



CUMBERLAND COUNTY  
COMMUNITY DEVELOPMENT

Presents the

**PROGRAM YEAR 2020  
CONSOLIDATED ANNUAL  
PERFORMANCE  
AND EVALUATION REPORT (CAPER)**

Year 1 of the  
PY2020 – 2024 Consolidated Plan

Public Review Period: September 3, 2021 – September 20, 2021

Public Hearing: September 20, 2021 @ 6:45 p.m.

Cumberland County Courthouse

117 Dick Street (Room 118), Fayetteville, NC

**DRAFT**

Amendments to the Draft and Final Reports Can Be Found at  
[www.cumberlandcountync.gov](http://www.cumberlandcountync.gov). Click on [Community Development's Webpage](#)

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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.

Cumberland County, as a designated entitlement jurisdiction, receives the Community Development Block Grant (CDBG) and the Home Investment Partnership Program (HOME) funds annually from the U.S. Department of Housing and Urban Development (HUD). For the Program Year (PY) 2020, the County received \$865,451 in CDBG funds and \$398,478 in HOME funds. At the end of each grant cycle, Cumberland County prepares a Consolidated Annual Performance and Evaluation Report (CAPER) to summarize the County's progress toward achieving the goals and objectives established in the approved PY 2020-2024 Consolidated Plan. This report covers the period beginning July 1, 2020 through June 30, 2021 and is the first year of the Consolidated Plan period. During PY 2020, the COVID-19 pandemic continued to impact our communities. Just like many other communities across the nation, our local community continued to suffer economically. Additional funding made possible through the Coronavirus Aid, Relief, and Economic Security (CARES) Act was allocated to Cumberland County in the amount of \$944,404 and with an effective date of June 5, 2020. Cumberland County designated this funding to be used towards public services (e.g. rental assistance, health services, and other supportive services), economic development activities, and administration. The U.S. Department of Treasury allocated funding established through the Emergency Rental Assistance (ERA) Program to eligible States and local governments. However, activities through the ERA Program did not begin until the latter part of the Program Year. Cumberland County received approximately \$3.7 million for the first allocation round and a portion of the second allocation round totaling approximately \$1.2 million.

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:

- Provided aid in the form of grants to small businesses impacted by the COVID-19 pandemic;
- Provided funding to nonprofits and other entities to expand public services especially health services and rental assistance programs;
- 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 access to public facilities and infrastructure.

Some programs, especially those involving rehabilitation / construction suffered through delays due to shortages and price increase in materials and supplies. Cumberland County struggled to meet its CDBG expenditure requirement. However by the end of the Program Year, Cumberland County expended over \$2.7 million in federal, state, and local funds to provide affordable housing, improve access to public services and homeless services, improve public facilities for low to moderate income residents, and support services that addresses the needs during the reporting period.

**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
SNS-1 Housing	Non-Homeless Special Needs	CDBG: \$117,125	Rental Units Constructed / Rehabilitated	Household Housing Unit	-	20	>100%
HSS-3 Housing Rehabilitation	Affordable Housing	CDBG: \$104,000	Rental Units Rehabilitated (includes acquisition)	Household Housing Unit	50	1	2%
HSS-3 Housing Rehabilitation	Affordable Housing	CDBG: \$172,248 CDBG-Proj. Del: \$282,439 HOME: \$131,830	Homeowner Housing Rehabilitated	Household Housing Unit	31	13	<42%
HOM-1 Housing	Homeless	CDBG: \$46,403	Other	Other	-	1,065	>100%
HOM-3 Homeless Prevention	Homeless	CDBG: \$311,264	Homelessness Prevention	Persons Assisted	50	418	>100%
HOM-2 Operations/Support	Homeless	CDBG: \$93,099 CoC Program: \$122,640 Local General Funds (City/County): \$113,005 Local Funds (Homeless Svc): \$24,323	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50	291	>100%
CDS-2 Community Facilities	Non-Housing Community Development	CDBG: \$127,705	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Households Assisted	10	25	> 100%
CDS-3 Public Services	Non-Housing Community Development	CDBG: \$74,363 CDBG-CV: \$226,000 CDBG Proj Del: \$23,386	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	60	2,346	>100%
CDS-1 Infrastructure	Non-Housing Community Development	CDBG: \$197,000 HOME: \$7,730	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	10	5	50%

