



2019 ANNUAL ACTION PLAN

July 1, 2019 – June 30, 2020

AMENDMENT (DRAFT)

Amended to reflect the CDBG CARES Act funds.

CUMBERLAND COUNTY COMMUNITY DEVELOPMENT

Public Review Period: June 5, 2020 – June 15, 2020
Virtual Public Hearing: June 15, 2020 @ 6:45 p.m.
Cumberland County Courthouse, 117 Dick Street, Fayetteville



This amendment reflects the changes (highlighted in yellow) made to the Program Year 2019 Annual Action Plan that was approved in August 2019. The changes were necessary to include the Coronavirus Aid, Relief, and Economic Security Act (CARES ACT) funding allocated through the U.S. Department of Housing and Urban Development.



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EXECUTIVE SUMMARY

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The U.S. Department of Housing and Urban Development (HUD) allocates the Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) entitlement funds to Cumberland County annually. As part of meeting HUD's requirement, Cumberland County had completed a Consolidated Plan (a 5-year Strategic Plan) for the 2015-2019 program years that identifies the goals and objectives to carrying out activities related to affordable housing, homelessness, and non-housing Community Development activities. Cumberland County is required to prepare and submit a one-year community development action plan that provides a narrative description of the projects and activities that are expected to be implemented and funded with the entitlement funds and other funding sources that are received from HUD and other resources for the 2019 Program Year. The 2019 Annual Action Plan will be the fifth year of achieving goals outlined in the Consolidated Plan for the program years 2015-2019. As an urban county entitlement, Cumberland County receives an annual allocation of Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) funding from HUD. The geographic service areas include all of the unincorporated areas and the eight municipalities participating in the County's program.

These funds, along with other funding sources, will be used to meet the needs of our community by:

1. Increasing affordable housing;
2. Providing essential services and housing for the homeless;
3. Improving access to public services;
4. Improving public facilities / infrastructure; and
5. Provide economic development opportunities.

On March 27, 2020, the Coronavirus Aid, Relief, and Economic Security Act (CARES ACT), Public Law 116-136, was signed, providing \$5 billion for CDBG to rapidly respond to the coronavirus disease 2019 (COVID-19) and the economic and housing impacts caused by this unprecedented crisis.

The County of Cumberland will receive \$509,194 in Community Development Block Grant – Coronavirus (CDBG-CV) funding. The CDBG-CV funds allocated under the CARES Act may be used for a range of eligible activities that prevent and respond the spread of infectious diseases such as the COVID-19. The proposed activities must meet the three National Objectives as required by CDBG regulations.

Funds will be used to prevent, prepare for or respond to coronavirus (COVID 19) through activities consistent with action plan goals including provision of economic opportunities and program administration.

The 15% public services cap has been waived for the 2019 program year and additional CDBG-CV funds for activities that prevent, prepare, and respond to COVID-19. The economic development program will be amended to allow for grants to eligible small business negatively impacted by the COVID-19 pandemic.

An update will be made to the planning and administrative activities directly related to the CDBG and CDBG-CV grants. Also, an amendment is made to the amount that can be used for urgent need activities to the maximum allowed to maintain the 70% low to moderate income (LMI) benefit requirement.

2. Summarize the objectives and outcomes identified in the Plan

The goals and outcomes identified in this Action Plan correlates the Consolidated Plan's Strategic Plan which describes how federal funds and other resources will be utilized and what other actions will be taken to address community development, affordable housing, and homeless needs over the five-year period.

Affordable Housing

Cumberland County identified housing goals and objectives that include increasing the availability and accessibility of decent, safe and affordable housing to include acquisition, new construction, rehabilitation, clearance, demolition and rental assistance. Cumberland County amended its Consolidated Plan to expand its rehabilitation activities to include disaster recovery housing repairs to address the unmet need for housing repairs.

Homelessness

Cumberland County identified goals and objectives to benefit the homeless that include increasing the number of units of transitional, permanent supportive and affordable housing; explore and promote a facility to provide support services, referrals, and resources to homeless individuals; rental and utility assistance to help prevent homelessness and to reduce the homeless population and increase chances for sustained independence.

