CONSOLIDATED PLAN 2015-2020

HOUSING & HOMELESSNESS NEEDS ASSESSMENT

CUMBERLAND COUNTY

Community Development Department

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LLC

March 13, 2015

CONSOLIDATED PLAN 2015-2020

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I. EXECUTIVE SUMMARY

As part of its Consolidated Planning Process, the City of Fayetteville and Cumberland County commissioned the development of a Housing and Homelessness Needs Assessment 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.

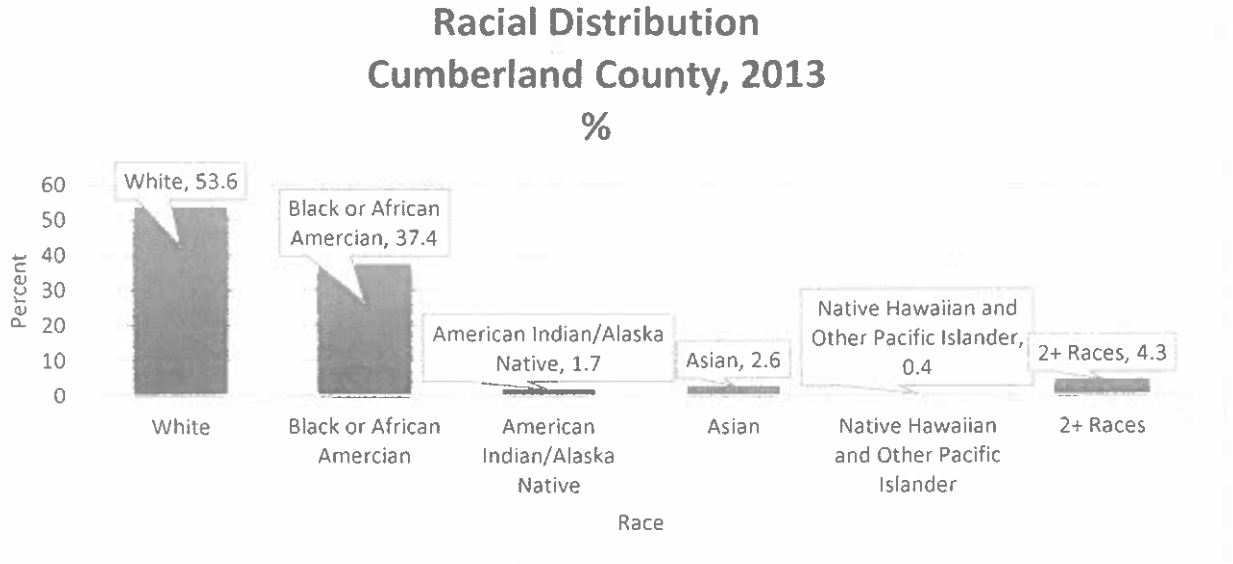
Caveats: Creating comprehensive, nationwide governmental databases that provide detail at an MSA, County, City, or Census Tract necessitates some lag-time in data preparation; that is, the "most recent" data may be several years old. Therefore, it is important to maintain awareness of the different points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

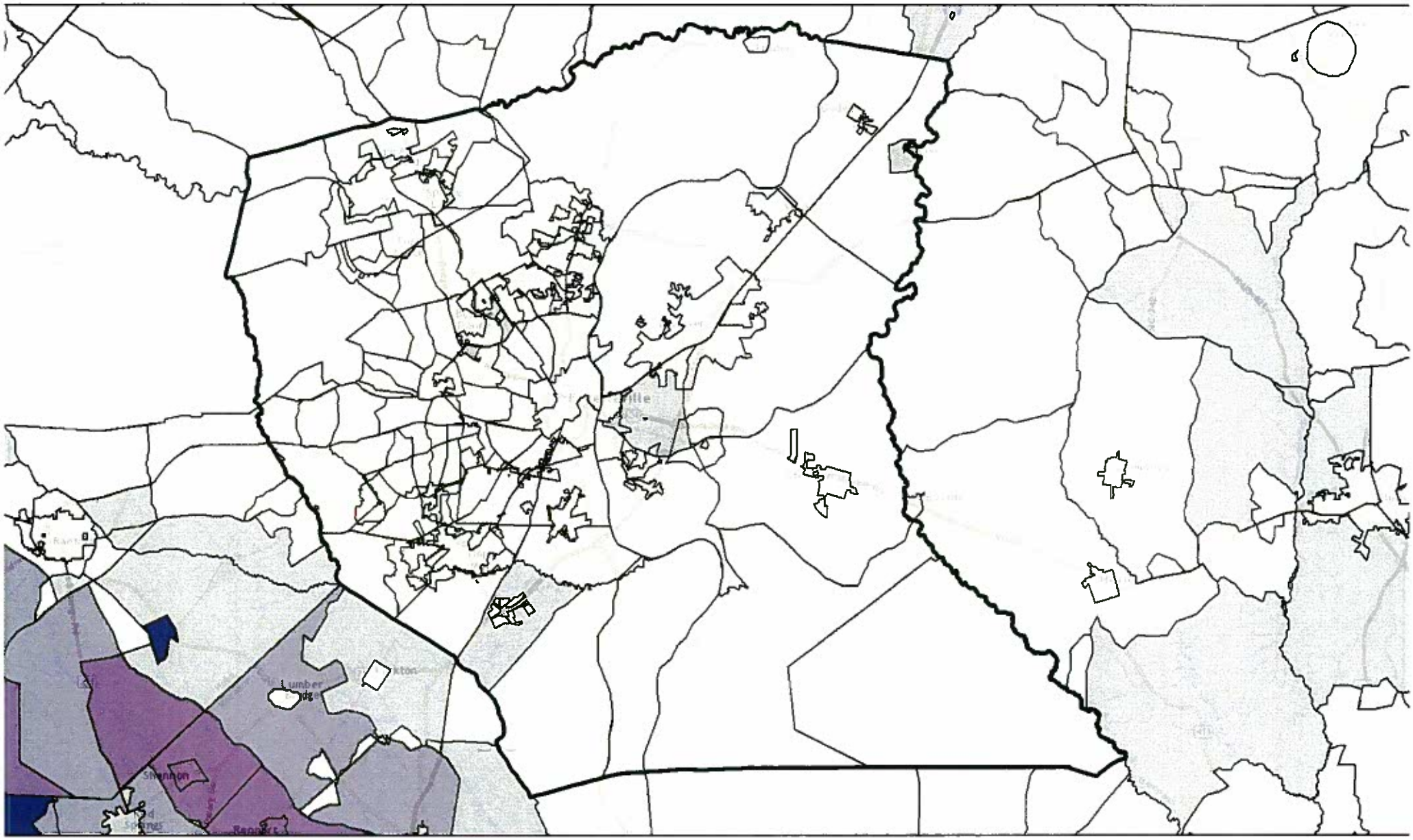
A strong need for housing that is affordable, decent, and safe is clearly evident, particularly for the extremely-low and very low-income populations. The county has seen an 11% decrease in the population between 2000 and 2011 largely due to the annexation of portions of Fort Bragg by the City of Fayetteville. 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%

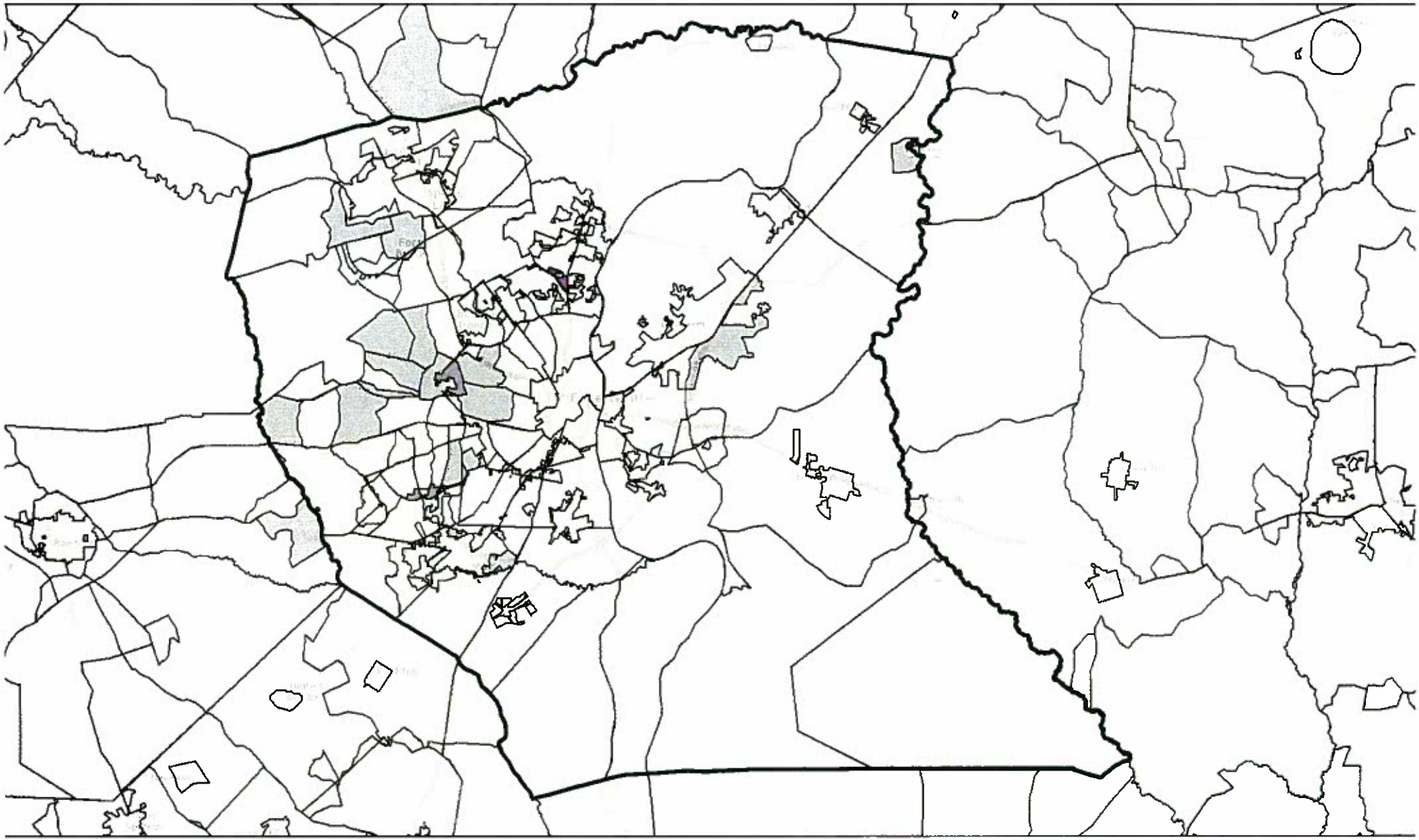
1:396,555

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), TomTc 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%

