



CUMBERLAND COUNTY  
COMMUNITY DEVELOPMENT

Presents the

**PROGRAM YEAR 2021  
CONSOLIDATED ANNUAL PERFORMANCE  
AND EVALUATION REPORT (CAPER)**

**Year 2 of the  
PY2020 – 2024 Consolidated Plan**

Public Review Period: September 2, 2022 – September 19, 2022

Public Hearing: September 19, 2022 @ 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 \$903,724 in CDBG funds and \$396,328 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, 2021 through June 30, 2022 and is the second year of the Consolidated Plan period.

During PY 2021, Cumberland County was still recovering from the economic impact of the COVID-19 pandemic. Cumberland County used funds from other resources to help leverage the assistance provided to residents struggling to maintain housing. American Rescue Plan Act (ARPA) funds of approximately \$4.9 million were allocated through the U.S. Department of Treasury to implement the Emergency Rental Assistance (ERA) Program. Cumberland County continued to use funds made possible by the Coronavirus Aid, Relief, and Economic Security (CARES) Act that was allocated in the previous Program Year. The total made available for Cumberland County was \$944,404 with an effective date of June 5, 2020. These funds were used to support public services (e.g. rental assistance, health services, and other supportive services) activities.

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 funding to nonprofits and other entities to expand public services especially health services and rental assistance programs;
- Improved the quality of housing and maintained affordability for homeowners and renters;
- Increased the inventory of affordable housing units available in the community through new construction; and
- Addressed the needs of the homeless by providing assistance through rapid re-housing, transitional housing, permanent supportive housing, and shelter services.

There continued to be a delay in implementing programs involving rehabilitation / construction due to shortages and price increase in materials and supplies. By the end of the Program Year, Cumberland County expended over \$2.1 million in CDBG, HOME, CoC, 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        | Actual – Program Year |
|------------------------------------|-----------------------------------|--|---|------------------------|-----------------------|
| HSS-2 Housing Construction         | Affordable Housing                | HOME: 278,493  | Homeowner Housing Added   | Household Housing Unit | 4                     |
| HSS-3 Housing Rehabilitation       | Affordable Housing                | CDBG: \$159,725  | Rental Units Rehabilitated (includes acquisition)   | Household Housing Unit | 33                    |
| HSS-3 Housing Rehabilitation       | Affordable Housing                | CDBG: \$96,903<br>CDBG-Proj. Del: \$254,097                    | Homeowner Housing Rehabilitated   | Household Housing Unit | 10                    |
| HOM-1 Housing                      | Homeless                          | CDBG: \$63,552<br>COC: \$108,450                               | Other   | Other                  | 68                    |
| HOM-3 Homeless Prevention          | Homeless                          | ERAP: \$4,483,700  | Homelessness Prevention   | Persons Assisted       | 1,193                 |
| HOM-4 Permanent Supportive Housing | Homeless                          | COC: \$36,300  | Housing for Homeless added  | Household Housing Unit | 5                     |
| HOM-5 Shelter Housing              | Homeless                          | CDBG/CV: \$49,862  | Overnight/Emergency Shelter/Transitional Housing Beds added                                 | Beds                   | 7                     |
| CDS-2 Community Facilities         | Non-Housing Community Development | CDBG: \$33,063   | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Households Assisted    | 1                     |
| CDS-3 Public Services              | Non-Housing Community Development | CDBG: \$70,825<br>CDBG-CV: \$58,047<br>CDBG Proj Del: \$24,025 | Public service activities other than Low/Moderate Income Housing Benefit                    | Persons Assisted       | 1,356                 |

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|                  |                |   |       |       |   |
|------------------|----------------|---|-------|-------|---|
| APM-1 Management | Administration | CDBG: \$205,258<br>General Funds:<br>HOME: \$31,932<br>CDBG-CV: | 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 \$278,493 in HOME funds to begin construction of four single family homes in the Spring Lake area;
- Housing rehabilitation assistance in the amount of \$242,806 was provided to 10 homeowners. Approximately \$254,097 was used for project delivery costs to support housing related activities.
- At least one investor-owner received funding in the amount of \$89,000 for acquisition and rehabilitation assistance. The housing unit is leased to a low-income tenant.