EDS-1 Employment	Non-Housing Community Development	CDBG: \$193,082	Jobs created/retained	Jobs	-	83	>100%
EDS-2 Financial Assistance	Non-Housing Community Development	CDBG: \$10,000	Businesses assisted	Businesses Assisted	1	1	100%
APM-1 Management	Administration	CDBG: \$169,298 General Funds: \$152,368 HOME: \$31,609 CDBG-CV: \$1,878	Other	Other	-	-	-

**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.**

Affordable Housing Needs

- Cumberland County expended \$172,248 in CDBG funds, \$131,830 in HOME funds to provide housing rehabilitation assistance to 13 homeowners. Approximately \$282,439 is used for project delivery costs to support housing related activities.
- At least one investor-owner received funding in the amount of \$104,000 for acquisition and rehabilitation assistance. The housing unit is leased to a low-income tenant.

Non-Homeless Special Needs

- Approximately \$117,125 (out \$187,000) was expended to install new HVAC systems in 32-unit apartment complex used to house elderly tenants. The work is expected to be completed during the first quarter of Program Year 2021.

Homeless Needs

- Cumberland County partnered with three nonprofit agencies to provide rental assistance and other services to approximately 418 persons. A total of \$311,264 in CDBG funds were expended to support these activities.
- Approximately 1,065 persons were referred through the coordinated entry system managed by a local nonprofit agency. The coordinated entry system is used to assess the needs of persons who are homeless or at-risk of homeless and ensures persons have a fair and equal access to housing and services. The nonprofit agency expended \$46,403 in CDBG funds during the grant term.
- City and County general funds in the amount of \$113,005 were used to support the Data and Evaluation analyst position (\$63,003), Homeless Management Information System (\$13,616), and housing and supportive services (\$36,386). Approximately 66 persons received assistance through housing and supportive services activities (e.g. hotel/motel during White Flag, housing-related costs).
- Approximately \$122,640 of Continuum of Care Program funds and \$24,323 in local general funds were used to support transitional housing and permanent supportive housing. CDBG funds in the amount of \$50,000 were expended to support shelter services and \$43,099 of CDBG funds were expended to support various homeless services. Approximately 225 persons received assistance through these programs.

Non-Housing Community Development Needs

- CDBG funds in the amount of \$127,705 were used for renovations of units supporting two transitional housing programs. Approximately 25 persons received assistance through the transitional housing programs.
- CDBG-CV funds in the amount of \$226,000 were used to expand health services at the local public health

