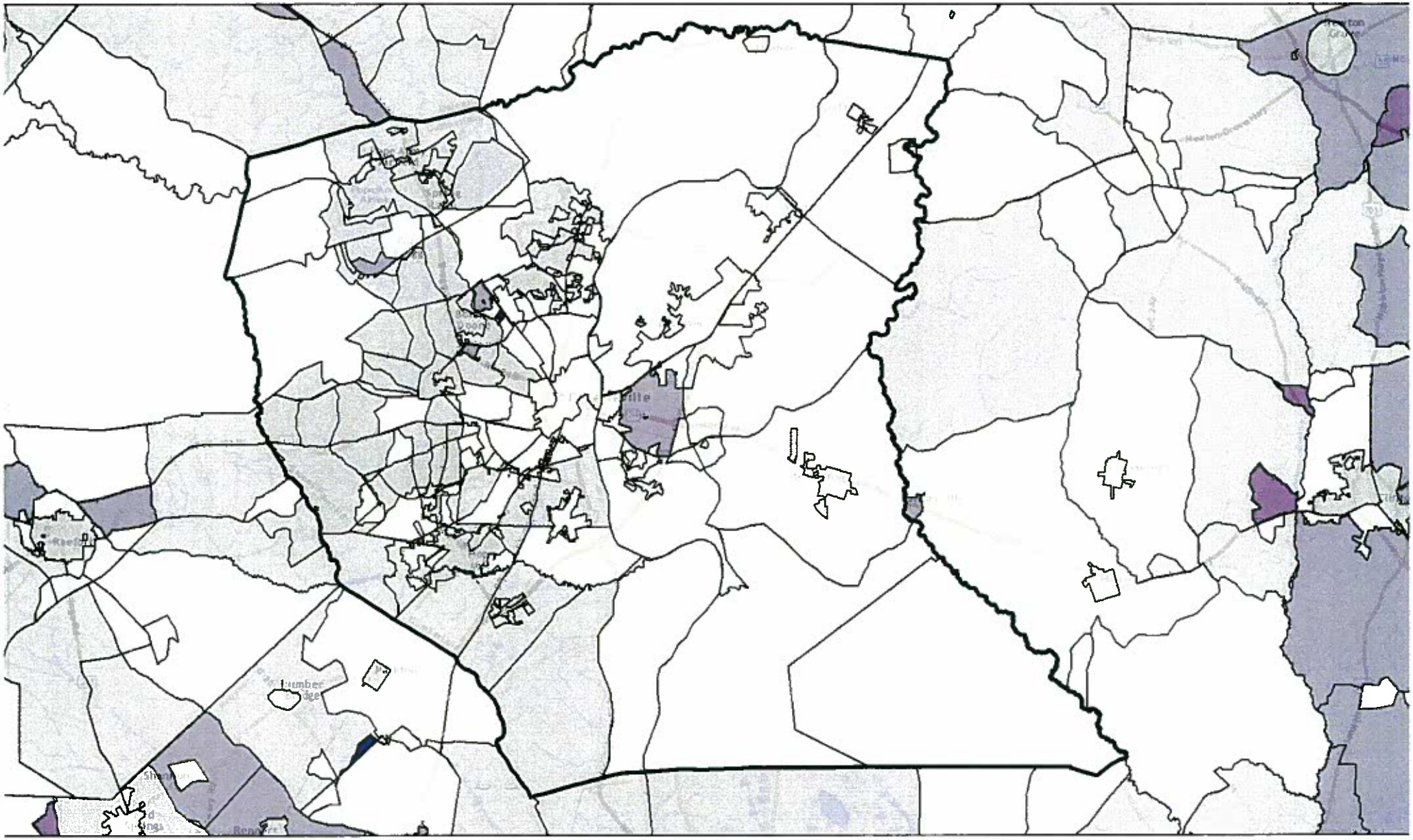
1:396,555

0 3.25 6.5 13 mi

0 5 10 20 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRC Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomT Mapmyindia, © OpenStreetMap contributors, and the GIS User Community

CPD Maps - Cumberland County - Persons of Hispanic Origin Population



ebruary 24, 2015

Override 1 **HispanicOrigin**

B03002EST12_PCT

- <7.12%
- 7.12-23%
- 23-46.54%
- 46.54-76.83%
- >76.83%

1:396,555

0 3.25 6.5 13 mi

0 5 10 20 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRC Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTc Mapmyindia, © OpenStreetMap contributors, and the GIS User Community

III. HOUSING DEMOGRAPHICS

The region faces a shortage of affordable, accessible housing. The county's poverty rate aligns with that of the state as a whole (16.8%). However, other factors may play into the stability of housing within the City of Fayetteville and Cumberland County. The region's home to an extensive military community represents a level of mobility that is reflected within some housing indicators. For example, home ownership rates are over 10% lower than those of the rest of the state.

Additionally, the high rates of mobility are captured in the share of residents living in the same house for more than one year, which, at 75.2%, lags state rates by nearly 10%. Clearly, as military families transfer in and out of the region, this will be reflected in the fluidity of housing arrangements.

Housing costs are also significantly higher in Cumberland County than in the state overall. A smaller share of the owner or renter population pays lower housing payments than other NC residents.

Other socioeconomic indicators important to understanding the county include the high rate of homes that do not have a motor vehicle; while slightly lower than the state average (6.3% vs. 6.5%), this is still a significant share of homes for a 658 square mile county (22nd largest county in the state.)[2]

Of the 142,353 housing units within the county, 22.2% are multi-family houses (vs. 17.2% for the state).[3] As the region transitions from a formerly rural, agricultural economy to an urban and suburban economy, the county faces challenges regarding buildable land and housing its growing population.

Effects of Military Population on Housing Market

The 39,457 people associated with the Fort Bragg military installation create unique features of the housing market. The military population is very dynamic and fluid, contributing to the approximately 30,000 people moving into and an additional 30,000 people moving out of the County every year. Each in-migration and out-migration represents approximately 10% of the county's population. Within those totals are approximately 2,000 foreign people moving into Cumberland and 2,000 other foreign people moving out of the county each year.

By contrast, Forsyth County, North Carolina, with approximately 358,000 residents, sees about 13,500 residents moving into and approximately the same number moving out of the county each year, with fewer than 100 foreign-born people moving into or out of the county. The chart below gives a sense of the fluidity of the Cumberland County population from 2008-2011, based on county-level tax return data from the Internal Revenue Service.

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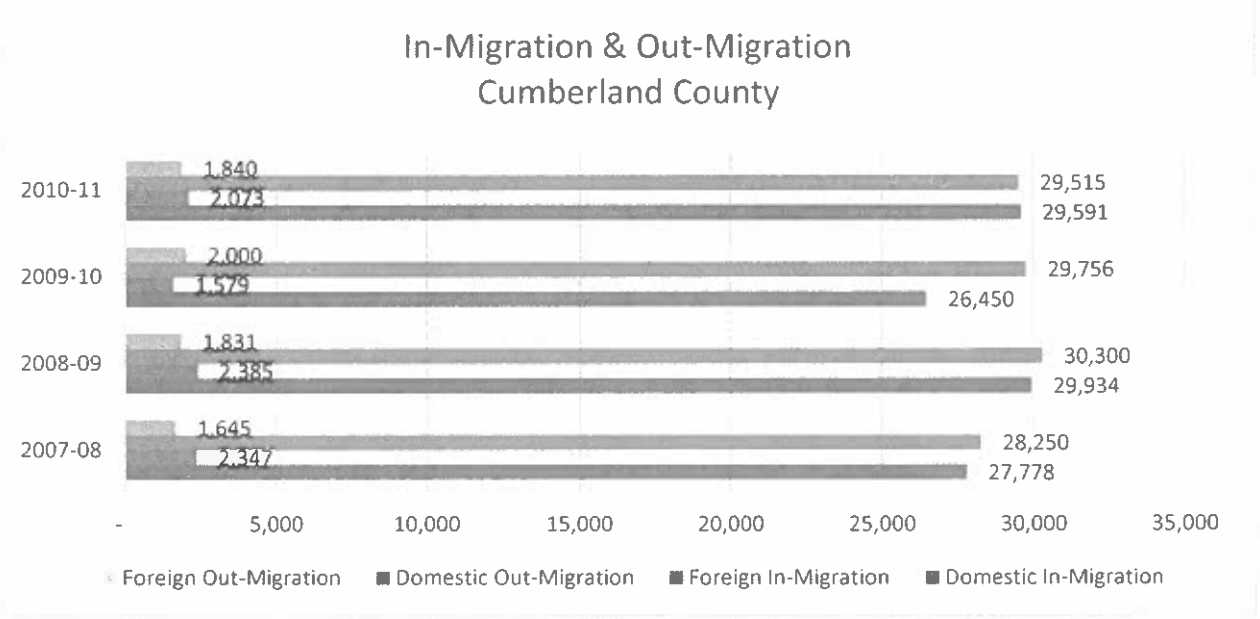
[2] Preceding analysis from **Analysis and Needs Assessment, Cumberland County Continuum of Care on Homelessness,** Karen Dash Consulting, LLC, November 2014

[3] http://quickfacts.census.gov/qfd/states/37/37051.html



This type of churning within the region's real estate market creates higher prices for all housing stock; additionally, it focuses market forces on serving those active segments of the market catering to military families. Some landlords or developers in local housing markets serving military populations tend to price their housing to coincide with the military's basic allowance for housing (BAH). For 2015, the BAH for Fort Bragg and Pope Air Force Base ranges from $1,161 to $1,947 monthly for a family with dependents (based on rank).[4] As a result, housing costs for the rest of the City remain relatively inflated. Further, much of the housing growth tends to be new housing aimed at the military market and its middle-class and upper middle-class salaries.