Non-Homeless Special Needs

- Cumberland County expended the remaining amount of \$70,275 (out of \$187,000) to complete the rehabilitation of 32 rental units located at Hillside Manor Apartments which houses senior citizens.

Homeless Needs

- Approximately 1,196 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 \$78,623 in CDBG funds during the grant term.
- City and County general funds in the amount of \$117,866 were used to support the Data and Evaluation analyst position, Homeless Management Information System, and housing and supportive services. Supportive services activities include hotel/motel stays and other housing-related costs.
- Approximately \$144,751 of Continuum of Care Program funds were used to support a transitional housing and a permanent supportive housing program. CDBG funds in the amount of \$60,562 was used as match towards providing additional support for the transitional housing program. Approximately 71 persons received assistance through these programs.

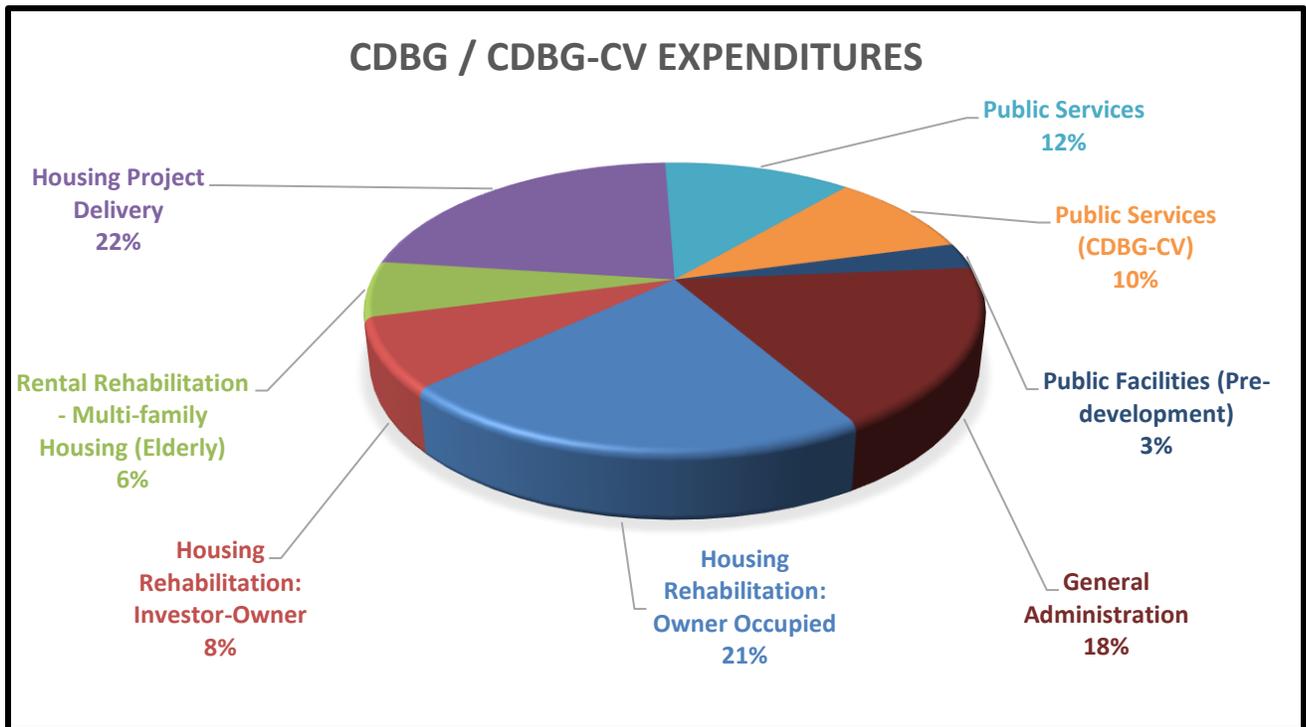
Non-Housing Community Development Needs

- Approximately \$26,224 in CDBG-CV were expended to provide public services to include prescription medications and other health services for low to moderate income persons. CDBG-CV funds in the amount of \$49,862 was also expended to place 7 homeless individuals in hotels while the local shelters were operating at reduced capacity due to the pandemic.
- Project Delivery costs in the amount of \$24,025 was expended to support staff costs associated with carrying out public service activities.

