



CUMBERLAND COUNTY  
COMMUNITY DEVELOPMENT

Presents the

**PROGRAM YEAR 2022 CONSOLIDATED ANNUAL  
PERFORMANCE AND EVALUATION REPORT (CAPER)**

**Year 3 of the PY2020-2024 Consolidated Plan**

Public Review Period: September 1, 2023 – September 18, 2023  
Public Hearing: September 18, 2023 @ 6:45 p.m.  
Cumberland County Courthouse  
117 Dick Street (Room 118), Fayetteville, NC

**DRAFT (V. 1)**

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.

As a designated entitlement jurisdiction, Cumberland County, 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) 2022, the County received \$891,974 in CDBG funds and \$458,280 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, 2022 through June 30, 2023 and is the third year of the Consolidated Plan period.

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. Some of the major initiatives and highlights include:

- Partnering with a Community Housing Development Organization (CHDO) to develop a multi-phase single family affordable housing development targeting homebuyers with low to moderate income;
- Partnering with nonprofits and other entities to provide health services;
- Allocating the remaining funds from the Coronavirus Aid, Relief, and Economic Security (CARES) Act to provide case management, rental assistance, utility assistance, and other supportive services;
- Addressing the needs of the homeless by providing assistance through rapid re-housing, transitional housing, permanent supportive housing, and shelter services; and
- Providing housing rehabilitation assistance to homeowners.

Like many communities, there are still challenges pertaining to high construction costs, lack of affordable housing, lack of temporary shelter/transitional housing. By the end of the Program Year, Cumberland County expended over \$2.2 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. During the reporting period, Cumberland County focused on meeting the needs of the homeless.

**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: \$499,992 In-Kind Match: \$125,000	Homeowner Housing Added	Household Housing Unit	5
HSS-3 Housing Rehabilitation	Affordable Housing	CDBG: \$429,772 CDBG-Proj. Del: \$210,819	Homeowner Housing Rehabilitated	Household Housing Unit	13
HOM-3 Homeless Prevention	Homeless	CDBG-CV: \$110,339 PATH (General Funds): \$132,422	Tenant-based rental assistance/Rapid Rehousing	Households Assisted	73
HOM-4 Permanent Supportive Housing	Homeless	COC: \$18,572 General Funds (Match): \$4,643	Housing for Homeless added	Household Housing Unit	4
HOM-1 Housing	Homeless	CoC: \$76,901 General Funds (Match): \$20,471	Other	Other	78
HOM-1 Housing	Homeless	CoC (Planning): \$10,857 General Funds (Match): \$2,714	Other	Other	-
CDS-3 Public Services	Non-Housing Community Development	CDBG: \$159,393 CDBG Proj Del: \$26,198	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1,354
APM-1 Management	Administration	CDBG: \$204,225 General Funds: 235,357 HOME: \$39,403 CDBG-CV: \$29	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 \$499,992 in HOME funds to begin construction of five single family homes in the Spring Lake area;
- Housing rehabilitation assistance in the amount of \$429,772 was provided to 13 homeowners. Approximately \$210,819 was used for project delivery costs to support housing related activities.

Homeless Needs

- Approximately 1,217 low to moderate income persons were assisted through the coordinated entry referral system. 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.
- CDBG funds in the amount of \$59,393 was expended to provide rental assistance and hotel/motel vouchers to 30 individuals.
- Through the CDBG-CV Public Services Program, \$110,339 was expended to assist approximately 48 households with tenant-based rental assistance and other supportive services.
- City and County general funds in the amount of \$136,635 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 \$134,158 of Continuum of Care Program funds were used to support transitional housing and a permanent supportive housing program. CDBG funds in the amount of \$27,828 was used as a match towards providing additional support for the transitional housing program. Approximately 82 persons received assistance through these programs.
- Through partnership with a local nonprofit, the Projects for Assistance in Transition from Homelessness (PATH) program provided outreach to 301 persons and enrolled 25 persons in the program. The PATH program serves eligible persons with severe mental health disorders and experiencing homelessness. Eligible persons are able to access housing, mental health services, substance use disorder treatment, short-term case management, and other services through the PATH program.