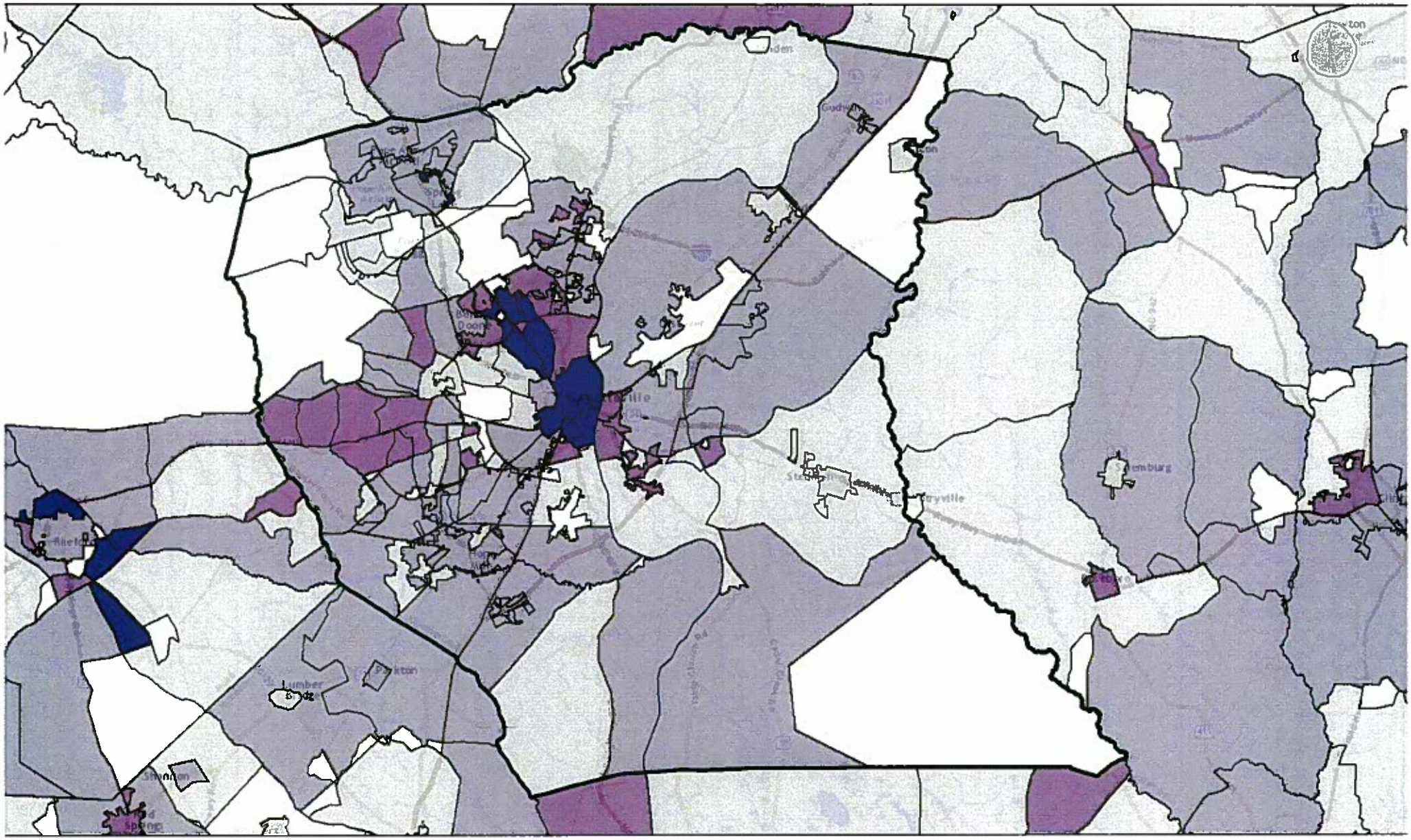
1:396,555

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%

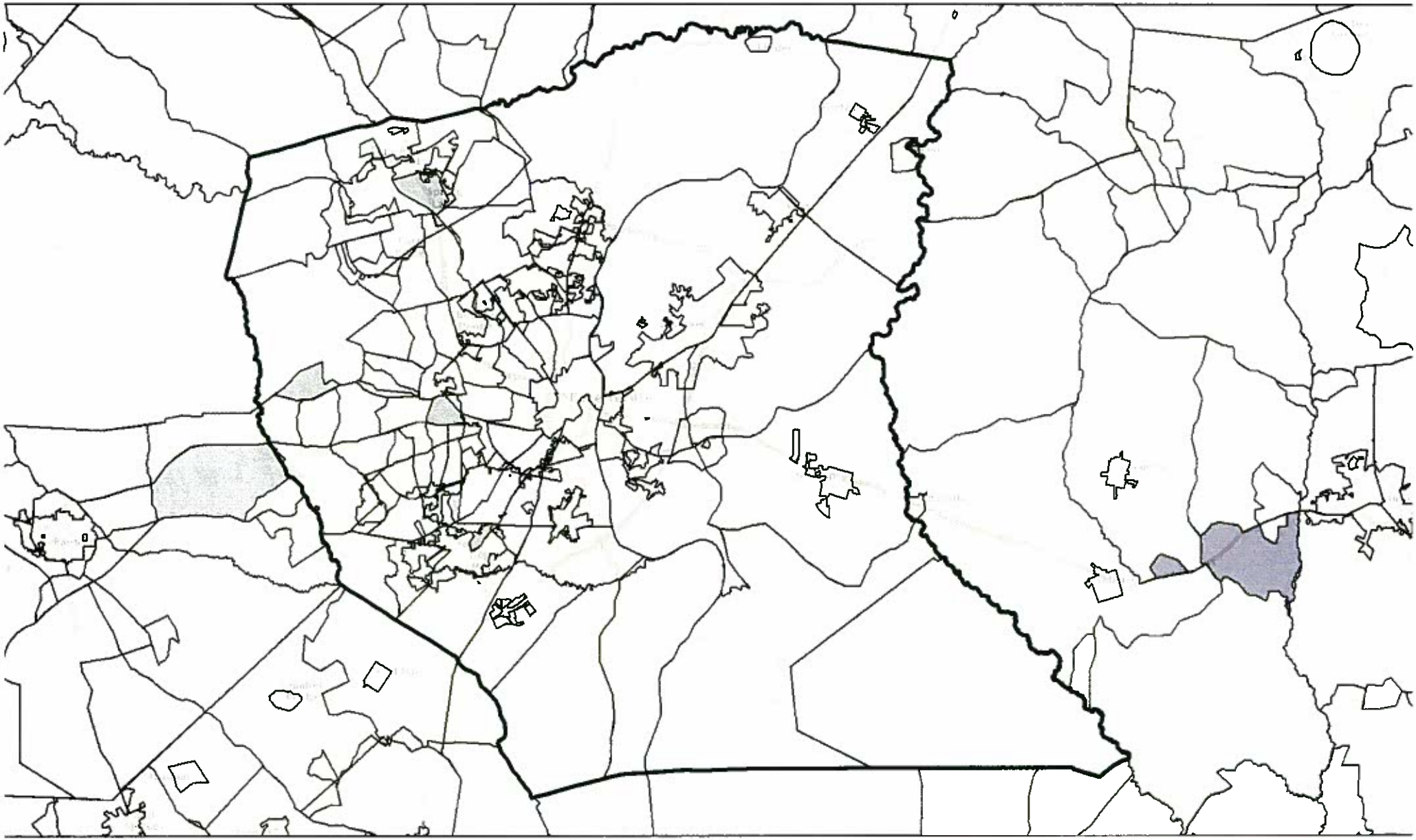
1:396,555

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%

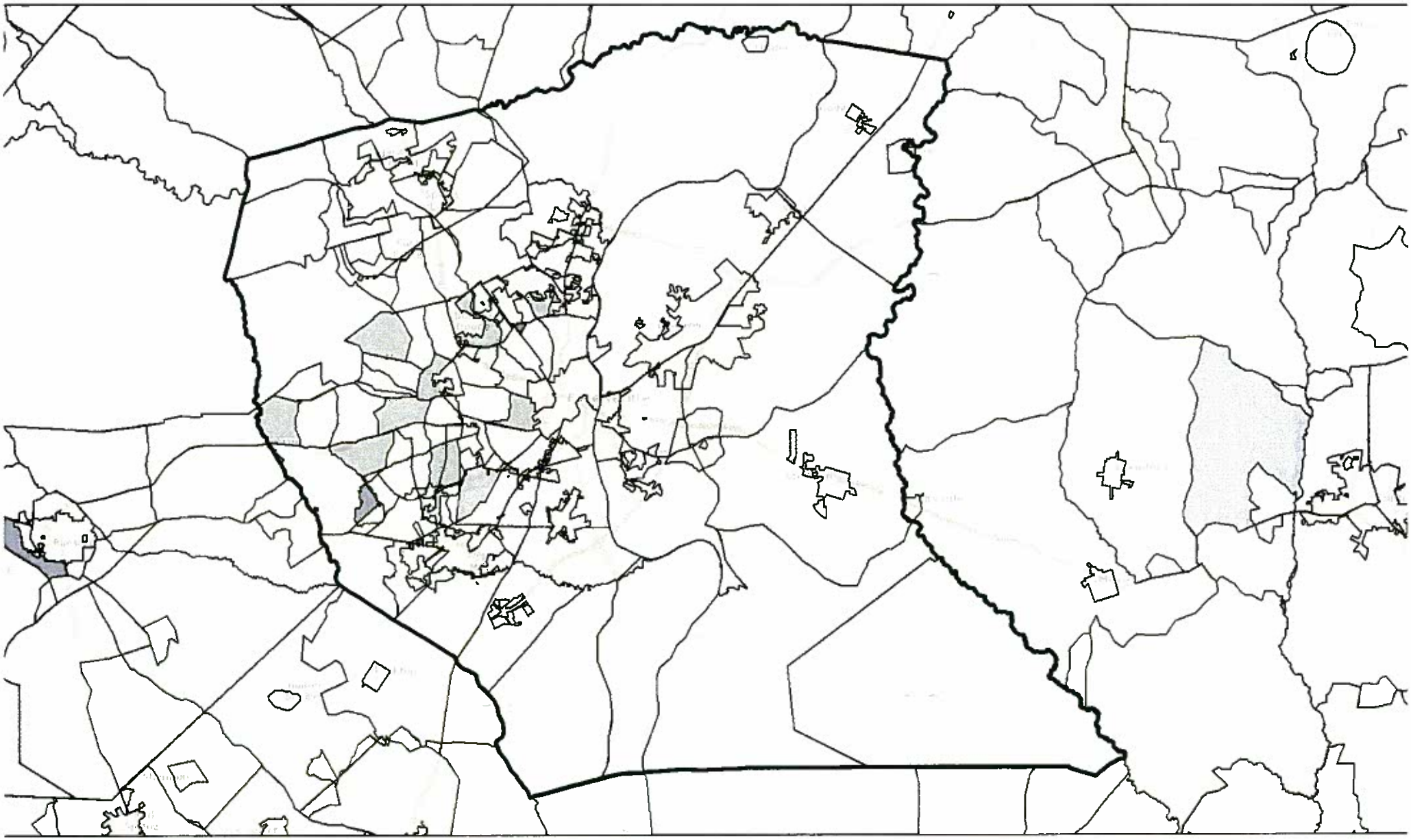
1:396,555

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

0.93-4.27%

4.27-14.29%

<0.93%

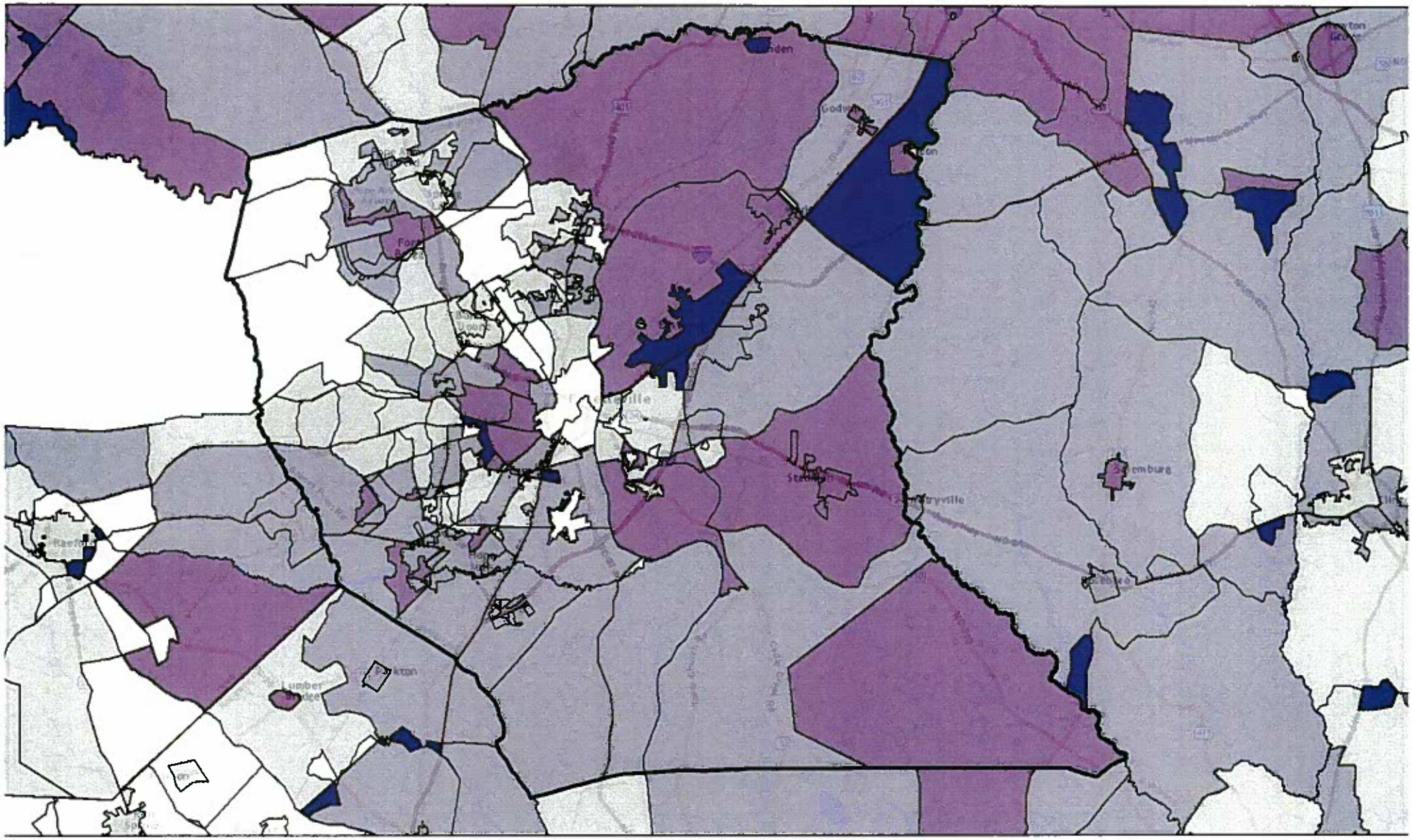
1:396,555

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 - 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%

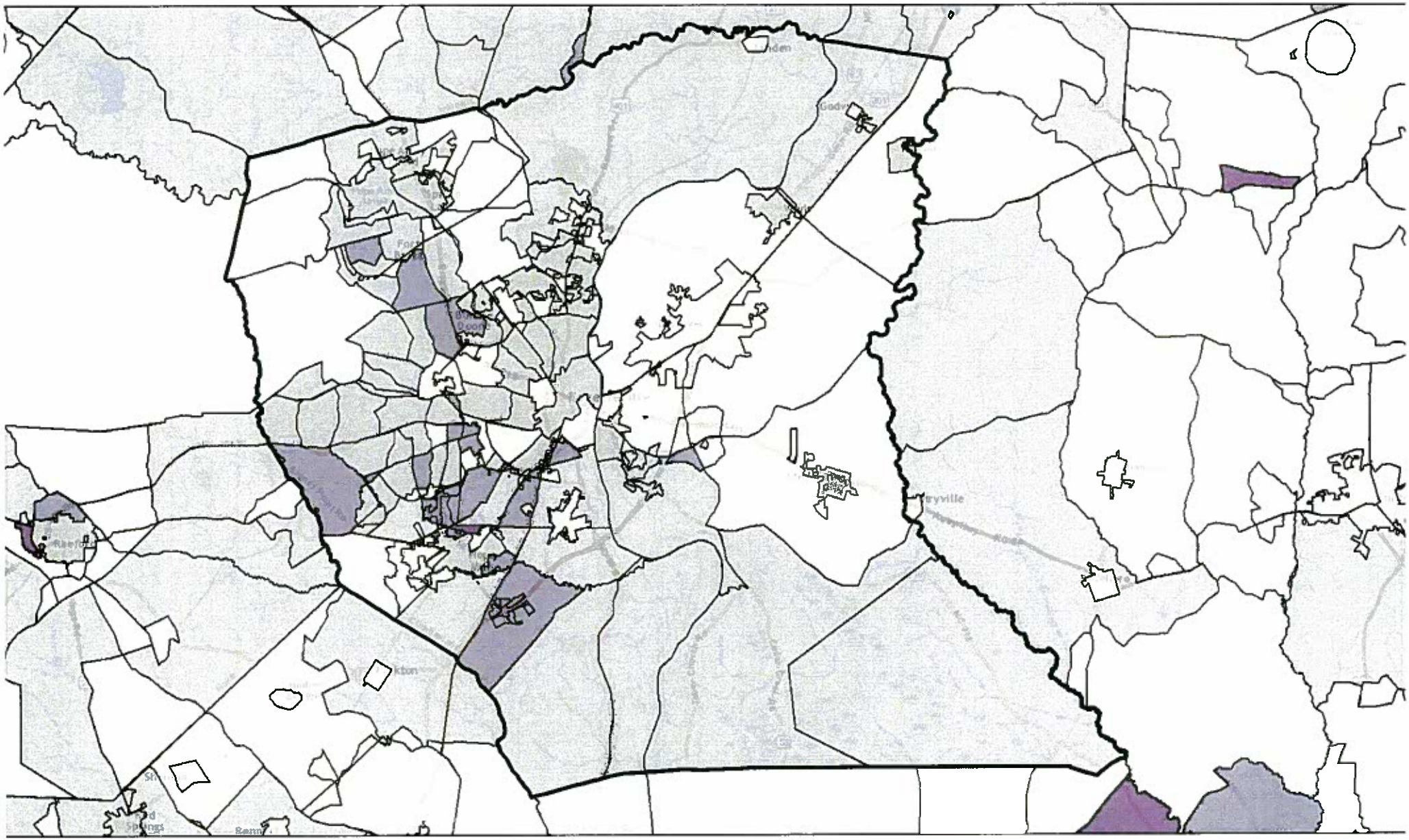
1:396,555

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), TomT 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%

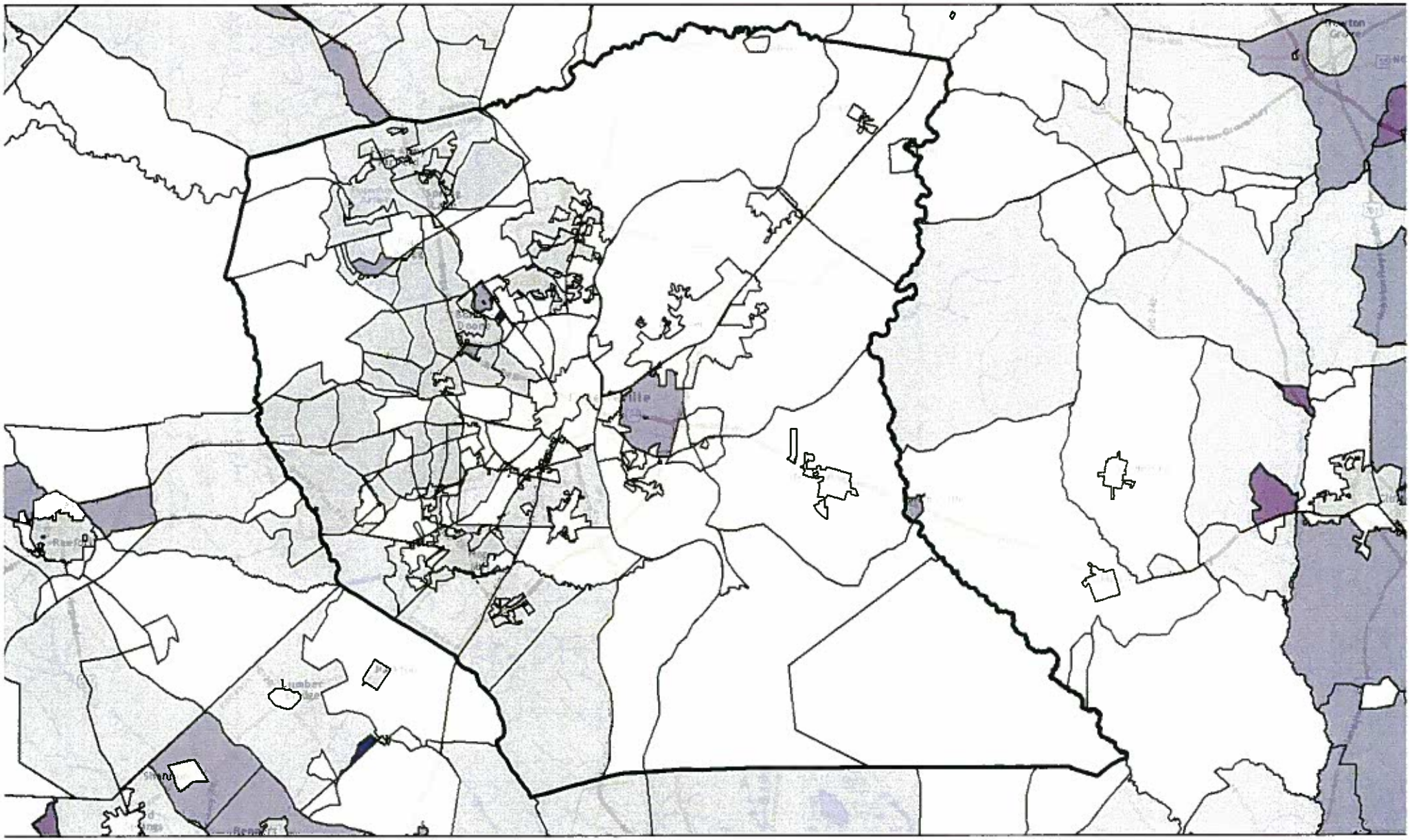
1:396,555

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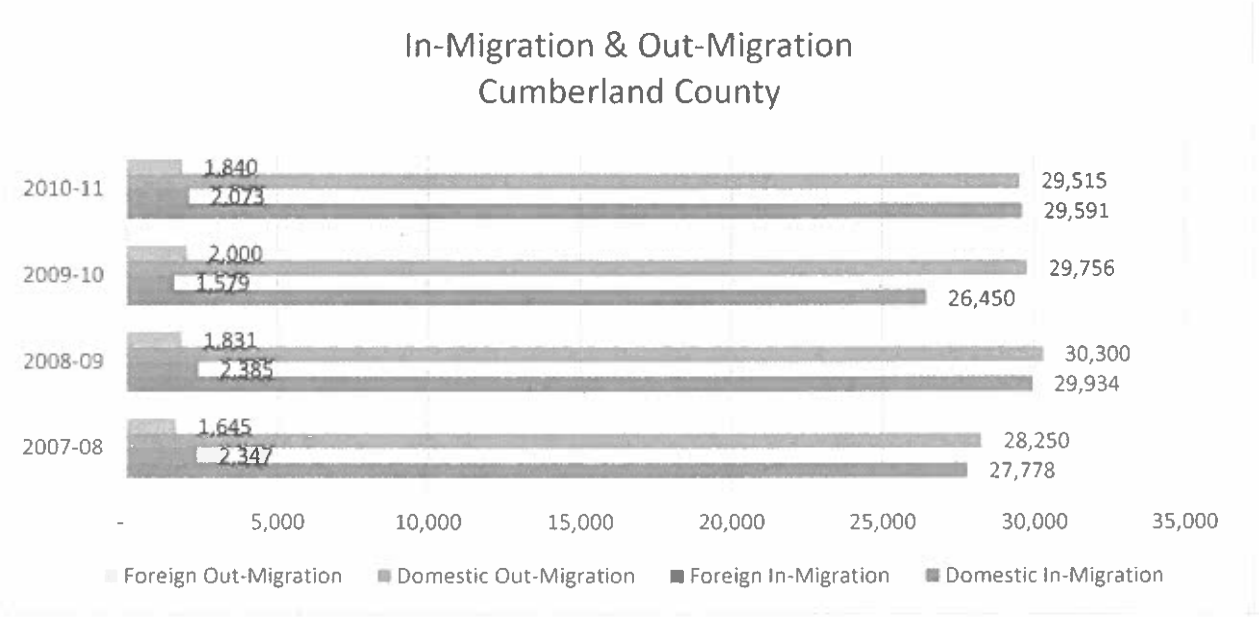
[2] Preceding analysis from **Analysis and Needs Assessment, Cumberland County Continuum of Care on Homelessness,** Karen Dash Consulting, LLC, November 2014

[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.

