



CUMBERLAND COUNTY COMMUNITY DEVELOPMENT  
Presents the

**PROGRAM YEAR 2018  
CONSOLIDATED ANNUAL PERFORMANCE  
AND EVALUATION REPORT (CAPER)**

Year 4 of the PY2015 – 2024 Consolidated Plan



Public Review Period: September 3, 2019 – September 17, 2019  
Public Hearing: September 16, 2019 @ 6:45 p.m.  
Cumberland County Courthouse, 117 Dick Street (Room 118), Fayetteville, NC

**DRAFT**

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### APPENDICES

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## CR-05 - GOALS AND OUTCOMES

**Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**  
**This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.**

The Consolidated Annual Performance and Evaluation Report (CAPER), prepared annually by Cumberland County (through Community Development), summarizes the County's progress toward achieving the goals and objectives established in the approved PY 2015-2019 Consolidated Plan. This CAPER covers the period beginning July 1, 2018 through June 30, 2020 and is the fourth report year of the Consolidated Plan period. As an entitlement jurisdiction, the County receives the Community Development Block Grant (CDBG) and the Home Investment Partnership Program (HOME) funds annually. For PY 2018, the County received \$825,817 in CDBG funds and \$399,148 in HOME funds.

Cumberland County utilizes the entitlements to address the priorities identified in the Consolidated Plan. The main priorities identified in the Consolidated Plan include affordable housing, homeless services, and non-community development activities such as public services and public facilities. These activities are carried out within Cumberland County's geographic service area which includes the Towns of Eastover, Falcon, Godwin, Hope Mills, Linden, Spring Lake, Stedman, Wade and the unincorporated areas. Overall Cumberland County has:

- Improved the quality of the housing and maintained affordability for homeowners and renters.
- Increased the inventory of affordable housing units available in the community through new construction;
- Addressed the needs of the homeless by providing assistance through rapid re-housing, transitional housing, permanent supportive housing, and shelter services; and
- Expanded public services to residents.

Overall, Cumberland County expended over \$1.8 million in federal, state, and local funds to provide affordable housing, improve access to public services and homeless services, and improve public facilities for low to moderate income residents.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Program Year	Actual – Program Year	Percent Complete
Essential Services and Housing for the Homeless	Homeless	General Fund: \$66,900.27	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	25	72	>100%
Essential Services and Housing for the Homeless	Homeless	General Fund: \$199,081.83	Homelessness Prevention	Households Assisted	-	158	>100%
Essential Services and Housing for the Homeless	Homeless	Continuum of Care: \$124,801.44	Housing for Homeless added	Household Housing Unit	1	12	>100%
Improve Access to Public Services (Human Services)	Non-Housing Community Development	CDBG: \$30,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	2,685	>100%
Improve Access to Public Services (Human Services)	Non-Housing Community Development	CDBG: \$37,398.14	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	-	47	>100%
Improve Public Facilities/Develop Infrastructure	Non-Housing Community Development	CDBG: \$100,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	1	270	>100%
Increase Affordable Quality Housing	Affordable Housing	CDBG: \$67,863	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	1	7	>100%
Increase Affordable Quality Housing	Affordable Housing	CDBG: \$250,567 HOME: \$239,819.63	Homeowner Housing Rehabilitated	Household Housing Unit	18	21	>100%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

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**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

Increasing Affordable Quality Housing

- Cumberland County expended \$250,567 in CDBG funds and \$239,819.63 in HOME funds to provide housing rehabilitation assistance to 21 homeowners.
- HOME funds in the amount of \$89,036.75 were used to towards the construction of a two (2) duplex townhomes off of Chapel Hill Road in Spring Lake. The project is expected to be completed during the Program Year 2020.
- CDBG funds in the amount of \$67,863 were expended to renovate the interior of three (3) transitional housing units used to provide temporary housing for homeless families with children.