[4] http://www.military.com/Resources/2015-with-dependents-bah-rates.pdf

IV. OVERALL MARKET TRENDS: HOME SALES & AFFORDABILITY

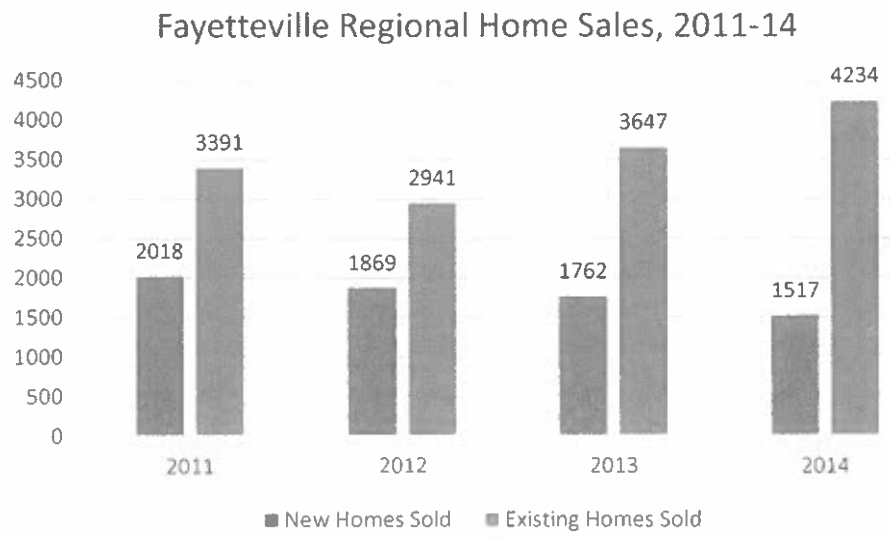
Sales and Prices

From 2000-2011, median home values increased 45%, while rents increased 38%.

Cost of Housing	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	84,900	123,400	45%
Median Contract Rent	462	639	38%

The Chart below compares real estate sales and prices from 2011-2014 based on data from the Fayetteville Regional Association of Realtors. As is evident, the number of new homes sold each year has declined, with 2014 homes sold about 25% lower than 2011 levels. Over the same period, sales of existing homes have increased 25%. During this time, the average price of existing homes has declined 2% to $129,674, while the price of new homes has increased 7%, to $221,645.

According to the Fayetteville Regional Association of Realtors, the average price for an existing home sale has held somewhat steady from 2011 to 2014, in fact dropping from the low $130,000s to the high $120,000s in 2013 and 2014. Average new home prices jumped from nearly $209,000 in 2012 to $222,529 in 2013, with a slight drop to $221,645 in 2014.



If the US military reduces its troop levels within the Fayetteville region, it is possible that an increased supply of housing would results in lower rents and housing prices. However, it is unclear if housing costs would decline to the means of families making below the area median income.

Absorption Rates

The Fayetteville Regional Association of Realtors provided the following information regarding absorption rates in the metropolitan area, which are the rate at which available homes are sold in the

Fayetteville real estate market during 2014. It is calculated by dividing the total number of available homes by the average number of sales per month.

In 2014, of the 847 new home listings, no new homes were constructed in the $<99,999 price range, according to the Fayetteville Regional Association of Realtors.

As a result, the smallest available supply of existing homes is in the $<74,999 market (4.98 months). Of 4,431 closings of existing homes in 2014, 1,300 (29%) were in the $<74,999 category. The next highest number of closings of existing homes, 554 in the $100-124,999 range, is less than half.

The significance of absorption rates and months supply of homes lies in the supply's effect on housing prices. Generally speaking, 5-6 months of supply are indicative of a normal, stable market. With only 3-4 months supply, prices experience single digit appreciation, and at 1-2 months, prices can rise by double digit appreciation.

At the other end of the market, at 7-8 months, house prices experience single digit depreciation, and at 9-10 months or more experience double-digit depreciation. Utilizing this yardstick, prices for existing homes in the $<74,999 price range are experiencing single digit appreciation.

Absorption Rates for New Construction, 2014
Fayetteville Regional Association of Realtors
January 1, 2014 – December 31, 2014

Price Range	# Active Listings	# Closed in Last 12 Months	Available # Months Supply
<$74,999	0	0	0
$75,000-$99,999	0	0	0
$100,000-$124,999	6	7	10.29
$125,000-$149,999	27	85	3.81
$150,000-$174,999	122	237	6.18
$175,000-$199,999	148	290	6.12
$200,000-$224,999	135	253	6.4
$225,000-$249,999	137	287	5.73
$250,000-$299,999	155	301	6.18
$300,000-$349,999	48	56	10.29
$350,000-$399,999	41	21	23.43
$400,000-$499,999	19	20	11.4
$500,000-$749,999	7	4	21
$750,000-$999,999	2	3	8
$1,000,000 and up	0	1	0
Totals	847	1565	6.49

Absorption Rates for Existing Homes, 2014
Fayetteville Regional Association of Realtors
January 1, 2014 – December 31, 2014

Price Range	# Active Listings	# Closed in Last 12 Months	Available # Months Supply
<$74,999	540	1300	4.98
$75,000-$99,999	490	525	11.20
$100,000-$124,999	411	554	8.9
$125,000-$149,999	405	540	9.00
$150,000-$174,999	388	475	9.8
$175,000-$199,999	308	303	12.20
$200,000-$224,999	159	207	9.22
$225,000-$249,999	166	153	13.02
$250,000-$299,999	197	186	12.71
$300,000-$349,999	106	67	18.99
$350,000-$399,999	74	51	17.41
$400,000-$499,999	70	44	19.09
$500,000-$749,999	50	22	27.27
$750,000-$999,999	10	0	NA
$1,000,000 and up	12	4	36.00
Totals	3386	4431	9.17

Affordability

A November, 2014 study by Trulia, the online real estate listing service, defined a payment as affordable to the middle class if the total monthly payment, including mortgage, insurance, and property taxes, is less than 31% of the metro area's median household income.

With a $45,321 median area income for the metropolitan statistical area, Fayetteville/county families would need to pay no more than $1,171 per month. According to various mortgage calculators, the median income family could likely qualify for $153,000 mortgage, therefore suggesting a good supply of homes for median income families who can afford a 20% down payment on that purchase.[5]

Limited data is available regarding homes available for ownership to those with incomes at or below the area median. Based on the data available in the table below, 51.3% are affordable to those making 100% of the area median income, with 36% available to those at 80% HAMFI and only 12.8% available to those making 31-50% of HAMFI.

[5] http://www.mortgagerates.com/calculators/mortgage-calculator-what-will-1000-per-month-buy/

Housing Affordability

% Units affordable to Households earning	Owner
30% HAMFI	No Data
50% HAMFI	2,175
80% HAMFI	6,113
100% HAMFI	8,715
Total	***17,003***

Data Source: 2007-2011 CHAS

V. OVERALL MARKET TRENDS: RENTALS & AFFORDABILITY

Some landlords or developers in local housing markets serving military populations tend to price their housing to coincide with the military's basic allowance for housing (BAH). For 2015, the BAH for Fort Bragg and Pope Air Force Base ranges from $1,161 to $1,947 monthly for a family with dependents (based on rank).[6] As a result, housing costs for the rest of the City remain relatively inflated.

As evidenced in the table below, the median contract rent in the county rose 38% from 2000 to 2011.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	84,900	123,400	45%
Median Contract Rent	462	639	38%

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

A November, 2014 study by Trulia, the online real estate listing service, defined a payment as affordable to the middle class if the total monthly payment, including mortgage, insurance, and property taxes, is less than 31% of the metro area's median household income. With a $45,321 median area income, Fayetteville families would need to pay no more than $1,171 per month. This may be considered a reasonable proxy for rental budgets.

By the table below, approximately 89% of the rental market is comprised of rents of under $1,000 per month, which suggests the middle class has a reasonable share of rental options.

Rent Paid	Number	%
Less than $500	6,679	46.4%
$500-999	6,081	42.3%
$1,000-1,499	1,295	9.0%
$1,500-1,999	259	1.8%
$2,000 or more	70	0.5%
Total	***14,384***	***100.0%***

Rent Paid

Data Source: 2007-2011 ACS

The picture changes for families with incomes below the area median. Of 14,384 rental properties in the county, 12,682 (88%) are considered affordable to those making below the area median income. By contrast, 67% of Fayetteville's rental properties are affordable to those earning less than the area median income. However, the table below shows that only 7.5% of rentals are affordable to those making 30% or less of the area median income, with 24.3% affordable to those families making 31-50% of HAMFI, and 68.3% available to those at 80% HAMFI.

[6] http://www.military.com/Resources/2015-with-dependents-bah-rates.pdf

% Units affordable to Households earning	Renter
30% HAMFI	948
50% HAMFI	3,077
80% HAMFI	8,657
100% HAMFI	No Data
Total	***12,682***

Housing Affordability

Data Source: 2007-2011 CHAS

The Fair Market Rent for a 4-bedroom home for Fayetteville/Cumberland County stands at $1,258, over $300 greater than the High HOME Rent.

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	580	584	747	999	1,258
High HOME Rent	581	624	751	858	938
Low HOME Rent	462	495	595	686	766

Monthly Rent

Data Source: HUD FMR and HOME Rents

The ability of families with income at 65% AMI or 50% of AMI to find suitable homes at the Fair Market Rate (FMR) is significantly limited. As the table below shows, families at 65% AMI have a shortfall of 14% of the FMR for a 3 Bedroom Apartment and a 25% shortfall for a 4 Bedroom. Among families at 50% AMI, shortfalls range from 18% for a 1 Bedroom to over 64% for a 4 Bedroom.

Fair Market Rent compared to Income Level	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
FMR to 65% AMI (High) Rent	0.2%	6.8%	0.5%	-14.1%	-25.4%
FMR to 50% AMI (LOW) Rent	-25.5%	-18.0%	-25.5%	-45.6%	-64.2%

Fair Market Rent to High and Low HOME Rents

According to the National Low Income Housing Coalition's 2013 Out of Reach Report,[7] a Fayetteville worker would need to earn the following hourly wage to afford housing at the HUD Fair Market Rent.