Non-Housing Community Development

Cumberland County identified goals and objectives that will provide assistance to low-income persons with medical and/or healthcare services, increase community awareness of available transportation services and resources to address infrastructure concerns in the smaller towns and coordinate with other county departments and agencies to address water, sewer and drainage issues and promote economic development.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects. In the 2017 Program Year (July 1, 2017-June 30, 2018), Cumberland County met the following annual objectives:

- Cumberland County provided housing rehabilitation assistance to 27 homeowners. Additional funds were used to assist 3 homeowners through the North Carolina Housing Finance Agency's Essential Single-Family Rehabilitation Loan Pool-Disaster Recovery Program.
- HOME funds were used to construct four new single-family homes in the Balsawood Subdivision. The project was completed in 2018.
- Through partnerships with other providers, Cumberland County used Emergency Solutions Grant (ESG) funds to provide overnight shelter for 50 homeless persons; homeless prevention assistance to 82 persons; and 38 homeless persons (14 households) with rapid re-housing assistance. Cumberland County used a portion of CDBG funds to match ESG funds.
- Cumberland County expended Continuum of Care Program funds to provide transitional and permanent housing as well as supportive services to homeless individuals and families. CDBG funds in the form of match dollars provided additional support for services and operations.
- Cumberland County partnered with local nonprofit organizations to provide public services to 3,091 low to moderate income residents.
- CDBG funds were also used to renovate the interior of 6 housing units used to provide transitional housing for homeless families with children.

4. Summary of Citizen Participation Process and consultation process

From January 3, 2019 through February 19, 2019, citizens' input was solicited and presentations made at public meetings held by the towns within Cumberland County's jurisdiction. Notices of the public meetings were published in the local newspaper. Residents were also notified of meetings through public service announcements and other media outlets. The Public Review period for the 2019 Annual Action Plan consists of a 30-day period which will begin April 18, 2019 and will end May 17, 2019. An updated copy of the 2019 Annual Action Plan will be posted on the Cumberland County website. A public hearing was held before the Board of County Commissioners on May 20, 2019, in the County Courthouse, located at 117 Dick Street.

5. Summary of public comments

There were no comments received during the public hearing or the public review period.

6. Summary of comments or views not accepted and the reasons for not accepting them

Not applicable. There were no public comments.

7. Summary

Cumberland County will continue to strengthen its public-private partnerships and continue efforts to develop housing and services that meet the needs of the most vulnerable members of the community. Cumberland County will administer the programs effectively and efficiently to ensure the greatest impact is made in the community. The Cumberland County area has a strong military presence and the fluidity of the military population and the housing market produces challenges to where affordable housing continues to be an issue.

Cumberland County was awarded Community Development Block Grant – Disaster Recovery funds from the North Carolina Department of Public Safety (in partnership with the North Carolina Department of Commerce) to administer programs and carry out activities to qualified beneficiaries. These activities include, but are not limited to:

- Single-family homeowner rehabilitation
- Single-family homeowner reconstruction
- Housing repair reimbursement
- Mobile home repair
- Small rental assistance
- Multi-family rental assistance
- Permanent supportive housing

The County will continue to take steps to be creative in providing decent, safe, affordable housing for families and individuals. Additionally, the County will continue to work to provide supportive services to the special populations that may find access to specialized care more difficult to obtain.

Both the City and County local governments partnered to address homelessness. Through an interlocal agreement, the local government will utilize data-driven analysis that will result in solutions to reduce homelessness in the community.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for the administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Cumberland County	Community Development
HOME Administrator	Cumberland County	Community Development

Table 1 – Responsible Agencies

Consolidated Plan / Annual Action Plan Public Contact Information

Delores (Dee) Taylor, Director
 Cumberland County Community Development
 707 Executive Place
 Fayetteville, NC 28305
 dtaylor@co.cumberland.nc.us

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Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Cumberland County is an urban county entitlement and receives Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) Program funds directly from the U.S. Department of Housing and Urban Development. Cumberland County partners with local agencies in order to leverage grant dollars.

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Anticipated Resources Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	836,657	173,000	500,000	1,509,657	-	Annual award is a conservative estimate based on recent awards
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	364,750	200,000	400,000	964,750	-	Annual award is a conservative estimate based on recent awards
Competitive McKinney-Vento Homeless Assistance Act	public - state	Other	0	0	0	0		
Continuum of Care	public - federal	Other	0	0	0	0	-	
General Fund	public - local	Admin and Planning Housing	239,835	0	0	239,835	-	General funds to assist in administering programs and match funds
Other	public - state	Other	509,194	0	0	509,194	-	General funds to assist in administering programs and match funds.

