



Action Plan 2017-2018

Housing and Community Revitalization

Board of Commissioners, July 17, 2017



The Action Plan

The basis of the **Action Plan** is the five-year **Consolidated Plan**, prepared in 2015.

- **The Consolidated Plan:** A strategic plan that defines priority populations and the programs that will serve them for the receipt of federal dollars.
- **The Action Plan:** A one-year plan that specifically describes programs to serve low-income individuals and families in Wake County.

Grants

Wake County receives the following federal grants from the U.S. Department of Housing and Urban Development (HUD) through the Action Plan:

- Community Development Block Grant (**CDBG**)
- HOME Investment Partnerships (**HOME**)
- Housing Opportunities for Persons with AIDS (**HOPWA**)
- Emergency Solutions Grant (**ESG**)

Priority Populations

High Priority:

- Renters at or below 40% Area Median Income (AMI) per year* (*\$32,080 family of 4/ \$22,480 individual*)
- Homeless individuals and families
- Non-homeless individuals and families with special needs

Medium Priority:

- Renters 41-50% AMI (*up to \$40,100 family of 4/ \$28,100 individual*)
- Homeowners 41-50% AMI

Low Priority:

- Renters 51-80% AMI (*up to 64,150 family of 4/ \$44,950 individual*)
- Homeowners 51-80% AMI

**AMI: \$80,200 family of 4/ \$56,140 individual*

Action Plan Public Process

- Two Public Hearings in January and February 2017:
Human Services Board, Board of Commissioners
- Community Consultations:
Partnership to End Homelessness
Wake County Housing Advisory Committee
Planners of Wake County Towns
- Draft Plan will be in Public Comment Period June 28 -
July 12, 2017
- Approved Action Plan will be sent to U.S. Department
of Housing and Urban Development by August 16,
2017

Feedback from Public Hearings

- Continue to support lowest income populations
- Wake County is in a housing crisis
- The forthcoming Affordable Housing Plan must develop innovative solutions; new tools are needed
- The current budget for housing isn't enough
- Preserve existing affordable housing
- We need more landlords willing to accept assistance
- Support is needed for homeless veterans
- Focus on permanent supportive housing
- Prioritize affordable housing for homeless single women
- Educating people about affordable housing is needed to combat NIMBYism in Wake County
- It makes economic sense to find a solution for homelessness

Expected Revenues

Grant	Expected FY 2017-18 Funding	Projected Program Income*	Excess Program Income**	Prior Year Funds***	Total
Community Development Block Grant (CDBG)	\$1,655,276	\$330,000	\$298,590	\$0	\$2,283,866
HOME Investments Partnership Act	\$611,616	\$270,000	\$44,225	\$0	\$925,841
Housing Opportunities for Persons with Aids (HOPWA)	\$632,377	\$6,730	\$5,754	\$0	\$644,861
Emergency Solutions Grant (ESG)	\$141,423	\$0	\$0	\$55,579	\$197,002
Wake County CIP	\$1,525,000	\$270,000	\$96,530	\$0	\$1,891,530
Town Match	\$329,165	\$0	\$0	\$0	\$329,165
Total	\$4,894,857	\$876,730	\$445,099	\$55,579	\$6,272,265

*Program Income is the income from payments on loans made in previous years.

***Prior year ESG funds are funds from a previous year that are available for use.

Programs and Expenditures

CDBG Grant Activity	FY16-FY17 Budget	Estimated FY17-18 Budget
Housing Rehabilitation	\$943,943	\$1,211,481
Public Facility Projects (includes town match)	\$971,853	\$1,015,495
Public Services: Job Training	\$55,000	\$55,000
Grant administration- Salaries and Operating Costs	\$302,736	\$331,055
Total	\$2,273,532	\$2,613,031

Programs and Expenditures

HOME Grant Activity	FY16-17 Budget	Estimated FY17-18 Budget
Development of affordable housing	\$846,324	\$712,679
Rental Assistance for youth aging out of foster care	\$152,000	\$152,000
Grant administration	\$52,980	\$61,162
Total	\$1,051,304	\$925,841

HOPWA Grant Activity	FY16-17 Budget	Estimated FY17-18 Budget
Rental Assistance Vouchers	\$432,376	\$414,963
Short Term Rental Assistance	\$86,208	\$107,000
Case Management	\$101,314	\$103,927
Grant Administration -Salaries	\$16,085	\$18,971
Total	\$635,983	\$644,861

Programs and Expenditures

ESG Grant Activity	FY16-17 Budget	Estimated FY17-18 Budget
Shelter Operations	\$82,000	\$30,000
Rapid Rehousing	\$55,579	\$134,948
Street Outreach	\$0	\$32,054
Total	\$137,579	\$197,002

CIP Activity	FY16-17 Budget	Estimated FY17-18 Budget
Development of Affordable Housing	\$882,935	\$1,534,723
Rental Assistance for people with a behavioral health diagnosis	\$300,000	\$300,000
Funding for Support Circles Coordinator	\$56,807	\$56,807
Total	\$1,239,742	\$1,891,530

Next Steps

- The Plan is sent to the U.S. Department of Housing and Urban Development along with signed certifications by August 16,2017