Category	0 Bedroom at FMR	1 Bedroom at FMR	2 Bedroom at FMR	3 Bedroom at FMR	4 Bedroom R at FMR
Wage Needed	$11.15	$11.23	$14.37	$19.21	$24.19
% Minimum Wage	154%	155%	198%	265%	334%
% Mean Renter Wage	93%	94%	120%	160%	202%

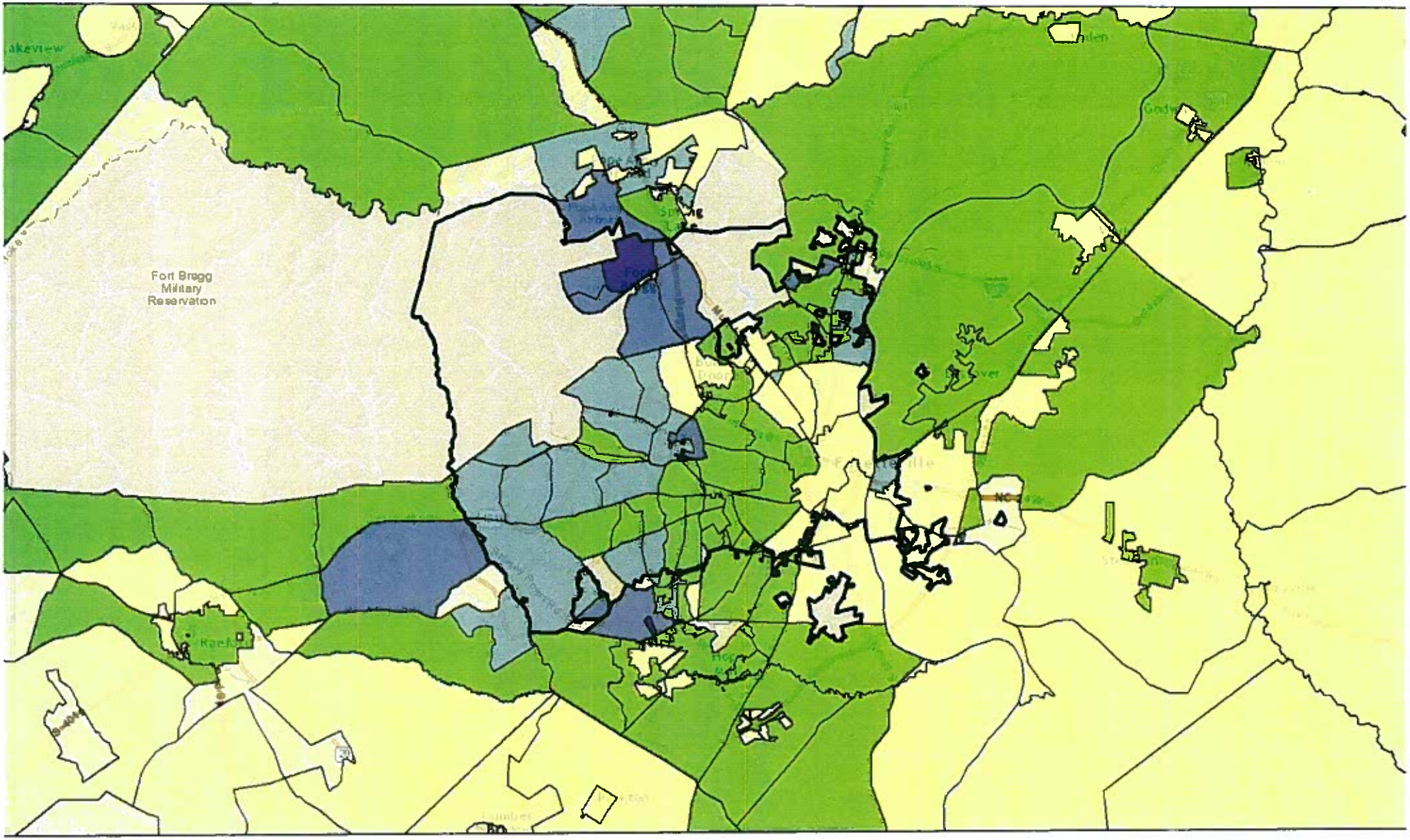
Within the rental market, as the map on the next page shows, the lowest rents are within the downtown Fayetteville, along Murchison Road, and Bonnie Doone communities, including Census Tracts 12, 38, 10, and 11, and county tract 16.04. All but the latter two are in Census Tracts designated as Cumberland County HUB Zones as of January 1, 2015.

In the county, the lowest rents are in areas southwest of Hope Mills, northeast of Spring Lake, and south of downtown Fayetteville in Census Tract 16.04.

This suggests that additional subsidies to families, especially larger families at the 50% AMI level, would significantly strengthen their ability to afford housing to meet their family's needs, particularly in a market driven by the Ft. Bragg/Pope Air Force BAH.

[7] http://nlihc.org/oor/2013/NC

CPD Maps - Median Contract Rent



ebruary 24, 2015

Override 1 **MedianContractRent**

B25058EST1

<$454

$454-$702

$702-$1,019

$1,019-$1,498

>$1,498

1:321,925

0 2.75 5.5 11 mi

0 4.25 8.5 17 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRC/ Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTo Mapmyindia, © OpenStreetMap contributors, and the GIS User Community

VI. HOUSING STOCK AND CONDITION

Based on 2007-2011 housing data, 31,946, or 66% of homes in the county outside Fayetteville are single-family detached houses, with 1% containing 20 or more units. Among owner-occupied housing, 88% features 3 or more bedrooms, while 56% of renter-occupied housing features 3 bedrooms or more.

Within the County, thirty three percent of owner-occupied housing and thirty six percent of renter-occupied housing was built before 1980, including 3% of owner- and 4% of renter-housing built before 1950. The oldest housing in the county is in the Falcon area, and Linden; some areas within Falcon, Linden, and Wade have between 52% and 80% of their housing built before 1950.

Compared to the county outside the city limits, the City's housing stock is proportionately older. In Fayetteville, the oldest housing is in the area west of US 401Br and south of NC24W. A lower concentration of housing is in the areas northwest and southeast of Bonnie Doone, and in the area west of Shaw Road.

Compared to the county outside the city limits, the City's housing stock is proportionately older. Outside Fayetteville, 33% of owner-occupied housing and 36% percent of renter-occupied housing was built before 1980, including 3% of owner- and 4% of renter-occupied units built before 1950. Some areas within Falcon, Linden, and Wade have between 52% and 80% of their housing built before 1950.

The maps on the next two pages show the age of housing.

Cumberland County

Over the last ten years, the City of Fayetteville has annexed portions of Cumberland County, with the City growing most quickly in the west. Additionally, it has annexed non-contiguous new subdivisions whose developers seek to be connected to municipal water. This has affected the housing market for the rest of the county.

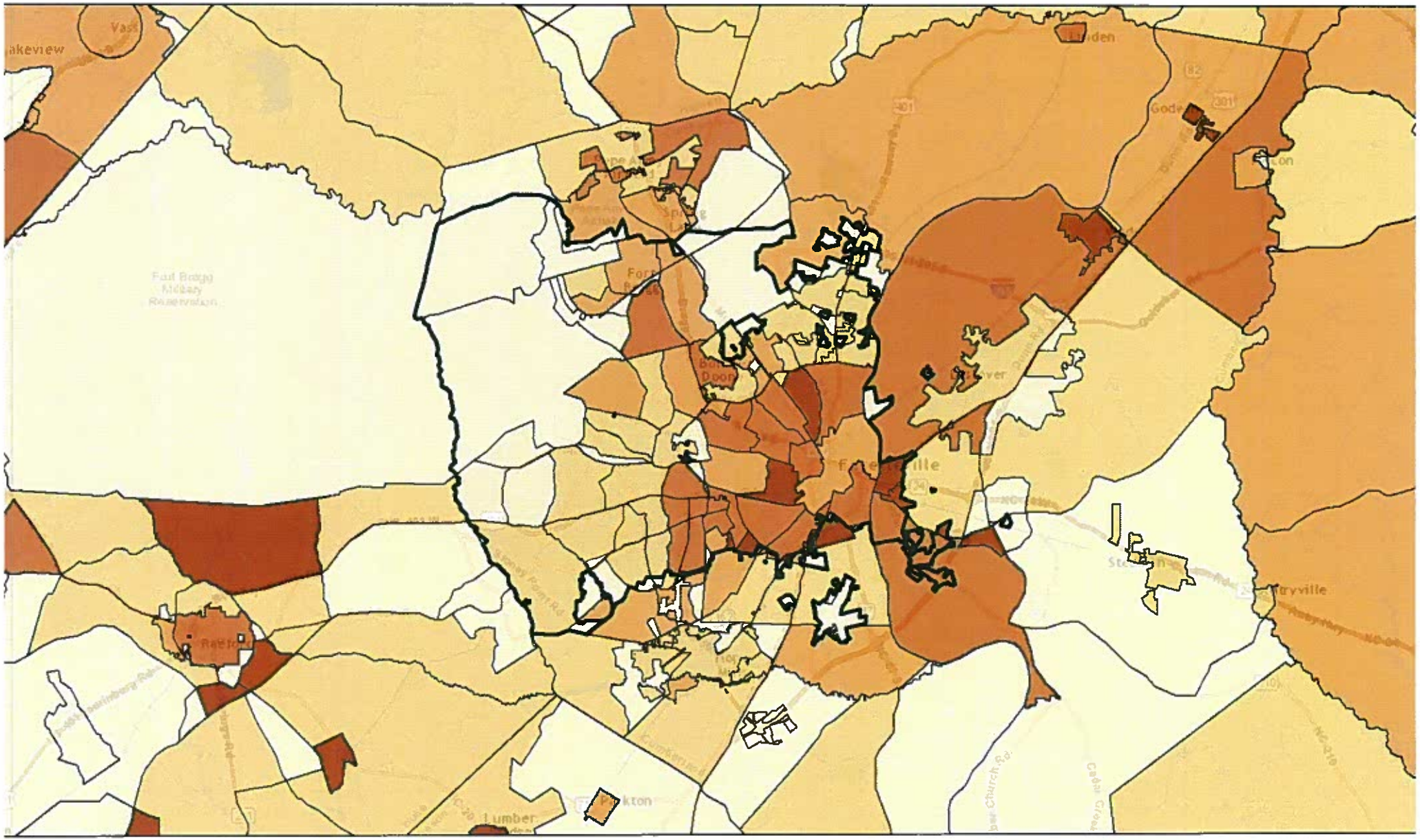
Since 2000, 32% of all new construction has been renter-occupied construction; by contrast, 61% of the county's construction since 2000 has been owner-occupied units.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	31,946	66%
1-unit, attached structure	1,345	3%
2-4 units	2,032	4%
5-19 units	1,972	4%
20 or more units	569	1%
Mobile Home, boat, RV, van, etc	10,880	22%
Total	***48,744***	***100%***