Essential Services and Housing for the Homeless

- Through partnership with nonprofit agencies, Cumberland County used local general funds in a total amount of \$265,982.10 to provide rapid rehousing and homeless prevention assistance to a total of 230 families.
- Through the Continuum of Care Program, Cumberland County expended \$124,801.44 to provide transitional and permanent housing as well as supportive services to homeless individuals and families.

Improve Access to Public Services

- Cumberland County partnered with local nonprofit organizations to provide public services to 2,732 low to moderate income residents. A total of \$87,50.72 in CDBG funds was expended of which \$37,398.14 was used to provide match toward Continuum of Care programs.

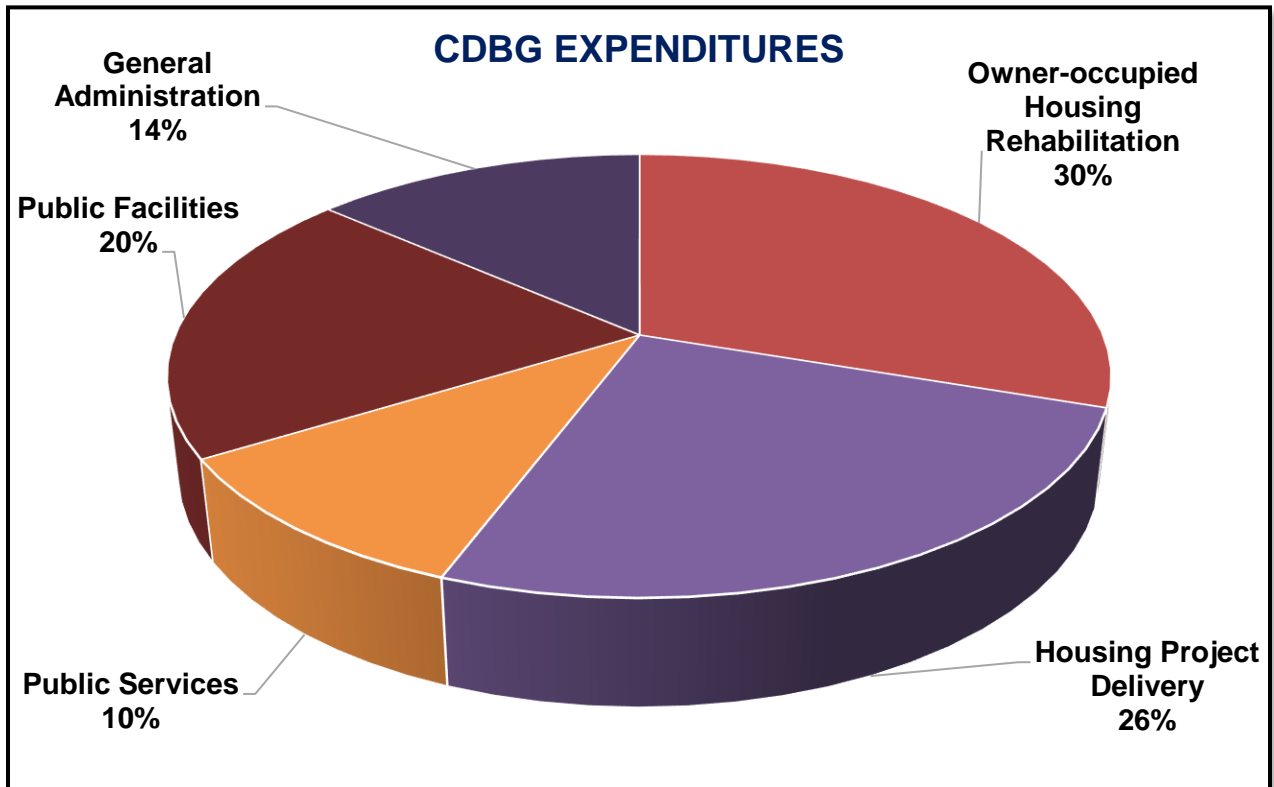
Improve Public Facilities/Develop Infrastructure

- CDBG funds in the amount of \$100,000 were used towards the demolition of the Grove View Terrace apartments. New units (270) for low to moderate income households is currently under construction.

