

2005 CONSOLIDATED PLAN

Period Covered: July 1, 2005 thru June 30, 2010

2005 Annual Action Plan

Period Covered: July 1, 2005 thru June 30, 2006

CUMBERLAND COUNTY, NORTH CAROLINA

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CUMBERLAND COUNTY COMMUNITY DEVELOPMENT CONSOLIDATED PLAN

EXECUTIVE SUMMARY

Background

The Consolidated Plan is intended to assist Cumberland County in developing a collaborative process to establish a unified vision for community development actions. The Plan enables the County to view its HUD programs, not as isolated tools to solve narrow problems, but rather as an invitation to embrace a comprehensive vision of housing and community development. The Consolidated Plan serves four separate, but integrated, functions:

- A planning document for the County that builds on a participatory process;
- An application for federal funds under HUD's entitlement grant programs: Community Development Block Grant (CDBG), Home Investment Partnership Act (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA);
- A strategic plan to be followed in carrying out housing and community programs; and
- An annual action plan that provides a basis for assessing the County's performance.

Cumberland County's 5-Year Plan and Annual Action Plans will cover the period July 1, 2005 through June 30, 2010.

Priority Needs

Based on agency surveys and interviews, citizen surveys and town meetings, the following have been identified as the highest needs in Cumberland County: services for disabled persons, services for the homeless, street/sidewalk improvements, water/sewer improvements, parks/recreational facilities, transportation services, youth services, senior services, mental health services, and health care services. During the next five years Community Development plans to address these priority needs through its non-housing programs based on funding availability.

Also identified as priority needs in Cumberland County are job training, job creation/retention, and the need for low interest business loans. Through our Economic Development Program, we will address these needs as well based on funding availability.

The priority housing needs as determined by the Housing and Homeless Needs Assessment are:

Renters

- Rental Assistance
- Housing Rehabilitation

Homeowners

- Affordable mortgage products
- Housing Rehabilitation

Elderly

- Housing rehabilitation (to include adaptive modifications)
- Affordable Housing

Disabled

- Affordable Housing
- Housing rehabilitation (to include adaptive home modifications)
- One time rental assistance & security deposits
- Mortgage assistance
- Utility assistance

General

- Education and Outreach for existing housing programs.

Homeless

This section of the Plan describes the nature and extent of homelessness, addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations. The Plan outlines the County’s goals, objectives, and strategies to address homelessness and those at risk of becoming homeless.

A 2004 survey of the residents of Cumberland County conducted by the City and County Community Development departments indicates that the needs of the homeless in this area are second in importance only to the needs of the disabled.

Additionally, a survey conducted in March 2004 indicated that housing providers see a high degree of need for emergency, transitional and permanent housing for homeless women and families. The Cumberland County Continuum of Care Planning Council conducted this study of the homeless and housing and service providers.

Other conclusions and implications from the March 2004 survey are outlined below:

- 43% of people who have been homeless more than 3 times indicated they were utilizing homeless shelters as primary shelter. People with disabilities tend to utilize shelters as well. 21% of the homeless on March 29, 2004 were unsheltered.
- Cumberland County has a significant problem with chronic homelessness, as the data indicate 22% of the homeless in this study have been homeless more than three times and 38% have been homeless for more than 12 consecutive months.
- Families comprise a large percentage of the homeless population overall (56%) in Cumberland County on a given day. Support services and shelter providers indicated on surveys that there is a great need for shelter and housing in Cumberland County. In addition, the percentage of need for shelter for families is higher than the other categories of individuals. There is a serious shortage of emergency shelter beds for families in Cumberland County—only 24% of beds for emergency shelter in the county are for families. The need for family beds as reported by service providers is 57% for emergency shelter and 85% for permanent housing. Only 18% of shelter for families in Cumberland County is permanent.

- Single females are not a target population for providers in the community, therefore, indicating a high need for beds and services for single females. Single females indicated on surveys that they rely on family and friends more than the rest of the homeless population.
- The primary characteristics of families revealed substance abuse and/or mental illness problems and lack of child support from the absent parent are significant problems.
- Single adult males comprise 32% of the homeless population in Cumberland County, and 56% of these have been homeless for more than 12 months.
- Veterans make up 30% of the individuals in this point in time study. 81% of homeless Veterans are single males.
- Shelter providers indicated there was a need for shelter for runaways and unaccompanied youth (an average of 35% of homeless youth served by shelter and support providers are in need of shelter services).
- 35% of the homeless in this study have a disability; however, only 12% indicated they receive SSA/SSI.
- 37% of the homeless in this study have been in the area for greater than 10 years. In addition, of those who have been homeless and have been in the area for over 10 years, 45% of them have been homeless for more than 12 months. This implies that there is a subpopulation of the homeless in Cumberland County getting their needs met solely via the current service delivery system, indicating possible duplication of services.
- 44% of this homeless population has no income at all. However, 36% of this homeless population either works full time (14%) or part time (22%), indicating they cannot sustain themselves (or a family) on their income.
- 78% of service providers agree that chronic homelessness is a problem in Cumberland County.
- The primary condition leading to homelessness is under or unemployment (56% of homeless and 77% of service providers indicated this is the primary condition leading to homelessness).

The goal of the Continuum of Care is to address the needs expressed above with a direct plan of action to increase housing and services for the homeless while increasing community awareness surrounding the needs of this segment of the local community.

Towards that end three core goals will be addressed:

- Goal 1: Increase and maintain the availability of housing and supportive services for the homeless.
- Goal 2: Continue working with the Continuum of Care Planning Council through the City/County Liaison Committee to develop a 10-Year Plan to End Homelessness. This plan will be designed to address the needs of both the chronically homeless population as well as families who are struggling with the issue of homelessness.

- Goal 3: Continue collaboration with housing and service providers throughout the County to establish and maintain a data management system to facilitate the assessment for housing needs and housing development.

Special Populations

This section of the plan estimates, to the extent possible, the number of persons in various subpopulations that are not homeless but require housing or supportive services, including the elderly, frail elderly, person with disabilities (mental, physical, developmental), persons with alcohol or other drug addiction, and persons with HIV/AIDS and their families. The major concerns in this area were identified as medical and other professional care outside of the home for persons over 75, care due to dementia, personal care and assistance with daily living activities; varying levels of supportive services for the disabled, services for dually diagnosed persons, outreach for those that cannot access traditional mental health services, and convenient transportation available at varying times; case management and in-home services for persons with HIV/AIDS. The County's will address the proceeding needs through one core goal:

- Goal 1: Increase public/supportive services to meet the needs of disabled and elderly persons.
- Goal 2: Increase the supply of affordable housing for disabled and elderly persons.
- Goal 3: Assist elderly and disabled persons with adaptive/accessible housing modifications.

Housing

This section of the plan contains an analysis of existing housing conditions, including public housing and special needs housing. The County's housing goals, objectives, and strategies to achieve those objectives are stated in the Strategic Plan. The housing section has five core goals:

- Goal 1: Increase the availability and accessibility of decent, safe, and affordable housing in Cumberland County.
- Goal 2: Increase homeownership opportunities for residents of Cumberland County.
- Goal 3: A County in which all rental housing is affordable and in standard condition.
- Goal 4: A county free of residential lead-based paint hazards.
- Goal 5: To eliminate housing discrimination in Cumberland County.

Community Development

This section of the plan prioritizes non-housing community development needs that are eligible for assistance through HUD funding such as public facilities, public improvements, public services and economic development. An analysis of the current needs in the County presents priority needs in the areas of economic development, public services, and public improvements. The goals, objectives and strategies for each of these components are identified in the plan. There are three core goals in the community development section:

- Goal 1: Provision and installation of parks/recreational facilities countywide for low and moderate-income neighborhoods located within the participating jurisdiction.
- Goal 2: Make public water and sewer facilities available to low and moderate income neighborhoods located within the participating jurisdiction.
- Goal 3: Improve self-sufficiency for Cumberland County residents by increasing the number of new private sector full time permanent jobs, available to, or taken by, low and moderate income persons.
- Goal 4: Maximize use, coordination, and delivery of human and recreational services.

One-Year Action Plan

The Action Plan describes how 2005 CDBG and HOME funds will be used during the year to address the County's housing, homelessness, and non-housing community development goals and objectives.

1. **MANAGING THE PROCESS**

A. **Lead Agency**

The Community Development Department serves as the lead agency responsible for preparation and submission of the Consolidated Plan and will administer all programs covered in the Consolidated Plan.

B. **Consultation/Coordination**

Cumberland County's 2005 Consolidated Plan was prepared by the Community Development Department through the solicitation and consultation with other agencies providing services in the community. To the extent possible, the following steps were taken to solicit input from local agencies.

1. **Local Jurisdictions.** To assess the impact of needs and activities to be addressed in the Consolidated Plan, the Community Development Department consulted with all municipalities within its geographic area. The geographic area is comprised of the Towns of Falcon, Godwin, Hope Mills, Linden, Spring Lake, Stedman, Wade and the unincorporated areas of the County. Letters outlining the consolidated planning process and requesting meetings were sent to each locality. Meetings were held with the municipal leader (or his/her designee) for

each town within the geographic area.

Municipality	Consultation Meeting Date	Needs Discussed
Town of Falcon	Written Response	<ul style="list-style-type: none"> ▪ Water system improvements ▪ Park improvements ▪ Drainage improvements
Town of Godwin	Written Response	<ul style="list-style-type: none"> ▪ Water system improvements ▪ Town hall enhancement project
Town of Hope Mills	April 8, 2005	<ul style="list-style-type: none"> ▪ Transportation for the disabled (currently no transportation service) ▪ Covered walkway between Pineridge Manor (elderly housing development) & senior center ▪ Public Safety/Fire Station to serve areas on the other side of the lake ▪ Revitalization of certain neighborhoods that can use rehabilitation ▪ Neighborhoods on perimeter of Town limits with failing septic systems and no water system ▪ Economic development – need for assistance for small “mom/pop” type business, space for businesses is expensive
Town of Linden	April 5, 2005	<ul style="list-style-type: none"> ▪ Water & Sewer – soil will not perk, no chance for new development within corporate limits ▪ Possibility of water/sewer district
Town of Spring Lake	April 7, 2005	<ul style="list-style-type: none"> ▪ Demolition and removal of blighted/condemned property (houses and mobile homes) ▪ Improved/better housing for residents ▪ Continued funding for youth leadership program ▪ Decent sidewalks & trees for main street area ▪ Improvement of gateways with flowers & trees ▪ Matching funds for DOT grant to improve Mendoza Park and Main Street Initiative
Town of Stedman	To Be Determined	To Be Determined
Town of Wade	April 5, 2005	<ul style="list-style-type: none"> ▪ Drainage improvements for area north of Town limits that is scheduled for annexation 8/2005 ▪ Water/sewer improvements for Snelling St area ▪ Continued Housing Rehabilitation ▪ Funds to assist with tennis court, fencing, shelter, picnic area for park ▪ Water line extension for residents in Rich Walker Rd area ▪ Elderly housing development ▪ Funding for facility to house exercise, tutoring program, pharmacy, satellite office for Sheriff ▪ Rehabilitation of single wide mobile homes without foundations

The City of Fayetteville is also an entitlement jurisdiction located within Cumberland County. As such, this agency is also required to conduct its own consolidated planning process regarding the needs within the city limits of Fayetteville.

2. Public Housing Authority. Community Development staff met with the Fayetteville Metropolitan Housing Authority (FMHA) on February 10, 2005. FMHA staff assisted in verifying and updating information regarding its current housing stock and Section 8 Program as well as future plans. With the exception of scattered

site Section 8 housing, there are no FMHA developments located in Cumberland County's geographic area. All properties are currently within the city limits of Fayetteville. With the exception of collaborative efforts with the County Health and Social Services Departments, FMHA staff did not identify any areas that required coordination with the County's Community Development program. However, there was discussion regarding the two agencies beginning to research projects and programs on which they could partner.

3. Department of Social Services. Community Development staff attended a Focus Group meeting of affordable housing and supportive services providers facilitated by consultants contracted by the City of Fayetteville and Cumberland County to assist with the housing sections of the consolidated plan, which was held on February 23, 2005. A representative of the Department of Social Services was present and expressed needs in the following areas:
4. Health Department. Community Development staff attended a Focus Group meeting of affordable housing and supportive services providers facilitated by consultants contracted by the City of Fayetteville and Cumberland County to assist with the housing sections of the consolidated plan, which was held on February 23, 2005. A representative from the Health Department was present and expressed needs in the following areas:
5. Mental Health Department. Consultants contracted by the City of Fayetteville and Cumberland County met with a representative from the Mental Health Department. The following needs were expressed:
6. Other Agencies, Groups, and Organizations. Other Focus Group and face-to-face meetings were held with representatives from the following organizations:

The Fayetteville Apartment Association	Fort Bragg and Pope Air Force Base
Self Help Credit Union	NAACP
Omni National Bank	The Fair Housing Board
Cumberland County Association of Indian People	Indian Housing Authority
Fayetteville Area System of Transit (FAST)	Fayetteville Planning Department
Cumberland County Continuum of Care	A Fair Housing Focus Group

Community Development staff developed a survey to be distributed to local non-profit groups and agencies. The purpose of the survey was two-fold. It served as a means of identifying the services that are currently available in the community as well as the specific needs of the community. Letters outlining the consolidated planning process as well as the survey were sent to the following 60 agencies in the community:

Abney Chapel Homeless Feeding Program	The Alms House
Ashton Lilly Home	Better Health of Cumberland County
Bridges	Cape Fear Adult Day Health Center
Cape Fear Valley Health System	CARE Clinic
Coordinating Council on Older Adults	Cumberland County Minority Aids Speakers Bureau

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City Rescue Mission	College Heights Credit Union
Communicare Inc.	Community Action Program
Community and Family Services - Ft. Bragg	Community Watch Program - Police Department
Consumer Credit Counseling	Cumberland County Association of Indian People
Cumberland County Legal Aid	Cumberland County Partnership for Children
Cumberland Interfaith Hospitality Network	Employment Security Commission
Fayetteville Area System of Transit	Fayetteville Planning Service Division
Fayetteville Police Department	Fayetteville Parks and Recreation
Fayetteville State University	Fayetteville Technical Community College
Fayetteville Urban Ministries	Habitat for Humanity
Homeless Coalition	Humans United Giving Greater Services (HUGGS)
Independent Living	Indian Housing Authority
Involve	Lisa's House of Care
Lynn Avenue Project Area	Methodist College
Multicultural Community Development Service (MCDS)	NC Cooperative Extension Service
NC Department of Correction Probation and Parole	NC Department of Health and Human Services, Youth Services
NC Department of Environment & Natural Resources	NC Department of Labor
NC Division of Veteran Affairs	New Beginnings
NC Housing Finance Agency	Rape Crisis Center
Retired Senior Volunteer Program (RSVP)	The Salvation Army
Save the Children Maternity Home	Seniors Call to Action Team (SCAT)
SHARE Food Bank	United Management
USDA Rural Development	Veterans Administration Medical Center
Volunteers of America	Volunteer Family for Children
Windows of Opportunities	Women's Center of Fayetteville

Agency surveys were also sent to the following 35 County Departments:

Administration	Information Services
Board of Elections	Finance
Legal	Personnel
Register of Deeds	Tax Collector
Tax Assessor and Revaluation	Print Shop
Mail Management	Building /Equipment Maintenance

Janitorial	Central Maintenance
Landscaping	Emergency Dispatch
Sheriff's Department	Day Reporting
Pre-Trial Release	Emergency Management
Inspections	Health
Mental Health	Social Services
Veterans Services	Library
Planning	Engineering
Agriculture Extension/Soil Conservation	Workforce Development
Recreation	Cumberland County Civic Center
Solid Waste Management	Carpentry

1. Institutional Structure

Cumberland County, through its Community Development Department, will monitor the use of entitlement grant program funding as provided by the U.S. Department of Housing and Urban Development for the purpose of implementing and assessing this five-year strategy and action plans. At the time of this submission, Cumberland County is unaware of any gaps in its institutional structure that would impair its ability to effectively carry out this plan and annual action plans.

Cumberland County, as specified in this plan, subcontracts with area non-profit organizations, serves as lead entity for certain Supportive Housing Programs, and is represented on various boards and committees that undertake some of the program aspects of this plan. As funds are limited and as program source guidelines dictate, networking by the County is vital to the depth and effectiveness of executing overall housing and community development strategies.

2. Citizen Participation

To ensure that all citizens are afforded the opportunity to participate in the process of planning the Consolidated Plan and Annual Action Plan, Community Development conducted several public meetings, public hearings, and distributed surveys throughout Cumberland County to solicit input from the citizens to find out the needs of the community.

1. Public Meetings. Community Development conducted six public meetings during the month of October (2004) to inform the citizens about the five-year Consolidated Plan and to solicit input from the citizens. In order to ensure that all areas of the County had an opportunity and access to attend the public meetings, locations were selected from various sections of the County. Public Meetings were held at the following locations:

Linden Fire Department

October 12, 2004

Pine Forest Recreation Center	October 14, 2004
Gray's Creek Fire Department	October 19, 2004
Spring Lake Library	October 21, 2004
Hope Mills Community Center	October 26, 2004
Eastover Fire Department	October 27, 2004

2. Public Hearings.

The first public hearing for the Consolidated Plan was held on February 12, 2005 at the Main Branch Library to obtain input from citizens on the consolidated planning process. The second public hearing is scheduled for March 31, 2005 at the Charlie Rose Agri-Expo Center (I.B. Julian Auditorium) to update citizens on the consolidated planning process.