Residential Properties by Unit Number

CPD Maps - Rental Housing Built before 1980



ebruary 24, 2015

Override 1 **RentalHousingBuiltBefore1980**

B25036_RENT_80MINUS_PCT

- <15.6%
- 15.6-42.66%
- 42.66-65.75%
- 65.75-86.85%
- >86.85%

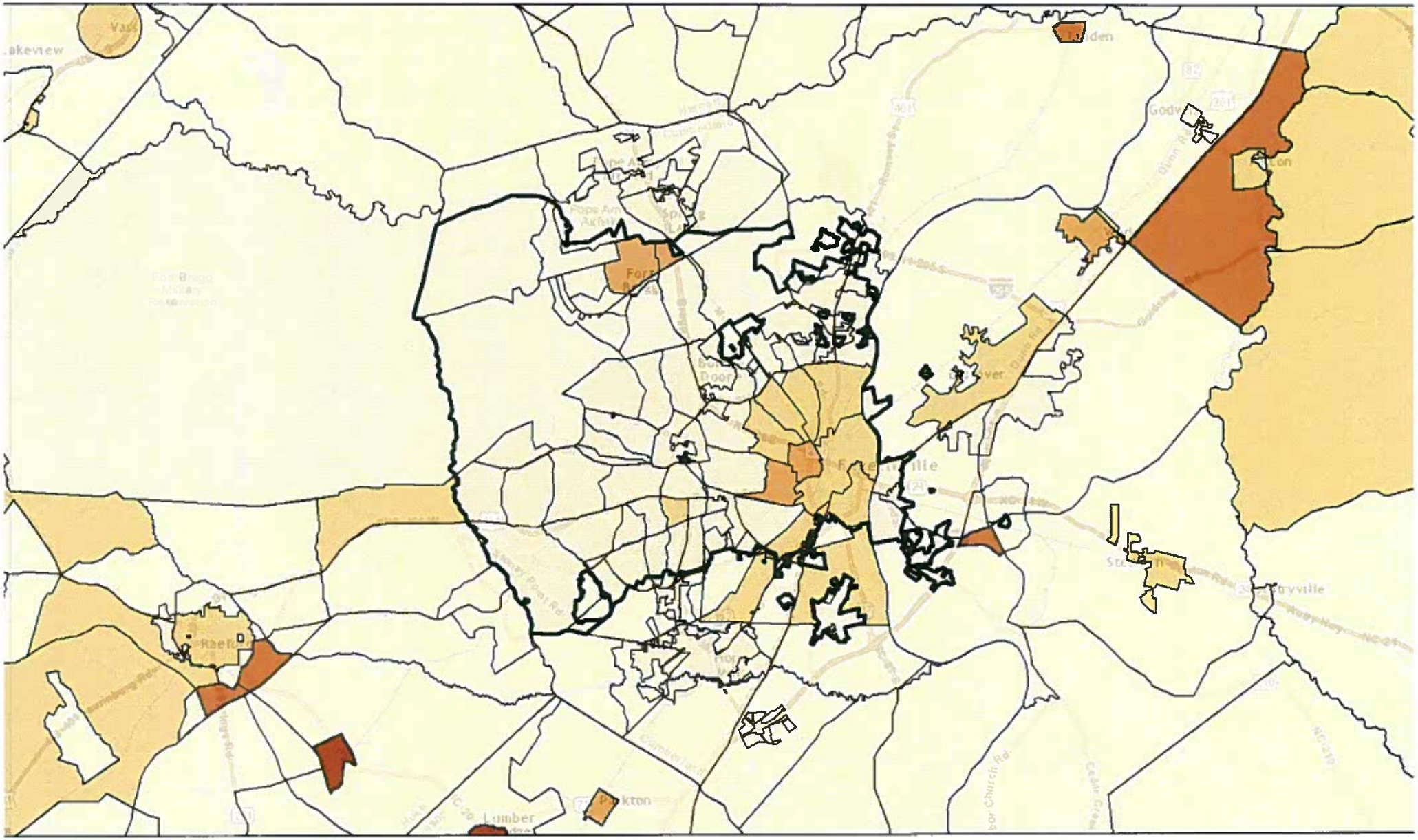
1:321,925

0 2.75 5.5 11 mi

0 4.25 8.5 17 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCA Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTo Mapmyindia, © OpenStreetMap contributors, and the GIS User Community

CPD Maps - Rental Housing Built before 1949



ebruary 24, 2015

Override 1 **RentalHousingBuiltBefore1949**

B25036_RENT_49MINUS_PCT

- <9.92%
- 9.92-29.59%
- 29.59-52.41%
- 52.41-80.38%
- >80.38%

1:321,925

0 2.75 5.5 11 mi

0 4.25 8.5 17 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRC/ Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTo Mapmyindia, © OpenStreetMap contributors, and the GIS User Community

Housing Problems

HUD tracts the number of housing problems and severe household problems experienced by City and County residents.

Household problems are those households occupying units without a complete kitchen or complete plumbing facilities, those that contain more than 1 person per room and/or pay more than 30% of their income to cover housing expenses.

Severe household problems are those households occupying units without a complete kitchen or complete plumbing facilities, those that contain more than 1.5 persons per room and/or pay more than 50% of their income to cover housing expenses.

The table below gives some sense of the number of housing problems experienced by renters and owners. Renters have a greater number of problems than owners, although the disparity isn't as great as it is in Fayetteville. Renters in the 0-30% AMI and the 30-50% AMI experience the greatest number of problems, with 2,194 and 2,106 respectively reporting problems. The most frequently occurring problem, by far, is housing cost burdens of greater than 50% or 30% of monthly income.

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	114	75	15	4	208	15	10	50	0	75
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0	20	0	0	20

	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
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	105	44	180	74	403	35	10	55	0	100
Housing cost burden greater than 50% of income (and none of the above problems)	1,462	939	149	0	2,550	760	872	706	137	2,475
Housing cost burden greater than 30% of income (and none of the above problems)	164	1,048	1,533	240	2,985	298	377	972	849	2,496
Zero/negative Income (and none of the above problems)	349	0	0	0	349	560	0	0	0	560

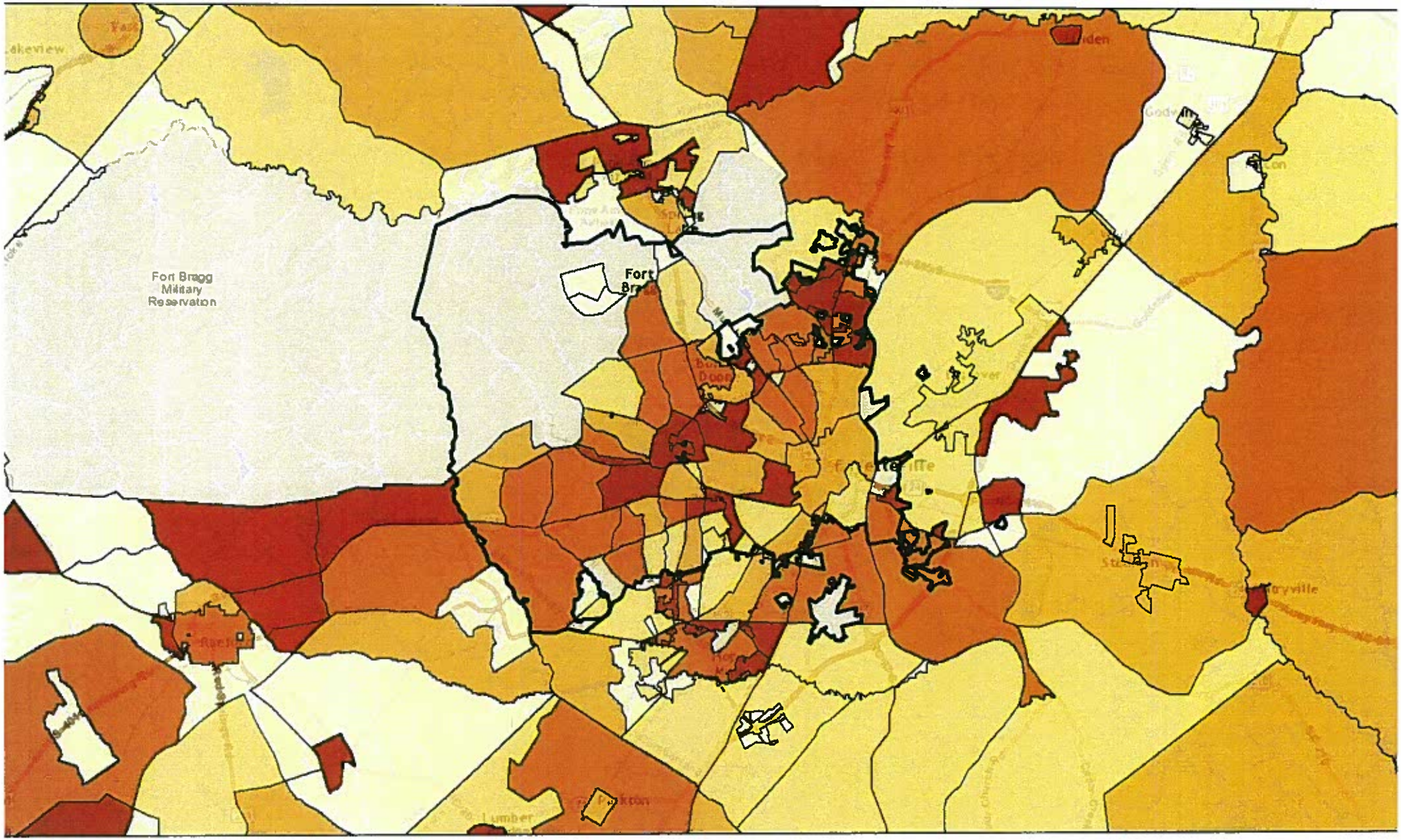
Housing Problems Table

Data Source: 2007-2011 CHAS

A need clearly exists for the rehabilitation of owner- and renter-occupied housing: in Fayetteville, 30% of owner-occupied and 44% of renter-occupied housing has at least one housing condition. Ninety nine percent of owner-occupied housing has only one condition, whereas 96% of renter-occupied has one condition, 4% has two conditions, and a small number have three conditions.

In the County outside Fayetteville, 25% of owner-occupied and 56% of renter-occupied housing has at least one housing condition. Over ninety eight percent of owner-occupied housing with problems has only one condition, whereas 94.6% of renter-occupied has one condition, 4.6% has two conditions, and 0.7% have three conditions.