Other	public - local	Housing Other						General funds through partnership between City and County government to address homelessness.
			200,000	0	0	200,000	-	

Table 2 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Cumberland County leverages funds from private and non-federal public sources to meet match requirement with cash contributions from federal sources. Cumberland County will continue working toward meeting our affordable housing goals while responding to the immediate needs of the disaster survivors.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

At this time, Cumberland County has no public owned land or property located within the jurisdiction that will be used to carry out the plan.

Discussion

Not applicable.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information (Projected)

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Affordable Quality Housing	2015	2020	Affordable Housing	Cumberland County Area	Affordable Housing	CDBG: \$563,880 HOME: \$508,275 General Fund: \$91,188	Rental units constructed: 2 Household Housing Unit Rental units rehabilitated: 3 Household Housing Unit Homeowner Housing Rehabilitated: 23 Household Housing Unit Direct Financial Assistance to Homebuyers: 2 Households Assisted Homeowner Housing Added: 2 Household Housing Unit
2	Essential Services and Housing for the Homeless	2015	2020	Homeless	Cumberland County Area	Homelessness	CDBG: \$15,000 General Fund: \$141,875	Tenant-based rental assistance / Rapid Rehousing: 15 Households Assisted Homelessness Prevention: 15 Persons Assisted Homeless Person Overnight Shelter: 5 Persons Assisted
3	Improve Access to Public Services (Human Services)	2015	2020	Non-Housing Community Development	Cumberland County Area	Non-Housing Community Development	CDBG: \$110,499	Public service activities Other than Low/Moderate Income Housing Benefit: 1000 Households Assisted
4	Improve Public Facilities/Develop Infrastructure	2015	2020	Non-Housing Community Development	Cumberland County Area	Non-Housing Community Development	CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 Households Assisted

5	Expand Economic Opportunities for LMI Persons	2015	2020	Non-Housing Community Development	Cumberland County Area	Non-Housing Community Development	CDBG: \$0 CDBG-CV: \$458,275	Jobs created/retained: 100 Jobs Businesses assisted: 1 Business Assisted
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Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Affordable Quality Housing
	Goal Description	Cumberland County Community Development will pursue housing goals that include maintaining and increasing the availability and accessibility of decent, safe and affordable housing.
2	Goal Name	Essential Services and Housing for the Homeless
	Goal Description	Cumberland County will provide activities that will benefit the homeless. Funding allocation will be CDBG funds and local government funds (city/county) designated as a part of the homeless initiative partnership.
3	Goal Name	Improve Access to Public Services (Human Services)
	Goal Description	Cumberland County Community Development will provide funding to agencies for healthcare services and services to homeless for approximately 1000 persons.
4	Goal Name	Improve Public Facilities/Develop Infrastructure
	Goal Description	Cumberland County Community Development will allocate funding to improve public facilities and development of infrastructure - potential 1 project.
5	Goal Name	Expand Economic Opportunities for LMI Persons
	Goal Description	CDBG-CV funds will be provided to businesses who suffered an economic hardship due to COVID-19. Businesses will be expected to create / retain 75 jobs

Table 4 – Goal Descriptions

Projects

AP-35 Projects – 91.220(d)

Introduction

Cumberland County plans to undertake the following projects based on the needs assessment within the geographic service area.

Projects

#	Project Name
1	HOUSING REHABILITATION (2019)
2	AFFORDABLE HOUSING (2019)
3	HOUSING PROJECT DELIVERY COSTS (2019)
4	PUBLIC SERVICES (2019)
5	HOMELESS SERVICES (2019)
6	PUBLIC FACILITIES / INFRASTRUCTURE (2019)
7	GENERAL ADMINISTRATION / PLANNING (2019)
8	ECONOMIC DEVELOPMENT (2019)

Table 5 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Not applicable.