The final public hearing will be held on April 18, 2005 in the Commissioners Meeting Room, at the County Courthouse, 117 Dick Street. The hearing will start at 7:00 p.m. The presentation will include any citizens' comments received regarding the 2005 Consolidated Plan.

3. Citizen Surveys. As an additional means of obtaining citizen input into the planning process, Community Development staff developed a citizen survey that was distributed in the following manner:

Citizen Survey Distribution Methods

Elementary Schools

Survey Location	# of Surveys Distributed
Gray's Creek	975
Beaver Dam	235
Manchester	600
Ed V. Baldwin	800
Raleigh Road	361
Eastover Central	550

Community Non-Profit /Service Agencies Clients

Survey Location	# of Surveys Distributed
Cumberland County Health Department clients	100
Department of Social Services	400
Fayetteville Metropolitan Housing Authority	1,045
Blanton Green Apartments, Crosswinds Green I & II, Legion Manor, Southview Green, Golfview, and Haymont Manor	500
Better Health	100
Coalition on Services to the Homeless	100
Lisa's House of Care	25
City Rescue Mission	25
Ashton Woods Leath Commons Cumberland Interfaith Hospitality Network Shelter	100
The Women's Center	100
Kingdom CDC	25
Coordinating Council on Older Adults	100
Timothy Douglas Permanent Housing for the Disabled HUGGS	100

Robins Meadow Salvation Army Shelter	100
Care Center	25
Consumer Credit Counseling	100
Employment Source	100
Cumberland County Medical Access Program	100

A. Citizen Participation Plan. See attachment 2.

II STRATEGIC PLAN

A. Time Period

Cumberland County's 5-Year Plan and Annual Action Plans will cover the period July 1, 2005 through June 30, 2010.

B. Priority Needs Analysis and Strategies

1. Homelessness Assessment and Needs

The following provides a description of the nature and extent of homelessness in Cumberland County. Data is provided for the County as a whole since homelessness is addressed on a county-wide basis through the Continuum of Care Committee.

Needs of Sheltered and Unsheltered Homeless

Section 103 of the Stewart B. McKinney Homeless Assistance Act of 1987 defines "homeless" or "homeless individuals" to include:

- An individual who lacks a fixed, regular, and adequate night-time residence; and
- An individual who has a primary night-time residence that is
 - A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
 - An institution that provides a temporary residence for individuals intended to be institutionalized; or
 - A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

To compile data for its 2004 Continuum of Care Strategy for Cumberland County and Fayetteville, the Continuum of Care Committee administered a point-in-time survey. The point-in-time survey asked service providers for the actual number of people in emergency shelter, transitional housing, and permanent housing with support services. It also asked the number of persons by sub-populations served on the day of the survey. The Continuum of Care Committee cautions that the results are from just one day, and therefore are not necessarily reflective of actual need in the community, which can often vary significantly day to day. The following table shows the results of the point-in-time survey:

**Table 2-6
Homeless Populations and Subpopulations, 2004**

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Homeless Populations				
Individuals	82 (A)	37 (A)	273 (A)	393
Families with Children	28 (A)	52 (A)	347 (A)	427
Persons in Homeless Families with Children	56 (A)	59 (A)	unknown	934
Total (Homeless Individuals and Families with Children)				
Homeless Subpopulations				
Chronic Homeless	195 (N)			
Seriously mentally Ill	45 (E)			
Chronic Substance Abusers	30 (E)			
Veterans	45 (E)			
Persons with HIV/AIDS	unknown			
Victims of Domestic Violence	44 (N)			
Youth	unknown			

Source: Cumberland County Continuum of Care Homeless Population and Subpopulations Chart, Exhibit 1 (2004)

The needs of the homeless are divided into Sheltered and Unsheltered Homeless, Persons Threatened with Homelessness and Subpopulations of Homelessness.

No specific information is available to quantify the population of persons threatened with homelessness in Fayetteville. However, certain characteristics describe those most likely to face homelessness.

- People without adequate and stable income will be continually at risk of a housing crisis. The majority of jobs now require moderate- to long-term training. Even entry-level positions are more technical than in previous times with widespread use of computer and telecommunication technology. Service and clerical jobs have replaced lower-skilled manufacturing and production jobs. These jobs often pay wages insufficient to support a family.
- Education and training are important to the labor force to sustain employment in decent paying jobs. The 2000 Census reported that 12,794 persons age 25 and over in the City had not finished high school. Persons without a high school diploma represent 17% of the population age 25 and over. People with no or minimum job skills are at risk of repeated housing crises.
- Children in single parent households are at risk of experiencing a housing crisis if they are poor. Women have historically earned less than men, making children in female-headed households the most vulnerable. The 2000 Census reported 4,923 female-headed households with children younger than 18 years of age. Of these 4,923 female-headed households, 2,759 (56%) were living below poverty.
- Cost burden, particularly among households whose income is less than 80% of the MFI, is a factor in analyzing the risk of homelessness. When households pay higher proportions of their incomes for housing, they are forced to sacrifice other basic necessities such as food, clothing, and health care. As was previously noted, CHAS Data 2000 identified a total of 11,459 lower income households in the City that were cost burdened and paying more than 30% of their income on housing costs. Of these, 5,947 (52%) were extremely cost burdened and paid 50% or more of their income for housing.
- Others are at risk of becoming homeless include the following:

- Persons leaving institutions.
- Households with incomes less than 30% of the MFI.
- Victims of domestic violence.
- Special needs populations (persons with HIV/AIDS, disabilities, drug and alcohol addiction).
- People who are doubling-up, which is often identified by overcrowding.
- Large families who are low income.
- Residents of rooming houses.

Information regarding services available to persons threatened with homelessness in Fayetteville is listed below in Part 2.

2. Homeless Population

Cumberland County addresses the needs of the homeless through a continuum of care system as prescribed by the Department of Housing and Urban Development (HUD). The Cumberland county Continuum of Care is an on-going process in which service providers in the community develop and plan strategies to address the various issues that affect the homeless population. The service area of the continuum includes the entire county, including the areas within the city limits of Fayetteville. Through coordinated efforts, more than 1,300 homeless persons were identified in Cumberland County in 2005.

The lead entity for planning and coordination in the Cumberland County Continuum of Care is the Continuum of Care Planning Council (COCPC) which was developed from the membership of the Homeless Coalition and other homeless service providers in an effort to develop a separate working group which would continue to have access to all service providers and shelter operators. It's mission is to: facilitate the coordination of the community's human services agencies and the community-at-large in order to adequately set strategies for addressing the needs of Cumberland County's homeless individuals and families and those at-risk of homelessness through a continuum of Care System. Through efforts coordinated among planning council members, homeless Coalition Members, the homeless, homeless service providers, and the community-at-large, the Planning Council addresses the needs of the homeless community.

Through the use of interviews, surveys and focus group participation, the Planning Council has identified the following high priority needs: emergency shelter, transitional housing and permanent supportive housing for women; transitional and permanent supportive housing for men; housing with supportive services for homeless individuals and family members with substance abuse issues, emergency shelter and permanent supportive housing for families.

In an effort to address the above needs, the COCPC has identified the following goals:

Goal 1:1 - Increase and maintain the availability of housing and supportive services for the homeless.

Objective 1:1 - To work within the framework of the local 10 Year Plan to End Homelessness *to maintain* the overall number of beds and housing for men, women, families, and young adults from 2005 to 2010.

Objective 1:2 - To work within the framework of the local 10 Year Plan to End Homelessness *to increase* by 5% the overall number of beds and housing for men, women, families, and young adults from 2005 to 2010.

Strategy 1:1 – Provide set-aside funding through the Public Services Program specifically to assist homeless service providers with costs associated with providing housing and/or supportive services for the homeless or those at risk of homelessness.

Strategy 1:2 - Provide bonus points during the Affordable Housing RFP for all housing developments that target or set aside units to serve chronically homeless individuals and families.

Homeless Goal 2:1 Continue collaboration with housing and service providers throughout the County to establish and maintain a data management system to facilitate the assessment for housing needs and housing development.

Objective 2:1 Secure 20% of the local Continuum of Care Planning Council (COCCPC) housing providers as participating members with the local HMIS system.

Strategy 2:1 Provide funding for 10 agencies between 2005 and 2010 to assist with payment of subscriber fees associated with the local HMIS system.

The Continuum of Care Planning Council conducts a homeless survey at least once a year to determine the needs of the homeless community, including homeless individuals and families, housing providers as well as shelter operators and service providers. The survey encompasses a one-day point in time aspect as well as a comprehensive count done at the end of the year. The one-day count totaled 218 persons living in shelters on January 24, 2005. This amount exceeded the 195 beds listed as available to the homeless.

Community Resources Available to the Homeless:

Abney Chapel Feeding Program - Saturdays and Sundays at 1:30 pm; also operates a food pantry and clothes closet.

Alms House - Community outreach ministry providing counseling and emergency food, clothing and financial assistance for Hope Mills and the southern Cumberland county area.

Better Health of Cumberland County - Provides assistance to low income individuals with health related emergencies. Services include a direct aid program which provides financial assistance for life-sustaining prescription drugs, medical appliances, vision exams and eyeglasses, supplies and transportation to medical centers and other medical services.

The Care Clinic - provides free basic primary health care for the uninsured who have limited incomes.

Care Family Violence Program - Provides a range of services to those experiencing physical or mental abuse including: crisis intervention, counseling, referral services, re-education of family members and temporary housing for victims.

Cape Fear Valley Health System - provides general medical care, emergency medical, chemotherapy and other health services.

Catholic Social Ministries - provides family, personal, and marriage counseling, emergency assistance, a food pantry and baby clothes closet.

City Rescue Mission - temporary shelter, food, and clothing for men in need. The mission also provides help for residents in locating employment.

Consumer Credit Counseling Services - Helps clients to budget money and reduce debt. In acute instances, debt liquidation plans are made.

County Sheriff's Department - general enforcement of criminal law.

Cumberland County Health Department - works to maintain the health of county residents through various programs and clinics.

Cumberland County Mental Health - provides comprehensive treatment and case management for county residents.

Cumberland Interfaith Hospitality Network - Provides shelter, food and assistance to homeless families including temporary housing referral, job referral and limited transportation for homeless families.

Department of Social Services - provides specific social services, financial and specialized assistance to all persons within Cumberland County who demonstrate need and meet eligibility criteria prescribed by state and federal law.

Fayetteville City Police Department - responsible for public safety and law enforcement within the City.

Fayetteville Metropolitan Housing Authority - provides housing for the elderly, disabled and low-income families. Rent is based on income.

Fayetteville Technical Community College - provides specialized and general education in the following divisions: Business, Engineering Technology, general Education, Health Education, Public Service and Vocational Education.

Fayetteville Urban Ministries - provides services including emergency assistance, Literacy program, Find-a-Friend program, financial assistance and home repair.

Homeless Coalition Day Center - monitors the homeless hotline, provides information on available beds and disseminates it to clients as needed, operates a homeless day center at St. Joseph's Episcopal Church and a homeless shelter called the Hope Center.

Maranatha Ministries - Operates three temporary shelters for homeless men and women in need on a space available basis. Helps residents to become self-sufficient.

Myrover Reese Fellowship Home, Inc. - A residential home for males who are alcoholics or chemically dependent.

New Beginnings - provides safe, transitional housing for women and children in domestic violence situations. Individual and group counseling, children's services and referrals for food and clothing are also provided.

Oxford House - shared living for substance abusers.

Robin's Meadow - provides transitional housing for homeless families with children.

Saint Joseph's Episcopal Church Breakfast Program - Provides free breakfast to the poor and homeless. Breakfast is served in the Parish Hall.

Salvation Army - Provides a flexible program of emergency services for food, clothing, medical needs, transportation and financial assistance for needy persons. The organization also coordinates an extensive Christmas relief service and operates temporary shelter for transients and the homeless.

Save the Children House of Refuge - Residential maternity home for unwed teenagers and other women in a crisis pregnancy. Offers minors the opportunity to attend public schools, work study programs, vocational training and tutoring.

The Women's Center of Fayetteville - provides women with information on community services, vocational guidance and education. Sponsors support groups, personal growth seminars, health care and survival skills development workshops for women and youth. Provides legal clinic, Adult Basic Education, crafts training and other services to displaced homemakers.

Veterans Administration Medical Center - General medical, surgical and short-term psychiatric care for veterans. The Veteran's Administration also operates a program to assist homeless veterans.

Vocational Rehabilitation Services Office - Promotes employment and independence for persons with emotional or physical disabilities. Services include physical and specialist examinations and corrective treatment; vocational evaluation and work adjustment services; vocational training; maintenance and transportation if necessary during training; tools and equipment; job placement and follow-up. Services are for those who have a substantial job handicap caused by a physical or mental condition, and have a favorable prognosis for going to work.

Wade Family Medical Center - Provides family practice medical services. Fees based on family income, according to Department of Health and Human Services guidelines.

Workfirst - Assists families receiving public assistance in becoming self supporting. Services include job training, job search assistance, child care assistance, transportation and work experience.

3. Special Populations

Populations with Special Needs (Other than Homeless)

Supportive housing is defined as living units that provide a planned services component with access to a range of services identified as necessary for the residents to achieve personal goals. Various populations with special needs require supportive housing. The needs of these subpopulations are described below. Because it is not possible to always determine the number of persons who have supportive housing needs, the Consolidated Plan uses standards recommended by national agencies to determine the number of persons with supportive housing needs in Cumberland County. For all of the statistics discussed below, data for Fayetteville has been subtracted from the total Cumberland County numbers.

Elderly and Frail Elderly

A frail elderly person is defined as a person who has one or more limitations of activities of daily living (ADLs), and a person who may need assistance to perform ADLs. Elderly persons may need housing assistance for two reasons – financial and supportive. Supportive housing is needed when an elderly person is both frail and low income, since the housing assistance offers services to compensate for the frailty in addition to financial assistance. By this definition of need, there are no elderly that require supportive housing, only frail elderly.

An estimate of the number of frail elderly requiring supportive services can be obtained by applying the national prevalency statistics for the proportion of elderly that required assistance with ADLs to the number of elderly in Cumberland County outside of Fayetteville who are low income.

The 2000 Census reports that there were 9,796 persons age 65 and over in the County outside of the City, representing 5.4% of the population. Among these 9,796 individuals, the Census reported the following statistics:

- 5,068 (52%) reported that they had a disability.

- 1,230 (24%) of the 5,068 elderly with a disability reported that they had a self-care disability that limited their ability to dress, bath, or get around inside their home without assistance.
- 2,344 (46%) of the elderly with a disability reported that their disability limited their ability to go outside their home alone to shop or visit a doctor’s office.
- 1,261 (13%) of all elderly persons were living below the poverty level; 866 (17%) of all elderly persons with a disability had income levels below poverty.

CHAS Data 2000 reports on elderly households in the City with mobility and self-care disabilities. As defined by CHAS Data 2000, mobility and self-care limitations are a long-lasting condition that substantially limits one or more basic physical activities, such as walking, climbing stairs, reaching, lifting, or carrying; and/or a physical, mental or emotional condition lasting more than six months that creates difficulty with dressing, bathing, or getting around inside the home. CHAS Data 2000 provides the information by income category and reports on those with a housing problem. The data distinguishes by age, identifying elderly and extra elderly as follows:

- Elderly are one or two member households, where either person is 62 to 74 years
- Extra elderly are one or two member households, where either person is 75 years or older.
- As shown in the following table, CHAS Data 2000 reports the following information about elderly households with mobility and safe care limitations in Cumberland County outside of Fayetteville:
 - Of the 534 elderly and extra-elderly renter households with incomes below 80% of the MFI, 244 (46%) experienced housing problems in 2000.
 - Of the 1,277 elderly and extra-elderly owner households with incomes below 80% of the MFI, 586 (46%) experienced housing problems.

**Table 2-5
Households with Mobility & Self-Care Limitations with Housing Problems, 2000**

Income Category by Housing Problem	Renters				Owners				Total Households
	Extra Elderly	Elderly	All Others	Total Renters	Extra Elderly	Elderly	All Others	Total Owners	
0 - 30% of MFI	38	243	596	877	100	300	427	827	1,704
% with Any Housing Problem	50%	60%	73%	69%	56%	75%	83%	77%	73%
>30 - 50% of MFI	64	66	303	433	215	306	512	1,033	1,466
% with Any Housing Problem	31%	58%	68%	61%	48%	45%	78%	62%	62%
50 - 80% of MFI	22	101	605	728	144	212	914	1,270	1,998
% with Any Housing Problem	0%	24%	39%	36%	11%	23%	59%	48%	43%
>80% of MFI	0	126	850	976	243	1,064	3,684	4,991	5,967
% with Any Housing Problem	n/a	0%	17%	15%	7%	11%	18%	16%	16%
Total Households	124	536	2,354	3,014	702	1,882	5,537	8,121	11,135
% with Any Housing Problem	32%	39%	43%	42%	27%	28%	35%	33%	35%

Source: HUD CHAS Table 1C

The affordable and supportive service needs of the elderly include the following:

- Home maintenance assistance, including minor home repairs is the most needed supportive housing service.
- Affordable, safe and appropriate housing.