CPD Maps - Extreme Low Income HH with any of 4 Severe Housing Problems



ebruary 24, 2015

Override 1 **ELIHHWithHousingProblems**

T2_LE30_HP2_PCT

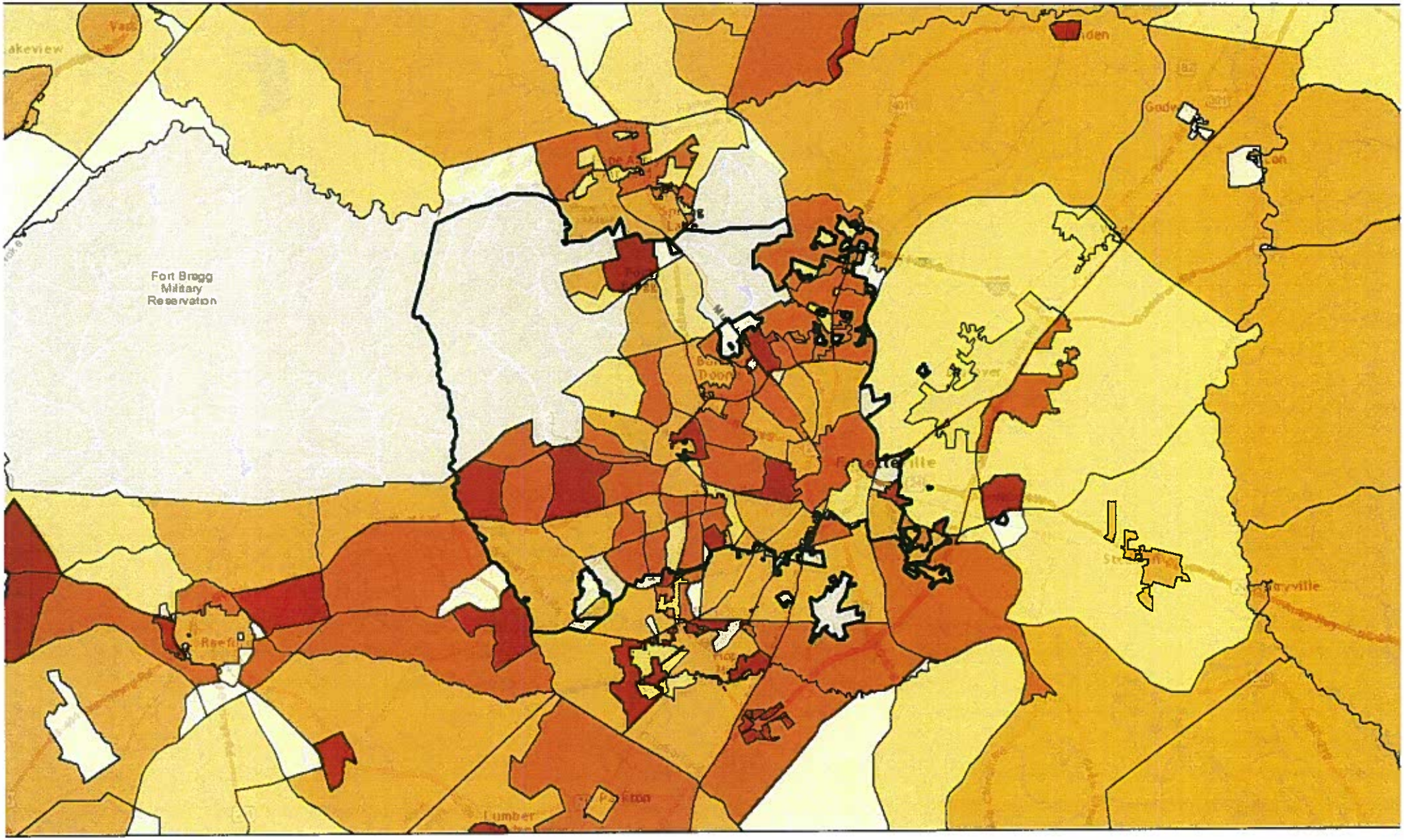
1:321,925

0 2.75 5.5 11 mi

0 4.25 8.5 17 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NR
Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), Tom
MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

CPD Maps - Low Income HH with Any of 4 Severe Housing Problems



ebruary 24, 2015

Override 1 **LIHHWithHousingProblems**

T2_LE50_HP2_PCT

- <17.14%
- 17.14-41.05%
- 41.05-60.74%
- 60.74-83.64%
- >83.64%

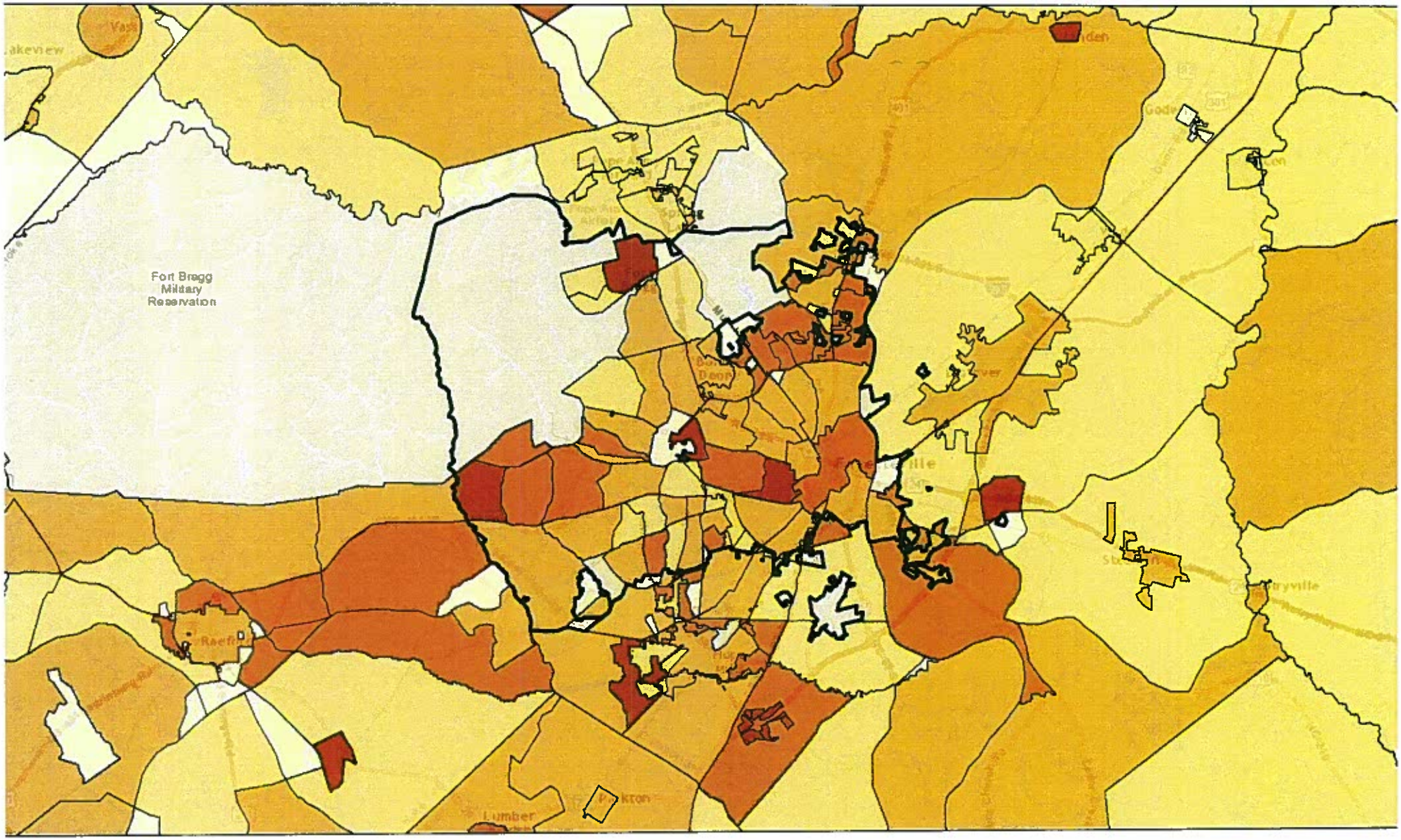
1:321,925

0 2.75 5.5 11 mi

0 4.25 8.5 17 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NR
Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), Tom
MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

