

**Item Title:** Approval of 2020-2025 Wake County Consolidated Plan, 2020-2025 Analysis of Impediments to Fair Housing Choice, and 2020 Citizen Participation Plan

**Specific Action Requested:**  
**That the Board of Commissioners:**

- 1. Approves the 2020-2025 Wake County Consolidated Plan, 2020-2025 Analysis of Impediments to Fair Housing Choice, 2020 Citizen Participation Plan; and**
- 2. Authorizes the Chair to sign documents necessary to submit to HUD and to carry out activities described in the plans.**

**Item Summary:**

**Purpose:** The Consolidated Plan, Analysis of Impediments to Fair Housing Choice, and Citizen Participation Plan are required by the U.S. Department of Housing and Urban Development (HUD) for Wake County to receive Federal grant funds.

**Background:** The 2020-2025 Wake County Consolidated Plan (Plan) is a five-year plan identifying affordable housing, homeless services and community development needs of low- and moderate-income families in Wake County. The Consolidated Plan includes a 2020-2021 Action Plan describing the use of Federal funds to address the identified needs in the Plan, for the 2020-2021 program year (July 1, 2020 to June 30, 2021).

Two required HUD documents have been updated and amended in association with the Consolidated Plan: the Citizen Participation Plan and the Analysis of Impediments to Fair Housing Choice. The Citizen Participation Plan describes the process and methods by which citizen input is received, while the Analysis of Impediments identifies potential barriers to housing choice.

**Board Goal:** This Board action supports housing affordability initiatives in the Social and Economic Vitality goal area.

**Fiscal Impact:** Over the next five years, Wake County estimates total allocations of approximately \$24.4 million in Federal funds to assist with housing affordability and community development needs in the Special Revenue Fund for Housing. Federal grants will be leveraged by County funds to implement program activities described in the Consolidated Plan. The appropriation of these funds will occur through Wake County's annual budget process.

### **Additional Information:**

Citizen participation is a requirement in the process of development of the Consolidated Plan. Public comments were received at two public hearings and during a 30-day draft comment period were considered as staff prepared the plan. Staff held several meetings with community groups and partner agencies and held four public meetings throughout Wake County to gather input from residents.

The 2020-2025 Wake County Consolidated Plan will be implemented by the Department of Housing Affordability and Community Revitalization (HACR) and community partners using a combination of federal and local funds. The Consolidated Plan, Analysis of Impediments and Citizen Participation Plan are intended to satisfy federal regulatory requirements and support overarching planning documents for the HACR Department. These documents do not regulate County funding for affordable housing; however, County funding is used to match funding, fill gaps in funding, and enhance programs described in plans.

In addition, these plans are not intended to be comprehensive lists of housing and homeless programs offered by the HACR Department; they only describe those programs funded through the four federal funding sources described below.

Community Development Block Grant (CDBG) – The CDBG program was created by HUD for the purposes of providing decent affordable housing, creating suitable living environments, and expanding economic opportunities for low and moderate-income households (households with total income of less than 80% of the area median income as defined by HUD). CDBG funds can be used for a wide range of housing and community development activities. These include acquisition for affordable housing, housing rehabilitation, homeownership activities, public infrastructure and facilities, and public services.

HOME Investment Partnerships Program (HOME) – The HOME Investment Partnerships Program (HOME) provides formula grants to States and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. HOME is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households. The HOME grant requires a 25% matching contribution from a local funding source. Wake County's 2020-2021 match requirement is \$241,282.50.

Housing Opportunities for Persons with AIDS (HOPWA) – The HOPWA program is the only Federal program dedicated to addressing the specific needs of persons living with HIV/AIDS and their families by providing funds for housing, including short and long-term rental assistance, and a wide range of support services, including case management.

Emergency Solutions Grant (ESG) – The ESG program focuses on assisting people to quickly regain stability in permanent housing after experiencing a housing crisis and/or

homelessness. Wake County utilizes ESG funds to provide homelessness prevention services and direct assistance to stabilize someone at risk of losing housing.