Non-Housing Community Development Needs

- Through the CDBG Public Services Program:
  - Approximately \$20,000 in CDBG and other private funds were expended to provide public services to include prescription medications and other health services for 107 low to

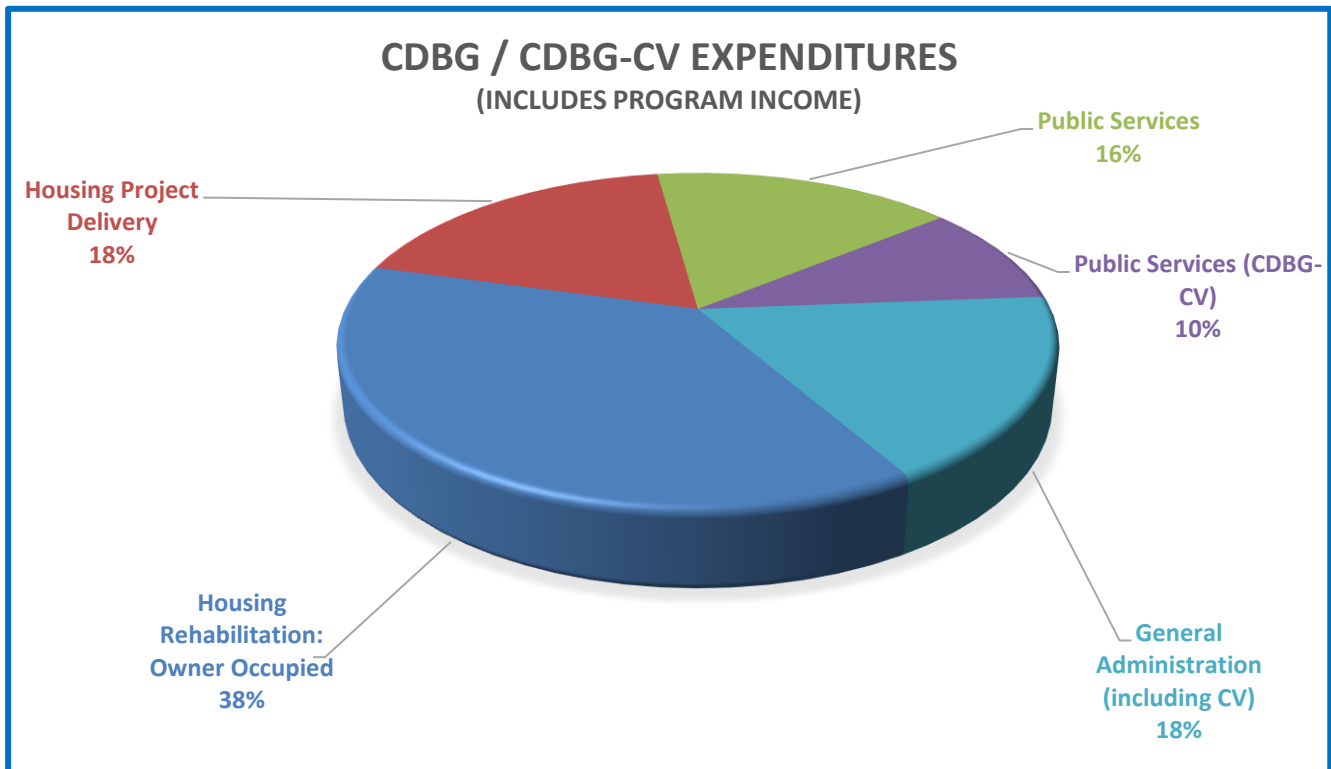
moderate income persons.