CPD Maps - Moderate Income HH with Any of 4 Severe Housing Problems



ebruary 24, 2015

Override 1 **MIHHWithHousingProblems**

T2_LE80_HP2_PCT

<13%

13-31.65%

31.65-49.34%

49.34-76.29%

>76.29%

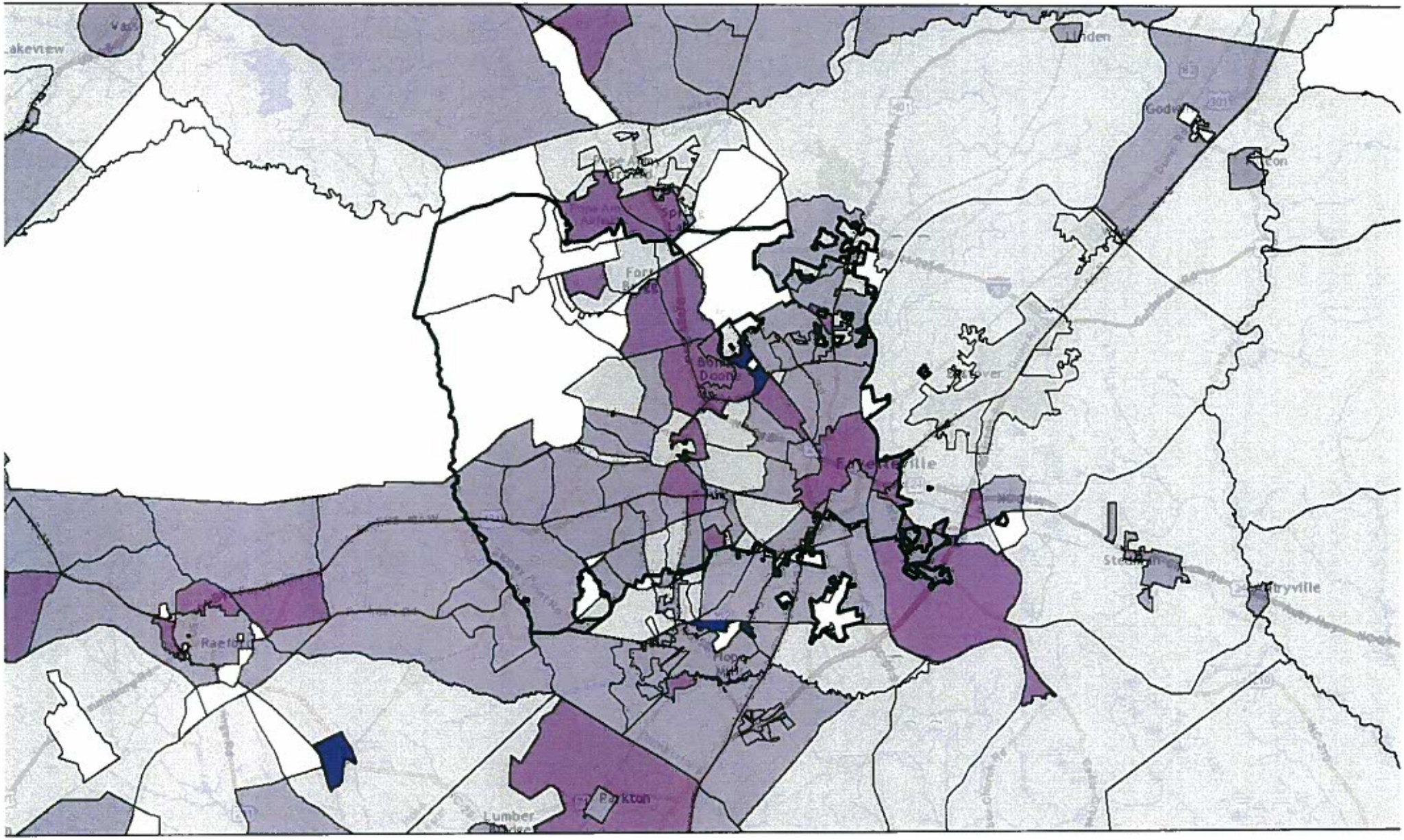
1:321,925

0 2.75 5.5 11 mi

0 4.25 8.5 17 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NR Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), Tom MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

CPD Maps - Housing Cost Burden HAMFI



ebruary 24, 2015

Override 1 **HousingCostBurden**

B25106_CB_PCT

- <11.6% Paying>30%
- 11.6-29.15% Paying>30%
- 29.15-44.93% Paying>30%
- 44.93-72.98% Paying>30%
- >72.98% Paying>30%

1:321,925

0 2.75 5.5 11 mi

0 4.25 8.5 17 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NR
Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), Tom
MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Further, based on their year built, and the assumption that as many as half of all units built before 1980 may contain lead-based paint, up to 27,321 housing units within the City of Fayetteville and up to 13,796 housing units within the county may have lead-based paint. Of the 13,796 in Cumberland County, 8,652 owner-occupied and 5,144 renter-occupied units may have lead-based paint.

The next pages provide maps of the housing problems experienced by residents at different income levels.

Vacant Land / Vacant or Abandoned Buildings

The City and County have a tremendous resource in the amount of undeveloped land, especially outside Fayetteville city limits. Fayetteville itself has nearly 148 square miles, and the county overall has 658 square miles. The City has laid water and sewer throughout the West Fayetteville area, preparing that area for further development, but other parts of the City and County face significant hurdles in terms of development-ready land.

Additionally, the City has a significant number of vacant and abandoned buildings through its program to Board up Vacant or Abandoned buildings. An online visual inspection by a real estate broker and home inspector of 233 vacant buildings through the City of Fayetteville's Boarded Up Buildings program.

The buildings were reviewed for their potential to be rehabilitated or renovated, based on their obsolescence and a cost-benefit approach. Input from local board of Realtors was utilized to estimate habitability or potential for rehabilitation according to property types. Based on that analysis, as well as research regarding available REO and Abandoned REO properties, it is estimated that as many as 2,434 homes, condominiums, apartments, and townhomes may be suitable for rehabilitation.

VII. PUBLIC AND AFFORDABLE HOUSING

The need for public housing is acute in the City of Fayetteville. As previously noted, the median contract rent in Fayetteville is $665, with Fair Market Rents for a 2-bedroom apartment at $747. In order to afford the $665 median contract rent and still pay less than 30% in rent (not counting utilities, etc), a family would have to earn over $26,600. Per HUD PIC data, the average income of public housing residents is $8,705.

Because more affordable housing stock in the City of Fayetteville is needed, the role of public housing is critical for extremely-low, low, and moderate income families. Public Housing is managed by the Fayetteville Metropolitan Housing Authority, which offers 1,045 units, including 124 scattered site houses.

The Housing Authority also issues 1,780 funded vouchers and 100 unfunded Section 8 and Veterans Affairs Supportive Housing (VASH) vouchers. Currently, the waiting list for the Section 8 vouchers is closed, with an approximate five year wait time. The newest developments – family communities Hickory Ridge, Oak Run, and Sycamore Park, and senior communities Dogwood Manor, Azalea Manor, and Cypress Manor in the Carolina Commons development – were funded through a combination of Hope VI and local funding. The FMHA, continually designated a high-performing authority, seeks funding sources to provide decent, safe, sanitary, and affordable housing to low-income residents.

Despite the addition of 642 units, including the net addition of nearly 400 new units of housing within the last five years, the waiting list for FMHA public housing is currently 600 families, including over 300 individuals. Over half of those on the waiting list are single individuals seeking one-bedroom apartments, often elderly applicants, who today comprise 9.7% of the City's population. The closed vouchers wait list has only taken applications three times in the last 25 years.

Public and Affordable Housing

The Appendix provides information regarding 27 developments offering government-subsidized permanent housing to low-income people, including information on income levels served; the type of clients served; and wait lists.

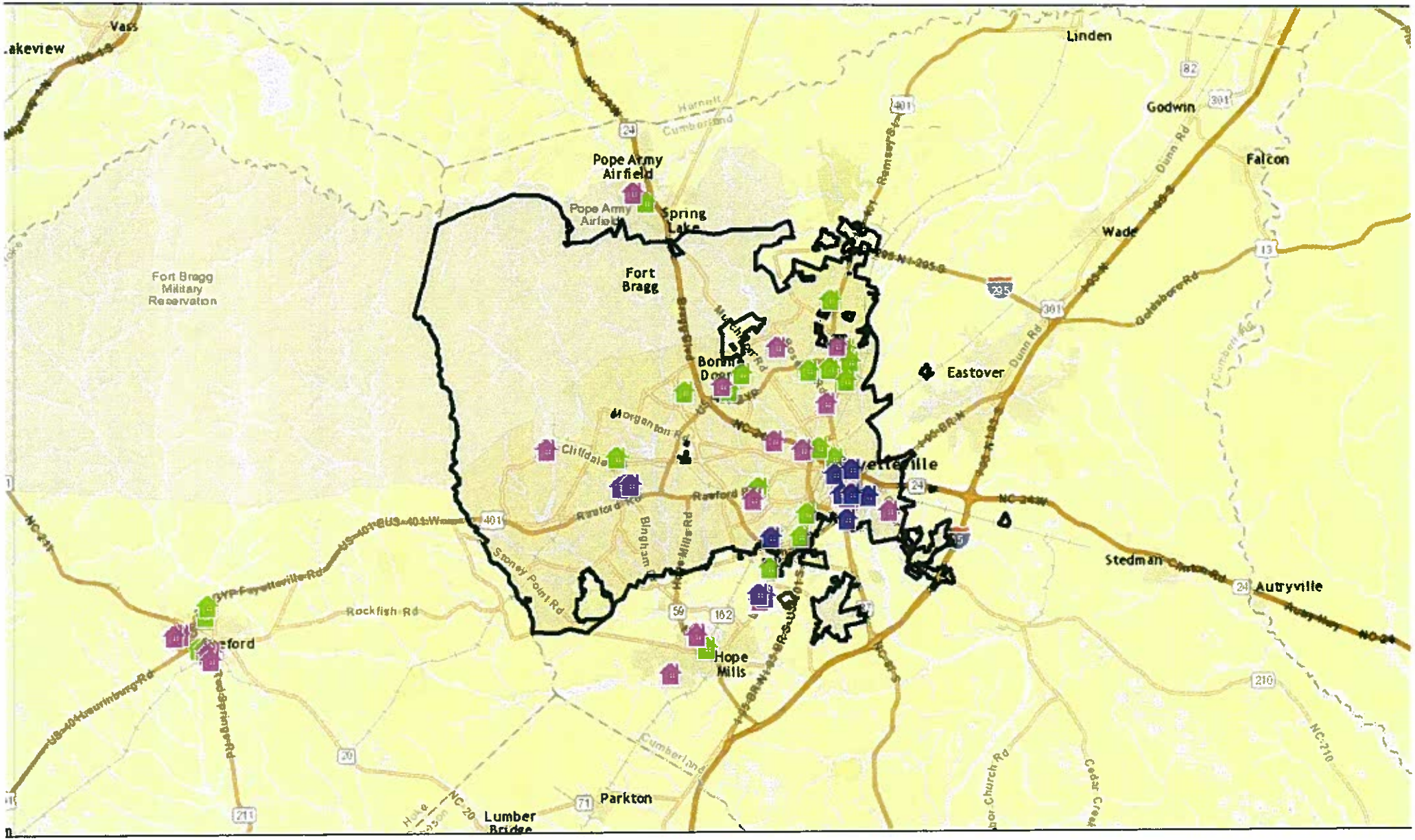
The analysis identified 4,148 units of affordable housing, of which 869, or 21%, were available to those earning less than the 30% median income established by HUD. Approximately 150 of those units are targeted to people with disabilities.

Another 1,530 units were available to individuals or families within the 40%-60% of median income range, and another 236 were available to individuals, families, or elderly (including elderly with disabilities) people within the 40%-60% of median income range.

Seventy nine units (without income guidelines) are targeted to people with disabilities, including 12 units for homeless people or families with disabilities. Another 104 units (without income guidelines) are targeted to elderly people.

The next pages show the location of public and affordable housing complexes, as well as the use of vouchers, throughout the city and county.

