

**Item Title:** Approval of the Preservation and Reinvestment Initiative for Community Enhancement (PRICE) Grant Application

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

- 1. Approves the PRICE grant application to be submitted to the US Department of Housing and Urban Development; and**
- 2. Approves and authorizes partnership with Habitat for Humanity of Wake County, Legal Aid of North Carolina, and City of Raleigh on PRICE Grant activities upon being selected and awarded funding; and**
- 3. Authorizes the Chair to sign documents necessary to submit to HUD and to carry out activities described in the grant application.**

**Item Summary:**

**Purpose:** To apply for PRICE grant funds from the U.S. Department of Housing and Urban Development (HUD), signed Certifications and Assurances which are required for grant submission.

**Background:** HUD issued the Preservation and Reinvestment Initiative for Community Enhancement (PRICE) competition notice earlier this year. This is a unique grant opportunity meant to preserve long-term housing affordability for residents of manufactured housing units or manufactured housing communities. Wake County staff have been collaborating with partners to submit an application

On April 15, 2024, the Board of Commissioners held a public hearing to receive comments on manufactured housing community needs in Wake County. Wake County partnered with Habitat for Humanity of Wake County and Legal Aid of North Carolina on the application.

This strategic collaboration combines expertise to meet the urgent needs of residents for the preservation and revitalization of manufactured homes and manufactured home communities. Wake County will also execute an agreement with the City of Raleigh to provide PRICE grant activities within their jurisdiction. This joint application was open for public comment for 15 calendar days between June 20, 2024 to July 4, 2024. After taking into account public comments, the application will be submitted on July 10, 2024.

**Strategic Plan:** This action supports Community Health and Wellbeing Goal 1: create and preserve 2,500 affordable housing units by 2029; and Community Health and Wellbeing Goal 2: By 2029, make homelessness rare, brief, and non-recurring by reducing the number

of people experiencing unsheltered homelessness by 10% from 2024 levels.

**Fiscal Impact:** This grant application requests \$67,600,000 in partnership with Habitat Wake and Legal Aid of NC. This request will be leveraged with \$300,000 over six years using CDBG-Public Facilities Federal funds in the Housing Special Revenue Fund and \$1,350,000 over six years using County Major Repair Program funds in the Housing Capital Fund. This request will also match \$1,000,000 over six years using County Affordable Housing Development Program funds in the Housing Capital Fund. If the grant is awarded, the funds will be budgeted mid-year FY25 in the Housing Special Revenue Fund through a separate appropriation. Partner Agency match revenue totaling \$9,000,000 will come from Habitat Wake over six years.

### **Additional Information:**

Wake County is home to over 13,000 manufactured housing units. These units often contribute to the Naturally Occurring Affordable Housing (NOAH) stock within the County. The average household income for those residing in manufactured housing is \$38,669, compared to Wake County's median household income of \$88,471.

The PRICE competition NOFO is authorized under the Consolidated Appropriations Act, 2023, appropriating \$235 million to preserve and revitalize manufactured housing and eligible manufactured housing communities. Eligible activities include, but are not limited to, rehabilitation repairs, reconstruction, acquisition, installation, eviction prevention, relocation assistance, infrastructure, mitigation and resiliency, or redevelopment to primarily benefit low-and moderate-income residents.

On May 20, 2024, the Affordable Housing Advisory Work Group provided support for requesting PRICE Grant funds.

The PRICE NOFO is divided into two grant categories:

- **PRICE MAIN – Requested: \$57.6 Million**
  - Focuses on the preservation of existing manufactured home communities and manufactured housing units, including the repair and replacement of existing manufactured homes; infrastructure improvements; resident legal services; and financial assistance.
  - It is estimated that at least 110 manufactured homes will be replaced, and two manufactured home communities may be acquired to support quality of life and environmental resiliency for residents.
  - Does not require match funds. Leverage, match, or cost-share funds are awarded additional points.

Grant Request	Program Area	Partner	Request
PRICE Main	Acquisition	Wake County	\$35,000,000
	Replacement	Habitat Wake	\$20,000,000

	Tenant's Rights	Legal Aid of NC	\$2,100,000
	Financial Assistance	Wake County	\$500,000
	<b>Total</b>		<b>\$57,600,000</b>

#### Leveraged Sources of Funding Over Six Years

Grant Request	Program	Source	Total
<b>PRICE Main</b>	CDBG Public Facilities Program	Federal - HUD	\$300,000
	Major Repair Program	County	\$1,350,000
	<b>Total</b>		<b>\$1,650,000</b>

▪ **PRICE REPLACEMENT PILOT – Requested: \$10 Million**

- Funding will be used for the redevelopment of manufactured home communities into legally binding affordable housing to benefit low-and-moderate income households living in substandard housing or in disaster-prone areas. Activities include acquisition, construction of replacement housing, relocation assistance, buy-outs, and down payment assistance.
- Requires at least a 50% match. 100% match is awarded additional points.
- It is estimated that redevelopment would increase housing at no more than a four to one ratio.

Grant Request	Program Area	Partner	Request
<b>PRICE Replacement Pilot</b>	Acquisition & Redevelopment	Wake County & Habitat	\$10,000,000
	<b>Subtotal</b>		<b>\$10,000,000</b>

#### Matched Sources of Funding

Grant Request	Program	Source	Total
<b>PRICE Replacement Pilot</b>	Affordable Housing Development Program	County	\$1,000,000
	Fund for Humanity	Local - Habitat	\$9,000,000
	<b>Total</b>		<b>\$10,000,000</b>

The Partners will operate grant activities throughout Wake County, with Habitat Wake also serving Johnston County with manufactured home replacements. Wake County as an Urban County is eligible to provide activities within all ten municipalities included in its entitlement jurisdiction. Due to the HOME Consortium agreement, Wake County will also be eligible to provide services within the Town of Cary. Additionally, Wake County and the City of Raleigh will execute a Memorandum of Agreement to allow eligibility to provide activities within the City's jurisdiction.

The PRICE competition follows HUD's Community Development Block Grant (CDBG) framework. HUD requires Wake County to advertise and receive public input on how

funds will be used. Public comments inform preparation of the PRICE grant application. In addition to the public hearing, residents submitted feedback during a 15-day open comment period between June 20, 2024 through July 4, 2024. Applications are due July 10, 2024. Competition results will be announced in October 2024. The period of performance will be through September 2032.

**Attachments:**

1. PRICE Grant Application
2. Public Comment Notice
3. Public Hearing Agenda Item
4. Public Hearing Presentation