- Adaptive modifications that allow them to remain in their homes as their physical conditions change.
- For people age 75 and over, the need for medical and other types of professional care rises sharply as evidenced by the large number of the elderly age 75 and over with self-care and go-outside the home disabilities.
- As people live longer, there will likely be more people in need of care because of dementia or other illnesses that diminish their mental capacity. The 2000 Census reports that there were 1,398 persons age 65 and over with a mental disability.
- The need for personal care and assistance with daily living is increasing. As baby boomers age and families grow smaller, there will be an increasing number of older people who need support and assistance and fewer family members to fill the traditional role of providing care. Where there are no family members to provide direct care, public and nonprofit agencies will need to be increasingly creative in finding means to help the elderly remain in the community.

Persons with Disabilities

The majority of people with psychiatric or developmental disabilities experience housing problems or have housing needs in some form: cost burden; overcrowding; substandard housing; inability to move out of an institutional or residential treatment setting beyond the period of need; and, homelessness.

The 2000 Census reported on non-institutionalized disabled persons, age five and over. The enumeration excludes institutionalized disabled persons, which consists of persons under formally authorized, supervised care or custody in institutions. The Census specifies that a disability is a long-lasting physical, mental, or emotional condition that can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.

- The 2000 Census reported that there were 139,497 non-institutionalized persons age 5 and over in Cumberland County outside of Fayetteville. Of these, 29,320 (21%) reported a disability.
- There were 10,127 working age persons between the ages of 16 to 64 with a disability who were unemployed.
- 4,742 (16%) of the 29,320 disabled persons were living below poverty.

The disabled population in the City can be divided into three categories: mentally disabled, developmentally disabled, and physically disabled.

Mentally Disabled

Severe mental illness includes the diagnoses of psychoses and major affective disorders such as bipolar and major depression. The condition must be chronic (i.e. existing for at least one year) to meet the HUD definition for a disability.

The 2000 Census reports on the non-institutionalized population with a mental disability. The Census defines mental disability as an emotional condition that makes it difficult to learn, remember, or concentrate.

- There were 7,111 non-institutionalized persons age 5 and over with a mental disability, which is equivalent to 5.1% of the 139,497 non-institutionalized persons age 5 and over in the County outside of the City.
- 1,698 (24%) of persons with mental disabilities were children between the ages of 5 and 15.
- 4,015 (56%) were working-age adults between the ages of 16 and 64.
- 1,398 (20%) were elderly individuals age 65 and over.

Developmentally Disabled

The base definition of developmental disability is an IQ score of less than 70. The nationally accepted percentage of the population which can be categorized as developmentally disabled is 1% to 3%. This figure is published by the Association for Retarded Citizens (ARC), a national organization for retarded and disabled citizens. The supportive housing needs of the developmentally disabled can be calculated by assuming that all persons residing in state facilities are in need of supportive housing and then calculating the proportion that may reside in Cumberland County as a proportion of the state-wide total. Using this method, the County has a need for ___ supportive housing units for the developmentally disabled.

Physically Disabled

To be considered physically disabled, a person must have an illness or impairment which impedes his/her ability to function independently. Conditions include orthopedic impairments, arthritis, heart disease, visual impairments, intervertebral disc disorders, asthma, nervous disorders, hypertension, diabetes, hearing impairments, emphysema, cerebrovascular disease, and osteomyelitis bone disorders.

Not all persons with disabilities require supportive housing. Persons that cannot live with family or are in need of help in basic life activities, do require supportive housing and services. Based on national data on the percent of persons with certain impairments that do require help with basic life activities, the need for supportive housing locally can be determined.

The 2000 Census reports on the non-institutionalized population with a physical disability.

The Census defines physical disability as a condition that substantially limits one or more basic physical activities, such as walking, climbing stairs, reaching, lifting or carrying.

- There were 12,754 non-institutionalized persons age 5 and over with a physical disability, which is equivalent to 9% of the 139,497 non-institutionalized persons age 5 and over in the County outside of the City.
- 502 (4%) of the persons with a physical disability were children between the ages of 5 and 15.
- 8,408 (66%) were working age adults between the ages of 16 and 64.
- 3,844 (30%) were elderly individuals age 65 and over.

Issues related to housing for persons with disabilities include the following:

- Affordable, safe and appropriate housing.
- Creative home modification programs for those who acquire a disability as they age or through accident or illness.
- Accessible housing, particularly for those with severe disabilities.
- Assistance with one-time rental assistance and security deposits.
- Varying levels of supportive services adaptable to individual requirements.
- Effective pathways to ensure consumer information on existing housing programs
- Services for those who are dually-diagnosed.
- Outreach to individuals who resist or cannot access the traditional mental health service system.
- Convenient transportation available at varied times.

While concerns for housing accessibility and affordability are paramount for people with disabilities, so are issues of choice. Whatever the limitations imposed by income and special needs for designs and supervision, persons with disabilities have the same range of personal preferences to own or rent, to live in congregate settings or alone, and to live in all parts of the community.

Persons with Alcohol and Other Addictions

Alcohol or other drug abuse is defined as an excessive and impairing use of alcohol or other drugs, including addiction. Persons who are classified with alcohol or other addictions may have a history of inpatient treatment (detox), be identified by current symptomatology or by an assessment of current intake, or by some combination of these approaches. The National Institute of Alcohol Abuse and Alcoholism estimates the number of men with drinking problems at 14% to 16%, and the number of women with similar problems at 6%. No similar statistics exist for abuse of other drugs. However, the National Institute of Alcohol Abuse and Alcoholism estimates that one-third or more of the clients in publicly funded residential group programs are homeless most of the year before entering treatment. Since this group is without housing and medical insurance, it is assumed that they are low income and in need of supportive housing.

There is no source of data to determine the extent of this population in Cumberland County outside of Fayetteville. If the national estimated percentages of men and women with alcohol addictions are applied to the 2000 population, approximately 13,342 to 15,248 men and 3,770 women in Cumberland County outside of Fayetteville may have drinking problems.

Persons Diagnosed with AIDS and Related Diseases

In North Carolina, AIDS and HIV infections are reportable conditions. The North Carolina Department of Public Health maintains a registry of reported cases on a county basis. At the end of 2004, the State reported that 283 persons with AIDS were living in Cumberland County. Another 554 persons with HIV were also living in Cumberland County.

The housing needs and problems of people living with HIV and AIDS are similar to those

of people of similar health or socio-economic status. Many people living with HIV and AIDS have other psychosocial, health, and emotional problems such as chemical dependency and mental health problems. Key housing problems include affordability, security, transportation, and child care issues. Financial constraints are central to most housing issues faced by people living with HIV and AIDS in the community. Financial problems often appear to be accentuated by the inability to work and expenses for medical care and medicines beyond the scope of insurance.

The housing needs of people living with HIV and AIDS are diverse. Housing programs targeting the population need to be flexible enough to address a wide range of needs and problems. Programs should focus on helping people with HIV and AIDS to stay in their own homes. Housing programs may need to find ways to address underlying causes and related problems such as alcohol and drug services, mental health services, benefits counseling, and public transportation.

Housing programs for persons with HIV and AIDS should include the following:

- Direct financial or in-kind assistance to clients, specifically rental and mortgage assistance.
- Direct services, specifically case management and in-home services.
- A flexible indirect assistance component that provides a pool of funds to address multiple housing concerns such as utility assistance, home improvements and renovations.

Based on citizen input and the Housing and Homeless Needs Assessment, some of the major concerns identified were housing repairs, affordable housing, and services for the elderly and disabled. The Department will address these needs through the following goals:

Goal 1: Increase public/supportive services to meet the needs of disabled and elderly persons.

Objective 1: Provide funding to programs that will assist at a total of 500 elderly and disabled persons between 2005 and 2010.

Strategy 1: During the Request for Proposal period for the Public Service Program, give priority to those applications that are geared towards the elderly and disabled population.

Goal 2: Increase the supply of affordable housing for disabled and elderly persons.

Objective 2.1: Produce a total of 100 new affordable housing units for elderly and disabled persons between 2005 and 2010.

Strategy 2.1: Partner with developers to construct or rehabilitate housing specifically for the elderly population.

Objective 2.2: Assist 20 disabled persons with mortgage assistance, rental assistance, utility assistance, and/or utility/security deposits between 2005 and 2010.

Strategy 2.2: Provide one-time rental, mortgage, utility, and/or security deposit assistance to the disabled.

Goal 3: Assist elderly and disabled persons with adaptive/accessible housing modifications.

Objective 3: Complete accessibility and housing modifications for a total of 10 elderly and disabled homeowners.

Strategy 3: Through targeted marketing and outreach to the elderly and disabled population, continue to address accessibility issues through the housing rehabilitation program.

4. Housing

A. Current Estimates and Five-year Projections

Using CHAS Table 1C, Cumberland County is able to estimate the housing needs of extremely low, low and moderate income households. CHAS tables are provided by HUD and are based on the 2000 Census. This data source is the most current information available on which to base the five year housing needs assessment for the County outside of the City.

The following sections describe in greater detail the degree to which each household type in each income group experiences housing problems and cost burden in Cumberland County outside of Fayetteville.

Categories of Persons Affected

Table 1C categorizes families in need as follows:

- Extremely low income (0% to 30% of median family income)
- Very low income (31% to 50% of median family income), and
- Low income (51% to 80% of median family income).

Table 1C also provides a summary of the *number* of households in each income category by tenure and household type, and the *percent* of such households that had a housing problem. The *needs* of various households, by household type within each income category, are also described. The extent to which the households within each group are cost burdened and extremely cost burdened, and/or living in substandard housing, was examined. Also, the extent to which such problems impact minority households was reviewed.

Table 2-1
Housing Needs of All Households (HUD Table 1C)

Income Category by Housing Problem	Renters					Owners					Total Households
	Elderly	Small Families	Large Families	All Others	Total Renters	Elderly	Small Families	Large Families	All Others	Total Owners	
0 - 30% of MFI	409	1,497	161	798	2,865	812	706	228	412	2,158	5,023
% with Any Housing Problem	61%	68%	83%	60%	66%	66%	76%	83%	72%	72%	69%
% Cost Burdened	60%	66%	78%	59%	64%	66%	75%	75%	71%	71%	67%
% Extremely Cost Burdened	50%	57%	63%	49%	54%	52%	65%	69%	57%	59%	56%
>30 - 50% of MFI	202	1,642	312	663	2,819	929	962	238	497	2,626	5,445
% with Any Housing Problem	48%	60%	49%	78%	62%	43%	75%	96%	70%	64%	63%
% Cost Burdened	43%	56%	32%	77%	57%	43%	74%	88%	70%	64%	60%
% Extremely Cost Burdened	27%	14%	14%	28%	18%	23%	50%	49%	58%	42%	30%
>50 - 80% of MFI	257	3,348	938	1,058	5,601	1,067	2,551	698	652	4,968	10,569
% with Any Housing Problem	25%	37%	36%	33%	36%	34%	64%	70%	57%	46%	46%
% Cost Burdened	21%	29%	18%	30%	27%	33%	61%	60%	56%	54%	40%
% Extremely Cost Burdened	12%	3%	0%	4%	3%	13%	17%	8%	26%	16%	9%
>80% of MFI	289	5,789	1,436	2,049	9,563	3,624	18,020	2,940	3,121	27,705	37,268
% with Any Housing Problem	1%	5%	24%	8%	8%	10%	13%	25%	15%	13%	13%
% Cost Burdened	1%	2%	2%	4%	2%	10%	12%	13%	24%	13%	10%
% Extremely Cost Burdened	0%	0%	0%	0%	0%	1%	1%	1%	3%	2%	1%
Total Households	1,157	12,276	2,847	4,568	20,848	6,432	22,239	4,104	4,682	37,457	58,305
% with Any Housing Problem	36%	29%	34%	33%	31%	26%	23%	40%	38%	27%	29%
% Cost Burdened	34%	24%	15%	30%	25%	26%	22%	29%	37%	25%	25%
% Extremely Cost Burdened	25%	10%	5%	14%	11%	13%	7%	9%	17%	10%	10%

Source: HUD CHAS Table 1C

Renter Households

According to the HUD CHAS data, renter households in Cumberland County outside of Fayetteville numbered 20,848 in 2000. Of these, 54% had incomes up to 80% of the MFI. Among all lower income renter households, those with incomes between >50-80% of the MFI were the largest group at 5,601. Among household types, small families were the most numerous (68%).

Extremely Low Income (0-30% of MFI)

Extremely low income households were the second-largest category of renters, accounting for 25% of renters with incomes up to 80% of the MFI. Small families were the largest sub-category and accounted for 52% of this income group, while elderly households accounted for 14%. Large families were the smallest subcategory at 6%. All other household types comprised 28% of all extremely low income renter households.

Overall, 66% of these households reported housing problems. The occurrence of cost burden was slightly lower at 64%, and extreme cost burden was reported by 54% of all extremely low income renter households.

Housing problems reported by renters in this income group were high, ranging from 83% among large families to 60% among all other household types. Similarly, households in this income group reported high rates of cost burden where renters were paying more than 30% of their income toward housing costs. Cost-burdened households ranged from 78% among large families to 59% among all other household types. The rates of households experiencing extreme cost burden were highest among large families at 63% and lowest among all other household types at 49%.

In summary, large families were the smallest household type (by number) among extremely low income renters but experienced the highest rates of housing problems and cost burden. However, all household types in this income group have significant housing problems with high rates of cost burden and extreme cost burden. Typically, rental assistance is the greatest need among these households, as well as housing rehabilitation of substandard units.

Very Low Income (>30-50% of MFI)

Very low income households accounted for 25% of all lower income renter households and were the smallest income group. Elderly households represented 7% of this income group, large families represented 11%, and all other household types accounted for 24%. Small families were the largest group with 58%.

As a group, these households experienced housing problems at a rate of 62%. Cost burden rates were significantly lower than among extremely low income households: 57% of very low income renter households paid 30% or more of their income on housing costs, while 18% paid 50% or more.

Housing problems reported among the household types within this income group were also lower than among extremely low income renters. The rate of housing problems ranged from 48% among elderly households up to 78% among all other household types. In all categories of housing problems and cost burden, all other household types were the most severely impacted and had the highest rates in this income group.

In summary, large families were the smallest household type (by number) among extremely low income renters but experienced the highest rates of housing problems and cost burden. However, all household types in this income group have significant housing problems with high rates of cost burden and extreme cost burden. Typically, rental assistance is the greatest need among these households, as well as housing rehabilitation of substandard units.

Low Income (>50-80% of MFI)

As the income level rises among renter households, the degree of housing problems and cost burden decrease but at varying rates among the various household types. Low income renters account for 50% of all lower income renters but have lower rates of housing needs than other renters. Of all low income renter households in the County outside of the City, 36% experienced some type of housing problem, 27% experienced cost burden and only 3% of these households were extremely cost burdened.

Housing problems ranged from 25% among elderly households and small families to a high of 37% among small families.

Cost burden continued to decline among households in this income group from the higher rates noted in extremely low income and very income renter households. Rates ranged from 18% for large families to a high of 30% for all other household types. Extreme cost burden remained a problem for some groups, though, ranging from 0% among large families to a high of 12% among elderly households.

In summary, housing rehabilitation and rental assistance appear to be significant needs for low income households, but at a lower rate than among extremely low and very low income renter households in Cumberland County outside of Fayetteville.

Owners

According to the HUD CHAS data, owner households of any type and income level numbered 37,457 in Cumberland County outside of Fayetteville in 2000. Of these, 9,752 households with incomes up to 80% of the MFI and classified as lower income. This

represented 26% of all owner households. Lower income renters outnumbered lower homeowners in the County outside of the City by 14%.

Extremely Low Income (0-30% of MFI)

Extremely low income homeowners were the smallest group of homeowners and accounted for 22% of all lower income owner households. Overall, this income group experienced the greatest degree of housing problems and cost burden than both owner and renter households of higher income groups. Seventy-two percent (72%) of extremely low income owner households had housing problems of one type or another; 71% experienced cost burden; and, another 59% were extremely cost burdened.

Large family households experienced the highest rate of housing problems (83%) even though they constituted the smallest household type (by number) in this income group. Small families follow with 76% and all other household types with 72%. Elderly households had the lowest rate at 66%.

The rate of cost burden among this income group was also quite severe. Rates of cost burden ranged from 75% among small families and large families to a low of 66% for elderly households.

Extreme cost burden for owners in this income group was also very severe with 69% of all large families impacted as well as 52% of all elderly households affected.

In summary, the high rates of cost burden on these households will impact their ability to perform routine as well as major maintenance and repairs on their housing units. Housing rehabilitation funding could assist with the repair and upgrade work, but would not impact the degree of cost burden.