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

CDBG Expenditures include:

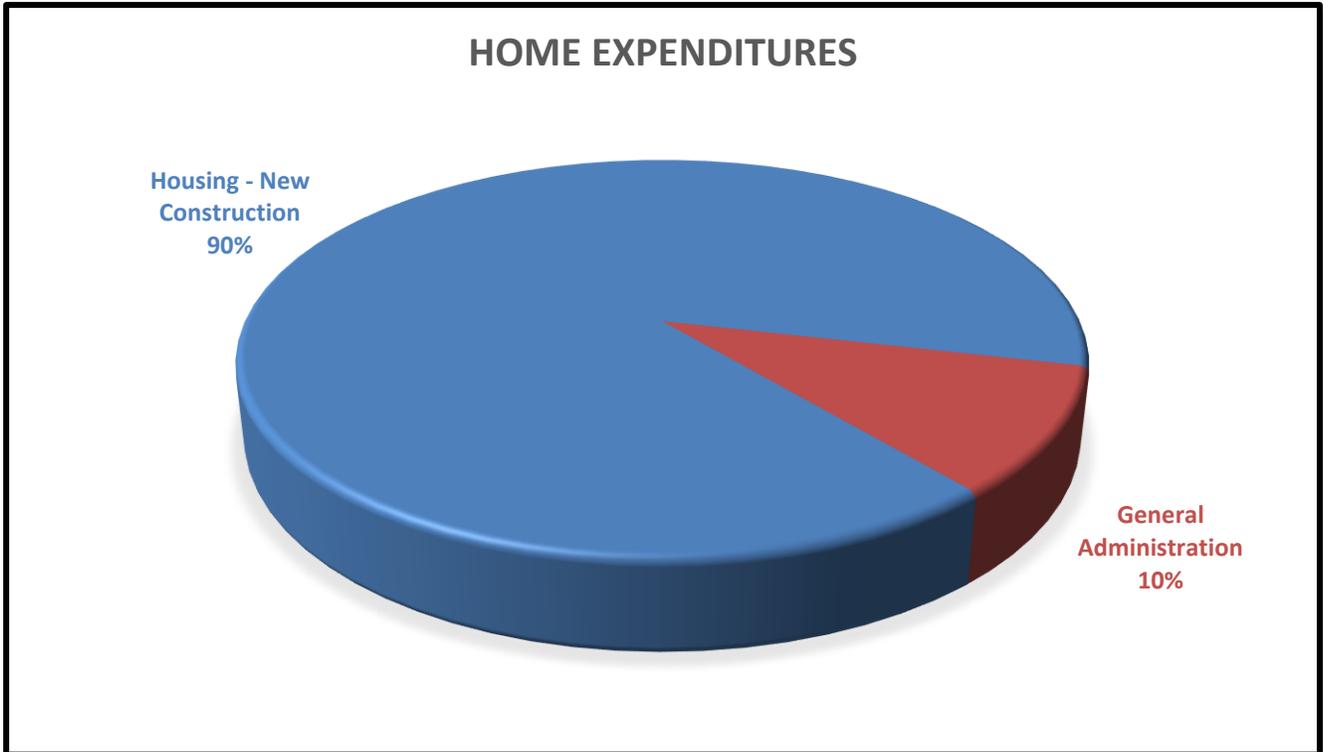
1. Housing Rehabilitation (Owner-Occupied) = \$242,806
2. Housing Rehabilitation (Investor-Owner) = \$89,000
3. Rental Rehabilitation (Multi-family Housing – Elderly) = \$70,725
4. Housing Project Delivery = \$254,097
5. Public Services = \$134,377
6. Public Services (CDBG-CV) = \$107,910
7. Public Facilities (Pre-development) = \$33,063
8. General Administration = \$205,258



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HOME expenditures include:

1. Housing – New Construction = \$278,493
2. General Administration = \$31,932



\*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                                     | 48           | 0        |
| Black or African American                 | 173          | 0        |
| Asian                                     | 0            | 0        |
| American Indian or American Native        | 3            | 0        |
| Native Hawaiian or Other Pacific Islander | 7            | 0        |
| Other / Multi-racial                      | 1,248        | 0        |
| <b>Total</b>                              | <b>1,479</b> | <b>0</b> |
| Hispanic                                  | 26           | 0        |
| Not Hispanic                              | 1,453        | 0        |

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

### Narrative

The majority of the households receiving assistance are within the minorities and other racial categories. Hispanics were under-represented with only 2% 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   | \$1,158,079              | \$1,136,788                         |
| CDBG-CV           | CDBG-CV (eff. 6/5/2020)                          | \$515,322                | \$107,910                           |
| HOME              | HOME   | \$1,629,401              | \$310,426                           |
| Continuum of Care | Continuum of Care                                | \$352,976                | \$144,751                           |
| General Fund      | General Fund (City/County) - Homeless Initiative | \$200,000                | \$200,000                           |
| Disaster Recovery | State (eff. 12/17/2019)                          | \$2,474,608              | \$100                               |
| Other             | General Fund (Match)                             | \$276,987                | \$258,591                           |
| Other             | General Fund – Homeless Services                 | \$152,418                | \$70,711                            |

**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 |
|--------------------------------|----------------------------------|---------------------------------|-----------------------|
| 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 2021 program year, over \$566,677 was used to leverage federal funds. Of this amount, Cumberland County contributed approximately \$372,317 in general funds.

| <b>Fiscal Year Summary – HOME Match</b>  |             |
|--|-------------|
| 1. Excess match from prior Federal fiscal year                                 | \$36,177.42 |
| 2. Match contributed during current Federal fiscal year                        | \$0.00      |
| 3. Total match available for current Federal fiscal year (Line 1 plus Line 2)  | \$36,177.42 |
| 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) | \$36,177.42 |

**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 |
| \$  | \$                                      | \$  | \$                       | \$   |
| \$1,694,582   | \$159,969                               | \$278,494                                     | 0                        | \$1,576,057                                |

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  | 0     | 0                                 | 0                         | 0                  | 0        | 0                  |
| Dollar Amount   | 0     | 0                                 | 0                         | 0                  | 0        | 0                  |
| <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  | 0     | 0                                 | 0                         |                    |          |                    |
| Dollar Amount   | 0     | 0                                 | 0                         |                    |          |                    |
| <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**

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## 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      | 100           | 71         |
| Number of Non-Homeless households to be provided affordable housing units  | 48            | 11         |
| Number of Special-Needs households to be provided affordable housing units | 5             | 32         |
| <b>Total</b>   | <b>153</b>    | <b>104</b> |

**Table 11 – Number of Households**

|  | One-Year Goal | Actual       |
|--|---------------|--------------|
| Number of households supported through Rental Assistance             | 100           | 1,193        |
| Number of households supported through The Production of New Units   | 20            | 4            |
| Number of households supported through Rehab of Existing Units       | 20            | 10           |
| Number of households supported through Acquisition of Existing Units | 5             | 1            |
| <b>Total</b>   | <b>145</b>    | <b>1,208</b> |

**Table 12 – Number of Households Supported**

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

Cumberland County exceeded its goal in providing affordable housing for households with special needs. In addition, Cumberland County exceeded its goal in providing rental assistance. Prices for construction materials and supplies continue to be high due to the COVID-19 pandemic crisis, Cumberland County was not able to accomplish its goal to rehabilitate a higher number of owner-occupied units.

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

Cumberland County continues to use 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 continue to 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               | 1,423              | 0                  |
| Low-income                         | 43                 | 0                  |
| Moderate-income                    | 13                 | 0                  |
| <b>Total</b>                       | 1,479              | 0                  |

**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**

Cumberland County's Community Development (CCCD) Department continues to be an active member of the Fayetteville / Cumberland County Continuum of Care (CoC) on Homelessness. The CCCD also serves as the Lead Agency for the CoC Notice of Funding Availability (NOFA) and Emergency Solutions Grant (ESG) application processes on behalf of the local CoC (NC-511). In addition, CCCD staff has sphere headed the Point-in-Time Homeless Count (sheltered and unsheltered) and actively participates annually. CCCD provides training and technical assistance to CoC and providers within the CoC network.