Community Development did not receive applications from businesses for economic development. Therefore, there were no expenditures for this type of activity.

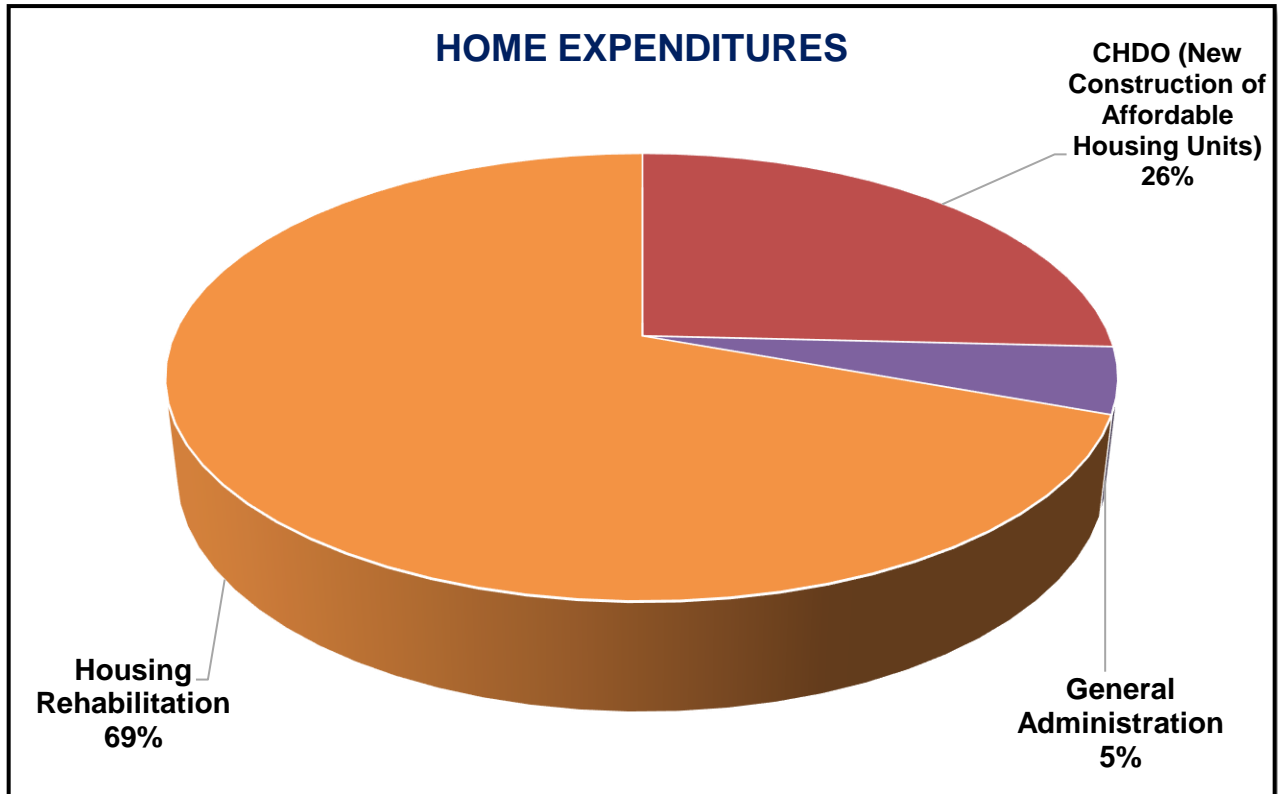
CDBG Expenditures included:

1. Owner-occupied Housing Rehabilitation = \$187,136
2. Housing Project Delivery = \$187,624
3. Public Services = \$87,051
4. Public Facilities = \$143,700
5. General Administration = \$112,653



HOME expenditures included:

1. CHDO (New Construction of a two units – pending completion) = \$89,037
2. Housing Rehabilitation = \$239,820
3. General Administration = \$16,450



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## CR-10 - RACIAL AND ETHNIC COMPOSITION OF FAMILIES ASSISTED

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME
White	894	2
Black or African American	1466	3
Asian	71	0
American Indian or American Native	58	0
Native Hawaiian or Other Pacific Islander	248	0
Other / Multi-racial	18	0
<b>Total</b>	<b>2,755</b>	<b>5</b>
Hispanic	184	0
Not Hispanic	2571	5

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

### Narrative

The majority of the households receiving assistance through CDBG and HOME consisted of minorities. Hispanics were under-represented with only 7% of individuals receiving assistance. Other races that were under-represented included Asians (3%), American Indians/American Natives (2%), and Native Hawaiian/Pacific Islanders (9%).



**CR-15 - RESOURCES AND INVESTMENTS 91.520(A)**

**Identify the resources made available**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	\$1,598,817	\$825,439
HOME	HOME	\$1,099,148	\$361,506
Competitive McKinney-Vento Homeless Assistance Act	Competitive McKinney-Vento Homeless Assistance Act	0	0
Continuum of Care	Continuum of Care	174,370	124,801.44
General Fund	General Fund	124,242	95,847
Other	Other	143,993	57,711

**Table 3 - Resources Made Available**

**Narrative**

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Cumberland County Area	100	-	Community-wide

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

Funds are invested countywide which allows for flexible use of funds and other available resources to meet the needs of the community.

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## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

During the 2018 program year, approximately \$508,386 was used to leverage federal funds. Of this amount, Cumberland County contributed approximately \$411,584 in general funds and approximately \$96,802 was contributed by private agencies consisting of nonprofits seeking federal and state funding through Cumberland County.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	\$162,630.00
2. Match contributed during current Federal fiscal year	\$43,533.20
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$119,096.80
4. Match liability for current Federal fiscal year	\$0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$119,096.80

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
-	-	-	-	-	-	-	-	-

**Table 6 – Match Contribution for the Federal Fiscal Year**

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	200,000	198,367.91	0	0

**Table 7 – Program Income**

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Number	5	2	1	0	0	2
Dollar Amount	255,327	119,179	64,200	0	0	71,948
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Number	5	2	3			
Dollar Amount	255,327	119,179	136,148			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition</b>		
Parcels Acquired	0	0
Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	0	0

Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - AFFORDABLE HOUSING 91.520(B)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	20	242
Number of Non-Homeless households to be provided affordable housing units	0	270
Number of Special-Needs households to be provided affordable housing units	0	7
<b>Total</b>	<b>20</b>	<b>519</b>

**Table 11 – Number of Households**

	One-Year Goal	Actual
Number of households supported through Rental Assistance	12	230
Number of households supported through The Production of New Units	2	0
Number of households supported through Rehab of Existing Units	23	21
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>30</b>	<b>251</b>

**Table 12 – Number of Households Supported**

### Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Construction of a duplex townhome is still pending completion along with housing rehabilitation of two owner-occupied homes. Cumberland County met 91% of accomplishing its goal in renovating 23 owner-occupied units.

### Discuss how these outcomes will impact future annual action plans.

Cumberland County do not anticipate any significant impact on future Annual Action Plans. There are projects currently under construction that is projected to be completed within the next Program Year.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	2,519	2
Low-income	175	2
Moderate-income	43	1
<b>Total</b>	<b>2,737</b>	<b>5</b>

Table 13 – Number of Households Served



Before



After

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## **CR-25 - HOMELESS AND OTHER SPECIAL NEEDS 91.220(D, E); 91.320(D, E); 91.520(C)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Cumberland County's Community Development Department is an active member of the Fayetteville / Cumberland County Continuum of Care (CoC) on Homelessness and continues to serve as the lead agency for the CoC Notice of Funding Availability (NOFA) and Emergency Solutions Grant (ESG) application processes. Providers within the CoC network participate in a community-wide, coordinated intake/assessment system using the Vulnerability Index (VI) and Service Prioritization Decision Assistance Tool (SPDAT). This system allows the participating providers to assess and prioritize the households based on needs. Through this process, persons with higher needs are given priority to access housing and services from local providers.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Cumberland County also serves as Grantee and provider of a transitional housing program for homeless families. Robin's Meadow Transitional Housing Program provides 12 units for homeless families with children. Cumberland County used CDBG funds to renovate the interior of the units so that families are housed in a safe and decent housing complex.