Importance of Safe, Decent, Affordable Housing

Safe, healthy housing for all income levels is critical to family success, stability, and health. Substandard housing conditions exact a physical, emotional, and economic cost on families that can promote instability.

A May, 2011 study by the Center for Housing Policy suggests that affordable, decent, and safe housing can limit exposure to neurotoxins, allergens, and other dangers; increase family stability; reduce stress; reduce risky behaviors, and improve health outcomes.[5] A North Carolina study suggests that a conservative estimate of total costs due to substandard housing-attributable childhood illnesses, injuries, diseases and disabilities among North Carolina's children is nearly $95 million (in 2006 dollars.)[6]

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

[5] Center for Housing Policy, "The Impacts of Affordable Housing on Health: A Research Study." http://www.nhc.org/media/files/Insights_HousingAndHealthBrief.pdf

[6] North Carolina Housing Coalition, "The Economic Costs of Substandard Housing Conditions Among North Carolina's Children." http://www.nchousing.org/research-data/nchc_research_publications/NC%20Sub%20Housing%20Costs%20Final%20Draft.pdf

IV. NEEDS OF HOMELESS POPULATIONS

In January, 2013, over 610,000 people were homeless in America, roughly 19 of every 10,000 people. In North Carolina, there are 12.4 homeless people for every 10,000.[7]

Nationally, the number of homeless children has increased dramatically; 2.5 million children, or one in every 30 children, experienced homelessness in 2013. On average, this was an 8% increase from 2012.[8] In Cumberland County, NC, one in every 530 people was homeless in 2013, ranking it fifth in the state.

Through the funding of the US Department of Housing and Urban Development (HUD), Cumberland County has developed a Continuum of Care (CoC) to coordinate services and providers offering assistance to area homeless individuals and families. The county is home to one of 12 Continua of Care in North Carolina.

In the mid-2000s, the City of Fayetteville and Cumberland County developed a 10-year plan to End Homelessness. Nearly 30 participating agencies, including religious, governmental, and nonprofit partners, participated in the development of this plan. The group's vision was organized around 10 top priorities, including a Community Awareness and Education Campaign; Lobbying Congress for special appropriations to assist homeless veterans (and the homeless population in general); Identifying additional funding sources for local programs; creating a Day Resource Center; and establishing child care subsidies for homeless families.

As part of the North Carolina Coalition to End Homelessness (NCCEH), the Cumberland County CoC partners with and shares information with 44 other state groups and nearly 100 individual citizens seeking to end homelessness through a variety of data-driven strategies (please see box.) The information reported includes Point-in-Time counts of homeless people.

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.)

Housing costs are somewhat higher in Cumberland County than statewide averages for key indicators[9]:

- For homeowners with a mortgage, 6.2% pay less than $699 month for housing costs (vs. 9.6% statewide)
- For homeowners without a mortgage, 7.9% pay less than $199 month for housing costs (vs. 11.1% statewide)
- For renters, 10.3% pay less than $749 month in rent (vs. 17.8% statewide)

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[7] The State of Homelessness in America, 2014. National Alliance to End Homelessness.

[8] America's Youngest Outcasts: A Report on Child Homelessness, 2014. The National Center on Family Homelessness. http://www.homelesschildrenamerica.org/

[9] http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=bkmk

Child Support Compliance

Another potential contributor to family homelessness or families being at risk of homelessness may be unpaid child support payments.

According to the Cumberland County Child Support Department Director, 5,762 (35.15%) of the county's orders for child support are not in compliance. While the department does not track the homeless status of custodial or non-custodial parents, the department works closely with the courts to help non-custodial parents make their payments. Further, the department works with custodial parents, especially those who are homeless or show significant need, to connect them to proper services.

Measures of the Homeless Population – Point in Time Count

In late January of each year, Cumberland County and other North Carolina counties, along with many of the nation's counties, conduct a Point-In-Time Count of Homeless people within their regions. Individuals and families meeting the HUD definition (please see box) are counted.

In 2014, approximately 653 people were homeless on January 29, 2014; that is, one in every 530 county residents. Of that number, 256 were from households with children, and 396 were single adults, including 2 veterans. The gender distribution varied by family type: approximately 21% of single adults were female, and 66% of the people in families with children were females.

The county's share of the state's homeless people is greater than its share of population. North Carolina as a whole reported 3,993 homeless households with children and 7,382 homeless single adults, including 23 veterans, in 2014. Cumberland County, with 3.3% of the state's population, contains 6.4% of all homeless families, 5.3% of all single homeless adults, and nearly 8.6% of the state's homeless veterans.

The racial distribution of the Point-in-Time homeless population differs significantly from that of the county as a whole. For single adults, nearly 60% are Black/African American (vs. 37% of the county population) and over 75% of all homeless families with children are Black/African-American.

A. Cumberland County – 2013 -2014 Point-In-Time Homeless Population Trends

Because several subpopulations saw some slight increases from 2013-2014, this analysis digs more deeply into a comparative profile of homeless people in Cumberland County over that period.

SNAPSHOT

- Trends for homeless families and homeless individuals are quite divergent, with the number of homeless families decreasing and homeless individuals increasing
- The number of homeless individuals increased by nearly 25% from 2013-14
- All subpopulations, with the exception of victims of domestic violence and people with HIV/AIDS, decreased

Homeless Families

Among families, the homeless populations has decreased somewhat year over year. In all categories – emergency, transitional, and unsheltered – the number of people decreased.

- The number of households with dependent children decreased from 96 to 70
- The number of people in households with dependent children decreased from 288 to 256
- BUT the number of chronically homeless families increased from 5 to 8, and the number of people in these families increased from 17 to 26.

Homeless Individuals

- The number of homeless individuals has increased from 318 to 396, an increase of nearly 25%.
- The number of chronically homeless individuals has decreased from 138 to 75, a decrease of nearly 46%.
- The number of homeless children-only families increased from zero in the 2013 PIT count to 1 male aged 17 or under in 2014.

Subpopulations -- Veterans

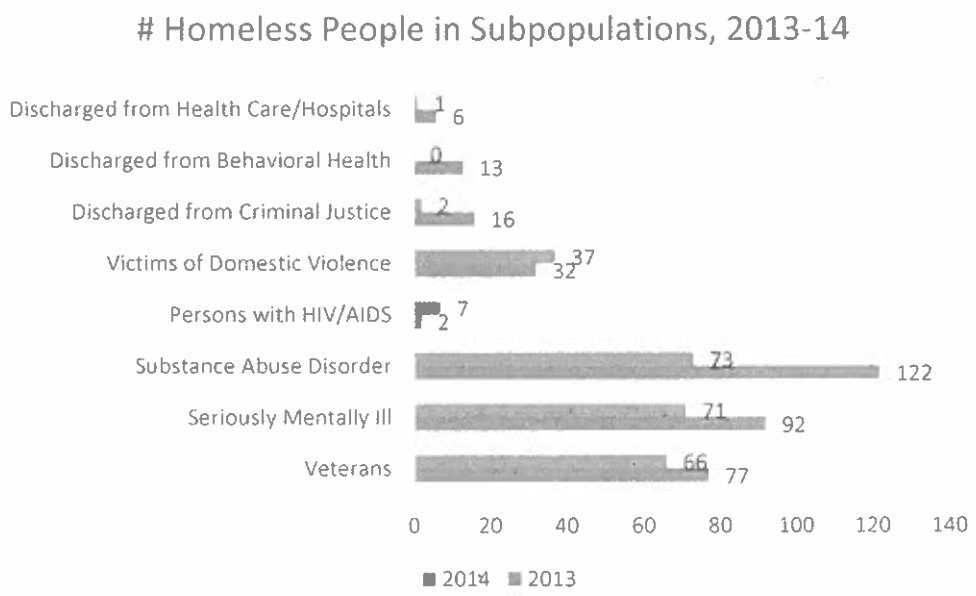
Please note: The 2013 Point-in-Time Count did not include Veterans with families.

- For homeless veteran families, 7 people lived in two households that included a veteran.
- Both families lived in transitional housing.
- Additionally, 57 male and 7 female veterans were homeless.
- Half of the veterans were unsheltered, with 18 in emergency housing and 14 in transitional housing.

Subpopulations

As the chart on the next page shows,

- All subpopulations, with the exception of victims of domestic violence and people with HIV/AIDS, decreased
- The number of homeless people with a diagnosable substance abuse disorder decreased 40%
- The number of seriously mentally ill people declined by 23%

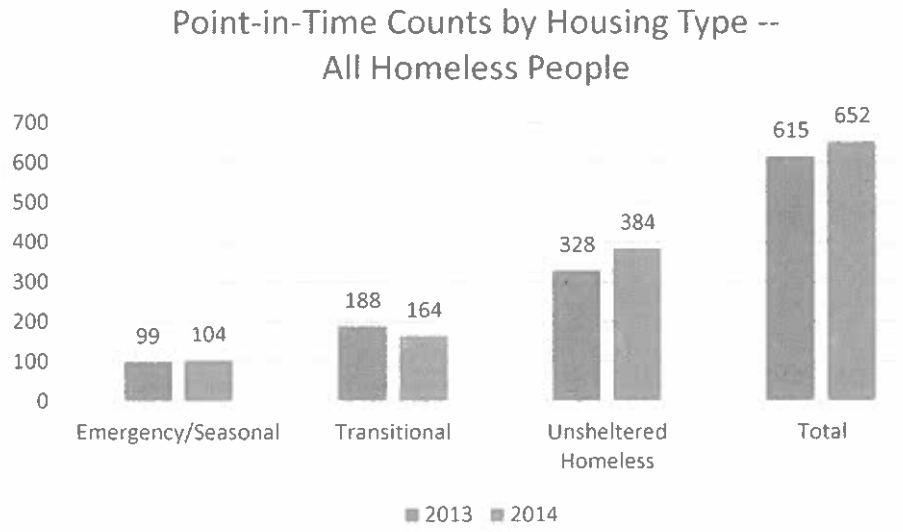


Homeless Individuals by Type of Housing

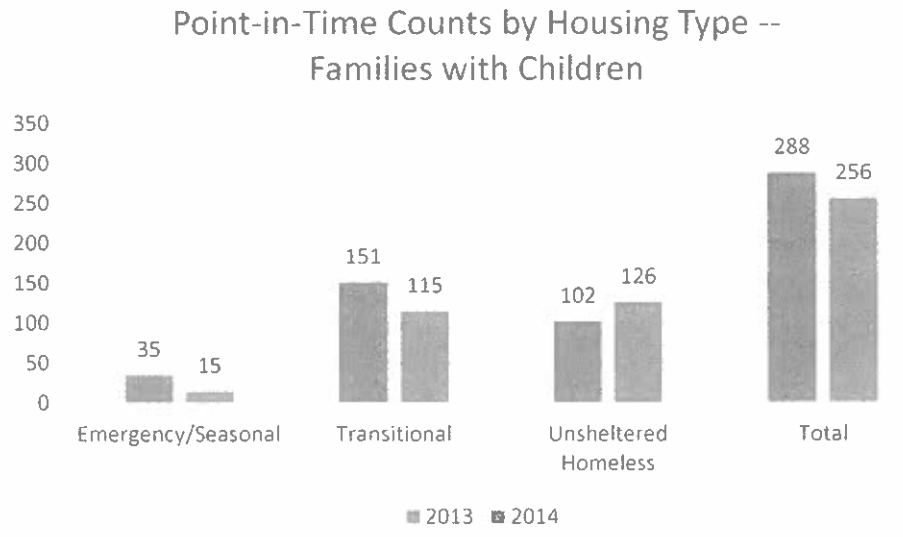
SNAPSHOT

- The number of people in Emergency/Seasonal and those Unsheltered increased from 2013 to 2014
- Among families with children, the number of unsheltered homeless people increased
- Among single individuals, the number of people in all types of housing/unsheltered increased

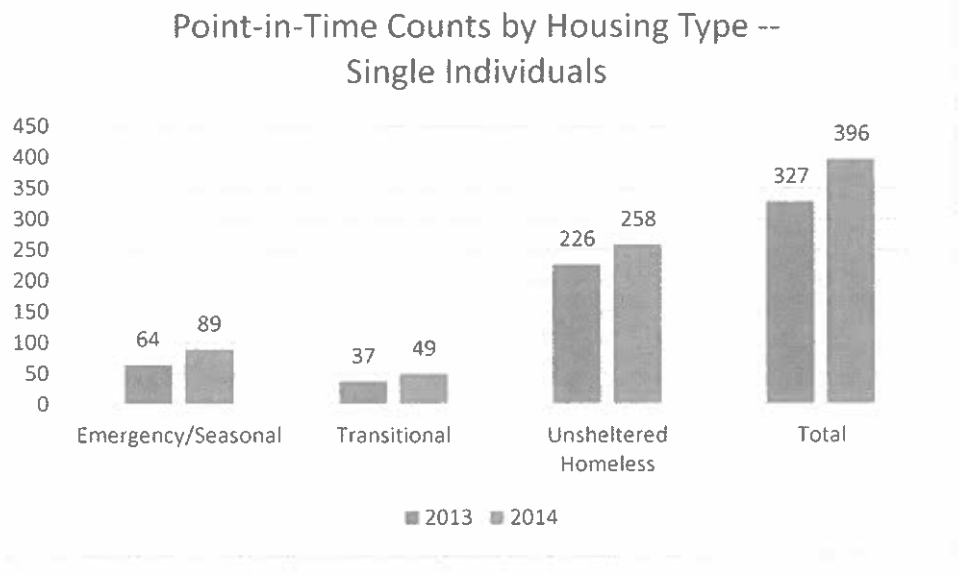
As the following chart shows, the number of people in Emergency/Seasonal and those Unsheltered increased from 2013 to 2014.



As indicated in the chart below, the number of unsheltered homeless people in families with children increased by 20, but the number in emergency and transitional housing decreased.



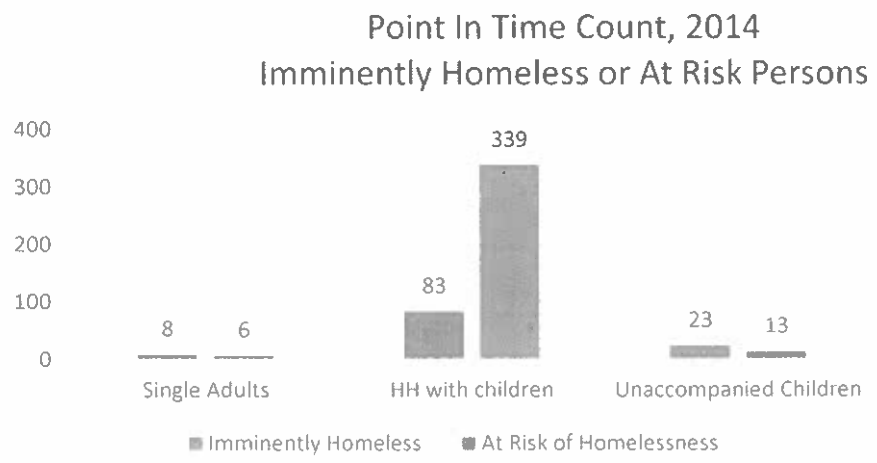
This chart shows increases in homeless single people in all housing situations from 2013-14.