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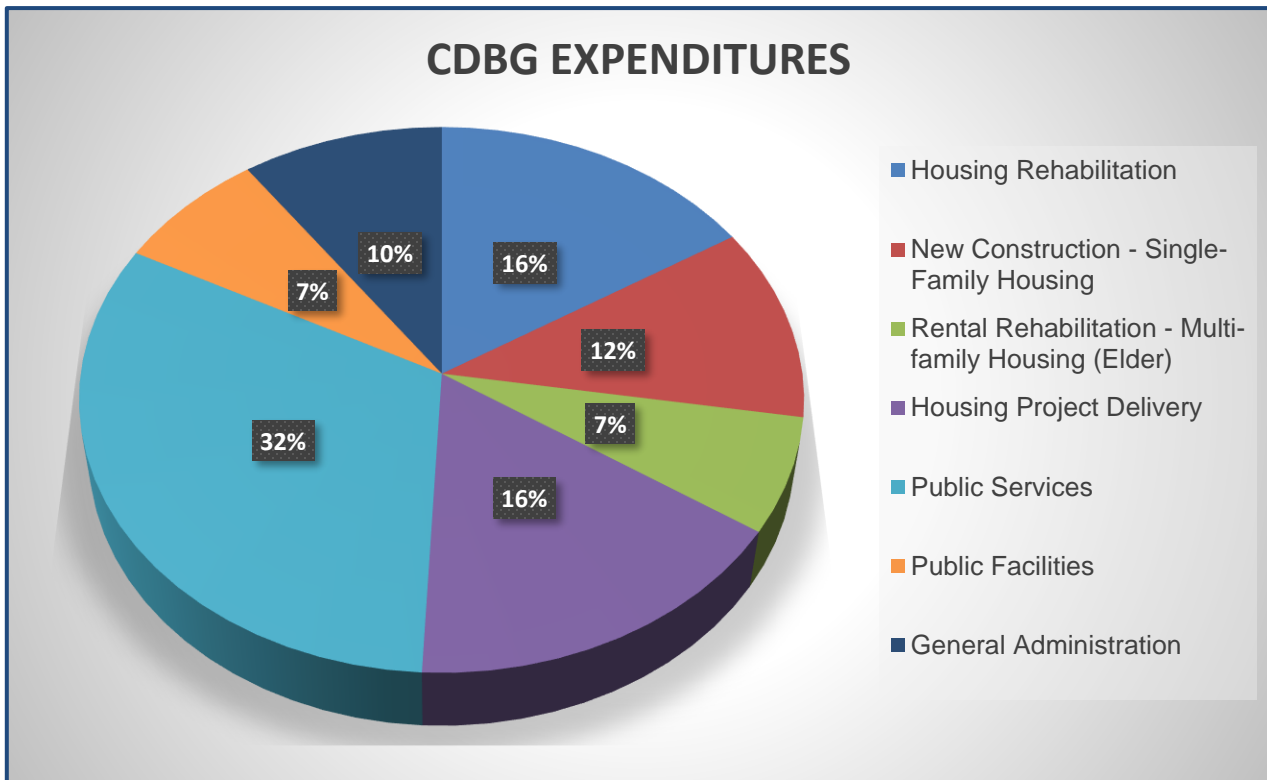
department during the COVID-19 pandemic crisis.

- Approximately \$74,363 were expended to provide public services to include prescription medications, dental extractions, and eye exams for low to moderate income persons.
- Project Delivery costs in the amount of \$23,386 was expended to support staff costs associated with carrying out public service activities.
- CDBG funds in the amount of \$197,000 and HOME funds in the amount of \$7,730 were also used for acquisition and infrastructure costs to support the new construction of 5 single-family housing units.
- Cumberland County utilized CDBG-CV funds in the amount of \$203,082 to support 22 businesses creating.

Despite the challenges Cumberland County and residents faced during the pandemic crisis, many residents were still able to access assistance from programs to address their immediate needs.

CDBG Expenditures include:

1. Housing Rehabilitation = \$276,248
2. New Construction – Single-Family Housing (Infrastructure/Acquisition) = \$197,000
3. Rental Rehabilitation – Multi-family Housing (Elderly) = \$117,125
4. Housing Project Delivery = \$282,439
5. Public Services = \$548,515
6. Public Facilities (Rehabilitation of Transitional Housing Units) = \$127,705
7. General Administration = \$169,298