Robin's Meadow Transitional Housing

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Cumberland County serves as the lead agency for the local CoC. Cumberland County prepares the Consolidated application for the State's ESG Program access funds for local agencies to provide emergency response and housing stabilization services to those persons who are homeless or at-risk of homelessness. Through the coordinated intake/assessment process, individuals and families will have access to other programs including those managed by partnering agencies.

Discharge planning- Formalized discharge protocols have been implemented statewide in the areas of foster care, health care, mental health and corrections. Through participation in the CoC efforts, the County continues to encourage compliance with these protocols at all levels.

Through the Housing Rehabilitation Program, homeowners are able to obtain assistance to prevent their homes from deteriorating into life-threatening, uninhabitable and condemned conditions, thereby preventing one of the lesser-known causes of homelessness.

The County's Community Services Specialist continues to promote fair housing practices to encourage the prevention of homelessness through the provision of housing counseling, mediation of landlord tenant disputes, referrals, and training in fair housing law. The practical application of these services can prevent evictions and foreclosure which may result in homelessness.

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Through the County's Homebuyers program, potential applicants are required to take a Homebuyer Workshop. Through this workshop, prospective homebuyers are able to gain the skills necessary to maintain homeownership and prevent foreclosure.

The County's Public Services funds support two programs which assist low-moderate income residents in paying for prescription medical and dental expenses because medical expenses are a major contributor to financial problems that may precede a loss of housing. Better Health of Cumberland County and the Cumberland County Medication Access Program purchases prescription drugs for County residents who have been denied assistance from all other sources and have a monthly household income at or below 200% of the federal poverty guidelines.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Cumberland County Community Development partners with other agencies within the network to coordinate housing and services that address these special populations.

Cumberland County Community Development serves as the grantee of a CoC Program (Safe Homes for New Beginnings) that provides permanent supportive housing program (5 units) for individuals who have substance abuse disorders and are literally homeless. This program designates 60% of its beds for chronically homeless individuals.

Bonanza (managed by Endeavors) is a permanent supportive housing program (7 units) which targets individuals and families who are homeless with a disability.

Leath Commons (managed by Cumberland Interfaith Hospitality Network) serves as a permanent supportive housing program (5 units/10 beds) for families who are homeless and have a disability.

Through use of local general funds, Cumberland County partnered with Endeavors to provide rapid re-housing / homeless prevention assistance to persons experiencing homelessness or at-risk of homelessness.

Volunteers of America, through the Supportive Services for Veteran Families Program, offers a permanent housing program that provides short-term/medium term financial assistance to veterans and their families.

The Fayetteville Metropolitan Housing Authority (FMHA), in partnership with the Fayetteville Veteran Affairs Medical Center, provides HUD-VASH vouchers to eligible homeless veterans.

These programs offer comprehensive case management and supportive services in the form of education assistance, life skills classes, employment assistance, medical/mental health assistance and other vital services necessary to help individuals become self sufficient. Clients receiving financial assistance for security deposits, rental and/or utility assistance, were able to transition from being literally homeless to permanently housed.

Cumberland County will continue its efforts in partnering with local developers to expand the supply of affordable housing units by requiring developers to designate a percentage of units for extremely low-income persons.