B. **Cumberland County – 2014 Point-In-Time Homeless Population Trends – Imminent Risk of Homelessness or At Risk of Homelessness**

Cumberland County also tracked the number of Imminently Literally Homeless or At Risk of Homeless as defined by HUD (please see boxes.) In total, 472 people are at risk or imminently homeless, including 196 adults and 240 children within families. More alarmingly, 36 unaccompanied children are also at risk. Eighty nine percent, or 422 people, live in families with children.

Within this population, five adults have serious mental illness, two are veterans, and two are victims of domestic violence.



V. HOUSING AVAILABLE TO LOW-INCOME, HOMELESS PEOPLE, OR THOSE AT RISK OF HOMELESSNESS

The assessment reviewed the housing available to homeless individuals and families through two methods:

- Researching and contacting 55+ regional providers of income-based housing
- CoC Homelessness Survey Results

The Appendix provides summaries of emergency, transitional and permanent housing options for low-income and homeless people.

SNAPSHOT

- Available emergency and transitional shelters are at or near capacity
- Little capacity exists to accommodate unsheltered people or those at risk of homelessness within the current supply of emergency and transitional housing
- Only 21% of permanent housing units utilize HUD 30% income requirements
- All of the HUD 30% housing has wait lists
- Wait lists range from 1-2 weeks to 3 years
- 1-bedroom apartments have some of the longest waiting lists
- An increased number of single homeless adults will need more emergency and permanent housing
- With 89% of the imminent or at-risk for homelessness population comprised of families, the need for family housing is also critical
- Funding for 16 housing developments will expire within the next 3-18 years, and the housing could be converted to market-rate housing

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

As 61% of the county's homeless population is single adults, it is critical that enough permanent housing be available for singles. The need for family housing is also critical, however; 89% of the imminent or at-risk for homelessness population is comprised of families.

Additionally, 16 developments have expiration dates for funding, beginning as soon as 2017 and extending as far as 2032. As these funding arrangements expire, this housing could potentially be unavailable to low-income families.

VI. NEEDS OF SPECIAL POPULATIONS

The presence of Fort Bragg, with a population of 38,457, strongly affects special needs of the overall area. 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).[10] The large veteran population also presents special challenges to policymakers and support service providers.

In 2013, the share of the City's under 65 population that reported a disability was 10%, vs. 8.4% in the U.S. Cumberland County's population is 5.6% foreign-born, with 11% speaking another language besides English in their home; by contrast, 10.9% of North Carolinians speak another language besides English in their home.

Seven hundred eighty four public housing tenant families have requested accessibility features. Approximately 121 public housing families have a disabled family member, and 86 are elderly citizens.

Approximately 34,000 Cumberland citizens, or 10.4% of the county population is aged 65 or over.

Further, the transient nature of the Fayetteville and Cumberland military communities creates its own set of challenges, in terms of perhaps lacking the strong network of social and familial supports necessary for the stable support of special needs populations.

Snapshot of Low-Income and Homeless Clients Served

A Fall 2014 survey of 40 City and County governmental and nonprofit agencies supporting low-income people with special needs, including homeless people with special needs, offered services to 7,343 people. (It must be noted that some of the 7,343 clients may have received services from more than one agency, potentially reducing the numbers.) As the chart below shows, over 2/3 of the clients served were individuals.

Most organizations reported the particular needs of their clients; where available, they are noted in the second part of the chart. As the charts below show, over 42% of the clients served were chronically homeless people; nearly 19% were mentally ill; over 16% had substance abuse issues; and over 15% were veterans.

Special Needs of Agency Clients, 2014
Families & Individuals

Clients	Number Served	% of All Special Needs Clients
Families	2,156	29.4%
Individuals	5,187	70.6%
TOTAL	7,343	

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

Special Needs of Clients

Minors	102	1.8%
Unaccompanied Youth (18-24)	81	1.4%
HIV/AIDS	39	0.7%
Mentally Ill	1,059	18.9%
Prison Release	181	3.2%
Substance Abuse	906	16.1%
Veterans	847	15.1%
Domestic Violence Victims	16	0.3%
Chronically Homeless People	2,379	42.4%
TOTALS	5,610	100.0%

Needs of Sub-Populations

Through discussions with agencies and nonprofits serving special needs populations, care provider surveys, CoC agency surveys, and citizen surveys, the needs of these populations have been determined. For nearly all of the special populations, the needs for housing, transportation, employment, and medical services are great.

Additionally, access to benefits, mental health services, employment opportunities, utilities or housing assistance, or medication assistance are critical. Among survey respondents, the most frequently-referred services are Dental Services, Mental Health Services, Veterans Assistance, Benefits Assistance, Clothing, Utilities, Food/Meals, and Legal Assistance.

Other Non-Housing Needs

Many low- and extremely low-income families at imminent risk of homelessness need more housing options, especially for mothers with children, as well as employment opportunities. Families might also benefit from additional education regarding managing finances. For

example, families might choose to live in an apartment rather than a weekly hotel if they could manage their finances to pay a monthly rent.

The lack of transportation services in the wider county is a problem for families and workers trying to get to medical appointments or jobs. Within the City, residents have more access to direct bus lines and more frequent service.

In addition to the need for housing, the Fayetteville Metropolitan Housing Authority (FMHA) has noted an increase in the need among public housing tenants and applicants on the waiting list for immediate food assistance. Other agency officials concurred, noting an increase in the Food Bank populations throughout the region, including long lines several people wide. The FMHA has tried to meet this need through work with its food bank, but has found difficulties in managing the storage and refrigeration of food. The agency has not determined if the problem is one of a food stamp shortfall or more people in a household than those for whom food stamps are allotted.

Among agencies surveyed providing meals and food assistance, estimates of clients for these services range upward of 2,000 families. The county offers many different food banks, including those associated with the Salvation Army, Second Harvest, and various churches, as well as a "Backpack Buddies" program for students.

Homeless Children

Utilizing the McKinney-Vento Homeless Education Assistance Act definition, the county school system provides support for 525 homeless children. Approximately 75% of those children and their families live in "doubled-up" families or are "couch surfing."

Elderly and Frail Elderly

According to the Urban Institute, approximately 26.5% of elderly people in the U.S. are considered the frail elderly, generally needing assistance with three or more activities of daily living. The vast majority are female and usually widowed. About 31% of this population is considered to have mental health concerns. Based on these assumptions, approximately 9,010 county residents may be considered frail elderly, and of that number, 2,800 may have mental health needs.

Spouses of military personnel come to Fayetteville without any other family ties and, in their isolated state, find it difficult to age without appropriate supportive services. This is complicated by diagnoses of physical disabilities or mental disabilities such as dementia. Those military-affiliated widows from other countries, including South Korea, Germany, Italy, and Spain, may find themselves without any family or support networks in their elder years.

Elderly and frail elderly clients generally find it easier to access care than non-elderly people, although dementia can complicate agencies' abilities to enroll them in appropriate care during the earlier stages of their disease.

Mental Health Services

The need for mental health services is particularly acute in Cumberland County and the City of Fayetteville. More resources were available and accessible up to a few years ago. However, as the state

has changed to a managed care model of care, and continued to consolidate managed care organizations, agencies have found it difficult to refer clients to appropriate mental health services.

Determining eligibility requirements, as well as available providers, has proven challenging within the new system. As one provider stated, "Mental health disappeared and nothing took its place." As a result, mental health patients may be referred to the local hospital, which finds the caseload challenging. Seventy four percent of the local hospital's revenue is derived from government payments, such as Medicare, Medicaid, or Tricare – a larger share than most hospitals of its size.

Victims of Domestic Violence

For 35 years, DSS has offered a comprehensive program for victims of domestic violence, including a shelter with 20 beds, counseling, and treatment for batterers. The program opens about 30 new cases a month, approximately 300-450 per year, and treats approximately 1,200 victims, families, and batterers.

Victims of domestic violence have challenges in supporting themselves independently because they often do not have a job or a work history. The county's Department of Social Services (DSS) works to find them a job as quickly as possible.

People with HIV/AIDS

The North Carolina HIV/STD Surveillance report data for 2014 shows that Cumberland County ranks fourth behind Mecklenburg, Wake, and Guilford counties in the number of newly reported HIV infections, with 98. This represents an increase from 68 in 2012 and 82 in 2013.

The majority of Cumberland's population that is being affected by HIV/AIDS are young homosexual African American men. This population is at risk due to many different factors including the participation in certain types of sex that increase the chance of HIV/AIDS transmission, lack of condom use, and a lack of testing for HIV/AIDS.

People with HIV/AIDS find difficulty in getting housing services because of their disability, whether through private housing or public facilities. Some families provide significant emotional and logistical support (such as transportation) to family members dealing with their diagnosis. Other families of individuals diagnosed with HIV/AIDS feel very stigmatized regarding HIV/AIDS and are of no support to the individual. In some cases and individuals HIV/AIDS status cannot be shared with family due to fear of how the family may react, and how the individual may be treated by their own family in the future.

Veterans

The number of homeless veterans has declined from 2013-2014, due in part to the increased number of HUD/VASH vouchers available for housing. Nonetheless, veterans experiences can result in physical and mental health issues requiring medical attention. In mid-2014, wait times at the Fayetteville Veterans Administration Hospital were the longest in the nation. Since that time, a temporary Veterans Health clinic was opened on Breezewood Avenue to serve 3,600 patients annually, and new Fayetteville VA Healthcare Center will open this spring on Raeford Road.

Despite the technical and leadership skills they gain from their military service, veterans may also experience difficulties transitioning into civilian workforce. With the potential downsizing of the military, more veterans may experience these job dislocations.

Education Needs

To develop and sustain their economic independence, low-income, homeless, and people with special needs may also benefit from assistance with developing job skills, obtaining employment, and managing finances. One government official suggested that non-elderly people receiving income assistance may occasionally have difficulty managing their finances, sometimes making choices that result in their being in financial crisis or facing eviction.

The City and County may consider developing a partnership with other community partners, including businesses, to develop 300 jobs in the next three years for qualified, trained, low-income people. The Hometown Hires program in Wilmington, North Carolina, has identified, trained, and mentored potential job candidates, while business partners have developed 93 jobs for low-income individuals. A Massachusetts based company, Vertex Rail, will be bringing 1300 jobs to Wilmington and plans to hire 10% of its workforce through Hometown Hires.[11]

Shortage of Services

The survey of 40 regional providers of services to homeless and low-income people, and interviews of 26 regional providers showed that no providers offered direct services for Rape Crisis services or Transition support for youth aging out of foster care.

The county has few long-term treatment facilities for those suffering from drug or alcohol abuse. The county's DSS does not work with this population until the agency is placed in guardianship of the person, after their disease has damaged them.

Discussions with government and hospital officials identified issues in connecting outpatients, especially those who are homeless, with long-term housing and supportive services. The importance of supportive services cannot be overstated. Said one hospital social worker, "It's good to build a shelter for a place to lay one's head for the night, to take someone out of the cold, but what does that do for the individual? What's wrong with these folks? What can we do to get them back on their feet so they can go in the community as productive individuals? How can we help them get treatment, get a job, get their GED?"

Citizens Feedback

The county held a series of public meetings in the eight towns to determine residents' concerns and priorities. Within their surveys, respondents ranked job creation/retention (74.3%), Senior Services (65.7%), Job Training (62.9%), Services for disabled persons (61.4%), Youth Services (60%), Services for Homeless Persons (55.7%), Health Care Services (55.7%) and Mental Health Services (55.7%) most highly.

The majority of respondents' written comments centered around public services. Said one respondent "A plan to help our youth stay alive, safe places to go with programs for youth even at night. Better

[11] http://portcitydaily.com/2014/11/13/vertex-rail-to-bring-1300-jobs-to-wilmington/

training in trades, not everyone needs college (we need people well-trained in trades not a degree in fine arts we need both)."

Another mentioned better services for veterans. "We need services that help our veterans not just exist but thrive. We also need better resources for our homeless families."

Importance of Family Education and Support

As with most individuals, the life of a person with special needs is greatly influenced by their family support, making the need to educate and support families an especially critical element of care. For some elderly people in need of assisted living housing, arrangements can be complicated by the presence of adult children living with the senior citizen who rely on that senior's social security income, sometimes making them resistant to the placement of the elderly person outside the home.

For the predominantly young African-American male population dealing with HIV/AIDS, their families are unique in regards to the amount of stigma of HIV/AIDS harbored by the family, and how supportive the family will be to the family member while dealing with an HIV/AIDS diagnosis.

Lastly, the circumstances of military widows and widowers from other countries without strong family ties in the region complicates their ability to receive supportive services.

VII. AVAILABLE SERVICES TO LOW-INCOME PEOPLE, HOMELESS PEOPLE, OR SPECIAL NEEDS POPULATIONS

This assessment reviewed the services available to homeless individuals and families through two methods:

- Researching 95+ and contacting 26 regional providers of support services
- CoC Homelessness Survey Results

The services were organized into the following broad categories and aligned with the survey questionnaire for consistency.

- Crisis Intervention
- Drug Addiction/Recovery
- Housing Assistance
- Meals (Food Bank or Meals)
- Medical Assistance
- Mental Health Services
- Utility Assistance
- Vocational/Job Training
- Other

SNAPSHOT

- The greatest number of organizations (37) offered food banks or meals service.
- 15 organizations offered clothing closets
- Among survey respondents:
- Emergency housing for Families, Single Males, and Single Females was the most referred service
- Permanent housing for Single Males was the most frequently-offered direct service, followed by permanent housing for Families, for Single Women, and Permanent Supportive Housing for People with Disabilities
- No agency offered direct service for Emergency Shelter for Youth under 18 or Foster Care.
- The most frequently offered specialized direct services are Case Management (18), Housing Search (15), and Outreach (13).
- No providers offered direct services for Rape Crisis services or Transition support for Youth Aging out of Foster Care.
- The most frequently offered general direct services are clothing assistance (15), emergency financial aid (12), meals (11), educational services (10), and food assistance (11).

Special needs populations within the City of Fayetteville limits tend to interact more successfully with support services for several reasons: (1) they are in closer proximity to most resources; (2) they have better access to public transportation, if needed; (3) they are in closer proximity to other people in similar situations who can direct them to appropriate services.

People Discharged from Hospital Mental or Physical Health Services

The hospital tries to develop a discharge plan and offers several services to discharged homeless patients to try to connect them with more housing and related services, including a program to bring discharged clients without identification to the sheriff's office to obtain a criminal background check and identification so that they can access shelter services. The hospital also provides references to care and tries to arrange housing and care for some patients, including assisted living accommodations, but sometimes finds that some homeless individuals prefer to remain on the streets. In coordination with Operation Inasmuch, the hospital can direct patients to resources for housing deposits and other support.

The hospital notes success in obtaining placement in group homes for people with HIV/AIDs. For veterans, the hospital notifies the VA of veteran patients and the VA will set up services for the veteran upon discharge. For some patients who need long recovery times (eg., a patient receiving cardiac surgery), the hospital tries to place the patient with family or may, as a last resort, place the patient in a hotel with home health services.

One complication the hospital social work staff noted was that some patients prefer to live autonomously on the streets or in parks rather than in shelter, particularly if they prefer to hold onto their government benefits. Oftentimes these patients return to the hospital with further complications of their condition.

One staff member recalled a patient who refused the hospitals' placement services and ended up back in the hospital shortly after he returned to his home under a bridge. One of his bridge "neighbors" came to see him and asked the staff member, "Why won't you help him?" After obtaining the patient's permission, the social worker explained to the neighbor that he had offered the patient placement, and the neighbor helped convince the man to take the housing and services for his health.

Medication Assistance

For people who can't afford medications, the Cumberland County Medical Access Program, based at the local hospital, provides medication assistance for chronic disease management, such as mental health, diabetes, or hypertension conditions.

Homeless Children

The school system provides transportation, school supplies, and other supports to children. Unaccompanied youth who are issued bus passes but live too far away from bus lines often find difficulty getting to school.

Veterans

In anticipation of a potential reduction of military personnel at Fort Bragg, NC Governor Pat McCrory has launched several initiatives in partnership with the state's colleges and community colleges, including Fayetteville Technical Community college. In February, Governor McCrory announced an economic development initiative targeted to support veterans in the area, the new Fayetteville Technical Community College's Collision Repair and Refinishing Technology Center, which will offer 19 certifications to veterans and other students. The FTCC program was developed at the request of and

with the collaboration of PPG Industries, Enterprise Rent-A-Car, GEICO Insurance, Van Tuyl Automotive Group, Allstate Insurance, and Gerber Collision and Glass.