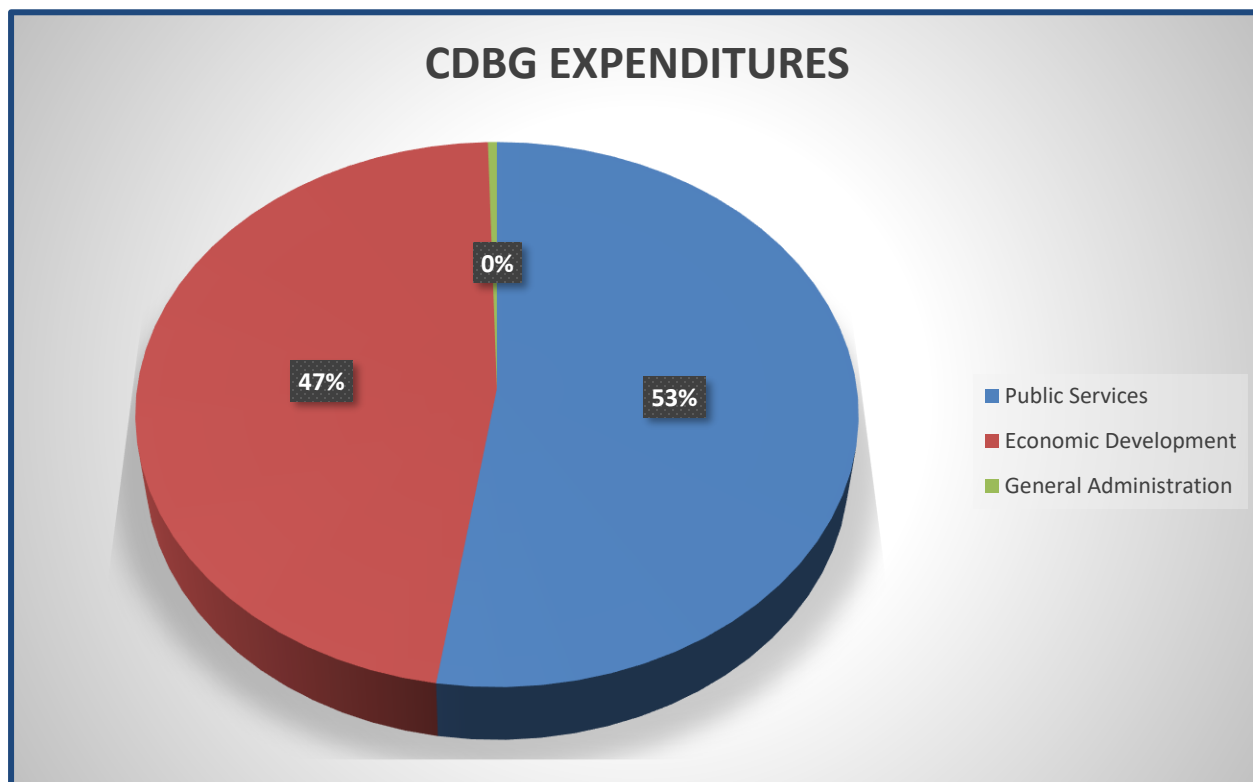




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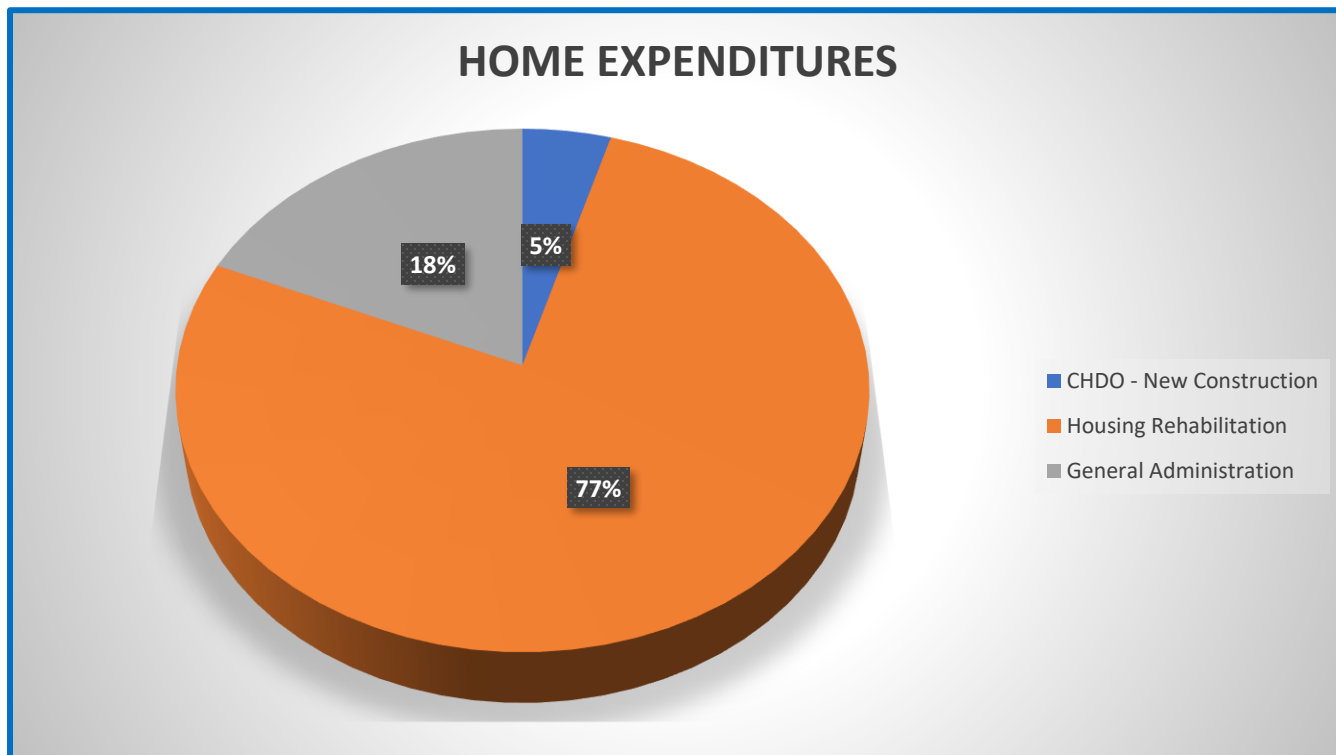
CDBG-CV expenditures include:

1. Public Services = \$226,000
2. Economic Development = \$203,082
3. General Administration = \$1,878



HOME expenditures include:

1. Housing Rehabilitation = \$131,830
2. CHDO Set Aside = \$7,730
3. Administration = \$31,609



\*Excludes match

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## -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	987	0
Black or African American	2,450	2
Asian	41	0
American Indian or American Native	64	0
Native Hawaiian or Other Pacific Islander	57	0
Other / Multi-racial	480	0
<b>Total</b>	<b>4,079</b>	<b>2</b>
Hispanic	311	0
Not Hispanic	3,768	2

**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 8% of individuals receiving assistance.

**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	\$2,341,427	\$1,718,331
CDBG-CV	CDBG-CV (eff. 6/5/2020)	\$944,404	\$430,960
HOME	HOME	600,904	\$139,560
Continuum of Care	Continuum of Care	\$162,940	\$122,640
General Fund	General Fund (City/County) - Homeless Initiative	\$138,721	\$40,179
Disaster Recovery	State (eff. 12/17/2019)	\$2,562,014	\$72,261
Other	General Fund (Match)	\$215,462	\$152,368
Other	General Fund – Homeless Services	\$30,231	\$24,323

**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
Countywide-Other	43	93	Comprehensive
Low- and Moderate-Income Areas	50	7	
Shaw Heights NRSA	7		

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

**Narrative**

Most of the 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 2020 program year, over \$704,845 was used to leverage federal funds. Of this amount, Cumberland County contributed approximately \$320,371 in general funds.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	\$36,177.43
2. Match contributed during current Federal fiscal year	\$0.00
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$37,177.43
4. Match liability for current Federal fiscal year	\$0.00
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$37,177.43

**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
N/A								

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
\$	\$	\$	\$	\$
513,844.24	1,169,115.02	7,730.00	0	1,161,385.02