- Project Delivery costs in the amount of \$26,198 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:

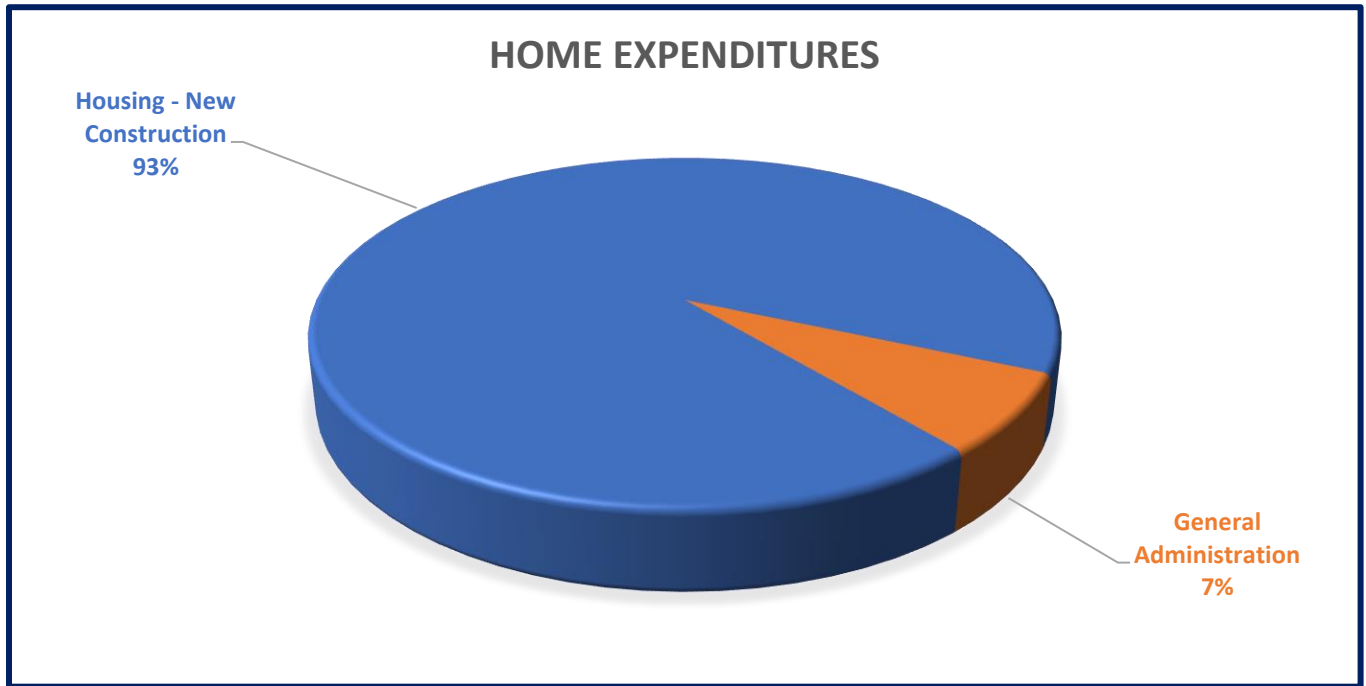
1. Housing Rehabilitation (Owner-Occupied) = \$429,772
2. Housing Project Delivery = \$210,819
3. Public Services = \$185,591
4. Public Services (CDBG-CV) = \$110,339
5. General Administration (including CV) = \$204,254



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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	325	0
Black or African American	1045	0
Asian	8	0
American Indian or American Native	40	0
Native Hawaiian or Other Pacific Islander	28	0
Other / Multi-racial	76	0
<b>Total</b>	1,522	0
Hispanic	139	0
Not Hispanic	1383	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 9% 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	Public-federal	\$1,266,316	\$1,030,407
CDBG-CV	Public-federal	\$279,000	\$110,368
HOME	Public-federal	\$1,848,280	\$539,395
Continuum of Care	Public-federal	\$240,101	\$134,158
Other	Public-local	\$179,461	\$132,422
Other	Public-local	\$200,000	\$136,635