In 2014, the Governor announced a program to offer in-state tuition to recently-separated veterans at the state's public universities. By doing so, the program may keep the leadership, technical, and soft skills those veterans possess in the region.

Victims of Domestic Violence

For 35 years, the County's Department of Social Services has offered a comprehensive program for victims of domestic violence, including a shelter with 20 beds, counseling, and treatment for batterers. The program opens about 30 new cases a month, approximately 300-450 per year, and treats approximately 1,200 victims, families, and batterers.

The County's Community Development Department and Department of Social Services plan to manage an existing program that the Salvation Army is transitioning out of – doing case management for residents of transitional housing that supports victims of domestic violence. The county ran this program approximately 12 years ago but transitioned it to the Salvation Army, which is now establishing a transitional housing program and did not have the capacity to manage both programs. The County will offer case management services, including referrals to support services and financial counseling, with the goal of eventually transitioning the program to another nonprofit.

TRANSPORTATION

Among county residents, 6.3% do not own a motor vehicle, complicating access to jobs, schools, and services in a county of 658 square miles.

The City of Fayetteville's Transit Department has replaced 22 fixed route buses and completely rehabilitated two others. It has extended service lines and service hours, especially within the newly-annexed western region of Fayetteville, but because the City and County are so spread out, it is difficult to provide service to people in the county's rural areas. The lack of transportation affects these families' ability to get to their jobs.

The County has very limited transportation service, mainly contracted services to provide low-income, elderly, or disabled people with transportation to medical appointments or job services.

VIII. 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. 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.

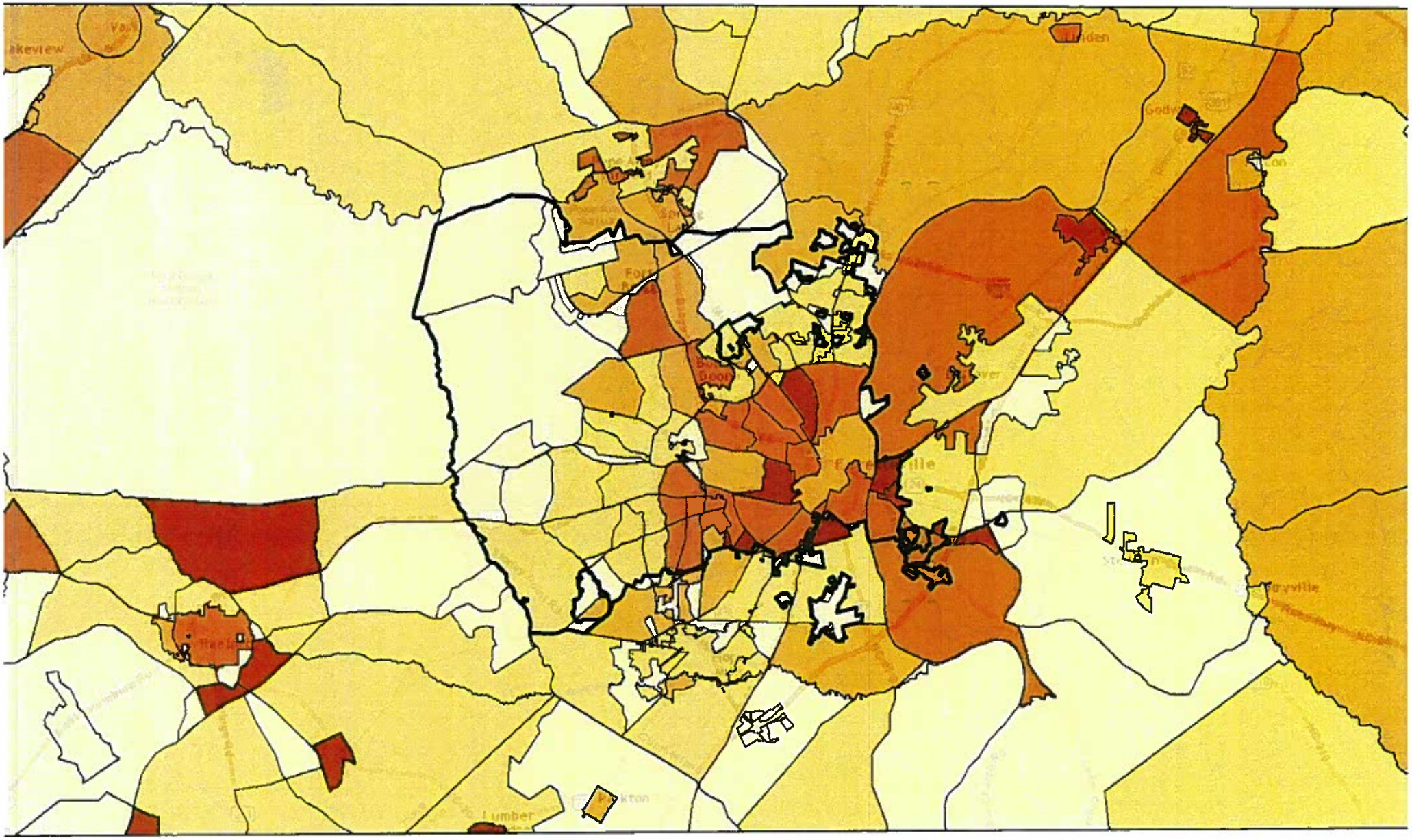
Since 2000, 32% of all new construction has been renter-occupied construction; by contrast, 61% of the county's construction since 2000 has been owner-occupied units.

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%

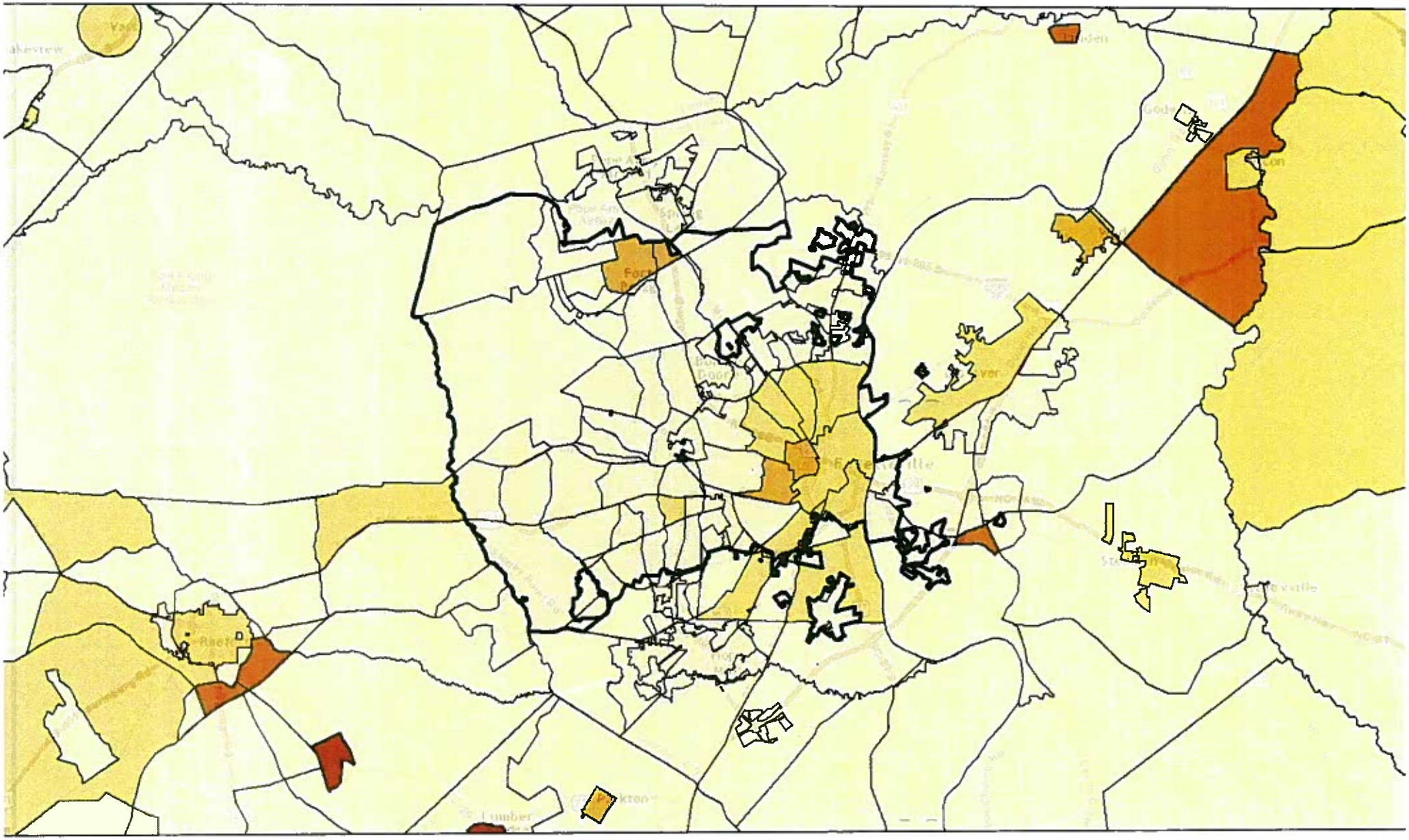
1:321,925

0 2.75 5.5 11 mi

0 4.25 8.5 17 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRC/ 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

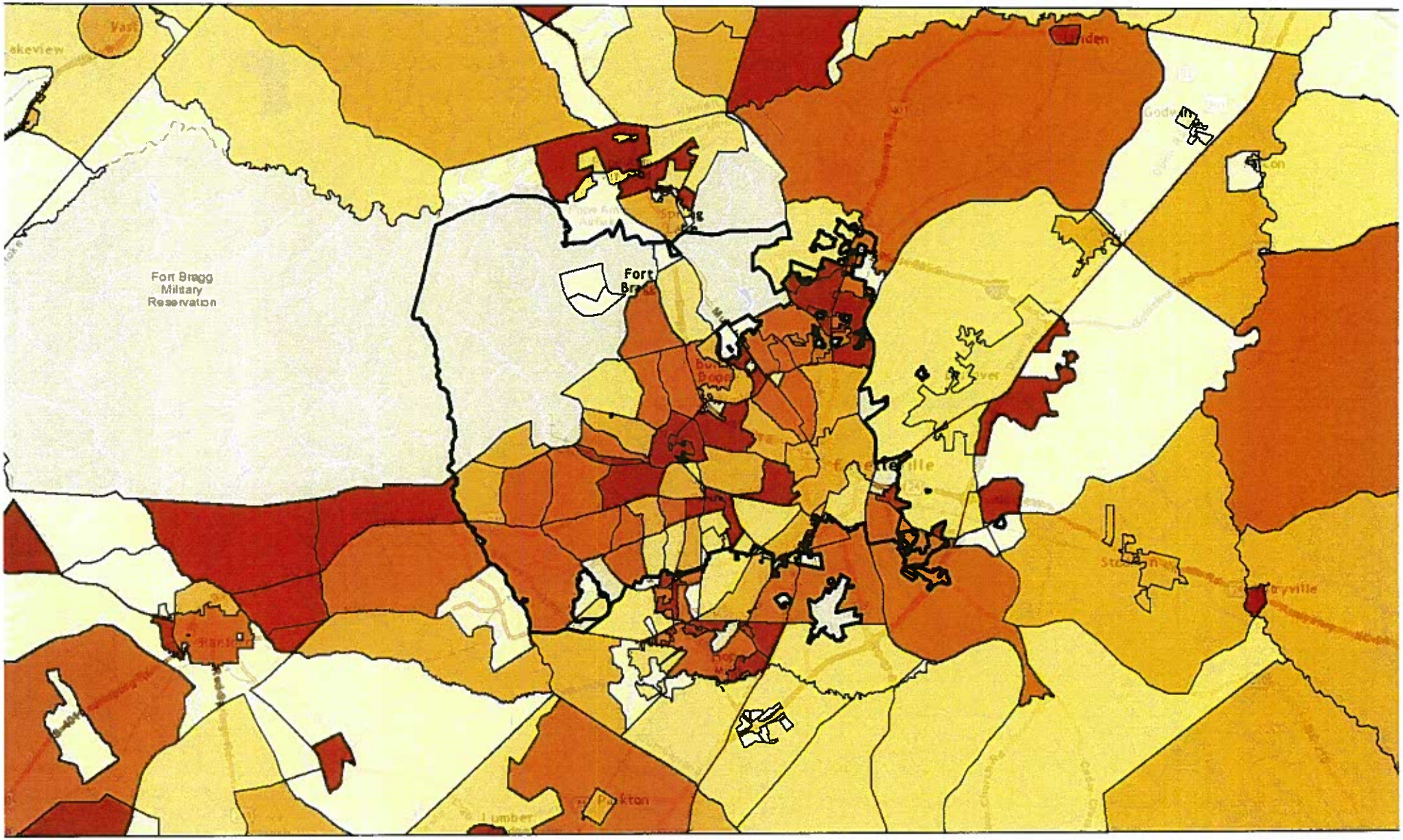
Data Source: 2007-2011 CHAS

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.

The next pages show the incidence of housing problems among low-income residents within the City and County.

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



ebruary 24, 2015

Override 1 **ELIHHWithHousingProblems**

T2_LE30_HP2_PCT

- <21.67%
- 21.67-50.59%
- 50.59-70.21%
- 70.21-88.73%
- >88.73%

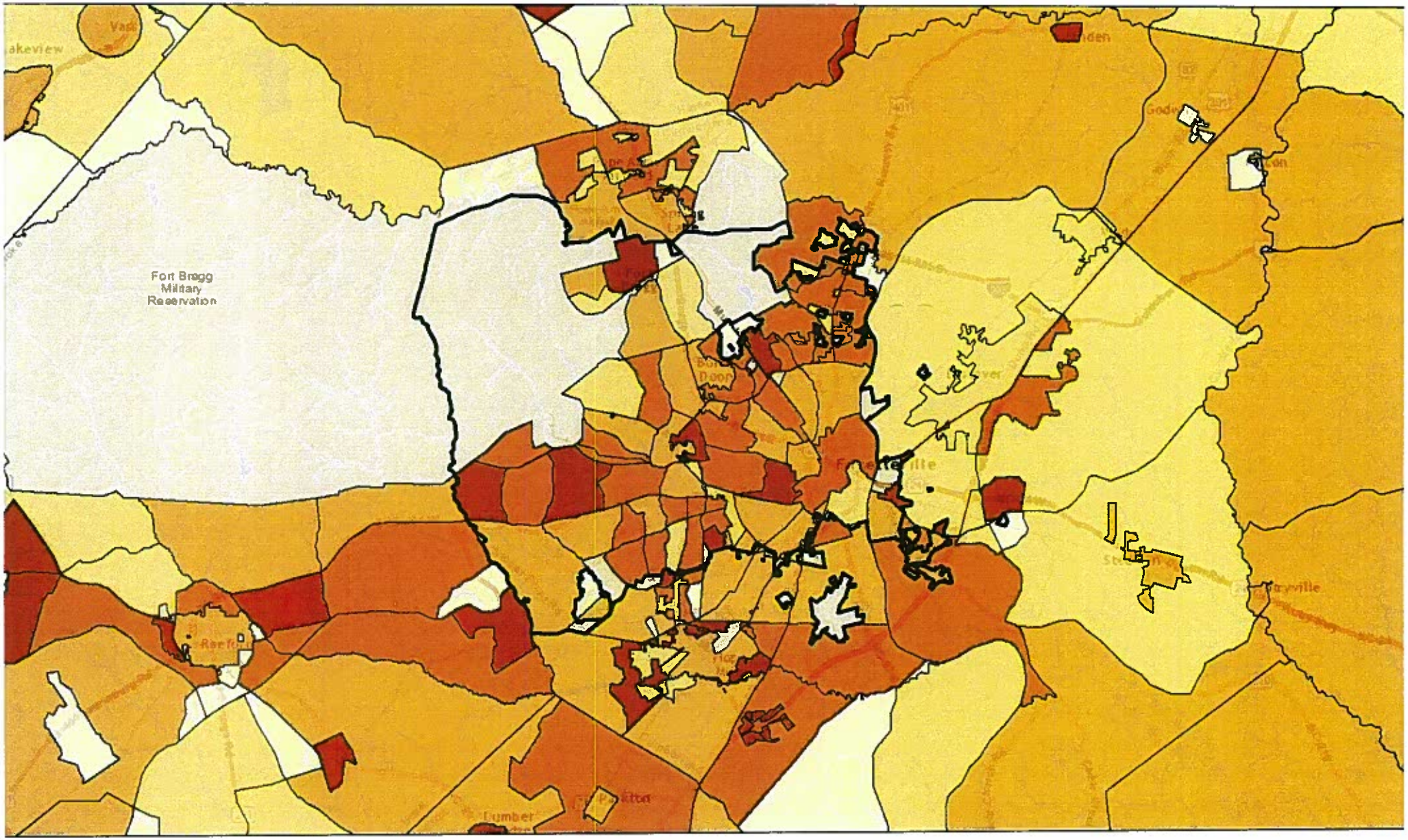
1:321,925

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), TomT 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%