The 2020-2025 Consolidated Plan and 2020-2021 Annual Action Plan are intended to satisfy the HUD public engagement and planning regulatory requirements to receive Federal grant funding.

Based on citizen participation and outreach, and data analysis, the following priority populations and goals have been identified:

Priority Populations

1. Households earning 50% or less of the area median income and/or vulnerable populations experiencing homelessness or at-risk of homelessness
2. Households earning 51-60% of the area median income and/or vulnerable populations not experiencing homelessness
3. Households earning 61-80% of the area median income

Priority Goals

1. Increase & Preserve Affordable Housing
2. Address Barriers to Housing Affordability
3. Support Vulnerable Populations & Communities

The 2020-2025 Consolidated Plan and 2020-2021 Annual Action Plan outline programs which utilize the anticipated Federal grant and local funding resources to support the priority populations and goals. The tables below illustrate the proposed programs, 1-year and 5-year budgets:

<b>CDBG Grant Activity</b>	<b>1-Year Budget - 2020-2021</b>	<b>5-Year Budget - 2020-2025</b>
Housing Activities: Home Purchase	\$ 250,000	\$ 1,250,000
Housing Activities: Acquisition	\$ 527,388	\$ 1,127,388
Rehabilitation of single and multi-family homes including emergency repairs for seniors and persons with disabilities (Includes administrative costs)	\$ 1,306,030	\$ 4,617,474
Neighborhood Revitalization Program (includes project delivery costs)	\$ 568,926	\$ 2,584,926
Public Services: Job training	\$ 20,000	\$ 100,000
Public Services: Rental Assistance	\$ 30,000	\$ 150,000
Public Services: Street Outreach to Homeless	\$ 100,000	\$ 500,000
Public Services: Increased South Wilmington Street Center Services	\$ 160,000	\$ 800,000
Grant administration - salaries and operating costs	\$ 427,965	\$ 2,139,825
<b>Total</b>	<b>\$ 3,390,309</b>	<b>\$ 13,269,613</b>

<b>HOME Grant Activity</b>	<b>1-Year Budget - 2020-2021</b>	<b>5-Year Budget - 2020-2025</b>
Development and/or preservation of affordable housing (Includes administrative costs)	\$ 1,146,838	\$ 5,734,190
Grant administration - salaries	\$ 88,293	\$ 441,465
<b>Total</b>	<b>\$ 1,235,131</b>	<b>\$ 6,175,655</b>

<b>HOPWA Grant Activity</b>	<b>1-Year Budget - 2020-2021</b>	<b>5-Year Budget - 2020-2025</b>
Long term rental assistance	\$ 621,021	\$ 3,105,105
Short term rental assistance (Includes administrative costs)	\$ 160,500	\$ 802,500
Case management and supportive services	\$ 109,409	\$ 547,045
Grant administration - salaries	\$ 27,346	\$ 136,730
<b>Total</b>	<b>\$ 918,276</b>	<b>\$ 4,591,380</b>

<b>ESG Grant Activity</b>	<b>1-Year Budget - 2020-2021</b>	<b>5-Year Budget - 2020-2025</b>
ESG Homelessness Prevention	\$ 181,772	\$ 908,860
<b>Total</b>	<b>\$ 181,772</b>	<b>\$ 908,860</b>

In addition, the amended 2020 Citizen Participation Plan will include modifications and waivers due to the COVID-19 crisis as allowed through the Coronavirus Aid, Relief, and Economic Security (CARES) Act. These modifications and waivers include virtual public hearings, reduced public comment periods, and expedited substantial amendment processes. These waivers made available by HUD, will allow Wake County to effectively and expeditiously respond to the community needs.

**Attachments:**

1. 2020-2025 Wake County Consolidated Plan
2. 2020-2025 Analysis of Impediments to Fair Housing Choice
3. 2020 Citizen Participation Plan