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	2	0	1	0	0	1
Dollar Amount	131,830	0	66,550	0	0	65,280
<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	2	0	2			
Dollar Amount	131,830	0	131,830			
<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	1	0	0	1	0	0
Dollar Amount	104,000	0	0	104,000	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
Businesses Displaced		0
Nonprofit Organizations Displaced		0
Households Temporarily Relocated, not Displaced		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	0	71
Number of Non-Homeless households to be provided affordable housing units	77	13
Number of Special-Needs households to be provided affordable housing units	0	20
<b>Total</b>	<b>77</b>	<b>104</b>

**Table 11 – Number of Households**

	One-Year Goal	Actual
Number of households supported through Rental Assistance	50	222
Number of households supported through The Production of New Units	12	0
Number of households supported through Rehab of Existing Units	31	33
Number of households supported through Acquisition of Existing Units	0	1
<b>Total</b>	<b>93</b>	<b>256</b>

**Table 12 – Number of Households Supported**

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

Due to price increase in construction materials and supplies during the COVID-19 pandemic crisis, Cumberland County fell short in accomplishing its goal to rehabilitate owner-occupied units.

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

Cumberland County had more flexibility in program implementation during the reporting period in order to utilize funds to address the most critical needs in the community. Cumberland County will rely on strong partnerships with local nonprofits, public agencies, City of Fayetteville, and other agencies to continue to address short-term and long-term needs. Cumberland County will continue to explore best practices to ensure a positive outcome in future plans.

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**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.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	3,498	0
Low-income	455	1
Moderate-income	80	1
<b>Total</b>	<b>4,033</b>	<b>2</b>

**Table 13 – Number of Households Served**

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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**

As a grantee of transitional housing and permanent supportive housing programs, Cumberland County (through the Community Development Department provides housing and supportive services to homeless families with children and single adults who are homeless and have a disability. In addition, Cumberland County serves as the lead agency for the local Continuum of Care (CoC) group. As lead agency, Cumberland County submits the consolidated applications (HUD-CoC Notice of Funding Availability and Emergency Solutions Grant (ESG) applications on behalf of the local CoC. In addition, Community Development staff has been active in participating in the Point-in-Time Homeless Count (unsheltered and sheltered).

Through partnership with local nonprofits, Cumberland County provided funding to support the local coordinated entry system. The coordinated entry system is a community-wide, centralized process that ensures people experiencing homeless have fair and equal access to housing and other community resources.

During the reporting period, Cumberland County hired a consultant to assess current programs that provide services to the homeless and assess the needs of persons experiencing homelessness in the community. A three-year homelessness plan was developed based off the gap analysis report and input obtained from local community stakeholders. Cumberland County, in collaboration with partnering agencies, will use the recommendations provided by the consultant, to develop an implementation plan and take the necessary steps to improve access to services, expand permanent housing, obtain additional resources in the community, and support wellness and employment opportunities for those experiencing homelessness.

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

As indicated earlier, Cumberland County 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 provide additional support to the program. Cumberland County provided CDBG funding to a nonprofit for shelter operations and services. The shelter serves both single adults and families with children.

### **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**

During the reporting period, Cumberland County partnered with several nonprofits to expand access to public service programs that provided rental assistance, utility assistance, and other supportive services to low income residents who may be facing eviction or may have their utility shut off. In addition, Cumberland County used CDBG-CV funding to expand health services in the local Public Health Department.

The County's Public Services funds supported shelter operations and two programs which assist low-moderate income residents in paying for prescription medical and dental expenses. Medical expenses are a major contributor to financial problems that may precede a loss of housing. Better Health of Cumberland County and the Cumberland

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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.

Cumberland County, in partnership with the City of Fayetteville, contributes local general funds to support costs related to operating and maintaining licenses for the Homeless Management Information System; retaining a Data and Evaluation Analyst position to manage HMIS. A portion of the funds are also used to provide housing related assistance and other supportive services.

Cumberland County will continue to partner with local re-entry programs to address the needs of individuals being discharged from correctional facilities.

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.