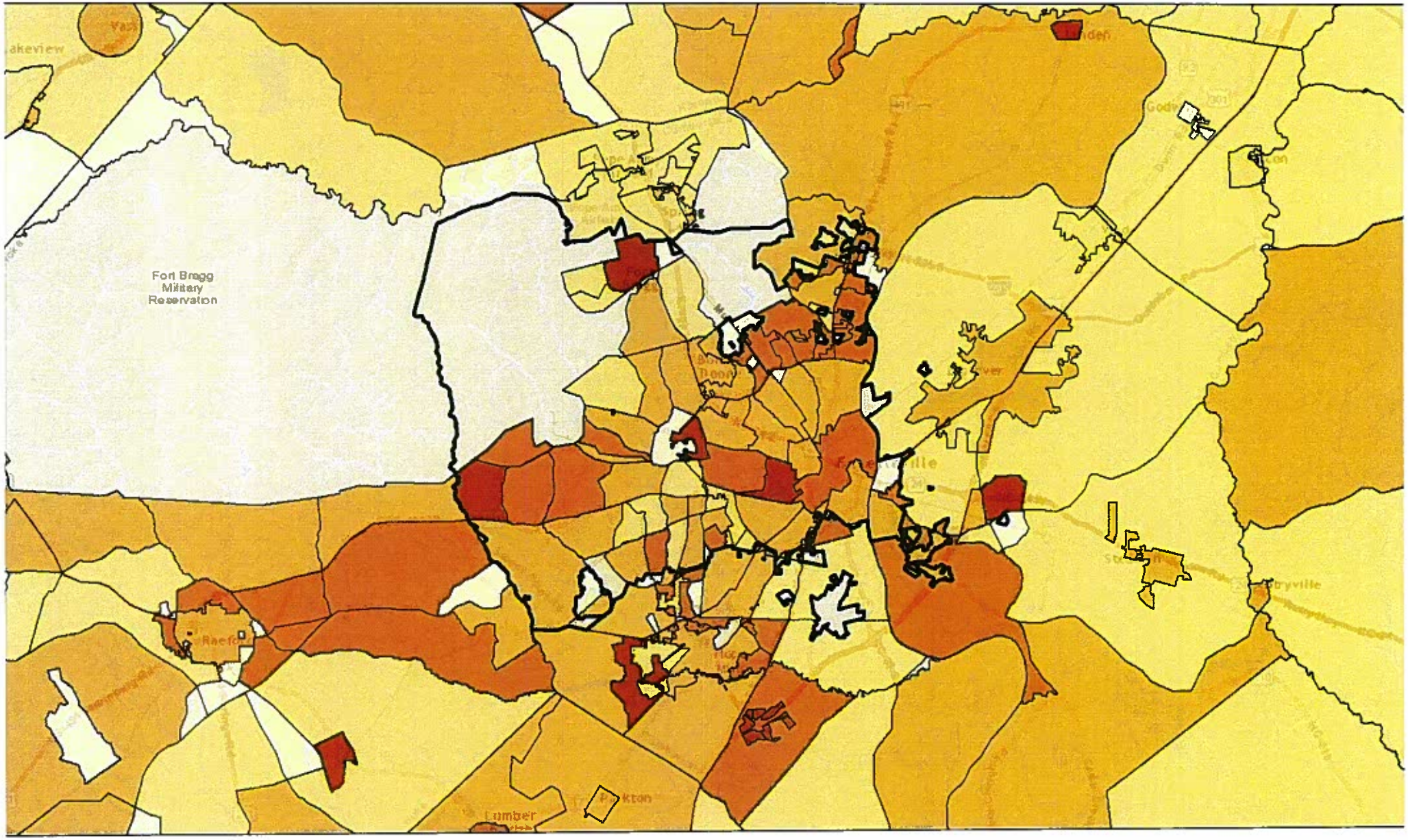
1:321,925

0 2.75 5.5 11 mi

0 4.25 8.5 17 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRC Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomT 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%

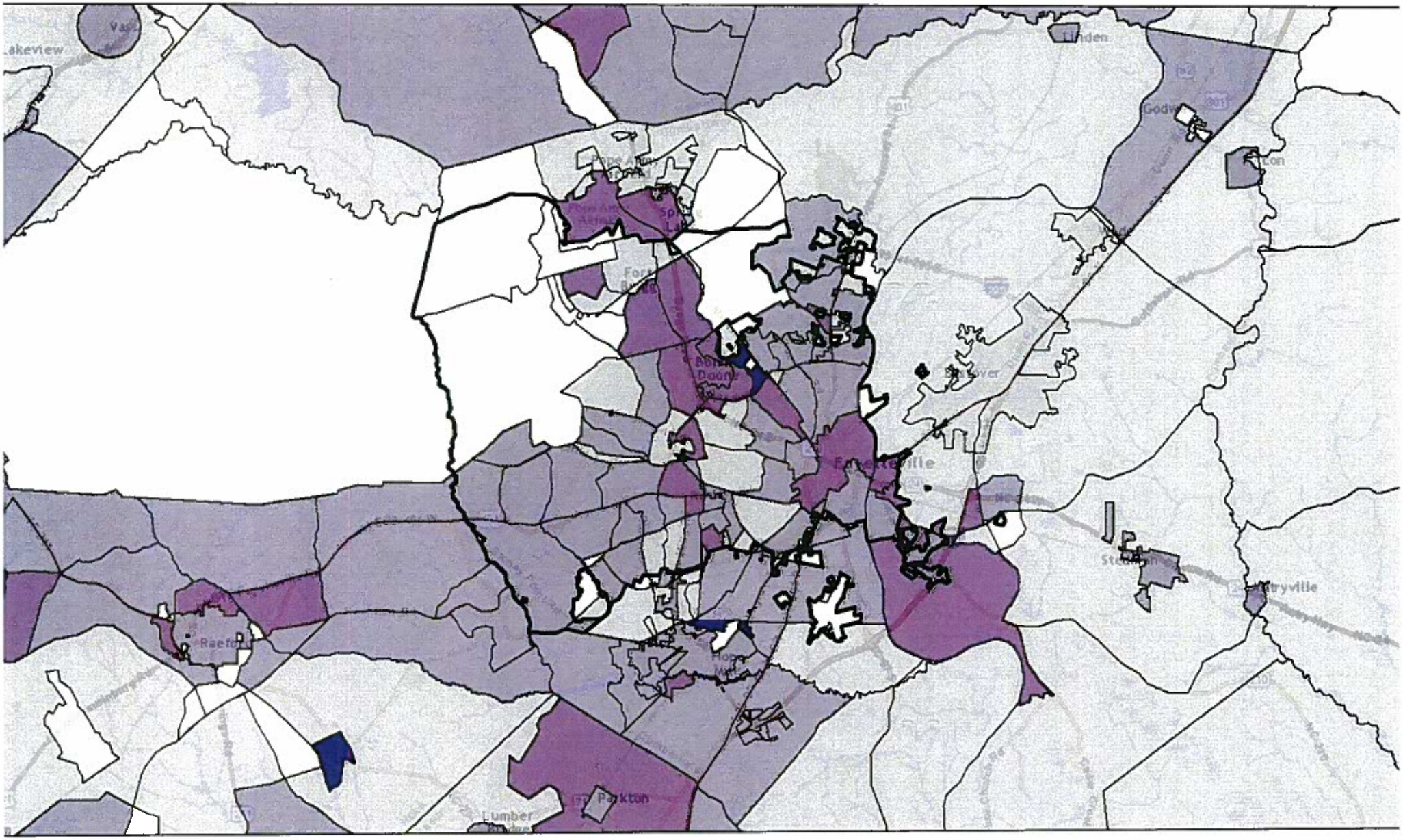
1:321,925

0 2.75 5.5 11 mi

0 4.25 8.5 17 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRC
Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomT
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., NRC Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomT 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.

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.

IX. OVERALL MARKET TRENDS: HOME SALES & AFFORDABILITY

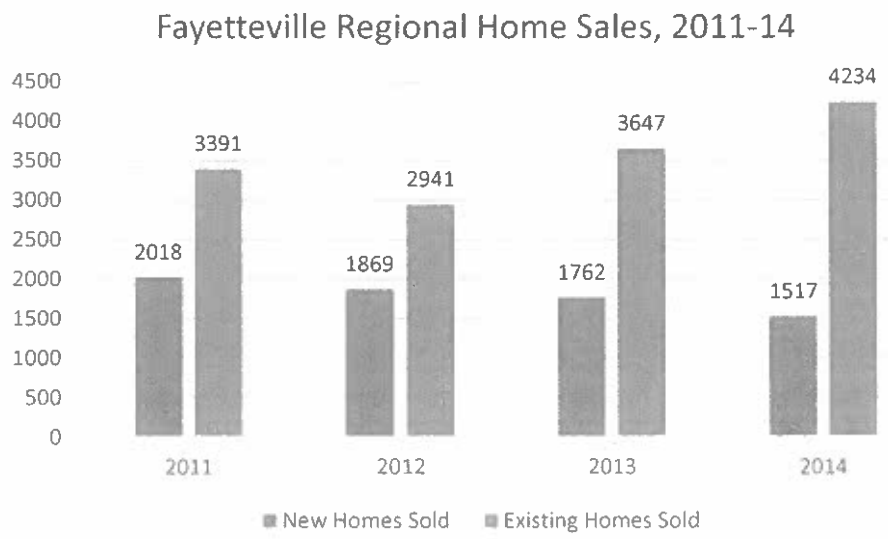
Sales and Prices

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.[12]

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.

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

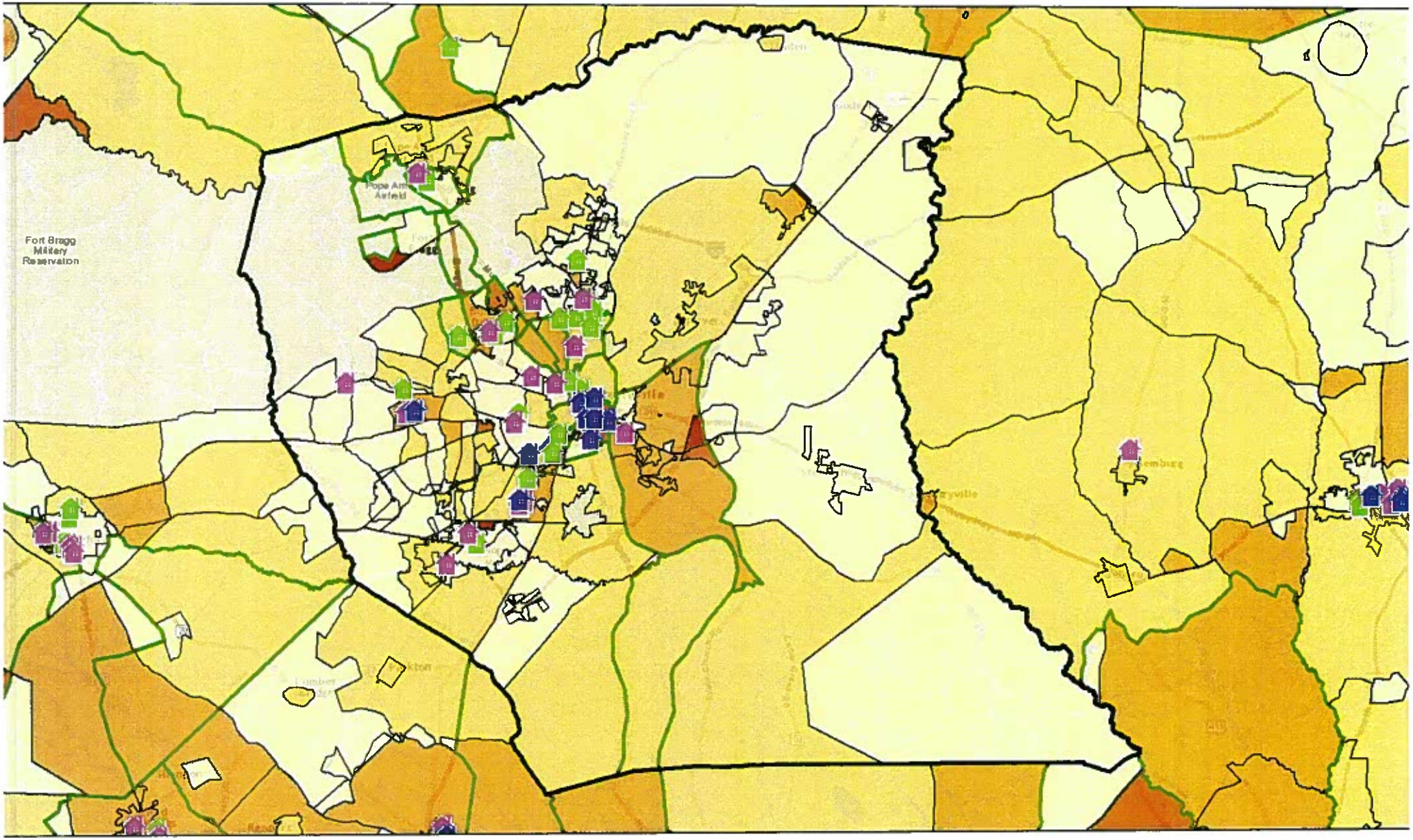
Housing Affordability

% 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

The maps on the next few pages show the affordability of housing by income level.

CPD Maps - Cumberland County - Owner Units - 50% HAMFI



ebruary 24, 2015

Public Housing Development

LIHTC Property

Multifamily Properties - Assisted

Override 1

Low Mod Tract

OwnerUnitsTo50PercentHAMFI

AFF_AVAIL_50_O_PCT

<6.11%

6.11-17.63%

17.63-34.74%

34.74-68.97%

>68.97%

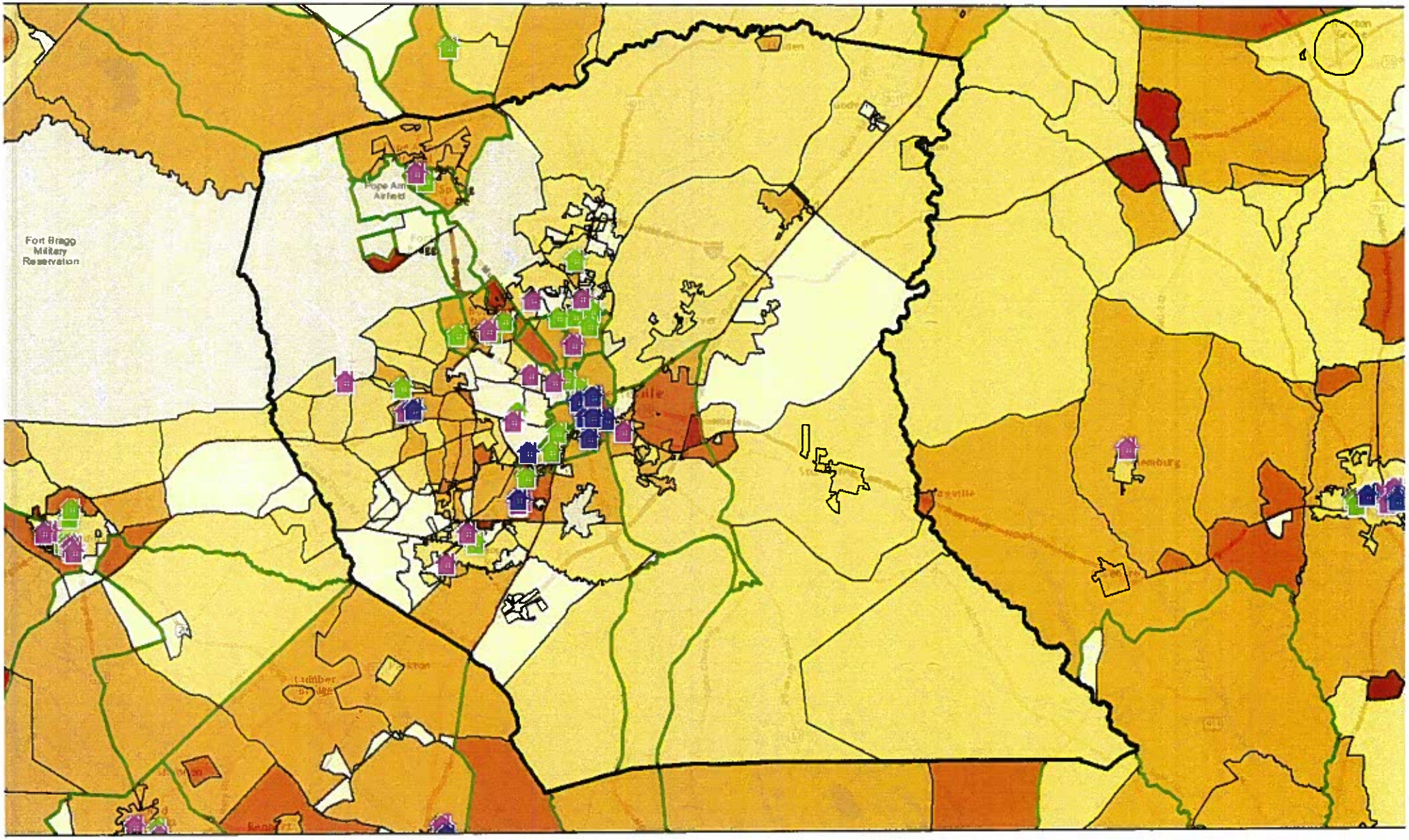
1:396,555

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 - Owner Units - 80% HAMFI



ebruary 24, 2015

- Public Housing Development
- LIHTC Property
- Multifamily Properties - Assisted
- Override 1