CPD Maps - Public Housing, HUD Multifamily, LIHTC Properties



ebruary 24, 2015

- Public Housing Development
- LIHTC Property
- Multifamily Properties - Assisted

Override 1

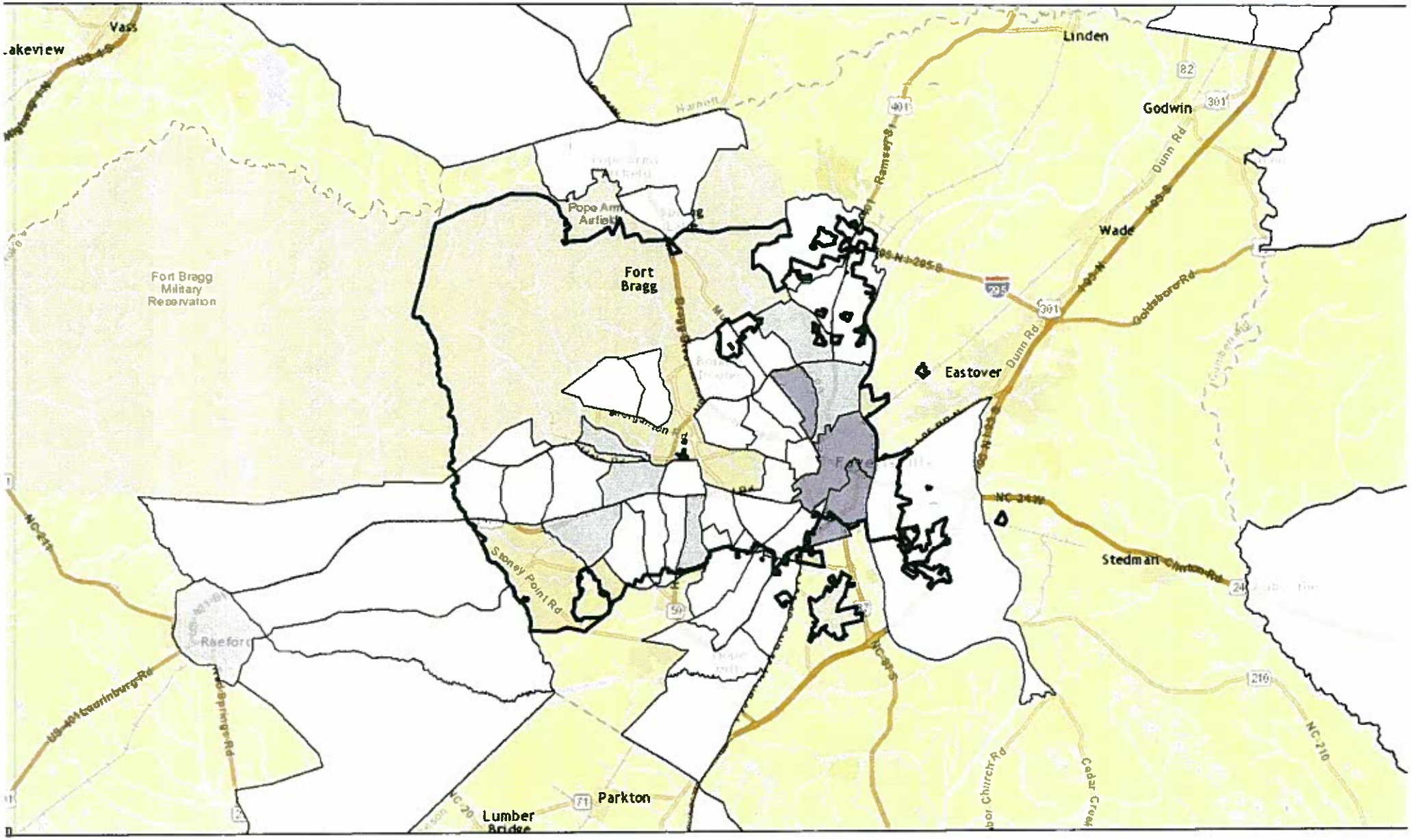
1:321,925

0 2.75 5.5 11 mi

0 4.25 8.5 17 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCA Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTo MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

CPD Maps - Voucher Concentration



ebruary 24, 2015

Override 1 **VoucherConcentration**

HCV_PCT_RENTER_OCC_UNITS

- <5.91%
- 5.91-11.58%
- 11.58-20.44%

1:321,925

0 2.75 5.5 11 mi

0 4.25 8.5 17 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRC/ Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTo Mapmyindia, © OpenStreetMap contributors, and the GIS User Community

Wait Lists

Most housing developments serve more than one type of client. The table below shows that waiting lists predominate housing for singles, singles with developmental or physical disabilities, and couples. Twenty of the housing developments have wait lists, ranging from 1-2 weeks to three years.

Housing Wait Lists by Clientele Served

Clientele Served	Complexes without Wait Lists (TOTAL)	Complexes with Wait Lists (TOTAL)	Complexes without Wait Lists Income <30%	Complexes with Wait Lists Income <30%
Singles	11	13	0	11
Singles with Developmental or Physical Disabilities	3	5	0	4
Couples	0	4	0	3
Elderly	7	3	0	3
Families	20	13	0	8
Families with Member with Developmental Disabilities	1	1	0	1

Sixteen developments have expiration dates for funding, beginning as soon as 2017 and extending as far as 2034. As the chart below shows, this will lead to the loss of 1,070 units. In the next 10 years, the region will lose 308 units of affordable housing through expirations, or approximately 7.4% of its stock.

Expiration Date	Number of Developments Expiring	Total Number of Units Expiring
2017-2018	1	48
2019-2020	2	96
2023-2024	1	36
2024-2025	2	128
2025-2026	1	60
2027-2028	1	48
2028-2029	1	48
2029-2030	1	80
2031-2032	4	408
2033-2034	1	118

Units for individuals are needed. Despite the addition of over 642 units through the Hope VI-funded Carolina Commons (249 replaced torn-down housing), a public housing waiting list of 600 applicants still exists. Additionally, with the growth of single individuals among the homeless population, more housing

will be needed to meet their needs. At the same time, 89% of the imminent or at-risk for homelessness population is comprised for family, underscoring the need for more family housing.

Affordability

Developers of low-income and affordable housing note that certain funding restrictions limit their ability to sell affordable homes to low-income buyers, including certain mortgage application requirements. One developer noted that his potential clients earn 50-80% of the area median income but may not qualify for conventional loans due to income or credit history; as a result, his homes may sit on the market until a qualified buyer is found, which raises the risk of vandalism and theft.

VIII. CONCLUSIONS AND RECOMMENDATIONS

Within Cumberland County, 30,000 people migrate into the area each year, and another 30,000 people migrate out of the area. This type of churning within the region's real estate market creates higher prices for all housing stock; additionally, it focuses market forces on serving those active segments of the market catering to military families. As a result, housing costs for the rest of the City remain relatively inflated, and workers at lower-wage jobs are often priced out of affordable housing.

The City already faces a housing shortage, and the smaller percentage of renter-occupied units with 3+ bedrooms results in a tighter housing supply for larger families. The City will continue to face challenges in increasing or maintaining the current supply of affordable housing. Federal funding, local investments in affordable housing, the state of the economy, and employment opportunities will affect families' abilities to obtain safe, appropriate housing.

RECOMMENDATIONS

Based on the Housing Market Analyses, Housing and Homeless Needs Assessment, and other Consolidated Plan research, we present the following recommendations for your consideration.

GOAL: Increase availability and accessibility of decent, safe, and affordable housing

- Increase the availability and accessibility of decent, safe, and affordable housing through public-private development of more units for 0-30% AMI families and 50-80% AMI families
- Increase availability of potential housing sites through government-funded preparation of land for housing (electrical, water)
- Consider repurposing of HUD-financed affordable owner housing that sits on market for extended period of time (due to lack of qualified buyers) to be rental housing or permanent supportive housing
- Increase availability and access through rehabilitation of vacant/abandoned properties
- Increase awareness of first-time homebuyer assistance through additional marketing through flyers at locations where potential beneficiaries might frequent, including government and business buildings, including libraries; churches; neighborhood resource centers; nonprofit service providers; organizations and publications serving Black or African-American, American Indian or Alaska Native, or Hispanic/Latino organizations and publications
- Increase awareness of County funds available to rehabilitate owner-occupied and investor housing, especially in areas in downtown Spring Lake
- Advocate for HUD increase in Section 8 or VASH voucher funds to reflect reality of Ft. Bragg area's BAH-driven housing market
- Provide educational literature to households that may be affected by lead paint
- Increase awareness of Fair Housing Law for citizens and for providers serving minority and special populations

GOAL: Reduce blight conditions on a spot basis by demolition or clearance of abandoned facilities

- Increase citizen awareness of application process, particularly in communities/near sites mentioned by citizen feedback, including Shadbush Lane, Jasper Street, Wilma Avenue, Newark Avenue, Prince Charles Hotel

- Consider repurposing of vacant/abandoned buildings, such as vacant commercial properties at Ponderosa Plaza along Yadkin Road

GOAL: To maximize coordinated agency efforts to efficiently and effectively provide housing and services to low-income, homeless and at risk of homelessness, and special needs populations

- Maximize use, coordination, and delivery of supportive services for persons with mental and physical disabilities, especially homeless and near-homeless people, through contracts of coordinated services with providers.
- Develop advanced technological electronic linkages to reduce the amount of time and effort agencies spend in coordinating their programs
- Increase coordination with the county Department of Social Services, Department of Public Health, and Managed Care organizations to determine available services, eligibility requirements, providers, and referral procedures. This is especially critical with the Managed Care organization providing mental health services.
- The coordinated partnership can work to:
    - Increase awareness of services available
    - Improve relations and networking among providers
    - Identify greatest community needs and develop coordinated responses
    - Develop coordinated outreach campaigns to inform citizens, town councils, and other governmental and nonprofit agencies of available services
    - Focus on underlying causes of and services for homeless and near-homeless people
- Collaboratively develop standardized measurement indictors / service outcomes to measure and identify best practices
- Challenge the business community to partner in developing 300 jobs for qualified, trained, low-income people similar to Wilmington, NC Hometown Hires program

APPENDIX B: Cumberland County Organizations Offering Affordable Permanent Housing for Homeless People or Those At-Risk of Homelessness/Low-Income