**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	23	93	Comprehensive
Low- and Moderate-Income Areas	70	7	
Shaw Heights NRSA	7		

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

**Narrative**

Most of the funds are invested county-wide 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 2022 program year, over \$566,677 was used to leverage federal funds. Of this amount, Cumberland County contributed approximately \$668,878 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
\$	\$	\$	\$	\$
\$1,576,057	\$167,567	\$33,943	0	\$1,709,681

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
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**

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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	140	155
Number of Non-Homeless households to be provided affordable housing units	25	18
Number of Special-Needs households to be provided affordable housing units	5	0
<b>Total</b>	<b>170</b>	<b>163</b>

**Table 11 – Number of Households**

	One-Year Goal	Actual
Number of households supported through Rental Assistance	100	155
Number of households supported through The Production of New Units	20	5
Number of households supported through Rehab of Existing Units	35	13
Number of households supported through Acquisition of Existing Units	5	0
<b>Total</b>	<b>160</b>	<b>173</b>

**Table 12 – Number of Households Supported**

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

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	1,481	0
Low-income	31	0
Moderate-income	10	0
<b>Total</b>	<b>1,522</b>	<b>0</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**

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 operate as an Emergency Shelter for victims of domestic violence and



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Cumberland HealthNET provides street outreach and rapid rehousing. Both agencies receive ESG funding sources.

**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 also used to cover hotel/motel costs for homeless individuals when capacity was met.

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

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supportive services, along with retaining a Data and Evaluation Analyst position to manage HMIS.

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.

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.

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

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

Cumberland County continues to partner with the Fayetteville Metropolitan Housing Authority (FMHA) and other agencies that provide affordable housing. Cumberland County seeks to work with FMHA to develop a strategic plan that will enable FMHA to designate units that target households with incomes at or below 30% of the AMI.

### **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.

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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”).

**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. Cumberland County is partnering with a Community

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Housing Development Organizations (CHDO) to increase the production and supply of 5 additional affordable housing units in Spring Lake.

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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 understand the rules and requirements of the programs. During each conference, specific contract requirements, documentation and filing procedures, reporting requirements, and reimbursement procedures are 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

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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 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 18, 2023 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 completed onsite monitoring reviews of two CDBG public service sub-recipients on April 18 and April 20, 2023. There were no significant findings for either sub-recipient. Cumberland County additionally completed onsite monitoring for the following HOME affordable housing projects:

1. Pineridge Manor-June 5, 2023
2. Haymount Manor-June 12, 2023
3. Legion Manor-June 12, 2023
4. Southview Green-June 13, 2023
5. Southview Villas-June 13, 2023
6. Dogwood Manor-June 14, 2023
7. Legion Crossing-June 15, 2023
8. Sycamore Park-June 15, 2023
9. Spring Lake Green-June 16, 2023

Items that were reviewed during the affordable housing project monitoring included, but were not limited to, the following:

- HOME Rental Project Compliance Report (completed by Property Managers)
- Current Rent Roll
- Approved rent charged & utility allowance list with effective dates
- Intake application package (blank copies)
- Discharge/Termination procedure
- Lease agreement (blank)
- Affirmative Fair Housing Marketing Plan (form HUD-935.2)
- House rules/Tenant selection policy
- Waiting List

Tenant Files (both active and inactive) were reviewed to check for income verification and recertification, lease accuracy, inspections, and proper rent and utility allowance limits. Monitoring also included HQS physical inspections of 10% of the units at each property.

There were no significant findings for the eight properties that were monitored during the 2022 Program Year.

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**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.

**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.

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## **CR-58 – SECTION 3**

### **Identify the number of individuals assisted and the types of assistance provided**

The primary goal of the Section 3 program is to provide economic opportunities to low-income residents and public housing residents. This includes opportunities for job training, employment, and contracting. Although no individuals were reported, CCCD will continue to encourage recipients of HUD funding to hire low-income individuals and public housing residents for construction and non-construction jobs created through HUD-assisted projects.