AP-38 Project Summary

Project Summary Information

Table 6 – Project Summary

1	Project Name	HOUSING REHABILITATION (2019)
	Target Area	Cumberland County Area
	Goals Supported	Increase Affordable Quality Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$334,906 HOME: \$279,463
	Description	Funds provided for housing repairs through the following programs: Owner-occupied rehabilitation; Investor-owner (rental) rehabilitation); and Purchase/Rehab/Resale. All programs must benefit homeowners or renters with incomes 80% or below the median income for Cumberland County. Housing Rehabilitation program was expanded to address disaster housing repairs to eligible homeowners in Cumberland County's jurisdiction.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	These activities will benefit approximately low- to moderate- income households.
	Location Description	County-wide
	Planned Activities	-
2	Project Name	AFFORDABLE HOUSING DEVELOPMENT (2019)
	Target Area	Cumberland County Area
	Goals Supported	Increase Affordable Quality Housing

	Needs Addressed	Affordable Housing
	Funding	HOME: \$320,000
	Description	Funds will be used to assist a CHDO and developer with the development of affordable housing for low and moderate-income residents of Cumberland County. Funds provided under this activity represent at least 15% of the HOME entitlement mandated for affordable housing development by CHDOs. Funds will also be used to provide gap financing / closing costs for a potential homebuyer. General funds will also be used as match to support the activities.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit approximately 2 low- to moderate- income households.
	Location Description	County-wide
	Planned Activities	-
3	Project Name	HOUSING PROJECT DELIVERY COSTS (2019)
	Target Area	Cumberland County Area
	Goals Supported	Increase Affordable Quality Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$243,921
	Description	Staff and overhead costs directly related to carrying out housing projects, such as work specification preparation, loan process, inspections, and other housing-related services.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	-
	Location Description	-
	Planned Activities	-
4	Project Name	PUBLIC SERVICES (2019)
	Target Area	Cumberland County Area
	Goals Supported	Improve Access to Public Services (Human Services)
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$70,373
	Description	Partner with agencies in providing health care services and services to the homeless. Staff and overhead costs directly related to carrying out public services activities.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	These activities will benefit approximately 1,000 low- to moderate- income.
	Location Description	County-wide
	Planned Activities	-
5	Project Name	HOMELESS SERVICES (2019)
	Target Area	Cumberland County Area
	Goals Supported	Essential Services and Housing for the Homeless
	Needs Addressed	Homelessness
	Funding	CDBG: \$55,126
	Description	Activities to benefit homeless persons to provide short-term rental assistance and utility assistance to help prevent homelessness and to reduce homeless population. This activity will be funded with CDBG and local government funds of as a part of the joint city/county homeless initiative program.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit low- to moderate- income households facing homelessness.

	Location Description	County-wide
	Planned Activities	-
6	Project Name	PUBLIC FACILITIES / INFRASTRUCTURE (2019)
	Target Area	Cumberland County Area
	Goals Supported	Improve Public Facilities/Develop Infrastructure
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$100,000
	Description	Funding provided to make public facilities/infrastructure available for low- to moderate- income citizens of Cumberland County.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	-
	Location Description	County-wide
	Planned Activities	-
7	Project Name	GENERAL ADMINISTRATION / PLANNING (2019)
	Target Area	Cumberland County Area
	Goals Supported	Increase Affordable Quality Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$167,331 HOME: \$56,475 CDBG-CV: \$50,919
	Description	CDBG funding will be provided to support administrative cost associated with carrying out the 2019 Action Plan Goals and Priority needs. Local government funds will also be used to help support this activity.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	-
	Location Description	-
	Planned Activities	-
8	Project Name	CV - ECONOMIC DEVELOPMENT (2019)
	Target Area	Cumberland County Area
	Goals Supported	Improve Economic Opportunities for LMI Persons / Meet an Urgent Need
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG-CV
	Description	CDBG-CV funding will be provided to business to create/retain jobs for low- and moderate-income residents of Cumberland County and to meet an urgent need.
	Target Date	-
	Estimate the number and type of families that will benefit from the proposed activities	-
	Location Description	County-Wide
	Planned Activities	-

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Community Development will use entitlement funds within Cumberland County to include the towns of Eastover, Falcon, Godwin, Hope Mills, Linden, Spring Lake, Stedman, Wade, and the unincorporated areas. All of the towns have elected to be party to Cumberland County's designation as an Urban County. All of the activities, with exception of certain public service and homeless activities; will be accomplished in one of these municipal areas or the unincorporated areas of the County.

Geographic Distribution

Target Area	Percentage of Funds
Cumberland County Area	100

Table 7 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Cumberland County Community Development has not identified a targeted area, but funds will be allocated throughout Cumberland County according to the need.

Discussion

Not applicable.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

Other CDBG Requirements

1. The amount of urgent need activities	\$152,758
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%