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## **CR-30 - PUBLIC HOUSING 91.220(H); 91.320(J)**

### **Actions taken to address the needs of public housing**

Cumberland County has partnered with the FMHA to provide additional affordable housing through the redevelopment of Grove View Terrace. FMHA carried out the demolition of 216 existing units and will construct 270 new units. This will bring 54 additional affordable units in the community. The project is expected to be completed in the next Program Year.

### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

Not applicable.

### **Actions taken to provide assistance to troubled PHAs**

Not applicable – FMHA has been designated as a high performing housing authority and is not considered troubled.

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## **CR-35 - OTHER ACTIONS 91.220(J)-(K); 91.320(I)-(J)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

Cumberland County is not aware of any negative effects of public policies that may serve as barriers to affordable housing in our jurisdiction. Over the years, the department has been able to maintain and/or remove barriers to affordable housing by:

1. Partnering with eligible organizations designated as Community Housing Development Organizations (CHDOs) to increase the production and supply of affordable housing in the community;
2. Continuing to offer low interest loans to investor-owners for rehabilitation of rental property to rent to low and moderate income renters;
3. Providing loans, closing cost assistance grants, and mortgage credit certificates for potential low/moderate-income homebuyers; and
4. Encouraging the local CoC to use the Housing First Model to remove any barriers homeless persons may face while trying to access housing.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

Cumberland County continues to engage with the local municipalities and residents throughout the geographic service area to identify any unmet needs. In addition, Cumberland County continues to seek other resources to create additional services or support existing programs. Due to limited CDBG funding, it has been a challenge to address other public service needs.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

Cumberland County has been continuously proactive in addressing lead-based based paint hazards through education and training. The following actions are taken:

Implementation of lead-based paint hazard reduction measures as part of our housing programs to comply with 24 CFR 35.

Contractors who rehabilitate homes built prior to 1978 are required to attend safe work practices training for lead-based paint. Contractors may take the safe work practices training through any qualified training provider. Under our Housing Rehabilitation Program, a certificate of completion of a Safe Work Practice training is necessary to work on homes built prior to 1978. Cumberland County does accept certificates of completion for Safe Work Practice training conducted by any Safe Work Practice training provider.

Staff persons are trained in the new HUD/EPA regulations that require contractors to use Safe Work Practices to mitigate lead-based paint hazards in private homes and childcare centers.

Distribution of the brochure to all housing rehabilitation program applicants on the hazards of lead-based paint (“The Lead-Safe Certified Guide to Renovate Right”).

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**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

Cumberland County has been proactive in addressing poverty-level families in the community through its programs and partnering with other human services agencies to alleviate the problem of excessive rent burdens for the poor by providing assistance through programs such as housing rehabilitation, transitional housing and public services by providing access to medication for chronic illnesses and other medical needs.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

Cumberland County has years of experience and is well equipped to implement and coordinate activities among public, private and non-profit agencies. Cumberland County will continue strengthening existing partnerships and exploring new partnerships. Although the funding has decreased over the years, Cumberland County has streamlined its processes for efficiency and effectiveness, in addition to searching for additional funding resources to strengthen its ability to offer programs and services.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

Cumberland County enhanced coordination between agencies by providing funding through a request for proposal process to eligible agencies to improve access of services.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

Cumberland County continues to increase awareness of fair housing law for housing service providers serving minorities and special populations through mainstream networking, literature, workshops, and partnering with other agencies to promote and increase awareness.

1. Cumberland County partnered with Community Housing Development Organizations (CHDOs) to increase the production and supply of 4 additional affordable housing units in the Balsawood subdivision;
2. Cumberland County is partnering with FMHA to put CDBG funds in the demolition of old housing units for reconstruction of new subsidized housing units, of which 14 units will be designated for households whose incomes are 40% or below the area median income;

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## **CR-40 - MONITORING 91.220 AND 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

Cumberland County has standards in place to monitor activities for programmatic and contract compliance of the sub grantees. Projects and programs that are funded with CDBG, HOME, CoC, and other Federal and State funds are subject to monitoring. All sub grantees receiving CDBG Public Services funds are monitored on a regular basis through the submittal of either monthly, quarterly, or one-time reports to the County, as identified in their funding agreements. For agencies that receive HOME or CDBG funds for development of housing, long-term affordability controls are monitored in accordance with the funding agreements.