Very Low Income (>30-50% of MFI)

Very low income homeowners accounted for 27% of all lower income homeowners. Overall, this income group was only slightly better off financially than extremely low income homeowners. Housing problems were reported by 64% of all owners. Cost burden was a problem for 64% of owners, while 42% were extremely cost burdened. Housing problems were greatest among large families (96%) and lowest among the elderly (43%). Cost burden was also greatest among large families (88%) and lowest among the elderly (43%). Extreme cost burden ranged from 23% among the elderly up to 58% for all other household types.

Similar to extremely low income homeowners, housing rehabilitation for these households would be beneficial.

Low Income (>50-80%)

Low income owners accounted for 51% of all lower income owners in the County outside of the City, and comprised the largest income category of homeowners. Rates of housing problems and cost burden were lower in this group but still significant. Fifty-seven percent (57%) of the households reported housing problems, 54% were cost burdened and 16% were extremely cost burdened.

Housing problems ranged from 34% for elderly owners up to 70% for large families.

The degree of cost burden ranged from 33% for elderly owners up to 61% for small families. The degree of extreme cost burden ranged from a low of 8% among large families to a high of 26% among all other household types.

Similar to other lower income homeowners, housing rehabilitation for these households would be beneficial.

Minority Households

The HUD CHAS tables also provide data on the rate of housing problems and cost burden by minority and ethnic households in Cumberland County outside of Fayetteville.

For the purposes of the Five Year Consolidated Plan, the rates for white non-Hispanic households were compared to black non-Hispanic households and Hispanic households.

Table 2-2 includes the percentages of lower income black non-Hispanic households (renters and owners) which experienced housing problems, cost burden and extreme cost burden. Table 2-3 includes the same type of data for lower income white non-Hispanic households (renters and owners) and Table 2-4, the same data for Hispanic households. This information is presented together in order to compare the degree to which minority or ethnic households are impacted by housing need.

Black non-Hispanic lower income renters numbered 4,080 and accounted for 57% of all black non-Hispanic renter households in the County outside of the City in 2000. By comparison, white non-Hispanic lower income renters numbered 5,244 and represented 48% of all white non-Hispanic renters, while lower income Hispanic renters numbered 1,239 and comprised 64% of all Hispanic renters.

On the following tables, “any housing problem” includes cost burden of greater than 30% and/or overcrowding and/or without complete kitchen or plumbing facilities in a housing unit.

**Table 2-2
Housing Needs of Low and Moderate Income
Black Non-Hispanic Households (HUD Table 1C)
(Cumberland County Outside Fayetteville)**

Income Category by Housing Problem	Renters				Owners				Total Households
	Elderly	All Families	All Others	Total Renters	Elderly	All Families	All Others	Total Owners	
0 - 30% of MFI	107	850	335	1,292	244	415	152	811	2,103
% with Any Housing Problem	61%	77%	49%	68%	68%	84%	77%	78%	72%
>30 - 50% of MFI	26	720	269	1,015	184	568	190	942	1,957
% with Any Housing Problem	31%	70%	84%	73%	52%	82%	77%	75%	74%
>50 - 80% of MFI	48	1,343	382	1,773	163	998	201	1,362	3,135
% with Any Housing Problem	21%	48%	43%	46%	45%	70%	64%	66%	55%
>80% of MFI	72	2,290	657	3,019	486	5,528	818	6,832	9,851
% with Any Housing Problem	0%	9%	9%	9%	17%	16%	24%	17%	0.147
Total	253	5,203	1,643	7,099	1,077	7,509	1,361	9,947	17,046
% with Any Housing Problem	33%	39%	37%	38%	39%	32%	43%	34%	36%

Source: HUD CHAS Table 1C

a. Renter Households

White non-Hispanic households accounted for the largest group of lower income renters at 5,244, while black non-Hispanics numbered 4,080 and Hispanics 1,239. Overall, white non-Hispanic renter households experienced housing problems at rates lower than blacks and Hispanics, the latter being the severely impacted with housing problems.

1) Extremely Low Income (0-30% of MFI)

Hispanic households comprised the smallest group (138 households) but experienced the highest rates of housing problems at 76% in this income category. The rate among black non-Hispanics was 68% and for white non-Hispanics, it 63%.

2) Very Low Income (>30-50% of MFI)

Black non-Hispanic households had the highest rate of housing problems at 73%, surpassing the rate among extremely low income renters. The rates among white non-Hispanic and Hispanic households were significantly lower than among extremely low income households of the same race and ethnicity.

3) Low Income (>50-80% of MFI)

White non-Hispanic households were the largest group (2,742) and had the lowest rate of housing problems (27%). Black non-Hispanics numbered 1,773 and had a rate of housing problems of 46% while Hispanics numbered 748 and experienced problems at a rate of 36%.

Table 2-3
Housing Needs of Low and Moderate Income
White Non-Hispanic Households (HUD Table 1C)
(Cumberland County Outside of Fayetteville)

Income Category by Housing Problem	Renters				Owners				Total Households
	Elderly	All Families	All Others	Total Renters	Elderly	All Families	All Others	Total Owners	
0 - 30% of MFI	294	666	328	1,288	541	424	245	1,210	2,498
% with Any Housing Problem	60%	60%	72%	63%	66%	73%	69%	69%	66%
>30 - 50% of MFI	151	790	273	1,214	662	569	251	1,482	2,696
% with Any Housing Problem	56%	49%	69%	54%	40%	75%	69%	58%	57%
>50 - 80% of MFI	161	2,062	519	2,742	859	1,871	420	3,150	5,892
% with Any Housing Problem	31%	27%	25%	27%	35%	62%	49%	53%	41%
>80% of MFI	204	4,157	1,209	5,570	2,982	13,663	2,101	18,746	24,316
% with Any Housing Problem	2%	7%	8%	7%	9%	13%	25%	14%	0.121
Total	810	7,675	2,329	10,814	5,044	16,527	3,017	24,588	35,402
% with Any Housing Problem	39%	21%	29%	24%	23%	22%	36%	24%	24%

Source: HUD CHAS Table 1C

Table 2-4
Housing Needs of Low and Moderate Income
Hispanic Households (HUD Table 1C)
(Cumberland County Outside of Fayetteville)

Income Category by Housing Problem	Renters				Owners				Total Households
	Elderly	All Families	All Others	Total Renters	Elderly	All Families	All Others	Total Owners	
0 - 30% of MFI	0	99	39	138	14	42	4	60	198
% with Any Housing Problem	n/a	82%	62%	76%	100%	100%	100%	100%	83%
>30 - 50% of MFI	0	286	67	353	24	62	4	90	443
% with Any Housing Problem	n/a	50%	88%	57%	100%	94%	0%	91%	64%
>50 - 80% of MFI	10	635	103	748	8	207	28	243	991
% with Any Housing Problem	0%	38%	29%	36%	50%	68%	100%	71%	45%
>80% of MFI	0	537	144	681	55	921	66	1,042	1,723
% with Any Housing Problem	n/a	24%	7%	20%	18%	19%	27%	20%	20%
Total	10	1,557	353	1,920	101	1,232	102	1,435	3,355
% with Any Housing Problem	0%	38%	35%	37%	52%	34%	49%	36%	37%

Source: HUD CHAS Table 1C

b. Owners

White non-Hispanic households accounted for the largest group of lower income owners at 5,482, while black non-Hispanics numbered 3,115 and Hispanics only 393. Overall, white non-Hispanic homeowners experienced housing problems at rates only slightly lower than blacks and Hispanics, the latter being the severely impacted with housing problems.

1) Extremely Low Income (0-30% of MFI)

Hispanic households struggled the hardest to maintain homeownership with 100% of all 60 households in this income group experiencing housing problems. Seventy-eight percent (78%) of black non-Hispanic households experienced problems, while 69% of white non-Hispanic households had housing problems.

2) Very Low Income (>30-50% of MFI)

Hispanic households in this income group only fared slightly better than extremely low income Hispanic households: 91% of the 90 homeowners had housing problems. The rate among black non-Hispanics was 75% and 69% for white non-Hispanics.

3) Low Income (>50-80% of MFI)

Of the 243 Hispanic homeowners, 71% had housing problems compared to 66% of black non-Hispanics and 53% of white non-Hispanics.

c. Summary

Hispanic households accounted for 5.9% of total households and 4% of all homeowner households in Cumberland County outside of Fayetteville in 2000. They also represented 4% of all lower income homeowners. However, the rate of housing problems experienced by this ethnic group (71% to 100%) were higher than among black non-Hispanics and white non-Hispanics of similar income levels.

Black non-Hispanic households accounted for 37.5% of total households and 28% of all homeowner households in the County outside of the City in 2000. They represented 35% of all lower income homeowners. Rates of housing problems ranged from 66% to 78% for these households. White non-Hispanic households accounted for 56.6% of total households and 68% of all homeowner households in the County outside of the City in 2000. They represented 65% of all lower income homeowners. Housing problems ranged from a rate of 53% up to 69%. Programs targeting lower income racial and ethnic minority households could provide opportunities for financially feasible housing rehabilitation for these homeowners to maintain their properties.

Based on citizen input and the housing needs assessment, the major need identified was affordable housing, both rental and home ownership.

Renters

- Rental Assistance
- Housing Rehabilitation

Homeowners

- Affordable mortgage products
- Housing Rehabilitation

Goal 1: Increase the availability and accessibility of decent, safe, and affordable housing in Cumberland County.

Objective1: To rehabilitate 75 owner-occupied units and 10 rental units from 2005 to 2010.

Strategy 1.1: Provide low interest loans to leverage private investment in rental rehabilitation projects that create affordable housing units.

Strategy 1.2: Provide low interest rehabilitation loans to homeowners (to include refinancing existing mortgages to make the home more affordable).

Strategy 1.3: Provide deferred, forgivable loans low-income homeowners in need of home repairs.

Strategy 1.4: Perform minor to substantial rehabilitation on houses owned and occupied by low-income persons.

Strategy 1.5: Identify methods of making rehabilitation more affordable while still meeting minimum safety and quality standards.

Goal 2: Increase home ownership opportunities for residents of Cumberland County.

Objective 2.: Provide assistance to 50 low/moderate income citizens to become first-time home buyers from 2005 to 2010.

Strategy 2.1: Acquire and rehabilitate substandard residential property for resale to first-time home buyers.

Strategy 2.2: Work with for-profit and non-profit developers and CDC's to build infill housing intended for first-time home buyers.

Strategy 2.3: Provide low-income first-time home buyers with down payment and closing cost assistance through deferred loans.

Strategy 2.4: Provide low-income first-time home buyers with GAP financing to make home loans more affordable.

Strategy 2.5: Support the creation of new nonprofit groups (particularly Community Housing Development Organizations) that facilitate the development of affordable housing.

Strategy 2.6: Create and encourage lease to own programs that would allow people to transition into home ownership.

Strategy 2.7: Refer prospective home buyers to financial assistance programs offered by the North Carolina Housing and Finance authority, Fannie Mae, Freddie Mac, and private market lenders.

Strategy 2.8: Partner with nonprofit agencies to provide counseling to potential low and moderate income home buyers on credit repair, budgeting, and other financial issues.

Strategy 2.9: Implement public information activities to promote affordable home ownership opportunities in the County.

Strategy 2.10: Teach potential home owners about alternative methods of financing and how to purchase a home.

Strategy 2.11: Cross-train CD staff so that they may effectively market other departments' programs.

Goal 3: A County in which all rental housing is affordable and in standard condition.

Objective 3: Provide 200 additional standard rental units that are affordable to very low-and-income residents from 2005-2010.

Strategy 3.1: Acquire dilapidated/abandoned housing units in low income neighborhoods to preserve them for future rehabilitation into standard, affordable rentals.

Strategy 3.2: Acquire vacant lots in low-income neighborhoods for future development of infill affordable housing.

Strategy 3.3: Provide support services, training, funding, and financial incentives to landlords to encourage rehabilitation and maintenance of rental units.

Strategy 3.4: Provide low-interest loans for affordable rental rehabilitation and new construction projects.

Strategy 3.5: Partner with locally-based nonprofit housing organizations (such as CDC's) to develop and manage standard affordable rental units with 3 or more bedrooms.

Strategy 3.6: Provide financial incentives and low-interest loans for developers to build and manage standard affordable rental units with 3 or more bedrooms.

Goal 4: A county free of residential lead-based paint hazards

Objective 4: Assist 5 households between 2005 and 2010 through CCCD's housing programs by providing education and offering lead-based paint elimination and abatement programs.

Strategy 4.1: Develop and run periodic public service announcements to make households with children under seven aware that they may qualify for funding to assist with lead based paint abatement.

Strategy 4.2: Ensure that all households applying for funds from CCCD's Housing Rehabilitation, Emergency Repair, or First-Time Home Buyer's Programs are given brochures on the hazards of lead based paint.

Goal 5: To eliminate housing discrimination in Cumberland County.

Objective 5: Affirmatively further fair housing by increasing the number of housing

providers aware of their responsibilities and increasing the number of housing seekers aware of their rights under the Fair Housing Act by holding five educational symposiums from 2005 to 2010.

Strategy 5.1: Coordinate with the Fayetteville/Cumberland County Human Relations Department to provide fair housing information to housing providers and housing seekers.

SEE APPENDIX B FOR COMPLETE HOUSING MARKET ANALYSIS.

Lead Based Paint Hazards

Environmental quality is one aspect of determining the decent and safe condition of housing units. The most significant environmental factor of housing facing residents today is the incidence and hazard of lead based paint. Although lead was banned from residential paint in 1978, more than half of the total U.S. housing stock (an estimated 57 million older homes) contains some lead based paint. Approximately 20 million housing units contain lead hazards: flaking or peeling lead based paint, or excessive levels of tiny lead particles in household dust. HUD estimates that 3.8 million homes containing such immediate lead hazards are occupied by families with young children who are at immediate risk of poisoning. Half of these families own their homes; half have incomes above \$30,000 per year.

Childhood lead poisoning is the number one environmental health hazard facing American children. The federal government estimates that 10% to 15% of all preschoolers – as many as 3 million – have blood lead levels high enough to warrant concern for their intellectual development. While lead poisoning affects children of every socioeconomic and demographic stratum, the poor and minorities are disproportionately affected. In many urban communities, over 50% of children suffer from overexposure to lead, with African-American children more than twice as likely to be poisoned.

Very severe exposure in children can cause coma, convulsions, and even death. At high levels, lead can cause mental retardation, kidney damage, damage to the central nervous system, and damage to blood forming tissues. However, for most children, lead poisoning is a silent disease without obvious symptoms. No less than twelve studies conducted over the last ten years have demonstrated that even low levels of lead significantly affect IQ, reading and learning abilities, attention span, and behavior. Exposures during infancy can affect the basic development of the brain and nervous system. Effects may be irreversible, affecting performance both in school and later in adult life.

Children do not have to eat paint chips to become lead poisoned. Most children become exposed to lead based paint and dust hazards living in older homes. Young children most frequently become poisoned by inadvertently ingesting lead contained in household dust during the course of normal hand-to-mouth activity. Older, low-income, privately owned rental housing that has not been adequately maintained is potentially the most hazardous to young children. In many older properties, windows have been allowed to deteriorate, resulting in peeling, chipping, flaking paint, all of which frequently contains high levels of lead. This paint debris often accumulates in window wells and sills. Because children enjoy playing at or near windows, the debris represents a serious hazard to their health. In addition, children are exposed to lead based paint and dust hazards during the renovation, remodeling, or repair of older homes when lead based paint is

disturbed.

The “time honored” practices of burning, dry scraping, and sanding – especially power sanding – older paint can increase lead dust levels in the home a hundredfold and result in the inadvertent poisoning of children, pets and workers. Regardless of family income, neighborhood, or socioeconomic class, lead in older homes can be hazardous to children.

By itself, the presence of lead based paint does not constitute an exposure hazard. Lead in paint that is intact on non-impact, non friction surfaces constitutes a latent or potential problem that may, at some future time, be released and cause harm. Lead reduction is accomplished by the use of abatement and interim controls. Both can be used to correct lead based paint hazards and reduce lead dust levels in the home environment.

Abatement results in long term correction of lead hazards and includes removal, replacement or covering over lead based paint hazards. Abatement strategies often include: replacement of windows, elimination of friction points, provision of cleanable floors, re-siding of exteriors and soil treatments.

Lead abatements must meet clearance dust standards before families are permitted to move back into the home. Costs for full abatement of all lead based paint in a housing unit can range from \$7,500 to \$40,000, or less if done in conjunction with other rehabilitation activities. Abatement of lead hazards, which makes housing lead-safe but not lead-free, is less expensive: costs range from \$3,000 to \$15,000 per housing unit. Conducting abatement in the course of other rehabilitation activities usually provides additional savings.

Interim controls are short term measures to reduce lead hazards which include: intensive cleaning with HEPA vacuum and tri-sodium phosphate (TSP) wash, wet scraping and repainting, and in-place management strategies to stabilize painted surfaces. Interim controls are not permanent solutions and require ongoing oversight to maintain safety in the home. Costs for interim controls range from \$500 to \$5,000.