**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 partners with a local nonprofit to provide housing and supportive services to single adults who are literally homeless and have a disability (mental/substance use disorder). The program designates at least 60% of the units to chronically homeless individuals and provides them with access to services to help address their substance use disorder. This program offers comprehensive case management and access to life skills, employment assistance, medical/mental health assistance and other vital services necessary to help individuals become self-sufficient.

As indicated earlier, Cumberland County, in partnership with the City of Fayetteville, use local general funds to provide housing assistance and other supportive services. Since the local shelter had to decrease its bed capacity in order to practice social distancing during the pandemic, funds were used to cover hotel / motel costs for homeless individuals when the shelter had reached its capacity.

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, especially those individuals experiencing homelessness.

Cumberland County has allocated Community Development Block Grant – Disaster Recovery funds to construct 8 – 12 townhomes that will target those who are homeless. The project will also include a community center.

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

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

During the reporting period, Cumberland County used its CDBG funds to support the costs to install new HVAC systems in a 32-unit multifamily rental housing complex used to house elderly persons. The activity was not completed by the end of the grant cycle but is expected to be completed during the first quarter of the next grant cycle. The housing complex is owned and managed by a nonprofit that is part of the Fayetteville Metropolitan Housing Authority (FMHA).

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

Cumberland County plans to support activities related to providing housing counseling to potential homebuyers. These activities will target those living in public housing.

### **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)**

During the reporting period, Cumberland County was able to use a large portion of its CDBG funds to support public service activities that meet the underserved needs especially those affected by the COVID-19 pandemic. This was possible due to HUD suspending the 15% cap on public services. 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.

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

Cumberland County does not encounter properties with lead even though there are many homes built before 1978. However, Cumberland County will continue to be 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 utilized CDBG, HOME, and local general funds to support housing related issues and expand access to human services. Cumberland County has made changes to its current housing policies to improve access to its programs. Cumberland County will continue to be 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. In addition, Cumberland County will continue to support programs providing housing education (e.g. personal finance and Ready-to-Rent).

During this reporting period, Cumberland County was able to develop a new economic development program to support small businesses during the pandemic crisis. Through this effort many jobs for low to moderate income persons were created / retained.

**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 local housing authorities and private and non-profit agencies. Cumberland County will continue to explore new partnerships to reduce homelessness. 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. These services include access to shelter, prescription medication, rental assistance, utility assistance, transportation, and other housing and supportive 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 has a staff person designated as a Fair Housing Specialist. 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 is partnering with a Community Housing Development Organizations (CHDO) to increase the production and supply of 5 additional affordable housing units in Spring Lake;
2. Cumberland County partnered with FMHA to renovate 32 units that serve the elderly;

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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 ensures compliance with all federal, state, and local requirements. Cumberland County maintains an updated monitoring plan to ensure programmatic, financial, and crosscutting requirements are met by 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 follow its Citizen Participation Plan and encourages all citizens, public agencies, and other interested parties to review and comment on performance reports on housing and community development activities. Cumberland County 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) is being 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



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at a few 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 is held September 20, 2021 at the Cumberland County Board of Commissioners' meeting.  
[Comments are pending]

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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.**

CCCD does plan to make some changes to the program design of certain programs to ensure residents with high priority needs are able to access housing and services. This change will also allow CCCD to better meet its goals and objectives.

**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.**

Cumberland County Community Development (CCCD) staff will continue to conduct remote monitoring. Onsite inspections will be conducted at a later date when it is considered safe in order to continue practicing social distancing due to COVID-19 pandemic. Once it is determined safe to proceed with inspections, CCCD plans to inspect the following apartment complexes:

- Blanton Green (United Management)
- Crosswinds I/II (United Management)
- Dogwood Manor (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)

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

### Affirmative Marketing

Both United Management and Pine Ridge Manor 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 is 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 is detailed in the report PR09. Prior year program income funds were used for projects. The HOME program income receipts and program income vouchers are depicted on the PR09.

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**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.