Through partnership with local nonprofits, Cumberland County continues to provide funding to support the local Coordinated Entry System (CES). This system provides both efficient and effective ways to reaching the homeless populations and assessing their individual needs by being a community-wide, centralized process that ensures people experiencing homelessness (sheltered and unsheltered) have fair and equal access to housing and other community resources. Through this process of coordinated intake/assessment system, providers within the CoC network are able to receive training, gain access and receive referrals of prioritized households based on needs for housing and services from local providers.

During the reporting period, Cumberland County has partnered and funded a local organization to provide supportive services for its Project for Assistance in Transition from Homelessness (PATH) program. Through this collaboration, CCCD has been able to expand housing and service options, address the unmet needs of the target population, eliminate barriers, leverage resources, and build the capacity needed for meeting program goals and maintaining sustainability.

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

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. This program, with the partnership of Coordinated Entry and Domestic Violence shelters, allow families who are literally homeless or fleeing domestic violence to reside in an apartment for 12 months while they apply for permanent housing.

Cumberland County serves as the Lead Agency for applications submitted via the Emergency Services Grant (ESG) and allocates CDBG funds to support local homeless shelter providers. The Care Center Family Violence Program and the Salvation Army both operate as an Emergency Shelter for families, each of which receive ESG funding sources.

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**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, the Covid-19 pandemic continued unprecedented crisis to communities nationwide with further economic hardship with many residents losing employment and facing foreclosures or evictions. Cumberland County continued to use its CDBG-CV funding to subcontract with other agencies and partnered with several nonprofits to expand access to public service programs that provided emergency services and other supportive services to low-income and moderate-income residents.

Funds were used to cover hotel/motel costs for homeless individuals when capacity was met and when proper living conditions during recovery and quarantine period were warranted. This method was referred to as the “Healthy Hotel” strategy. When the local shelters had to decrease its bed capacity in order to practice social distancing during the pandemic, when many homeless individuals were testing positive, and being discharged from medical facilities.

Cumberland County, in partnership with the City of Fayetteville during the reporting period, created the Emergency Rental Assistance Program (ERAP) to provide aid to households that were unable to pay rent or utilities due to economic constraints from the Covid-19 pandemic to avoid evictions and those who may be facing homelessness.

Cumberland County will continue to partner with local re-entry programs to address the needs of individuals being discharged from correctional facilities. Formalized discharge planning and protocols have been implemented statewide in the areas of foster care, health care, mental health and corrections. Through participation in the FCCCoC efforts, the County continues to encourage compliance with these protocols at all levels.

Through the Housing Rehabilitation Program offered by Cumberland County, 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, 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 (HMIS). It is a local information technology system used to collect client-level data and data on the provision of housing and services to homeless individuals, families, and persons at-risk of homelessness. A portion of the funds are also used to provide housing related assistance and other supportive services, along with retaining a Data and Evaluation Analyst position to manage HMIS.

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As indicated earlier, Cumberland County, in partnership with the City of Fayetteville, used local general funds to provide housing assistance and other supportive services to promote housing stability by avoiding evictions and foreclosure to individuals that are at or below the eighty percentile of the Area Median Income preventing individuals and families of becoming homeless or may become homeless again. 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 partners with a local nonprofit housing to provide 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 compressive case management and access to life skills, employment assistance, medical/mental health assistance and other vital series necessary to help individuals become self-sufficient.

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

- 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.

CCCD 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.

Through use of local general funds, Cumberland County partnered with Endeavors to provide homeless prevention assistance to persons at-risk of losing housing.

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 off 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, especially those individuals experiencing homelessness.

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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 began during the latter part of the PY 2020 grant cycle but was completed during this 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 portion of its CDBG funds to support public service activities that meet the underserved needs especially those affected by the COVID-19 pandemic. 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; and
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 19, 2022 at the Cumberland County Board of Commissioners' meeting. Any comments received will be attached to this report.

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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 continues to conduct both remote and onsite monitoring. Onsite inspections are conducted annually. There are no major concerns or findings. CCCD monitors 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.