The best time to abate or control lead based paint hazards is during housing rehabilitation work. However, lead abatement can increase the cost of rehab, placing further demands on inadequate housing funds. Most owners of low income housing will need public subsidies. But the cost to society and local health and education systems of neglecting lead hazards is far greater than the cost of abating them. The costs for each severely poisoned child include hospitalization, medical treatment, special education, and reduced tax contribution from reduced future earning potential. Furthermore, in the long run, failure to integrate evaluation and reduction of lead based paint hazards into ongoing rehabilitation programs may increase liability and costs for jurisdictions.

Factors that contribute to community risk for lead based paint hazards include:

- age of housing
- condition of housing
- poverty and property tenure
- families with young children
- presence of lead poisoning cases

These factors are inter-related. Communities with old, deteriorated rental properties occupied by

very low income families are at highest risk. In contrast, communities with newer, owner-occupied housing occupied by moderate to high income families have been found to be at lower risk.

Lead-Based Paint Housing Estimates

According to HUD, lead paint is typically found in homes that were constructed prior to 1978. Since 27% of the housing inventory in the County outside of the City was built prior to 1980, the probability of finding lead paint in existing residential units is very high.

The following table provides estimates of the number of occupied housing units (renter and owner) that are suspected of containing lead based paint.

More than one in three renter units (38%) located in the County outside of the City are suspected of containing lead based paint. The incidence among owner units is closer to one in four units (27%).

**Table 2-7
Estimated Incidence of Lead-Based Paint in Housing Stock, 2000
(Cumberland County Outside of Fayetteville)**

Year Built	Renter Units			Owner Units		
	Total Units	% with LBP	Estimated Units with LBP	Total Units	% with LBP	Estimated Units with LBP
1980-Present	9,201	x 0 =	0	22,120	x 0 =	0
1960-1979	7,886	x 0.62 =	4,889	12,858	x 0.62 =	7,972
1940-1959	3,241	x 0.80 =	2,593	2,223	x 0.80 =	1,778
Before 1940	659	x 0.90 =	593	738	x 0.90 =	664
Total	20,987		8,075	37,939		10,415

Source: U.S. Census Bureau

Findings

The findings listed below are reflective of the data analysis conducted as part of the Housing and Homeless Needs Assessment for Cumberland County outside of Fayetteville. These findings will serve as the basis for developing priorities and implementation strategies for the County’s federal entitlement program activities.

- Large families were the smallest household type (by number) among extremely low income renters but experienced the highest rates of housing problems and cost burden. However, all household types in this income group have significant housing problems with high rates of cost burden and extreme cost burden. Typically, rental assistance is the greatest need among these households, as well as housing rehabilitation of substandard units.
- Housing problems ranged from 34% for elderly owners up to 70% for large families. The degree of cost burden ranged from 33% for elderly owners up to 61% for small families. The degree of extreme cost burden ranged from a low of 8% among large families to a high of 26% among all other household types. Similar to other lower income homeowners, housing rehabilitation for these households would be beneficial.

- Hispanic households accounted for 5.9% of total households and 4% of all homeowner households in Cumberland County outside of Fayetteville in 2000. They also represented 4% of all lower income homeowners. However, the rate of housing problems experienced by this ethnic group (71% to 100%) were higher than among black non-Hispanics and white non-Hispanics of similar income levels.
- Black non-Hispanic households accounted for 37.5% of total households and 28% of all homeowner households in the County outside of the City in 2000. They represented 35% of all lower income homeowners. Rates of housing problems ranged from 66% to 78% for these households.
- Twenty-four percent (24%) of the 5,068 elderly with a disability reported that they had a self-care disability that limited their ability to dress, bath, or get around inside their home without assistance. Forty-six percent (46%) of the elderly with a disability reported that their disability limited their ability to go outside their home alone to shop or visit a doctor's office. Thirteen percent (13%) of all elderly persons were living below the poverty level; 866 (17%) of all elderly persons with a disability had income levels below poverty.
- Of the 534 elderly and extra-elderly renter households with incomes below 80% of the MFI, 244 (46%) experienced housing problems in 2000. Of the 1,277 elderly and extra-elderly owner households with incomes below 80% of the MFI, 586 (46%) experienced housing problems.
- The 2000 Census reported that there were 139,497 non-institutionalized persons age 5 and over in Cumberland County outside of Fayetteville. Of these, 29,320 (21%) reported a disability. There were 10,127 working age persons between the ages of 16 to 64 with a disability who were unemployed. 4,742 (16%) of the 29,320 disabled persons were living below poverty.
- More than one in three renter units (38%) located in the County outside of the City are suspected of containing lead based paint. The incidence among owner units is closer to one in four units (27%).

HUD's final rule on lead-based paint, effective September 15, 2000, has not significantly impacted the County's housing programs. There has not been a trend of increasing rehabilitation costs required per unit for rehabilitation activities due to lead-based pain. The County will continue to comply with HUD regulations concerning lead-based paint testing, abatement, and education.

Fair Housing

Fayetteville – Cumberland County Human Relations Department

The Fayetteville - Cumberland County Human Relations Department was established in 2003. Prior to the establishment of the joint Department, the Department was operated by the City alone. Cumberland County had a Fair Housing Officer who was responsible for promoting equal opportunity and fair treatment among all residents. The Human Relations Department provides the following services and programs.

- Staff support for the Human Relations Commission.

- Develops and fosters program and activities aimed at addressing and improving race and human relations.
- Provides training on equal opportunity and human relations matters.
- Administers the City's Fair Housing Ordinance.

The Department also is the initial point of contact for any and all complaints relating to housing issues in Cumberland County. Staff records complaints and make referrals to appropriate agencies for assistance. When it is determined that a person has a complaint that falls within the scope of the fair housing laws, staff work with the individual to resolve the issue.

The following provides a review of the housing complaints received by the Department from 2002 through 2004. The review also identifies housing complaints received by Cumberland County's Fair Housing Officer prior to establishment of the Fayetteville – Cumberland County Human Relations Department.

- In 2002, Cumberland County's Fair Housing Officer received 16 housing related complaints. All were landlord tenant disputes.
- In 2003, Cumberland County's Fair Officer received 20 housing related complaints. All involved landlord tenant disputes.
- From January 2003 thorough June 2004, the Fair Housing Officer received 13 housing related complaints. One was a housing discrimination complaint and 12 were landlord tenant disputes.
- In 2002, the City of Fayetteville Human Relations Department received 44 housing complaints. Generally, the cases involved landlord tenant disputes. The staff worked with 19 complainants to mediate their disputes.
- In 2003, the City of Fayetteville Human Relations Department received 26 housing complaints. The majority of the cases involved landlord tenant disputes. The staff worked with 14 complainants to conduct investigations and mediations.

Fort Bragg and Pope Air Force Base

Both of the military bases are authorized to enforce the Fair Housing Act on behalf of military personnel living off base. Staffs at the military bases are able to conduct investigations, negotiations, and mediations. If they are unable to conciliate a complaint, they may elect to have the claims and issues asserted in the reasonable grounds determination decided in a civil action, which they commence and maintain. Fort Bragg uses an Armed Forces Military Board while at Pope Air Base the Wing Commander is the responsible party. Both military bases report that over the last few years they have not received any fair housing complaints. Generally, they are involved in resolving landlord tenant disputes.

Findings of Complaints

The review of complaints shows that the total number of complaints that are violations of the Fair Housing Act are limited. A lack of filed complaints does not, however, indicate lack of a problem. HUD estimates that only a little more than one percent of households experiencing housing discrimination file complaints. Households do not file complaints because they are not aware of how to go about filing a complaint or where to go. Other times households are aware that they are being discriminated against, but they are not aware that the discrimination is against the law and that legal remedies can address the

discrimination. Finally, most households are more interested in achieving their first priority of finding decent housing and prefer to avoid going through the process of filing a complaint and following it up.

Housing discrimination is often subtle. While not specifically cited as problems in Cumberland County nor explicitly apparent in the complaints that have been filed, the following are issues that impact the members of the protected classes that may result in impediments to housing choice.

- Discriminatory practices against minority home seekers often include rude or hostile treatment, withheld information about housing availability, differing terms and conditions of rental or sale, and lack of follow-up.
- A 2003 study by the McAuley Institute's National Women and Housing Task Force (NWHTF), found that "...[W]omen of color bear the brunt of anti-family sentiments among landlords and realtors," since 80 percent of black and Hispanic women heads of household have children, compared with 60 percent of all female headed household nation-wide.
- Women, whose source of income includes child support and alimony, are viewed as less reliable and creditworthy than a full-time salary, putting them at higher risk of discrimination.
- Among the disabled, it has been found that housing discrimination is exacerbated by a widespread lack of understanding of the reasonable accommodation standards of the Fair Housing Act.

How Much Do We Know? published by HUD in 2002, reports that only half of the public could correctly identify as unlawful six or more of eight scenarios describing illegal fair housing conduct. Less than one-fourth of the public knows the law in two or fewer of the eight cases. In addition, 14 percent of the adult population claims to have experienced some form of housing discrimination at one point or another in their lives. Of those who thought they had been discriminated against, 83 percent indicate they had done nothing about it, while 17 percent say they had done something. Among those with a high level of awareness of fair housing laws, however, 22 percent had done something compared with only eight percent of those with a low level of awareness. Hence, people with more knowledge are over two-and-one-half times as likely to do something as those with less knowledge. There is then, some association between knowledge of the law, the discernment of discrimination, and attempts to do something about it. Therefore, education, information, and referral regarding fair housing issues are critical to equip persons with the ability to reduce impediments. The availability of assistance locally to ensure follow-up is also important.

Existence of Fair Housing Discrimination Suit

No Fair Housing discrimination suits have been filed or are pending in Cumberland County or the City of Fayetteville.

Determination of Unlawful Segregation

There has been no determination of unlawful segregation or other housing discrimination by a court or a finding of noncompliance by HUD under Title VI of the Civil Rights Act of 1964 or Section 504 of the Rehabilitation Act of 1973 in the City of Fayetteville or in Cumberland County. Additionally, the Secretary has not issued a charge under the Fair Housing Act regarding assisted housing in Cumberland County or the City of Fayetteville.

Identification of Impediments to Fair Housing Choice

This section of the *Analysis of Impediments* discusses the existing conditions within Cumberland County and the City of Fayetteville that limit the choice of fair housing among owners and renters of similar income levels. This analysis is based upon the collected data describing the protected classes and the demographic assessment conducted for Cumberland County and the City of Fayetteville.

Identification of the barriers to fair housing is accomplished by analyzing the following:

- Public sector actions; and
- Private sector actions.

Both of these areas will be discussed in order to determine the existence of any impediments to fair housing in Cumberland County.

Public Sector

An important element of the *Analysis of Impediments* involves an examination of public policy in terms of its impact on housing choice. Public sector decision makers exert a profound effect on housing opportunities.

A community's sensitivity to housing issues is often determined by people in positions of public leadership. The perception of housing needs and the intensity of a community's commitment to housing related goals and objectives are often measured by board members, directorships and the extent to which these individuals relate within an organized framework of agencies, groups, and individuals involved in housing matters. The expansion of housing choice requires a team effort. Public leadership and commitment is a prerequisite to strategic action.

The purpose of this section of the *Analysis of Impediments* is to evaluate the public policies in Cumberland County, the potential for impediments due to the policies, and to determine opportunities for furthering the expansion of housing choice for the protected classes.

Fayetteville – Cumberland County Human Relations Commission

The Fayetteville – Cumberland County Human Relations Commission was created in 2003, when the County Board of Commissioners entered into an inter-local agreement with the City of Fayetteville to provide human relations services throughout the County. The County's Community Development Fair Housing Specialist relocated to the Fayetteville – Cumberland County Human Relations Department. Prior to the agreement, the Commission was a City agency.

The Human Relations Commission is a local agency that is responsible for promoting equal opportunity and fair treatment among all residents. The Commission's mission is "To protect civil rights and promote equal opportunity and positive community relations and to provide efficient and effective staff support of the Human Relations Commission. The Commission administers the City's Fair Housing Act.

Under the City's Fair Housing Act, the Human Relations Department is responsible for investigating fair housing complaints. All housing complaint calls are documented and callers receive an informational packet containing a handbook on North Carolina's Fair Housing Act, State landlord/tenant law, and other related housing literature. The staff also works with complainants to prepare a formal written complaint, which is served on

the respondent. The staff then conducts an investigation of the complaint to ascertain the facts relating to the alleged unlawful discriminatory housing practice. At any time during the investigation, the staff can work with the parties to resolve the complaint by informal conference, conciliation, or persuasion. When the parties cannot reach agreement prior to the end of the investigation, the Fair Housing Hearing Board conducts a hearing. Both the complainant and the respondent must agree to the hearing. If the Hearing Board determines that the respondent has engaged in an unlawful practice, it can work with the parties to conciliate. In the event that an agreement cannot be negotiated, the Hearing Board, may, with the approval of the City Council, petition the court for appropriate relief.

The City's Fair Housing Act has been amended. The amendment makes the Hearing Board substantially equivalent with the North Carolina Human Relations Commission. As such when the Hearing Board is unable to conciliate a complaint, it can grant the complainant a right-to-sue letter to litigate the case. If the complainant does not request a right-to-sue letter, the complainant, the respondent, or the Hearing Board may elect to have the claims and issues asserted in the reasonable grounds determination decided in a civil action commenced and maintained by the Hearing Board.

The amended Fair Housing Act has been reviewed and approved by HUD, and is awaiting approval by the Fayetteville City Council. Approval is expected by summer 2005. While the Fair Housing Act does not apply to areas of Cumberland County outside of the City, the County funds staff with the Human Relations Department to act as a point of contact for residents outside the City with housing complaints. The County staff does intake, investigation and, if agreed to by both parties, mediation. If the complaint can not be resolved, the complaint can be considered by the Hearing Board, if agreed to by both parties. For the Fair Housing Act to apply in Cumberland County outside the City, the County Commissioners must adopt an ordinance that allows enforcement.

Another important role of the Human Relations Department is to educate the community about housing discrimination. In support of education and outreach, the Department makes presentations, targeting groups that serve members of the protected classes.

- From 2002 to 2004, the County's staff with the Human Relations Department conducted outreach through educational programs with the NAACP, the Disabilities Advocacy Council, the North Carolina Division of Vocational Resources Independent Living Program, Self-help Fair, Kingdom CD workshop at the Fayetteville Business Center, and the Faith Based Forum. Education and outreach is provided to the incorporated Towns with presentations made at the Wade Town Hall, Hope Mills Community Center, and Spring Lake Family Resource Center. The outreach to the incorporated Towns is often done as part of presentations to the Towns about the County's CDBG program. Broad based community-wide outreach and education are also conducted by giving interviews to the local radio station. The County's staff on the Human Department attends HUD sponsored fair housing workshops. The staff will also attend training given by the Dispute Resolution Center, becoming a certified mediator and allowing him to conciliate fair housing complaints. Staff is a member of the Cumberland County Apartment Association and has conducted educational seminars about the Fair Housing Act for its members. The staff's salary is partially funded through the County's CDBG entitlement.

- In support of outreach and education from 2002 to 2004, the City's staff on the Human Relations Commission has conducted monthly interviews with both the English speaking and Spanish speaking radio stations; appeared on a Spanish speaking show on the Community Channel; and staffed displays at the Career Fair at Methodist College, Fort Bragg community services, Hispanic Latino Center, Hispanic Credit Union Inauguration, and International Folk Festival. Presentations regarding the Human Relations Commission and the Fair Housing Act have been made to the Womack Army Medical Center, the Professional League of Fayetteville, Chamber of Commerce Committee on Affordable Housing, the Round of Study Circles for English as Second Language Students, and Kingdom Community Development. The staff is a member of and participates in various organizations that provide forums for education and outreach including regularly attending meetings of the Cumberland County Apartment Association and occasionally making presentations, attending the monthly meeting of the NAACP, Hispanic/Latino Center, Cumberland County Mental Health Board, Cumberland County Indian Association, Equal Opportunity Office of Fort Bragg and Raleigh, Office of the Inspector General Fort Bragg, Citizens Call to Action (senior citizen organization), Fayetteville NAACP, Fayetteville Chamber of Commerce, and Fayetteville Area Human Resources Management Chapter.
- The Human Relations Department continues to provide information that it has prepared, along with brochures from the North Carolina Real Estate Office that describe and explain the Fair Housing Act. Brochures are available in English and Spanish. The brochures are distributed to organizations that serve members of the protected classes, including many of the organizations that the Human Relations Commission staff works with to conduct outreach.

Through the considerable efforts of the Human Relations Department, Cumberland County and the City of Fayetteville undertake extensive efforts to inform residents and housing providers regarding the fair housing laws. As previously noted, HUD has found that there an association between knowledge of the law, the discernment of discrimination, and attempts to do something about it. The availability locally of assistance to resolve fair housing complaints also makes it easier for individuals to connect with resources that will allow them settle problems.

Anti-Poverty Strategy

The long-term solution to poverty is a complex one and requires us to wrestle with social and economic issues that have persisted for decades. There is a need to alleviate the problem of excessive rent burdens for the poor by providing an increased number of available, decent, safe, and affordable housing units. Job training must be provided for skills improvement, social services with a caring heart, better education, comprehensive health care for the indigent, and more economic opportunities for people who live in Cumberland County. All of these must be components of comprehensive community planning and economic development.