Low Mod Tract

OwnerUnitsTo80PercentHAMFI

AFF_AVAIL_80_O_PCT

- <10.62%
- 10.62-26.29%
- 26.29-44.3%
- 44.3-73.23%
- >73.23%

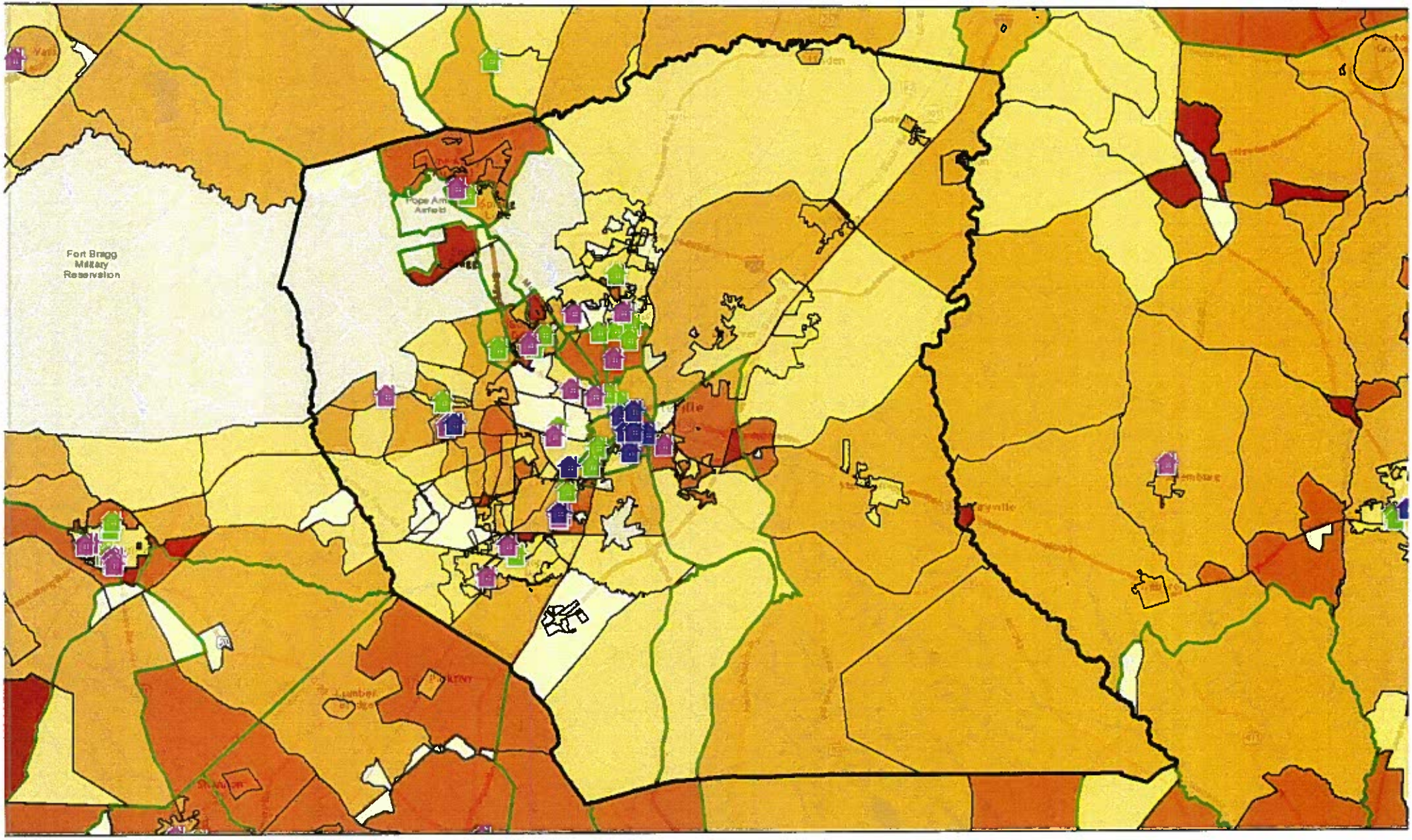
1:396,555

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 - Owner Units - 100% HAMFI



ebruary 24, 2015

- Public Housing Development
- LIHTC Property
- Multifamily Properties - Assisted
- Override 1

Low Mod Tract

OwnerUnitsTo100PercentHAMFI

AFF_AVAIL_100_O_PCT

- <13.57%
- 13.57-31.47%
- 31.47-49.55%
- 49.55-74.88%
- >74.88%

1:397,838

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

X. 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).[13] 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.

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.

% Units affordable to Households earning	Renter
30% HAMFI	948

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

% Units affordable to Households earning	Renter
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,[14] 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.

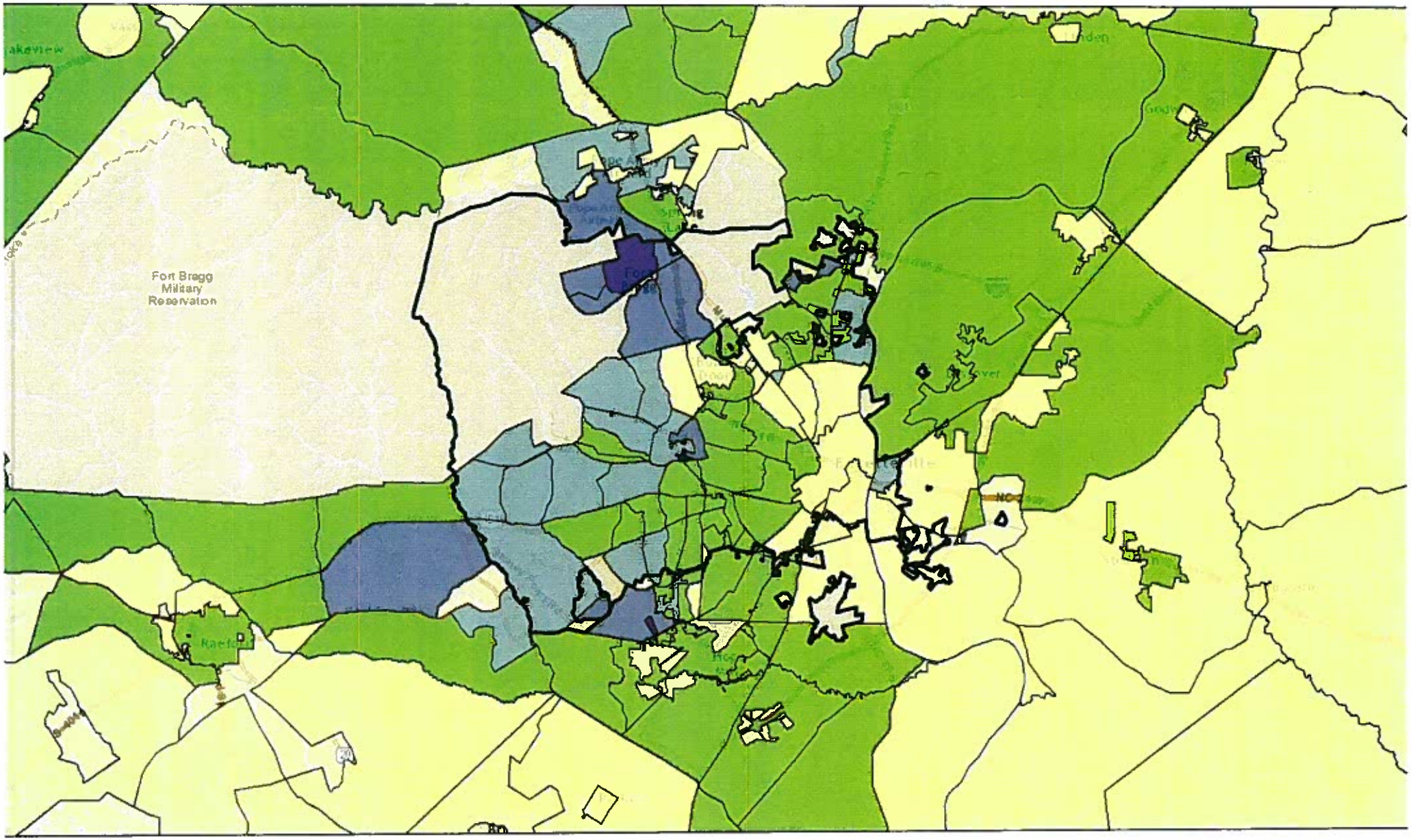
In the county, the lowest rents are in areas southwest of Hope Mills, northeast of Spring Lake, and south of downtown Fayetteville in Census Tract 16.04.

Following the rent information are maps showing the affordability of housing by income level.

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.

[14] 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

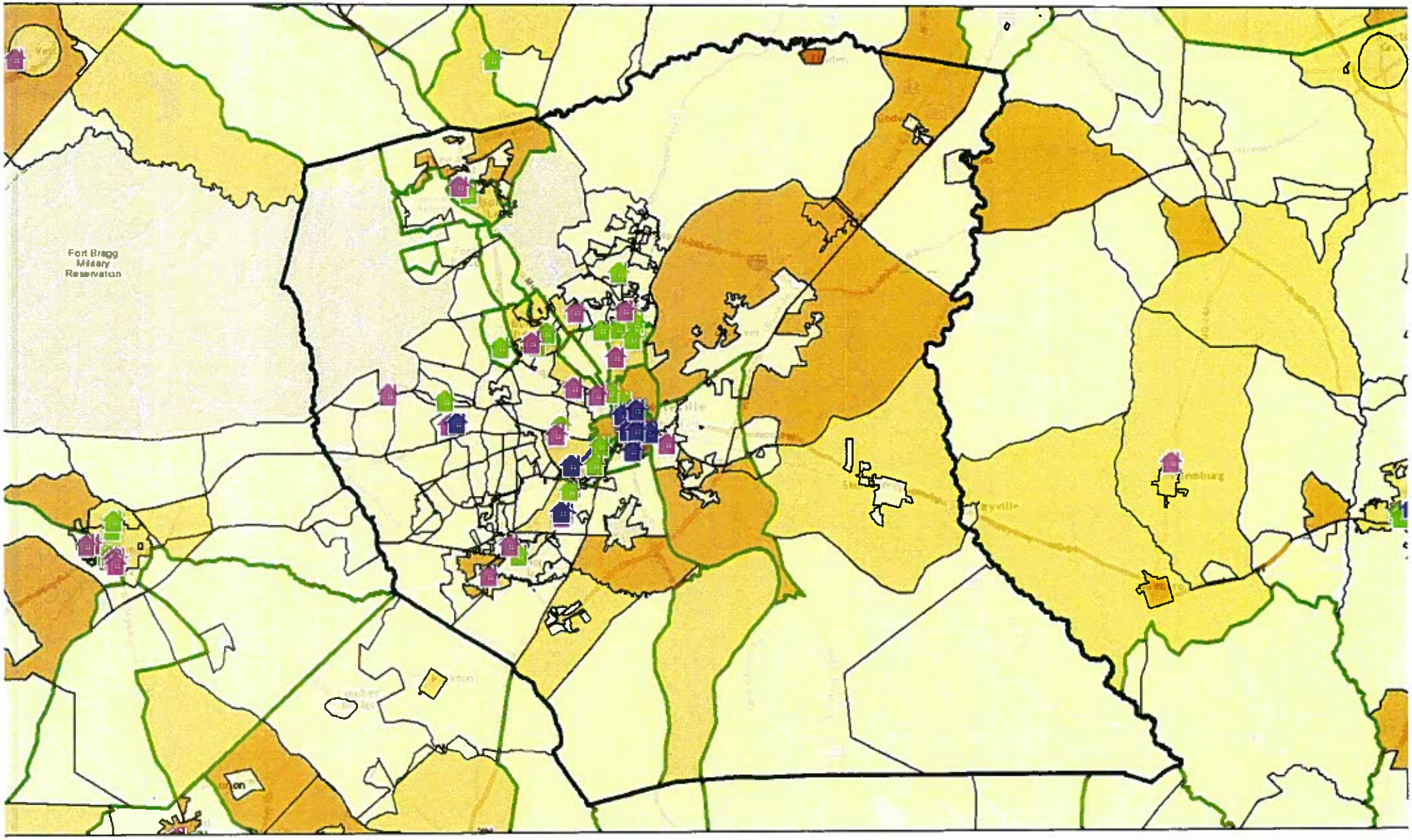
1:321,925

0 2.75 5.5 11 mi

0 4.25 8.5 17 km

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

CPD Maps - Cumberland County - Renter Units - 30% HAMFI



ebruary 24, 2015

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

Override 1

Low Mod Tract

RenterUnitsTo30PercentHAMFI

AFF_AVAIL_30_R_PCT

- <5.59%
- 5.59-17.48%
- 17.48-35.4%
- 35.4-70.91%

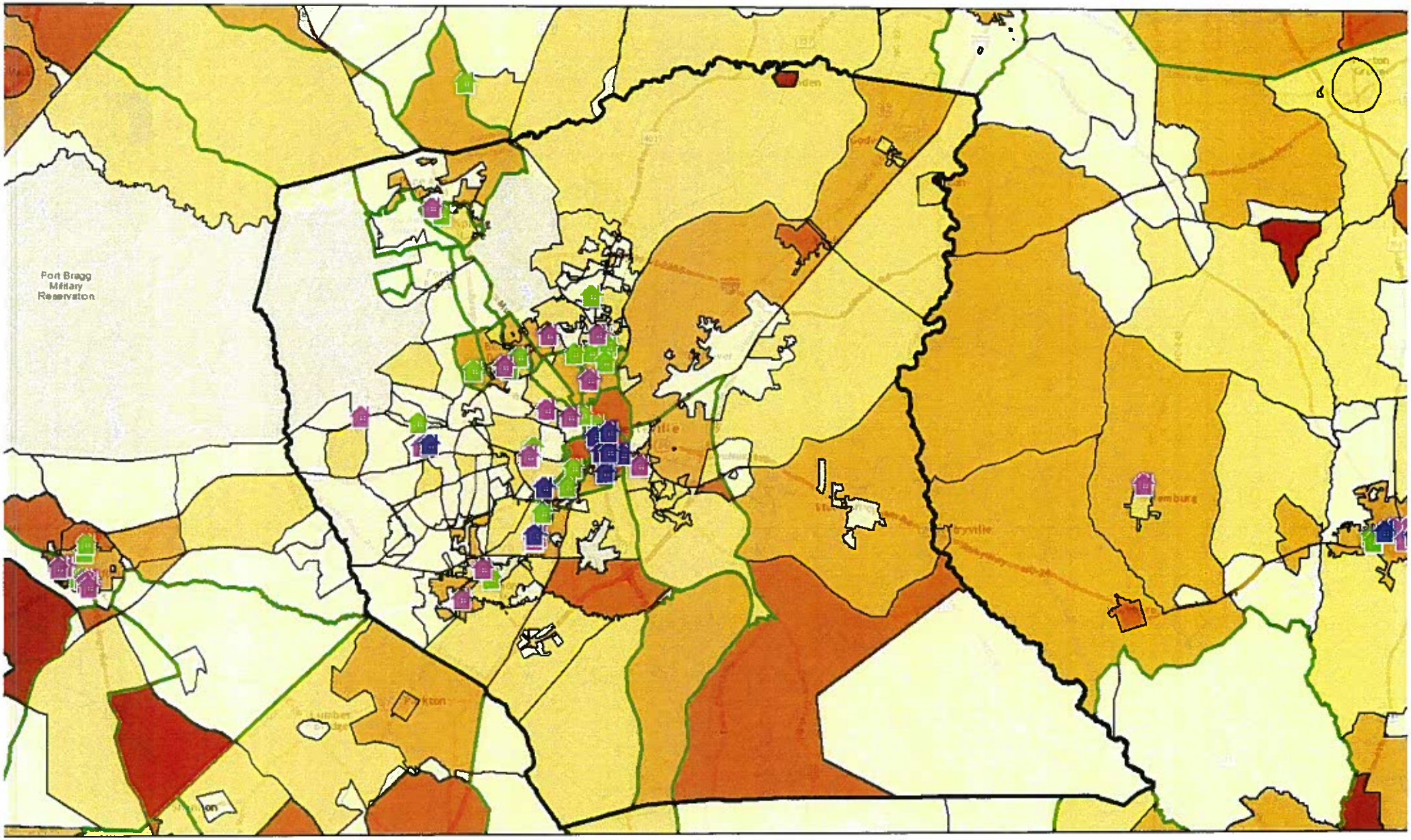
1:396,555

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 - Renter Units - 50% HAMFI



ebruary 24, 2015

- Public Housing Development
- LIHTC Property
- Multifamily Properties - Assisted
- Override 1