Provider	Total Units	# for Income <30%	Clients Served	Estimated Wait Time	Other/Notes
Crosswinds Green I & II 910-426-1935 UM II Management	48 48		Families		50% - 60% of median income
Fairway Forest 910-424-2888 UM - Management	91		Families & singles	2 bedroom - 90 days, 1 bedroom - 6 months	Minimum income to qualify here - 1 individual $18,400 and a family of four $26,250, 91 units, same criteria for all
Golf View Apartments 910-423-0458 UM II	48		Families		Affordable housing, 50% - @60% of median income
Legion Crossing Apartments 910-429-9933 UM II - management	48		Families		Affordable housing, 40% - 60% of median income
Legion Manor Apartments 910-426-1160 UM II –management	44		Elderly, families & singles		2 bedrooms - 40% - 60% of median income
Pine Chase 910-878-0522 EXT 209 Excel – management	32		Families	3 -6 months	8 at 40% median income, 8 based on 50%, & 16 based on 60%

APPENDIX B: Cumberland County Organizations Offering Affordable Permanent Housing for Homeless People or Those At-Risk of Homelessness/Low-Income

Provider	Total Units	# for Income <30%	Clients Served	Estimated Wait Time	Other/Notes
Pine Ridge Manor 910-878-0522 EXT 209 Excel - management	60		Elderly56 & disabled 4, singles & couples	1 -2 weeks	Credit housing , 40% - 60% of median income
South View Green 910-425-7466 UM II – management	72		Families		Affordable, 40% - 60% of median income
South View Villas 910-425-7466 UM II – management	64		Families		Affordable, 40% - 60% of median income
Spring Lake Green 910-475-0040 UM II - management	48		Families		Affordable, 40% -60% of median income
Village Green I & II 910-424-3441 UM II – Management	66				

APPENDIX B: Fayetteville Organizations Offering Affordable Permanent Housing for Homeless People or Those At-Risk of Homelessness/Low-Income

Provider	Total Units	# for Income <30%	Clients Served	Estimated Wait Time	Other/Notes
Abilities @Cumberland Towers 910-826-4699 ext. 257	12	12	Single, developmentally or physically handicapped	6 months	Must be single or a couple
Abilities @ Barton's Landing 910-826-4699 ext. 257	14	14	Single, developmentally or physically handicapped	1 year	Must be either developmentally or physically handicapped, either head or co-head must have the disability, two bedroom - must be a spouse with other dependents, or head of house with a dependent
Arc/Apartments various locations 910-782-1262 ext 124-Lisa Chester	20		Singles & families with intellectual & developmental disabilities		
Arc/hds Cumberland Co Group homes various locations 910-782-1262 ext 124-Lisa Chester	42		Single, intellectual & developmental disabilities		7 group homes- 6 people at each
Azalea Manor 910-483-7750 UM II – management	72		Elderly, families & single		

APPENDIX B: Fayetteville Organizations Offering Affordable Permanent Housing for Homeless People or Those At-Risk of Homelessness/Low-Income

Provider	Total Units	# for Income <30%	Clients Served	Estimated Wait Time	Other/Notes
Blanton Green I, II, & III Apartments 910-482-3598	I - 48 II - 32 III -36		Families	3-6 mths	Tax credit, not income based/ not HUD criteria based on 40%, 50%, 60% of median income I expires 2019-2020, III expires 2023-2024
Blueberry Place Fayetteville Metropolitan Housing Authority 910-483-6348	48				
Bonanza 910-483-8119 Salvation Army	7		Disabled homeless		Offers permanent housing and services
Briar Cliff Condos 910-826-4699 ext. 257	14	14	Families, developmentally or physically handicapped	1 year	Either head or co-head must have the disability, two bedroom - must be a spouse with other dependents, or head of house with a dependent
Bunce East 910-485-4446					
Bunce Green Apts 910-867-6922 UM II Management	80		Families	few months - year	Based on 40 -60% of median income, expires 2024-2025
Bunce Manor Apts 910-867-6922 UM II Management	48		Families & singles	few months	Expires 2024-2025

APPENDIX B: Fayetteville Organizations Offering Affordable Permanent Housing for Homeless People or Those At-Risk of Homelessness/Low-Income

Provider	Total Units	# for Income <30%	Clients Served	Estimated Wait Time	Other/Notes
Colony Place 910-486-6034	35	35	Families & singles	few months	Targeted Union & section 8
Cumberland Gardens 910-497-2948	100	?	Singles & families	3months for 1 & 3, 8 months for 2 bedroom	
Cumberland County Community Action Program (CCAP, Inc) Head Start 910-487-9800					Housing and other Services provided through referrals
Cumberland County Community Development 910-323-6112	Vary		Singles and families	No wait	See Safe Homes for New Beginnings listing
Cumberland County Community Development PATH Program 910-323-6112			Singles and families with mental health issue or co-occurring diagnosis	No wait	
Cumberland Interfaith Hospitality Network (CIHN) 910-826-2454 ext 22	14	14	Families with disabilities (Must meet HUD definition of disability)		Crisis Intervention, Meals, Utilities, Vocational/ Job Training, Case Management

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Provider	Total Units	# for Income <30%	Clients Served	Estimated Wait Time	Other/Notes
Cypress Manor UM II Management	48		Elderly, families and singles		For elderly, 40% - 60% of median income
Dogwood Manor 910-483-7750 UM II Management	36		Elderly, families and singles		For elderly, 40% - 60% of median income
Eagles Nest 910-483-5073	92	92	Families & singles	6-8 months	
Eastside 400 UM II Management	8		Singles		40% - 50% of median income
Eastside Green Apartments I, II, & III 910-485-4446 UM II Management	60 48 40		Families		I expires 2025-2026, II expires 2028-2029, III expires 2031-2032
Edwards Place	30	30	Elderly family & single		
Fayetteville Area Habitat for Humanity 910-483-0952					Constructing, rehabilitating, and renovating homes

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Provider	Total Units	# for Income <30%	Clients Served	Estimated Wait Time	Other/Notes
Fayetteville Garden Apartments 910-483-0274	100	100	10 units for homeless families & singles	18-24 months for 2&3 bdr, & 3 years for 1 bdr	
Fayetteville Metropolitan Housing Authority Various locations See individual location detail 910-483-3648	792	792	Singles & families	1-2 years for 1 bdr, & 6 mths - 1 yr for other	Subsidized housing; Section 8 for low-income individuals
Grove View Terrace I Fayetteville Metropolitan Housing Authority 910-483-6348	56				
Grove View Terrace II Fayetteville Metropolitan Housing Authority 910-483-6348	156				
Hay Mount Manor Apartments 910-323-9094 UM II -management	48		Elderly, families & singles		Expires 2019-2020, 50% - 60% of median income

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Provider	Total Units	# for Income <30%	Clients Served	Estimated Wait Time	Other/Notes
Hickory Hill Apartments 910-488-1242	76	76	90% -62 & older, 1 handicapped, & disabled 10%, couples & singles	3-6 months for elderly, others 1-2 years	
Hickory Ridge Apartments 910-867-6735 UM II – management	72		Families		Expires 2031-2032 40% - 60% of median income
Hillside Manor Fayetteville Metropolitan Housing Authority 910-483-6348	32		Elderly		
Holland Homes Fayetteville Metropolitan Housing Authority 910-483-6348	60				
J.D. Fuller Place 910-630-1402	47	47	Couples & singles	Approx.. 3-6 months	
Kingdom Community Development 910-484-2722	4				Have 2 duplexes available for 80% of median income level

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Provider	Total Units	# for Income <30%	Clients Served	Estimated Wait Time	Other/Notes
Leath Commons 910-826-2454 Cumberland Interfaith Management	5 units (10 beds)		Disabled homeless families		With supportive services. Unlimited duration. Legal assistance, in home support.
Lewis Heights Fayetteville Metropolitan Housing Authority 910-483-6348	48				
Longview Green Apartments 910-488-9545 UM II –management	48		Families		Expires 2017-2018, affordable housing, 50%, - 60% of median income
Maple Ridge Apartments I and III 910-429-9981	I - 48 III - 80		Families & singles	6 months - 1 year	Affordable, 40% - 60% of median income, I expires 2027-2028, III expires 2029-2030
McNeill Apartments Fayetteville Metropolitan Housing Authority 910-483-6348	50				
Melvin Place Fayetteville Metropolitan Housing Authority 910-483-6348	58				

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Provider	Total Units	# for Income <30%	Clients Served	Estimated Wait Time	Other/Notes
Mount Sinai Homes 910-483-8404	99	99	Singles & families	average a year, can be 2-3 months	
Murchison Townhouses Fayetteville Metropolitan Housing Authority 910-483-6348	60				
Oak Run Apartments I & II 910-223-1580 Um II - management	I -112 II - 118		Families		I expires 2031-2032, III expires 2033-2034, 40% – 60% of median income
Point Place Fayetteville Metropolitan Housing Authority 910-483-6348	52				
Rose Hill Garden Apartments 910-488-1330 UM II – management	100		Single & families		Affordable, 40-60% median income
Rose Hill West Apartments 910-630-0100 UM II – management	76		Families		Affordable, expires 2022-2023, 50 -60% of median income

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Provider	Total Units	# for Income <30%	Clients Served	Estimated Wait Time	Other/Notes
Safe Homes for New Beginnings 910-323-6112 Cumberland Interfaith Management/ Cumberland County Community Development	5		Chronically homeless singles		With supportive services, including for substance abuse issues
Salvation Army 910-307-0359					Rental assistance
Scattered Site Housing Fayetteville Metropolitan Housing Authority 910-483-6348	124		Singles & families		124 Single Family Dwellings
Sophia's Haven of Hope 703-8780	6		Singles		2 houses @ 3 -6
Stanton Arms 910-483-3648 FMHA – management	52				
Sycamore Apartments 910-474-0740					Expires 2031-2032
Sycamore Park 910-223-1325 UM II – management	184		Families		40% - 60% of median income

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Provider	Total Units	# for Income <30%	Clients Served	Estimated Wait Time	Other/Notes
Tera Gardens Apartments 910-436-1983	120	120	Families & singles	few months - 1 year	
Tokay Green Apartments 910-488-3127 UM II - management	80		Families		Affordable housing, 40% - 60% of median income
Topeka Heights 910-424-6415	150	150	Families & singles		
Towers West Apartments 910-485-4176	110	110	Elderly, or Non-Elderly disabled, couples & singles	elderly 3-4 months, longer for disabled	Will take people with zero income, section 8 Hud housing, 99 units for age 62+, 11 for others
Village at Northgate 884-3000 UM II - management	120				