2. *Community Development*

- Goal 1: Provision and installation of parks/recreational facilities countywide for low and moderate-income neighborhoods located within the participating jurisdiction.
- Goal 2: Make public water and sewer facilities available to low and moderate income

neighborhoods located within the participating jurisdiction.

Economic Development

Goal 1: Improve self-sufficiency for Cumberland County residents by increasing the number of new private sector full time permanent jobs, available to, or taken by, low and moderate income persons.

Objective 1: Creation of 25 new full-time permanent jobs for low/moderate residents of Cumberland County from 2005-2010.

Strategy 1: Give priority to businesses that create jobs with wages that lift people out of poverty and create jobs at entry level wages which have a definite plan for employee advancement.

Human Service Needs

Goal 2: Maximize use, coordination, and delivery of human and recreational services.

Objective 2: Work with human services agencies to maximize use, coordination and delivery of human and recreational services for 3000 residents, with a priority given to agencies providing transportation, recreation, and health care needs from 2005-2010.

Strategy 2.1: Give priority funding to agencies proposing projects that address transportation, recreation, and health care needs.

Strategy 2.2: Support projects which identify gaps in services or barriers to existing services and who convert these problems to positive solutions.

Public Facilities

Goal 3: To make public water and sewer facilities available to low to moderate-income neighborhoods located within our participating jurisdiction.

Objective 3: Make public water/sewer available to 2 low to moderate-income neighborhoods from 2005-2010.

Strategy 3: Partner with the Public Works Commission and other funding sources to provide water/sewer improvements.

Goal 4: Provision and installation of parks/recreational facilities countywide for low and moderate-income neighborhoods located within the participating jurisdiction.

Objective 4: Assist with the development and/or renovation of 1 park/recreational facility for a low to moderate neighborhood within the participating jurisdiction.

Strategy 4: Provide assistance to eligible applicant through the Public Facility Program.

CUMBERLAND COUNTY

2005 ANNUAL ACTION PLAN

Prepared by: Cumberland County Community Development
(Public Hearing 4/18/2005)

**CUMBERLAND COUNTY
2005-2006 ACTION PLAN BUDGET
2005 PROGRAM YEAR (7/1/05 – 6/30/06)**

<u>HOUSING ACTIVITIES</u>	<u>CDBG</u>	<u>HOME</u>
• Emergency Repair	\$ 53,888	
• Housing Rehabilitation	\$444,351	\$ 54,097
• New Construction		\$400,000
• Homeownership Assistance		\$ 50,000
• CHDO Set-Aside		\$100,819
• American Dream Down Payment Init.		\$ 25,958
• Housing Project Delivery		
	\$235,543	
<u>PUBLIC FACILITIES</u>		
• Debt Service for the Spring Lake Family Resource Center	\$198,504	
• Public Facility Project	\$ 25,000	
<u>ECONOMIC DEVELOPMENT</u>		
• Economic Development Loans	\$ 44,000	
• Activity Delivery	\$ 9,273	
<u>PUBLIC SERVICES</u>		
• Contingency	\$ 17,891	
• CC MAP	\$ 15,000	
• Lisa's House of Care	\$ 6,500	
• Coalition of the Homeless	\$ 10,000	
• Communicare	\$ 10,000	
• City Rescue Mission	\$ 8,500	
• Better Health	\$ 15,000	
• Salvation Army (3 separate projects)	\$ 80,763	
• CC Older Adults	\$ 20,000	
• Activity Delivery	\$ 52,436	
ADMINISTRATION / PLANNING	\$330,556	\$ 67,213
PROGRAM INCOME	\$ 85,000	\$ 125,000
COUNTY MATCH REQUIREMENT	-0-	\$151,229
TOTAL	\$1,662,782	\$974,316

COMPETITIVE GRANT FUNDS

PROJECT	TYPE FUNDS	GRANT TERM EXTENSIONS	GRANT AWARD Estimated Balance
Care Center Transitional Housing Program*	SHP	1 YR 2/1/05-1/31/06	\$ 50,000
Robin's Meadow Transitional Housing Program	SHP	1 YR 2/1/05-1/31/06	\$ 70,000
Step-Up Semi-Independent Living Program	SHP	1 YR 5/1/05-4/30/06	\$100,000

*Replacement project for the New Beginnings Transitional Housing Program.

CUMBERLAND COUNTY COMMUNITY DEVELOPMENT 2005 ANNUAL ACTION PLAN

A. PURPOSE

Cumberland County Community Development's Annual Action Plan provides a narrative description of the projects and activities that are expected to be implemented and funded with entitlement funding that Cumberland County Community Development will receive from the United States Department of Housing and Urban Development for the 2005 Program Year. The projects described on the following pages will be provided by Community Development with Community Development Block Grant (CDBG), Home Investment Partnership Act (HOME), and Emergency Shelter Grant (ESG) entitlement funds.

The 2005 Annual Action Plan strives to reflect the County's continued efforts and commitment to address Affordable Housing issues, public facility and infrastructure improvements, and the provision of homeless services as a part of the Continuum of Care for the residents of Cumberland County. Additionally, Cumberland County will continue to undertake specific actions in order to address the National Objectives outlined by the U.S. Department of Housing and Urban Development by providing for increased activity involving resident initiatives, evaluation and reduction of lead-based paint hazards, increased employment opportunities, the further development of community based institutional facilities and the enhancement of coordination between public, private housing and human service agencies.

B. GEOGRAPHIC DISTRIBUTION

The towns of Falcon, Godwin, Hope Mills, Linden, Spring Lake, Stedman, and Wade have all elected to remain parties to Cumberland County's designation as an Urban County. All of the programs described on the following pages, with the exception of certain Public Service Program, Emergency Shelter Grant, and Supportive Housing Program projects, will be accomplished in one of these municipal areas of the County.

C. SOURCES OF FUNDS

FEDERAL SOURCES: The following information describes the sources and amounts that will be made available to Cumberland County for the implementation of 2005-2006 program goals and objectives:

Entitlement Grants

Source: Community Development Block Grant (CDBG) - Amount \$1,577,782

Source: Home Investment Partnership Act (HOME) - Amount \$698,087 (\$25,958 ADDI)

Local Sources

Matching Requirements - As a federal requirement, Cumberland County is to provide matching funds for the HOME entitlement program in the amount of \$151,229.

Program Income

Cumberland County Community Development projects that it will receive program income from repayment of loans for the housing rehabilitation and first-time homebuyer programs, and economic development loans:

- CDBG Entitlement Program: \$85,000
- HOME Entitlement Program: \$125,000

Community Development Block Grant, Home Investment Partnership Act [including American Dream Down payment Initiative(ADDI)] Funds, local sources match, and program income will be used to address priority needs identified in the Consolidated Plan by conducting the following eligible activities:

D. DESCRIPTION OF PROJECTS

1. HOUSING ACTIVITIES:

- a. **Housing Rehabilitation Program - Housing Goal 1, Housing Goal 4 - CDBG: \$444,351. National Objective: Low/Mod Housing, Eligibility Citation: 24 CFR Part 570.202; HOME: \$54,097. Eligibility Citation: 24 CFR Part 92.205(a)(1);**

1) Owner-Occupied Rehabilitation: This program will address housing repair needs of households whose annual income is at or below 80% of the median income for Cumberland County based on household size (\$46,900 for a family of four). The types of repairs to be addressed are those items that do not meet Minimum Housing Code Standards, and general property improvements. All Housing Rehabilitation Program funds will be in the form of loans with repayment obligations determined by the applicant's ability to meet additional financial obligations. Loans are qualified into one of two categories: (1) 100% Deferred Loans (re-certified every five years) - Applicants with an annual household income of 0% - 30% of the median may qualify; (2) Mixture Loans (a portion of the loan is deferred and a portion of the loan has a repayment obligation calculated at 3% interest rate, amortized over a 15 year period based on the applicant's ability to repay the loan; a minimum \$25 per month payment is required) - Applicants with an annual household income of 31% - 80% of the median income may qualify. Applications for this program are accepted on an on-going basis.

2) Rental Rehabilitation (Investor-Owner): Property owners with 10 or fewer units are able to access low-interest housing rehabilitation loans for rental property. The types of repairs to be addressed are those items that do not meet Minimum Housing Code Standards and general property improvements. All funds are in the form of a 3% amortized loan for 15 year. Property owners are required to lease to renters with incomes at or below 80% of the median income for Cumberland County.

3. Purchase/ Rehab / Resale: This program establishes a mechanism that may be used to acquire properties for future development as affordable housing. The objectives of the of the program are to remove blighting conditions in low and moderate income neighborhoods, increase the county's stock of standard affordable housing units, increase the county's tax base, and create homeownership opportunities for first-time homebuyers. Properties will be acquired through donation, deed and tax sales, the foreclosure of government liens, and through private purchases. Community Development will acquire substandard single-family

units, rehabilitate the units to meet Community Development Rehabilitation Standards, and then sell the units to income eligible first-time homebuyers. Community Development may also acquire vacant lots or substandard units not suitable for rehabilitation for demolition. This will allow the Department to take advantage of infill housing opportunities to further stabilize and strengthen our low and moderate-income neighborhoods through homeownership

b. Housing Rehabilitation Emergency Repair Program. Housing Goal 1; Housing Goal 4 - CDBG: \$53,888, National Objective: Low/Mod Housing, Eligibility Citation: 24 CFR Part 570.202.

This program will address immediate health and safety risks for residents with an annual household income that is at or below 80% of the median income for Cumberland County based on household size (\$46,900 for a family of four). Each project will have a maximum of \$5,000 per housing unit. Applications for this program are accepted on an on-going basis.

c. New Construction (Affordable Housing Program) Priority Need: Affordable Housing, Housing Goal 3, - HOME: \$400,000, Eligibility Citation: 24 CFR Part 92.205(a)(1).

This program provides funds to local housing providers to assist with acquisition, rehabilitation and/or construction costs of an affordable housing development for low/moderate income residents. Beginning in the fall, 2004, projects were selected through a request for proposals process. Funds are committed to fund the following projects:

Project Name / Location: Legion Crossing Apartments, Hope Mills, NC
Funding: \$180,000 HOME; \$100,000 Local Government Match
Project / Unit Size: 48 units for the families: 36 - 2 bedroom; 12 - 3 bedroom
Unit Mix (Income Target): 12 units / 40% of the area median income
36 units / 50% of the area median income

Project Name / Location: Summer Star Apartments, Fayetteville, NC
Funding: \$220,000
Project / Unit Size: 44 units for seniors: 24 - 1 bedroom; 20 - 2 bedroom
Unit Mix (Income Target): 11 units / 40% of area median income
11 units / 50% of area median income
22 units / 60% of area median income

d. Homeownership Assistance (The First Time Home Buyer Program). Priority Need: Affordable Housing; Housing Goal 2, Housing Goal 4 - HOME: \$75,958. Eligibility Citation: 24 CFR Part 92.205(a)(1); ADDI: \$25,958.

1) Down Payment/Closing Costs Assistance. This program coordinates with local financial institutions in order to provide up to \$5,000 to first time homebuyers for down payment and/or closing costs. Applicants must meet income requirements (earning no more than 80% of the median income) as well as attend a class on homeownership. All assistance is in the form of a loan at a 4% interest rate (which is deferred for the first five years) amortized over a 15 or 20-year (if new construction) period.

2) Gap Financing. CCCD will continue to offer Gap financing assistance to very low and low-income residents seeking homeownership. The amount of assistance that can be provided will not exceed \$20,000 per applicant. Such assistance will be used as a subsidy to make up the difference between the market value of the property and the sales price that is affordable to the purchaser. Gap Financing Assistance shall be in the form of a first, second, or third mortgage (whichever is applicable) for a term of thirty (30) years at an interest rate not to exceed four percent (4%). In order to better serve the low and very low income residents of Cumberland County, CCCD will enter into a partnership with USDA Rural Development to assist 10 families to obtain homeownership through the provision of gap

financing assistance. Gap financing assistance will also be made available to any member of the Affordable Housing Coalition that has a need for such assistance.

3) American Dream Down payment Assistance Initiative (ADDI)

ADDI is a new component under the HOME Investment Partnerships Program (HOME) through which HUD has made formula grants to certain participating jurisdictions (PJ's) for the purpose of making down payment assistance to low-income families who are first-time homebuyers for the purchase of single-family housing that will serve as the family's residence. ADDI may be used for the purchase and rehabilitation of single-family housing.

Through the Cumberland County Community Development Program (CCCD), ADDI funds will be made available to potential first-time homebuyers for down payment and/or closing cost assistance up to \$5,000. Funds will be provided as a loan with an interest rate of 4% for a 10- year term. Payments of principal and interest are deferred for the first 5 years. In the 61st month, amortized payments will begin over the remaining 5 years of the 10-year term.

GENERAL PROGRAM GUIDELINES

Principal Residence: The property must be occupied by the homebuyer and retained as the principal residence by the owners for the full period of affordability, which is contingent upon the amount of per unit subsidy received and may be 5, 10, or 15 years (20 if new construction). The property owner agrees to allow Cumberland County Community Development to verify principle residence status annually. Homeowner agrees to provide Community Development with a written certification of residence status to become a permanent part of the applicant file. Subletting or renting is not permitted.

Refinance: During the period of affordability, a homebuyer will not be permitted to refinance the property without the approval of Cumberland County Community Development, nor will the department agree to a subordination of its lien interest at any time.

Recapture Provision: All units receiving HOME Program subsidies are required to comply with a designated affordability period as described above. CCCD can ensure continued affordability through the recapture of its initial investment (plus interest, if debt is structured to be repaid with interest). The proceeds will be reprogrammed and used for other HOME eligible activities (i.e., assisting another eligible homebuyer in obtaining a home). Once the HOME funds are repaid, the property is no longer subject to the affordability requirements.

CCCD will make every effort to preserve affordability and avoid project default; however, in the event of a foreclosure, a transfer in lieu of foreclosure, or an assignment to HUD, the PJ must repay the HOME account. If the ownership of the housing is conveyed pursuant to a foreclosure sale, the amount of recapture due will be only the net proceeds from the sale. The recapture provisions and period of affordability on each HOME-assisted unit are enforced through the deed restrictions that are recorded as a part of each real estate closing.

Homeownership Counseling: As a requirement of the CCCD First-time Homebuyers Program, applicants are required to successfully complete a First-time Homebuyers Class prior to being awarded community development funding. CCCD contracts with a local agency qualified to provide homeownership education classes. The following services are included in the scope of services of the contract:

- Provide monthly homeownership education workshops
- Coordinate all preparation of the workshops, including advertising
- Conduct the workshop with certified housing counselors
- Provide evaluations of workshop effectiveness

Marketing: In keeping with special outreach activities outlined in CCCD's Affirmative Fair Housing Marketing Plan, certain marketing efforts (i.e. direct mailings, postings on community bulletins, PSA's, coordination with the Fayetteville Area Metropolitan Housing Authority and the Fayetteville Apartment Association, etc.) will be undertaken to ensure that residents and tenants of public and manufactured housing, and other families assisted by public housing agencies, are aware of the ADDI program.

e. **Community Housing Development Organization (CHDO) Set-Aside. Priority Need: Affordable Housing; Housing Goal 2 - HOME: \$100,819. Eligibility Citation: 24 CFR Part 92.300**

Federal regulations require that 15% of the HOME entitlement funds be set-aside for affordable housing development by CHDOs. In order to be designated a CHDO, a non-profit organization must meet the qualifying criteria as established by HUD. CCCD continues to meet and seek qualified organizations to identify possible CHDOs.

- f. **Housing Project Delivery Costs** – CCCD staff and overhead costs directly related to carrying out housing projects, such as work specifications preparation, loan processing, inspections, and other services related to assisting potential owners, tenants, and homebuyers. Staff and overhead costs directly related to providing advisory and other relocation services to persons displaced by the project, including timely written notices to occupants, referrals to comparable and suitable replacement property, property inspections, counseling and other assistance necessary to minimize hardship.