Low Mod Tract

RenterUnitsTo50PercentHAMFI

AFF_AVAIL_50_R_PCT

- <10.49%
- 10.49-27.93%
- 27.93-47.42%
- 47.42-76.57%
- >76.57%

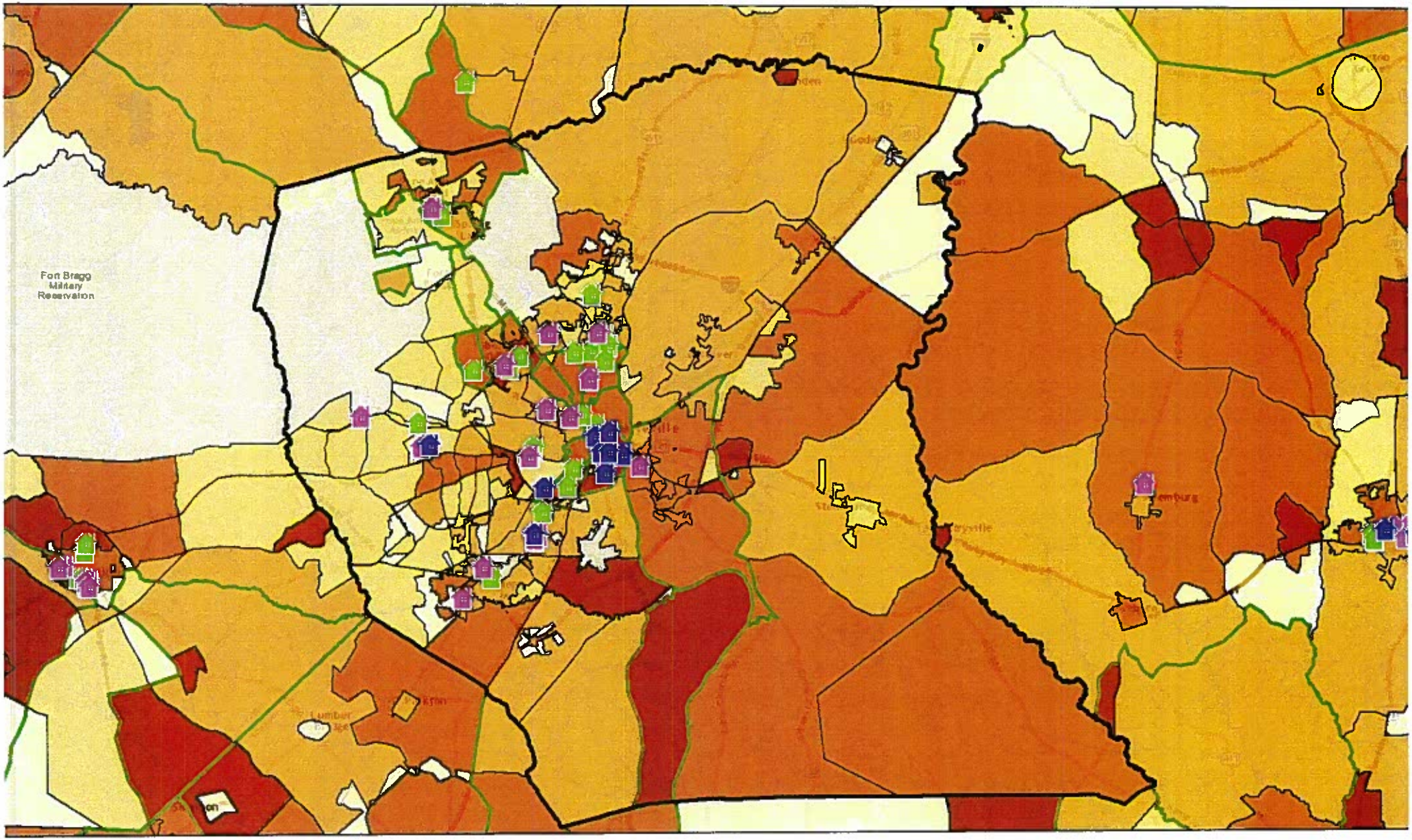
1:396,555

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), TomTo Mapmyindia, © OpenStreetMap contributors, and the GIS User Community

CPD Maps - Cumberland County - Renter Units - 80% HAMFI



ebruary 24, 2015

- Public Housing Development
- LIHTC Property
- Multifamily Properties - Assisted
- Override 1

Low Mod Tract

RenterUnitsTo80PercentHAMFI

AFF_AVAIL_80_R_PCT

- <18.01%
- 18.01-43.3%
- 43.3-64.2%
- 64.2-85.27%
- >85.27%

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

XI. 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.

Seven hundred eighty four public housing tenant families have requested accessibility features. Approximately 121 public housing families have a disabled family member, and 86 are elderly citizens.

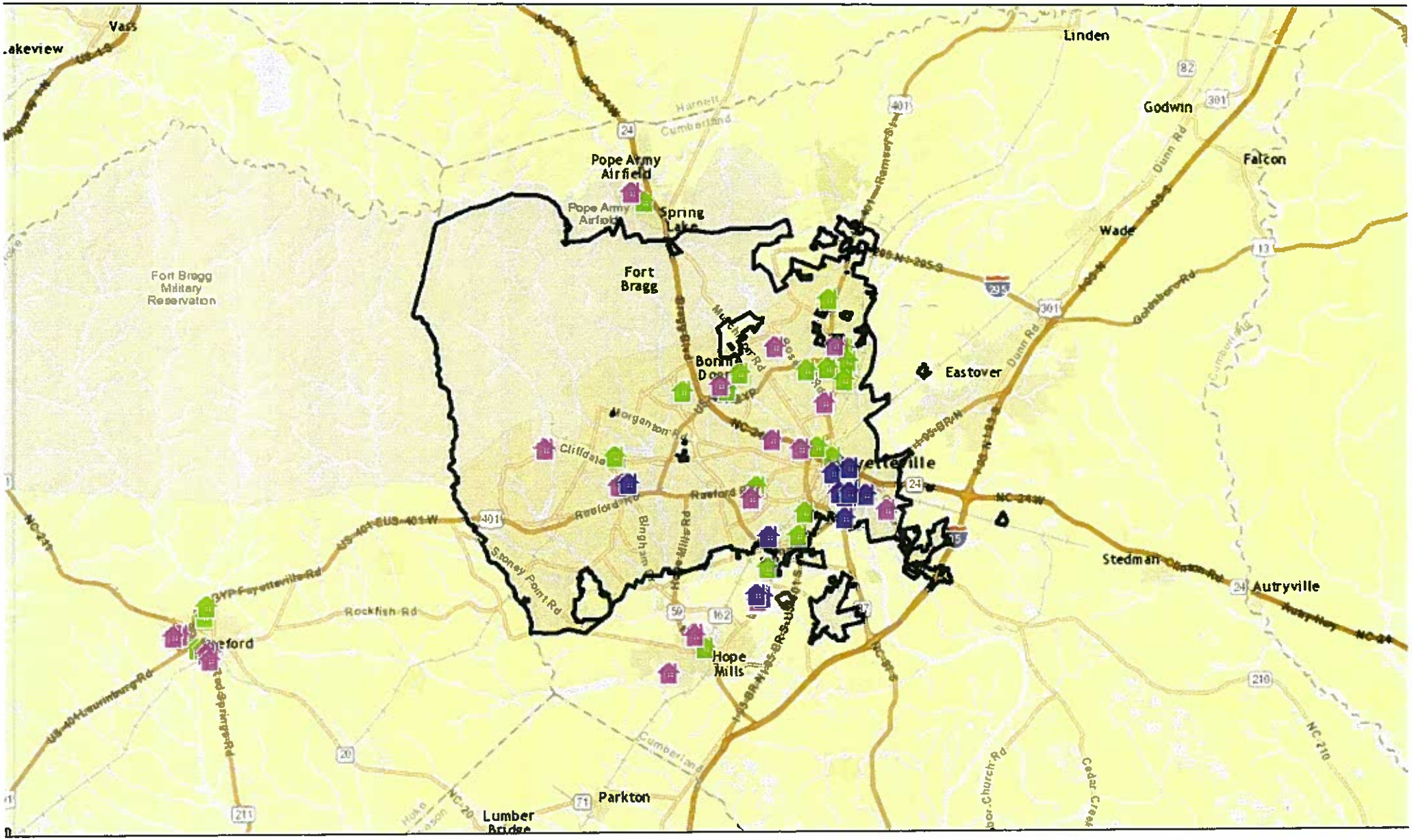
Public and Affordable Housing

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

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.

CPD Maps - Public Housing, HUD Multifamily, LIHTC Properties



ebruary 24, 2015

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

Override 1

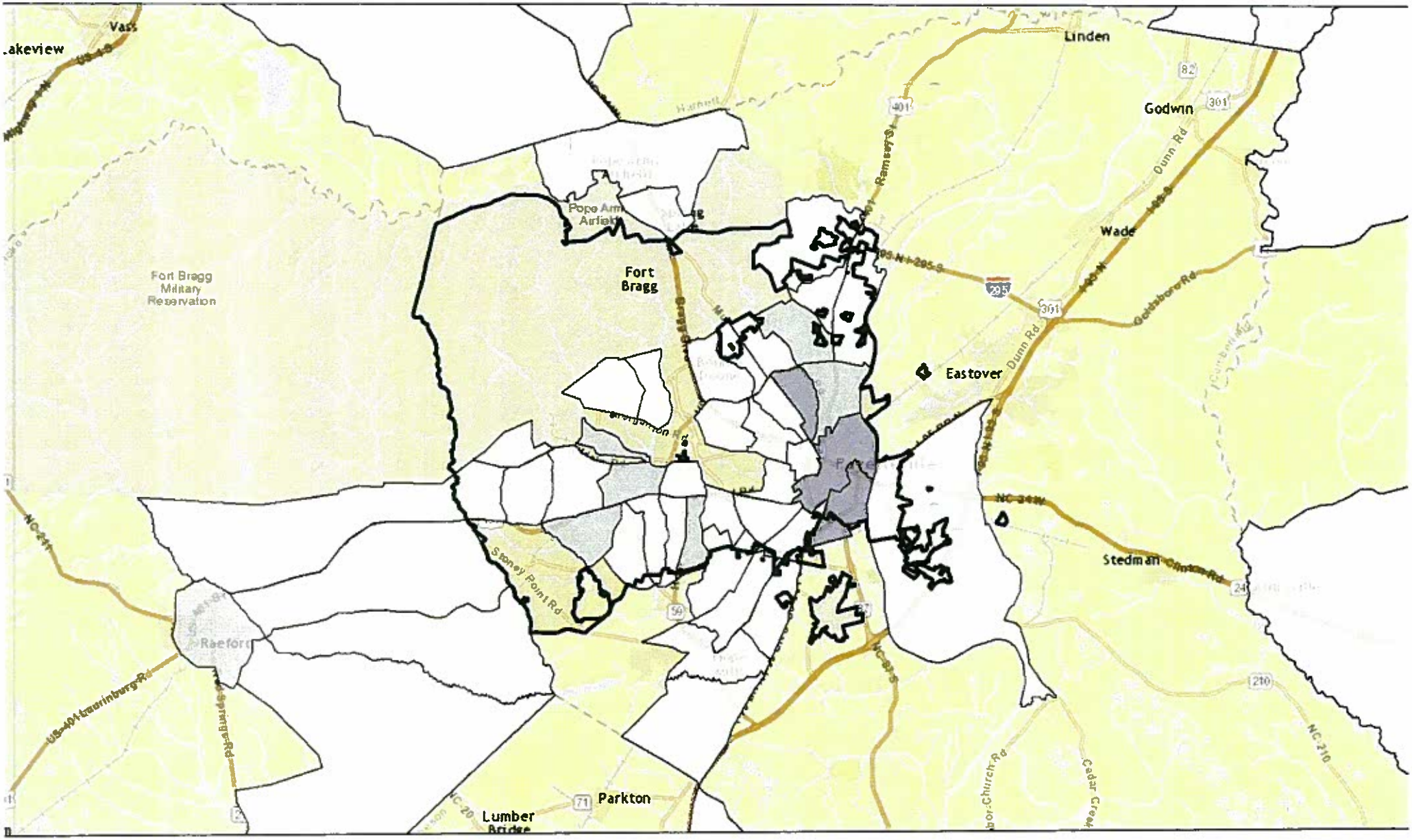
1:321,925

0 2.75 5.5 11 mi

0 4.25 8.5 17 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRC/ 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.

XII. 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.

The City and County, through the work of the Continuum of Care on Homelessness, will be involved in the piloting of a coordinated intake form as a standardized tool for intake and referral of homeless and at risk of homeless people. The tool will help to coordinate services and is designed to keep clients from "falling through the cracks" as they seek services and support. The CoC is excited about this initiative as sees it as the first step in bringing together service providers in a cohesive and coordinated way to provide coordinated services.

Experience of Phoenix, Arizona's Continuum of Care on Homelessness

In 1982, the City of Phoenix, Arizona began a successful effort to support homeless individuals and families and reduce the number of homeless people in the City. Excerpts from their strategy, including goals and some measurement indicators, were recognized as best practices by the US Conference of Mayors and are reproduced below as potential core strategies that might prove effective in the Fayetteville area[15].

HOUSING AND SERVICES

- Development of a county-wide affordable housing financing strategy
- Development of information regarding the impact of welfare reform on prevention services
- Maintenance of an inventory and score card of SRO bed increases and decreases
- Develop advanced technological electronic linkages as a means of reducing the amount of time and effort homeless agencies spend in coordinating their programs.

Measurement Indicators

- The development of standardized service outcomes by the City of Phoenix, City of Mesa, Maricopa County, Arizona Department of Economic Security, and Arizona Department of Health Services
- Implementation of the county-wide centralized intake and client tracking system
- Refinement and standardization of linkages between companies of the Continuum of Care
- Increases in state legislative funding for behavioral health services and housing for the Seriously Mentally Ill
- Increases in transportation availability enabling homeless people to access services

[15] http://www.usmayors.org/bestpractices/homeless/phoenix_az.htm

FUNDING

Goals

- Establish a coordinated blend of resources and funding from all levels of government and the private sector to assist homeless people in returning to self-sufficiency.
- Consolidation of proposal and grant processes in order to maximize the effectiveness of limited resources.
- Enlist businesses to assist providers with venture and capital and technical assistance to develop entrepreneurial endeavors to generate funds for their programs and provide job opportunities for homeless people.

SPECIAL POPULATIONS

Goals

- Reduce neighborhood and business prejudice against programs for all homeless people.
- Assist the State of Arizona in planning for the replacement and expiring McKinney Act permanent housing.

Measurement Indicators

- Increases in housing and services to homeless persons with behavioral health problems.
- Increase in State funding of permanent supportive housing for the seriously mentally ill homeless population.

EMPLOYMENT

Goals

- Develop a full array of employment-related service options for homeless people.
- Ensure community-based and shelter-based employment services are available to all homeless people.
- Increase the number of jobs available to homeless people.

Measurement Indicators

- The number of projects developed to provide jobs for homeless people
- The number of homeless people served by city and county Job Training Partnership Act Programs
- Inclusion of employment related screens into the County wide centralized intake and client tracking system
- The number of housing programs linked to job training programs

RECOMMENDATIONS

Based on the Housing and Homeless Needs Assessment, Housing Market Analyses, and other Consolidated Plan research, we present the following recommended goals and objectives 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: To reduce homeless population and increase chances for sustained independence

- Identify additional resources for funding homeless services and housing providers to develop additional emergency and permanent housing
- Identify funding sources to provide long-term services to people in transitional or permanent supportive housing, including medical, mental health, educational, and food services
- Recruit and train nonprofits to assume management of transitional housing program for victims of Domestic Violence.
- Repurpose abandoned/vacant buildings as potential homeless shelters or white-flag facilities, staffed by church members

GOAL: To connect low-income, homeless or at risk of homelessness, and special needs populations with supportive services and the means to access them

- Increase awareness of available services by developing online directory of housing and related services for low-income and homeless or near homeless families
- Identify additional funding resources to expand transportation options within the county, with special focus on unaccompanied youth who live far away from bus stops

- As families are often the key to success, increase family education and supports for familes, especially those of persons with HIV/AIDS and families of elderly people suffering from dementia
- Provide coordinated long-term supports to people transitioning to permanent housing and other special needs populations, including job skills and placement assistance, budgeting and finance skills

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

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