Sub grantee monitoring includes:

**Pre-disbursement / pre-monitoring conferences** are conducted to ensure that sub grantees understood the rules and requirements of the programs. During each conference, specific contract requirements, documentation and filing procedures, reporting requirements, and reimbursement procedures were explained to the sub grantee.

**Desk reviews** are conducted periodically as requests for reimbursements are submitted by the sub grantees on a monthly basis to ensure timely expenditure of funds. The County disburses its funds via a reimbursement process. The County reimburses sub grantees only when a request for reimbursement was accompanied with supporting documentation such as copies of invoices, cancelled checks, receipts, time sheets, etc. Sub grantees were also required to submit budget summary reports so that these reports can be compared for accuracy. Activity summary reports are required to be submitted on a regular basis to monitor the sub grantee's progress towards meeting their goals.

**Onsite monitoring visits** are performed during the program year on selected sub grantees. Some of the areas reviewed most often during onsite visits include:

- Compliance with participant eligibility, income certification requirements, and documentation guidelines; and reporting;
- Confidentiality procedures;
- Progress towards meeting projected goals and timely use of funds;
- Compliance with specific contractual requirements; and
- Review of audit report.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

Cumberland County Community Development encourages all citizens, public agencies, and other interested parties to review and comment on performance reports on housing and community development activities. The Department ensures that the public is provided with reasonable and timely access to meetings, information and records. A draft of the Consolidated Annual Performance and Evaluation Report (CAPER) was made available for public review for 15 days prior to submission to HUD. Notice of the comment period was published in the local newspaper and the draft is posted on the County's website. Hard copies were made available at various

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locations to include Cumberland County Community Development's lobby and Town Halls. A public notice of the hearing was published at least two weeks prior to the hearing date.

The Public Hearing will be held September 16, 2019 at the Cumberland County Board of Commissioners' meeting and no comments were received during the public hearing or public review period.

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**CR-45 - CDBG 91.520(C)**

**Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

Cumberland County Community Development does not plan to make any changes to the program objectives. However, the Department may need to modify the certain program guidelines to ensure goals will be met and programs are carried out in an efficient manner.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No.

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**



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## **CR-50 - HOME 91.520(D)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

For the PY 2018, Cumberland County Community Development conducted onsite monitoring visits to the following apartment complexes:

- Blanton Green (United Management)
- Crosswinds I/II (United Management)
- Dogwood Manor (United Management)
- Golfview (United Management)
- Haymount Manor (United Management)
- Legion Crossings (United Management)
- Legion Manor (United Management)
- Southview Green (United Management)
- Southview Villas (United Management)
- Spring Lake Green (United Management)
- Sycamore Park (United Management)
- Pine Ridge Manor (Excel Property Management)

United Management apartment complexes were reviewed from July 23-26, 2018. Excel Property Management was reviewed on August 29, 2018. Cumberland County Community Development staff also conducted a physical inspection on all apartment complexes. There were no findings and all minor issues were addressed prior to this report. The next monitoring visit is scheduled in the fall of 2019.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

#### Affirmative Marketing

Both companies use a marketing strategy which includes utilizing various outreach methods and newspaper advertisements. Outreach efforts are made through churches, personal visits, site signs, and community contacts. The waiting list for prospective tenants continues to grow for all apartment complexes.

#### Tenant Selection and Lease Term

The criteria for selecting tenants are based on the gross household income, household size, credit check, criminal background check, and monthly income for one, two, and three or more member households. The lease is effective for 12 months. At the end of the term, the lease is renewable month to month.

### **Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

HOME Program income for 2018 is detailed in the report PR09. Prior year program income funds were used for

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projects. The HOME program income receipts and program income vouchers are depicted on the PR09.

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY:  
Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

Not applicable.