HOUSING BENCHMARKS

Housing Rehabilitation	JUL 05	AUG 05	SEP 05	OCT 05	NOV 05	DEC 05	TOTAL
Projected Expenditures	\$41,537	\$41,537	\$41,537	\$41,537	\$41,537	\$41,537	\$249,222
Units completed	2	2	2	2	1	1	10
	JAN 06	FEB 06	MAR 06	APR 06	MAY 06	JUN 06	YEARLY TOTAL
Projected Expenditures	\$41,537	\$41,537	\$41,537	\$41,537	\$41,537	\$41,541	\$498,448
Units completed	2	2	2	2	2	2	22
Emergency Repair	JUL 05	AUG 05	SEP 05	OCT 05	NOV 05	DEC 05	TOTAL
Projected Expenditures	\$4,899	\$4,899	\$4,899	\$4,899	\$4,899	\$0	\$24,495
Emergency Repairs completed	1	1	1	1	1	0	5
	JAN 06	FEB 06	MAR 06	APR 06	MAY 06	JUN 06	YEARLY TOTAL
Projected Expenditures	\$4,899	\$4,899	\$4,899	\$4,899	\$4,899	\$4,898	\$53,888
Emergency Repairs completed	1	1	1	1	1	1	11

HOUSING BENCHMARKS (CONTINUED)

New Construction – Legion Crossing	JUL 05	AUG 05	SEP 05	OCT 05	NOV 05	DEC 05	TOTAL
Projected Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Affordable Housing Units completed	0	0	0	0	0	0	0
	JAN 06	FEB 06	MAR 06	APR 06	MAY 06	JUN 06	YEARLY TOTAL
Projected Expenditures	\$0	\$0	\$70,000	\$70,000	\$70,000	\$70,000	\$280,000
Affordable Housing Units completed	0	0	12	12	12	12	48
New Construction – Summer Star Apartments	JUL 05	AUG 05	SEP 05	OCT 05	NOV 05	DEC 05	TOTAL
Projected Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Affordable Housing Units completed	0	0	0	0	0	0	0
	JAN 06	FEB 06	MAR 06	APR 06	MAY 06	JUN 06	YEARLY TOTAL
Projected Expenditures	\$0	\$0	\$55,000	\$55,000	\$55,000	\$55,000	\$220,000
Affordable Housing Units completed	0	0	11	11	11	11	44
Homeownership Assistance	JUL 05	AUG 05	SEP 05	OCT 05	NOV 05	DEC 05	TOTAL
Projected Expenditures	\$6,329	\$6,329	\$6,330	\$6,330	\$6,330	\$6,330	\$37,978
Units completed	1	1	1	1	1	1	6
	JAN 06	FEB 06	MAR 06	APR 06	MAY 06	JUN 06	YEARLY TOTAL
Projected Expenditures	\$6,330	\$6,330	\$6,330	\$6,330	\$6,330	\$6,330	\$75,958
Units completed	1	1	1	1	1	1	12
CHDO Set-aside	JUL 05	AUG 05	SEP 05	OCT 05	NOV 05	DEC 05	TOTAL
Projected Expenditures	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Units completed	TBD	TBD	TBD	TBD	TBD	TBD	TBD
	JAN 06	FEB 06	MAR 06	APR 06	MAY 06	JUN 06	YEARLY TOTAL
Projected Expenditures	TBD	TBD	TBD	TBD	TBD	TBD	\$100,819
Units completed	TBD	TBD	TBD	TBD	TBD	TBD	TBD

HOUSING BENCHMARKS (CONTINUED)

Housing Project Delivery	JUL 05	AUG 05	SEP 05	OCT 05	NOV 05	DEC 05	TOTAL
Projected Expenditures	\$19,628	\$19,628	\$19,628	\$19,628	\$19,628	\$19,629	\$117,769
Full Time Equivalent Positions	4	4	4	4	4	4	4
	JAN 06	FEB 06	MAR 06	APR 06	MAY 06	JUN 06	YEARLY TOTAL
Projected Expenditures	\$19,629	\$19,629	\$19,629	\$19,629	\$19,629	\$19,629	\$235,543
Full Time Equivalent Positions	4	4	4	4	4	4	4

2. PUBLIC FACILITIES

Public Facilities Program: Community Development Goal 1; Community Development Goal 2 - CDBG: \$223,504. National Objective: Low/Mod Income Area Benefit; Eligibility Citation: 24 CFR Part 570.201(c).

Due to limited funding, a request for proposals was not submitted for this program year. Three applications have been received and will be reviewed for funding using prior year funds.

Although no new Public Facility projects were identified the County will budget \$25,000 towards public facility improvements as well as continue to meet its debt service obligation on the following project:

- **Debt Service/Spring Lake Family Resource Center** – One Hundred Ninety-Eight Thousand Five Hundred Four Dollars (\$198,504) has been allocated for the annual payment on the Section 108 Guaranteed Loan for the Spring Lake Family Resource Center.

PUBLIC FACILITIES BENCHMARKS

Section 108 Debt Service	JUL 05	AUG 05	SEP 05	OCT 05	NOV 05	DEC 05	TOTALS
Projected Expenditures	\$0.00	\$99,252	\$0.00	\$0.00	\$0.00	\$0.00	\$99,252
Facilities Assisted	0	1	0	0	0	0	1
	JAN 06	FEB 06	MAR 06	APR 06	MAY 06	JUN 06	TOTALS
Projected Expenditures	\$99,252	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$198,504
Facilities Assisted	1	0	0	0	0	0	1
Public Facility Project	JUL 05	AUG 05	SEP 05	OCT 05	NOV 05	DEC 05	TOTALS
Projected Expenditures	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Facilities Assisted	TBD	TBD	TBD	TBD	TBD	TBD	TBD
	JAN 06	FEB 06	MAR 06	APR 06	MAY 06	JUN 06	TOTALS
Projected Expenditures	TBD	TBD	TBD	TBD	TBD	TBD	\$25,000
Facilities Assisted	TBD	TBD	TBD	TBD	TBD	TBD	TBD

3. ECONOMIC DEVELOPMENT

Business Loan Program: Community Development Goal 3 - CDBG: \$53,273; National Objective: Low/Mod Jobs; Eligibility Citation: 24 CFR Part 570.201(o).

Low interest business loans are offered to for-profit business that will create viable/permanent job opportunities

for low to moderate-income residents. Loans are available for property acquisition, site improvements, capital equipment, machinery, and/or inventory and working capital. Loan interest rates are at 5% for a maximum term of 15 years.

Economic Development Project Delivery Costs – CCCD staff costs directly related to carrying out economic development projects, such as application intake, eligibility review; loan processing, and other technical assistance necessary to ensure program compliance.

ECONOMIC DEVELOPMENT BENCHMARKS

Economic Development Loans	JUL 05	AUG 05	SEP 05	OCT 05	NOV 05	DEC 05	TOTALS
Projected Expenditures	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Businesses Assisted	0	0	0	0	0	0	0
	JAN 06	FEB 06	MAR 06	APR 06	MAY 06	JUN 06	TOTALS
Projected Expenditures	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$44,000
Businesses Assisted	0	0	0	0	0	0	1
	JUL 05	AUG 05	SEP 05	OCT 05	NOV 05	DEC 05	TOTALS
Projected Expenditures	\$772.75	\$772.75	\$772.75	\$772.75	\$772.75	\$772.75	\$4,636.50
Full-Time Equivalent Positions	.15	.15	.15	.15	.15	.15	.15
	JAN 06	FEB 06	MAR 06	APR 06	MAY 06	JUN 06	TOTALS
Projected Expenditures	\$772.75	\$772.75	\$772.75	\$772.75	\$772.75	\$772.75	\$9,273
Full-Time Equivalent Positions	.15	.15	.15	.15	.15	.15	.15

4. PUBLIC SERVICES

Public Service Program: Community Development Goal 3; Special Populations Goal 1 - CDBG: \$236,667. National Objective: Low/Mod Limited Clientele; Eligibility Citation: 24 CFR Part 570.201(e).

All projects listed under this program were selected based on identified needs in the community. The following agencies were conditionally selected for funding:

<u>Agency</u>	<u>Service Provided</u>
• Better Health of Cumberland County	health care assistance
• City Rescue Mission	shelter for homeless single men
• Coalition on Services to the Homeless	day center & services for homeless individuals
• Coordinating Council on Older Adults	at home care for the elderly
• Cumberland County Communicare	leadership development & other activities for youth
• Cape Fear Valley Medical Assistance Program	prescription drug assistance
• Lisa's House	housing & services for homeless women w/HIV/Aids
• The Salvation Army (shelter)	shelter for homeless individuals
• The Salvation Army (Care Center)	transitional housing & services for victims of domestic violence
• The Salvation Army (Robin's Meadow)	transitional housing & services for homeless families

Public Services Project Delivery Costs – CCCD staff costs directly related to carrying out public services projects, such as eligibility review and processing of pay requests, and other technical

assistance necessary to ensure program compliance.

PUBLIC SERVICES BENCHMARKS

Better Health of Cumberland County	JUL 05	AUG 05	SEP 05	OCT 05	NOV 05	DEC 05	TOTALS
Projected Expenditures	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$7,500
Clients Assisted	14	14	14	14	14	14	84
	JAN 06	FEB 06	MAR 06	APR 06	MAY 06	JUN 06	TOTALS
Projected Expenditures	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$15,000
Clients Assisted	14	14	14	14	14	13	167
City Rescue Mission	JUL 05	AUG 05	SEP 05	OCT 05	NOV 05	DEC 05	TOTALS
Projected Expenditures	\$708	\$708	\$708	\$708	\$709	\$709	\$4,250
Clients Assisted	7	7	7	7	7	7	42
	JAN 06	FEB 06	MAR 06	APR 06	MAY 06	JUN 06	TOTALS
Projected Expenditures	\$709	\$709	\$708	\$708	\$708	\$708	\$8,500
Clients Assisted	7	7	7	7	8	8	86
Coalition on Services to the Homeless	JUL 05	AUG 05	SEP 05	OCT 05	NOV 05	DEC 05	TOTALS
Projected Expenditures	\$833	\$833	\$833	\$833	\$834	\$834	\$5,000
Clients Assisted	383	383	383	383	384	384	2,300
	JAN 06	FEB 06	MAR 06	APR 06	MAY 06	JUN 06	TOTALS
Projected Expenditures	\$834	\$834	\$833	\$833	\$833	\$833	\$10,000
Clients Assisted	384	384	383	383	383	383	2,300
Communicare	JUL 05	AUG 05	SEP 05	OCT 05	NOV 05	DEC 05	TOTALS
Projected Expenditures	\$833	\$833	\$833	\$833	\$834	\$834	\$5,000
Clients Assisted	TBD	TBD	TBD	TBD	TBD	TBD	TBD
	JAN 06	FEB 06	MAR 06	APR 06	MAY 06	JUN 06	TOTALS
Projected Expenditures	\$833	\$833	\$833	\$833	\$834	\$834	\$10,000
Clients Assisted	TBD	TBD	TBD	TBD	TBD	TBD	TBD

PUBLIC SERVICES BENCHMARKS (CONTINUED)

Coordinating Council on Older Adults	JUL 05	AUG 05	SEP 05	OCT 05	NOV 05	DEC 05	TOTALS
Projected Expenditures	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$10,002
Clients Assisted	1	0	1	0	1	1	4
	JAN 06	FEB 06	MAR 06	APR 06	MAY 06	JUN 06	TOTALS
Projected Expenditures	\$1,667	\$1,667	\$1,667	\$1,667	\$1,665	\$1,665	\$20,000
Clients Assisted	1	0	1	1	1	1	5
Cape Fear Valley Medical Assistance Program (CCMAP)	JUL 05	AUG 05	SEP 05	OCT 05	NOV 05	DEC 05	TOTALS
Projected Expenditures	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$7,500
Clients Assisted	208	208	208	208	208	208	1248
	JAN 06	FEB 06	MAR 06	APR 06	MAY 06	JUN 06	TOTALS
Projected Expenditures	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$15,000
Clients Assisted	208	208	209	209	209	209	2500
Lisa's House	JUL 05	AUG 05	SEP 05	OCT 05	NOV 05	DEC 05	TOTALS
Projected Expenditures	\$541	\$541	\$541	\$541	\$541	\$541	\$3,246
Clients Assisted	TBD	TBD	TBD	TBD	TBD	TBD	TBD
	JAN 06	FEB 06	MAR 06	APR 06	MAY 06	JUN 06	TOTALS
Projected Expenditures	\$549	\$541	\$541	\$541	\$541	\$541	\$6,500
Clients Assisted	TBD	TBD	TBD	TBD	TBD	TBD	TBD
The Salvation Army (shelter)	JUL 05	AUG 05	SEP 05	OCT 05	NOV 05	DEC 05	TOTALS
Projected Expenditures	\$1,805	\$1,805	\$1,805	\$1,805	\$1,805	\$1,805	\$10,830
Clients Assisted	TBD	TBD	TBD	TBD	TBD	TBD	TBD
	JAN 06	FEB 06	MAR 06	APR 06	MAY 06	JUN 06	TOTALS
Projected Expenditures	\$1,806	\$1,807	\$1,805	\$1,805	\$1,805	\$1,805	\$21,663
Clients Assisted	TBD	TBD	TBD	TBD	TBD	TBD	TBD

PUBLIC SERVICES BENCHMARKS (CONTINUED)

The Salvation Army (Care Center)	JUL 05	AUG 05	SEP 05	OCT 05	NOV 05	DEC 05	TOTALS
Projected Expenditures	\$3,335	\$3,335	\$3,335	\$3,335	\$3,335	\$3,335	\$20,010
Clients Assisted	TBD	TBD	TBD	TBD	TBD	TBD	TBD
	JAN 06	FEB 06	MAR 06	APR 06	MAY 06	JUN 06	TOTALS
Projected Expenditures	\$3,335	\$3,336	\$3,335	\$3,335	\$3,335	\$3,335	\$40,021
Clients Assisted	TBD	TBD	TBD	TBD	TBD	TBD	TBD
The Salvation Army (Robins Meadow)	JUL 05	AUG 05	SEP 05	OCT 05	NOV 05	DEC 05	TOTALS
Projected Expenditures	\$1,638	\$1,638	\$1,638	\$1,638	\$1,638	\$1,638	\$9,828
Clients Assisted	TBD	TBD	TBD	TBD	TBD	TBD	TBD
	JAN 06	FEB 06	MAR 06	APR 06	MAY 06	JUN 06	TOTALS
Projected Expenditures	\$1,638	\$1,638	\$1,638	\$1,638	\$1,638	\$1,638	\$19,656
Clients Assisted	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Project Delivery	JUL 05	AUG 05	SEP 05	OCT 05	NOV 05	DEC 05	TOTALS
Projected Expenditures	\$4,369	\$4,369	\$4,369	\$4,369	\$4,369	\$4,369	\$26,214
Full-Time Equivalent Positions	1	1	1	1	1	1	1
	JAN 06	FEB 06	MAR 06	APR 06	MAY 06	JUN 06	TOTALS
Projected Expenditures	\$4,369	\$4,369	\$4,371	\$4,371	\$4,371	\$4,371	\$52,436
Full-Time Equivalent Positions	1	1	1	1	1	1	1

5. GENERAL ADMINISTRATION/PLANNING

GENERAL ADMINISTRATION: CDBG: \$330,556, Eligibility Citation: 24 CFR Part 570.206;
HOME: \$67,213, Eligibility Citation: 24 CFR Part 92.207.

Funds have been allocated under this activity for costs related to the administration and execution of Community Development projects under each of the entitlement programs. Eligible administrative costs may include, but not be limited to:

- a. General management, oversight, and coordination;
- b. Salaries, wages, and related costs of the participating jurisdiction's staff;
- c. Monitoring progress and compliance with program requirements;
- d. Preparing reports and other documents related to the program for submission to HUD;
- e. Evaluating program results against stated objectives;
- f. Travel costs incurred for official business in carrying out the program;
- g. Administrative services performed under third party contracts or agreements;
- h. Capacity building and training for staff and non-profits; and
- i. Activities to affirmatively further fair housing.

GENERAL ADMINISTRATION BENCHMARKS

CDBG	JUL 05	AUG 05	SEP 05	OCT 05	NOV 05	DEC 05	TOTALS
Projected Expenditures	\$27,546	\$27,546	\$27,546	\$27,546	\$27,546	\$27,546	\$165,276
Full Time Equivalent Positions	5.85	5.85	5.85	5.85	5.85	5.85	5.85
	JAN 06	FEB 06	MAR 06	APR 06	MAY 06	JUN 06	TOTALS
Projected Expenditures	\$27,546	\$27,546	\$27,546	\$27,546	\$27,548	\$27,548	\$330,556
HOME	JUL 05	AUG 05	SEP 05	OCT 05	NOV 05	DEC 05	TOTALS
Projected Expenditures	\$5,601	\$5,601	\$5,601	\$5,601	\$5,601	\$5,601	\$33,606
Full Time Equivalent Positions	1	1	1	1	1	1	1
	JAN 06	FEB 06	MAR 06	APR 06	MAY 06	JUN 06	TOTALS
Projected Expenditures	\$5,601	\$5,601	\$5,601	\$5,601	\$5,601	\$5,602	\$67,213
Full Time Equivalent Positions	1	1	1	1	1	1	1

6. **COMPETITIVE GRANTS**

Source: Supportive Housing Program (SHP) Amount \$508,137

The Supportive Housing Program grant funds will be used specifically to continue the implementation of several projects as a part of the Continuum of Care process for Cumberland County. Those projects include the operation of the following projects:

Project	Project Sponsor	Activity
CARE CENTER	Cumberland County DSS	Scattered site leasing for 15 units transitional housing with supportive services for victims of domestic violence

AMOUNT AWARDED: **\$147,188**
 Grant Start-up: 2/2001. Project is currently in year #3 of a 3-year grant.

ROBIN'S MEADOW*	The Salvation Army	12 unit transitional housing with supportive services for homeless families
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AMOUNT AWARDED: **\$254,537**
 *Grant Start-up: 2/02. Project is currently in year #3 of a 3-year grant.

STEP UP SEMI-INDEPENDENT LIVING*	The Salvation Army	5 transitional housing beds with supportive services for homeless single men
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AMOUNT AWARDED: **\$106,412**
 *Grant awarded 12/01. Anticipated start-up Fall 2004 for 3-year grant term.

D. **NEEDS OF PUBLIC HOUSING**

Based on consultation with the Fayetteville Metropolitan Housing Authority (FMHA)

during the consolidated planning process, the majority of public housing developments are located outside of Cumberland County's geographic area. The only public housing properties located within our jurisdiction are scattered site single-family housing units used as a part of FMHA's Section 8 Program. The FMHA is not designated as "troubled." During the 2005 Program Year, CCCD plans to expand its marketing and outreach efforts to include coordination with the FMHA to make presentations to public housing/Section 8 program residents, specifically related to the First-time Homebuyers Program.

E. ANTI-POVERTY STRATEGY

Throughout the development of the plan, the coordination of programs and services to assist the poorest members of our community was always a part of the development process. The long-term solution to poverty is a complex one and requires us to wrestle with social and economic issues that have persisted for decades. There is a need to alleviate the problem of excessive rent burdens for the poor by providing an increased number of available, decent, safe, and affordable housing units. Job training must be provided for skills improvement, social services with a caring heart, better education, and comprehensive health care for the indigent, and more economic opportunities for people who live in Cumberland County. All of these must be components of comprehensive community planning and economic development.

The County's 2005-2006 Annual Action Plan addresses poverty issues throughout all sections of the plan. The Goals, Objectives, and Strategies in the plan were developed based on the results of citizen and agency surveys as well as consultations with local health, social service, and public housing agencies. Concerns of the poorest members of our community were considered throughout the development of the plan and are an integral part of the plan itself. Refer to Section B above for relevant goals, objectives, and strategies.

F. LEAD-BASED PAINT HAZARDS

Based on the 2000 Census, there are 118,425 housing units in Cumberland County. Approximately 55% of the County's housing stock was built prior to 1979. Lead paint is typically found in homes that were constructed prior to 1978. Lead-based paint is an environmental concern particularly in households with children seven years of age and younger. All Community Development housing rehabilitation staff has been trained in lead-based paint safe work practices and interim controls. Cumberland County Community Development will undertake the following strategies to educate and abate lead-based paint hazards:

- Develop and run periodic public service announcements to make households with children under seven aware that they may qualify for funding to assist with lead-based paint abatement;

- Ensure that all households applying for funds from CCCD's Housing Rehabilitation, Emergency Repair, or First-Time Home Buyer's Programs are given brochures on the hazards of lead-based paint; and
- Conduct workshops for new contractors so that they are trained to perform lead hazard control work as required by the Lead Safe Housing Rules.

G. OTHER ACTIONS

The following additional actions are projected to be undertaken by Cumberland County Community Development during the 2005-2006 Program year:

1. Development of Institutional Structure

- There is still an under supply of seasoned non-profit housing development organizations in Cumberland County that have hands-on experience in real estate development. A small number of private for profit developers are active in the local low-income housing tax credit market. In order, however, for Cumberland County to make advances in affordable housing, it must nurture the growth and development of non-profit developers that can access the full range of State, Federal and other subsidies needed to finance affordable housing. Non-profit organizations must develop the necessary background and experience in real estate development and affordable housing finance in order to serve the housing needs of Cumberland County over the long term.
- Cumberland County Community Development will continue to provide technical assistance to non-profit agencies through staff and the use of technical assistance funding provided by HUD.

2. Foster and Maintain Affordable Housing

- Offer affordable mortgage products through the Down payment Assistance Program (DAP), the Gap Assistance Program (GAP), and the American Dream Down payment Assistance Initiative (ADDI) Program.
- Partner with local lenders and the U.S. Department of Agriculture Rural Development to maximize the use of HOME funds for the Homebuyers Program.
- To preserve affordable rental housing, offer low interest loans for rehabilitation of rental property through the Rental Rehabilitation Program.
- Seek eligible organizations for designation as Community Housing Development Organizations (CHDOs) to increase the production and supply

of affordable housing.

- Participate in the Affordable Housing Network of Fayetteville and Cumberland County. This organization's mission is to "Increase the availability and accessibility of decent, safe, and affordable housing in Fayetteville and Cumberland County."
- Implement the partnership between CCCD, Kingdom Community Development Corporation (KCDC) and the NC Department of Labor to implement the Cumberland County Individual Development Account (CCIDA) program. The CCIDA program will help to facilitate the expansion and availability of Cumberland County's low-income housing market by creating ready and able buyers for that market.
- Low interest loans for non-profit and for-profit developers to build affordable rental and homeownership units.

3. Remove Barriers to Affordable Housing

- Interagency partnership and coordination Kingdom CDC and the NC Department of Labor through the Cumberland County Individual Development Account (CCIDA) Program will provide clientele with education and counseling services designed to remove barriers and make homeownership a reality for low-income families.
- Interagency partnership to provide homebuyer counseling will provide increased knowledge and resources for low to moderate-income citizens seeking to purchase a home.
- Unemployment in Cumberland County is on the rise and for those who are employed, many households in the community work for low wages, which limits their housing choices and their ability to maintain their housing. Community Development will provide economic development funds, specifically geared toward job creation, to help attract higher paying industry to Cumberland County. We will continue to work with local companies as well as County Management and the other area economic development agencies in developing incentive packages to attract business to the area.
- Lack of adequate infrastructure greatly impacts the type and location of development in Cumberland County. With the use of CDBG funds, Community Development will work with the County Engineering Department to identify low- and moderate- income areas that may be assisted with installation of water and sewer facilities.

H. MONITORING

The County of Cumberland will continue to improve its established monitoring system of CDBG, HOME, and SHP housing and community development activities to ensure both short-term and long-term contract and regulatory compliance. Monitoring is the responsibility of the Cumberland County Community Development Department.

1. Subrecipient Projects:

Monitoring of sub-recipient projects has five major components:

- a. Grant Applications: Requests for funding application is made on a standard form and is carefully reviewed and evaluated. Points are given for each of 19 criteria covering community need, program effectiveness, financial record, and capacity. Recommendations for funding are based on evaluation of the above criteria.
- b. Contractual Agreements: Cumberland County Community Development enters into a two-part contractual grant agreement with each sub-recipient. Part I of the agreement describes the tasks to be performed with the grant funds, the results to be achieved, and other conditions specific to the project. Part II lists all Federal standards with which the agency must comply. Each funded activity is assigned to the Compliance Officer. The Compliance Officer conducts pre-monitoring, desk monitoring, and on-site monitoring visits at least once a year to review for contractual and regulatory compliance.
- c. Monitoring Records: For each sub-recipient, the staff maintain monitoring records that include the following:
 - 1) Basic information.
 - 2) Monitoring Plan - A risk assessment is carried out to determine the appropriate frequency of on-site visits, and the areas to be reviewed, including some or all of: financial management, client eligibility, program effectiveness, property, procurement, program income, fair housing and equal opportunity.
 - 3) Sub-recipient training and technical assistance provided.
 - 4) Review of the agency's CPA audit (if required).
 - 5) Quarterly financial reports and monthly draw requests from the sub-recipient.
 - 6) Quarterly programmatic reports.
 - 7) On-site monitoring reports.
 - 8) Correspondence and notes of significant telephone conversations.

2. On-Site Visits: Staff performs on-site monitoring reviews at least annually, depending on the assessment of risks for non-compliance. Program operations

are observed, sub-recipient staff interviewed, client eligibility confirmed, and financial and programmatic reports verified from original documentation.

3. Long-Term Compliance: Activities involving real property acquisition or improvement require long-term compliance with the original purpose of the federal assistance. Cumberland County Community Development maintains a CDBG Real Property Inventory that is updated annually, and confirms that such property is still being used for the intended purpose. Cumberland County Community Development also carries out an annual review of HOME-assisted rental units, to ensure compliance with Housing Quality Standards, tenant eligibility, and rent ceilings.

The CCCD staff has developed detailed written guidelines for monitoring sub-recipients to ensure more uniform and comprehensive reviews. CCCD monitors the federally funded projects that are implemented by the department through a simple project tracking and management reporting system. This process includes monthly management reports, frequent inter-departmental reports and meetings, and financial reports. Project expenditures are compared with budgets on a monthly basis.

CCCD relies heavily on standard operating procedures that have been designed to be in compliance with federal standards, for example, its purchasing policy. HUD monitoring and CCCD's Single Audit provide annual independent checks on compliance by both CCCD and sub-recipients.

SPECIAL MONITORING FOR PARTICULAR ACTIVITIES

Rehabilitation 24 CFR 570.202 (Eligible Activities)

Review of File Records and Progress

Regulatory Compliance

- Location (census tract, redevelopment area)
- Type of housing (SF/MF), commercial
- Number of units per structure
- Historic preservation
- Lead-based paint (inspection/remediation)
- Household income (L/M benefit)
- Procurement and Bonding
- Labor Standards Review
- Relocation and Real Property Acquisition
- Environmental Review (date/findings)
- Project in Special Flood Hazard Area
- Section 504/ADA compliance

Comparison of Performance Records with Agreement/Application

- Scope of Work (work write-up, plans and specs, and original cost estimate)
- Contract award date, date work began
- Date final inspection; completion notice
- Number of dwelling units completed, comparison with Application/Agreement
- Actual delivery schedule v. Application and Agreement

In-House Cost and Productivity Review

- Method used to assure reasonable costs
- Direct construction costs (per unit)
- Indirect/administrative costs; comparison with cost allocation plan; percent of total
- Costs within 10% of in-house estimate
- Cost per unit v/ Budget

Community Housing Development Organizations 24 CFR Part 92 Subpart G

- .300 Set-Aside for Community Housing Development Organizations
- .301 Project-Specific Assistance to Community Housing Development Organizations
- .302 Housing Education and Organizational Support
- .303 Tenant Participation Plan

Community Housing Development Organization (CHDO) Monitoring Activities

All CHDOs will be monitored annually for recertification purposes using the following criteria:

- **Non-profit Status** – The CHDO must maintain its status as a non-profit corporation with a 501(c)(3) or 501(c)(4) IRS tax-exempt ruling.
- **Affordable Housing Commitment** – The CHDO must have a stated commitment to the development or affordable housing in the community it serves. The commitment must continue to be in at least one of the following: a) articles of incorporation, b) by-laws of the organization, c) board resolution, or d) charter.
- **Not Controlled by Public or For-profit** – The CHDO must continue to be free of external controls, either from public or for-profit interests.
- **Capacity** – The CHDO must have its own staff and must be capable of engaging in the housing development activity it intends to pursue. The CHDO must currently have adequate capacity or must have demonstrated capacity building activities.

- **Board Composition** – The CHDO’s board structure must continue to reflect the community that it intends to serve and otherwise meet the regulatory requirements of the HOME program.

ON-SITE REVIEWS

Staff will perform on-site monitoring reviews at least annually, depending on the risk assessment for non-compliance. Program operations are observed, CHDO staff interviewed, client eligibility confirmed, and financial and programmatic reports verified from original documentation.

MONITORING CHDO PROJECTS

Eligible CHDO activities include: acquisition and/or rehabilitation of rental housing; new construction of rental housing; acquisition and/or rehabilitation of homebuyer property; new construction of homebuyers property; provide direct homebuyers assistance.

Monitoring activities will be conducted in accordance with Special Monitoring for Particular Activities as outlined in Item G, *Monitoring*, of the Annual Action Plan. Monitoring activities specified for rehabilitation and rental housing projects will be followed. Staff will also ensure that the Uniform Relocation Act and 49 CFR Part 24 are adhered to for acquisition projects.

**Staff will use the handbook Monitoring HOME Program Performance (HUD-2030-CPD, October 2000) as its primary guide and resource in conducting monitoring for CHDOs and all HOME program projects.

Rental Housing Monitoring Process

Project Eligibility Determination

HOME program staff should determine whether a project is eligible for HOME funding:

- Property type eligibility
- HOME subsidy limits,
- Environmental review, and
- Site and Neighborhood standards (if applicable)

Project Tracking

HOME program staff should track progress through all stages of a project’s development. When a project is in the construction phase, monitoring staff should be reviewing all documents to check the following:

- Subcontractor management and review; and
- Labor standards, Davis-Bacon (if applicable)
- Section 3 (if applicable)
- Compliance with contract deadlines;
- Comparison of payment requests with eligible costs
- Completed items on work item lists or an addendum/change order.

All work should be inspected before a payment is processed. If a project appears to be experiencing difficulties, monitoring staff should perform an on-site visit.

Project Completion Review

When a project is complete, monitoring staff should make an on-site visit to monitor compliance with the following requirements:

- Property standards,
- Only eligible costs have been reimbursed,
- Construction management records,
- Lien waivers from both general contractor and all subcontractors,
- Proper data is collected to prepare women business enterprise and minority business enterprise (WBE/MBE) reports, and
- If match is being provided, the monitor should check that all proper documents have been submitted for review and calculation.

Initial Rent and Occupancy Review

Before a project reaches stabilized occupancy (95 percent or more), monitoring staff must review the Project Compliance Report and conduct an on-site visit to confirm that rent and occupancy standards have been met.

Ongoing Monitoring

Monitoring staff must review annual Project Compliance Reports and perform regular on-site visits throughout the affordability period to ensure continued compliance with:

- Rent and occupancy requirements;
- Property standards;
- Other Federal requirements (fair housing, lead-based paint, affirmative marketing, etc.).

Federal funding

Ranking: Ranking is applied based on the above criteria. A maximum of 5 points is given for each factor considered (5 being considered the highest risk). Subrecipients may receive a maximum score of 25 (highest risk).

For the PY 2005, the risk assessment is as follows:

Agency	Score	Risk Level	Main Factors Considered
Terry Spell Realty - Pine Ridge Manor	18	High	<ul style="list-style-type: none"> ▪ New subrecipient or new programs ▪ Multiple funding/multiple activities ▪ High risk activities ▪ Personnel new to Federal funding
The Salvation Army	15	High	<ul style="list-style-type: none"> ▪ New program ▪ Multiple funding/multiple activities ▪ High risk activities
Fayetteville Technical Community College	16	High	<ul style="list-style-type: none"> ▪ New subrecipient ▪ High risk activities ▪ Personnel new to Federal funding
The Women's Center of Fayetteville	14	High	<ul style="list-style-type: none"> ▪ Multiple funding/multiple activities ▪ High risk activities ▪ Compliance/performance problems
United Management - Blanton Green, Crosswinds Green, Haymount Manor, Golfview, Legion Manor, Southview green	14	High	<ul style="list-style-type: none"> ▪ Multiple funding/multiple activities ▪ High risk activities ▪ Compliance/performance problems
Lisa's House of Care	14	High	<ul style="list-style-type: none"> ▪ High risk activities ▪ Compliance/performance problems
Employment Source	14	High	<ul style="list-style-type: none"> ▪ New subrecipient ▪ Personnel new to Federal funding
Vanguard Culinary Group, Ltd	12	Moderate	<ul style="list-style-type: none"> ▪ High risk activities
CC Coordinating Council on Older Adults	12	Moderate	<ul style="list-style-type: none"> ▪ Compliance/performance problems ▪ Turnover in key personnel
Coalition on Services to the Homeless	11	Moderate	<ul style="list-style-type: none"> ▪ High risk activities ▪ Turnover in key personnel
Cape Fear Valley Hospital/ Cumberland County Medical Assistant Program	11	Moderate	<ul style="list-style-type: none"> ▪ Turnover in key personnel
A Taste of Europe	10	Moderate	<ul style="list-style-type: none"> ▪ High risk activities
Kingdom Community Development	10	Moderate	<ul style="list-style-type: none"> ▪ High risk activities
City Rescue Mission	8	Low	<ul style="list-style-type: none"> ▪ High risk activities
Blue Sky Grading	7	Low	<ul style="list-style-type: none"> ▪ High risk activities
Communicare, Inc.	4	Low	<ul style="list-style-type: none"> ▪ Performance problems

SCHEDULE

Pre-monitoring: A pre-monitoring visit will be scheduled with each subrecipient receiving funds for PY2005. These visits will be conducted at the beginning of the program year.

Desk Monitoring: Desk monitoring will be conducted throughout the program year on all subrecipients.

Program/Financial Monitoring	Agency
July 2004 – September 2005	<ul style="list-style-type: none"> ▪ Financial Management Review for all subgrantee
October 2004 – December 2005	<ul style="list-style-type: none"> ▪ Terry Spell Realty ▪ The Salvation Army ▪ Fayetteville Technical Community College ▪ The Women's Center
January 2006 – March 2006	<ul style="list-style-type: none"> ▪ United Management ▪ Lisa's House of Care, Inc. ▪ Employment Source ▪ Vanguard Culinary Group, Ltd ▪ CC Coordinating Council on Older Adults ▪ Coalition on Services to the Homeless ▪ Cape Fear Valley Hospital/CC Medical Assistance Program
April 2006 – June 2006	<ul style="list-style-type: none"> ▪ A Taste of Europe ▪ Kingdom Community Development Corporation ▪ City Rescue Mission ▪ Blue Sky Grading ▪ Communicare, In.

Monitoring plan is subject to change if certain issues should arise during the program year.

APPROVAL

(SIGNATURE)

(DATE)

For more information on the Consolidated Plan or the Annual Action Plan, contact:

Cumberland County Community Development
P. O. Drawer 1829, 245 Person Street
Fayetteville, NC 28302
Telephone: (910) 323-6112 Facsimile: (910) 323-6114