

Item Title: Public Hearing for Wake County 2025-2030 Affordable Housing Consolidated Plan and 2025 Annual Action Plan

Specific Action Requested:

That the Board of Commissioners holds a public hearing to receive comments on the affordable housing and community development needs in Wake County to inform the development of the five-year strategic plan.

Item Summary:

Purpose: The 2025-2030 Affordable Housing Consolidated Plan and 2025 Annual Action Plan is required by the U.S. Department of Housing and Urban Development (HUD) for Wake County to receive federal grant funds.

Background: The Wake County FY 2025-2030 Affordable Housing Consolidated Plan is a five-year strategy to address the housing and community development needs of low-moderate income families. It defines priority populations, and identifies goals and programs focused on housing, homeless services, and community development needs for the next five years. The 2025 Annual Action Plan outlines how the Housing Affordability and Community Revitalization Dept. will use federal entitlement grant funds to address these needs in the next fiscal year July 1, 2025 to June 30, 2026.

Citizen participation is a significant element in developing the Consolidated Plan. HUD requires Wake County to advertise and receive public input on the use of funds. Public comments will inform the preparation of the Consolidated Plan and ultimately the allocation of Federal resources. This public hearing will be the first of two, the second will be held in January 2025. In addition, staff will conduct consultation meetings with community groups and partner agencies, as well as public meetings across the County to gather feedback. Residents will also have an opportunity to share feedback during a 30-day public comment period that will be noticed in March.

HUD also requires an updated Analysis of Impediments to Fair Housing Choice (AI) alongside with the Consolidated Plan. The AI identifies barriers to housing choice for protected classes. At this public hearing, we will seek feedback on both barriers to fair housing as well as general housing and community development needs.

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 Consolidated Plan is expected to appropriate approximately \$23,412,246 in federal funds to Wake County over the next five years to assist with affordable housing, community development and homeless needs. The one-year Action Plan is expected to appropriate approximately \$4,976,931 for fiscal year July 1, 2025 - June 30, 2026, through the annual budget process. Federal grants will be leveraged by County funds to implement program activities described in the Consolidated Plan and Action Plan, in addition to programs that support the overarching housing continuum.

Additional Information:

The Consolidated Plan and 2025 Annual Action Plan are intended to satisfy federal regulatory requirements as required by the U.S. Department of Housing and Urban Development (HUD) with regard Federal entitlement housing funding. The plans will be implemented by the County's Housing Affordability and Community Revitalization Department and community partners using a combination of local and federal funds.

During the previous 2020-2025 Consolidated Plan process the following populations were prioritized. These groups were chosen based on their greatest housing needs as identified through data and citizen participation. They are:

High Priority:

- Households earning 0-50% AMI
- Vulnerable populations experiencing or at-risk of homelessness

Medium Priority:

- Households earning 51-60% AMI
- Vulnerable populations not experiencing homelessness

Low Priority:

- Households earning 61-80% AMI

The goals of the previous 2020-2025 Consolidated Plan were:

1. Increase and preserve affordable housing
2. Reduce barriers to affordable housing
3. Support vulnerable populations and communities

The Consolidated Plan and Annual Action Plan do not regulate County funding for affordable housing; however, County funding is used to match and enhance program activities described in these plans. The plans are not intended to be a comprehensive list of housing and homeless programs offered by the Housing Department; they only describe programs funded through Federal entitlement funding. The four HUD Federal entitlement funding sources are described below.

Community Development Block Grant (CDBG) – The purpose of the CDBG program is to improve communities by providing decent housing and a suitable living environment and expanding economic opportunities for low and moderate-income households. CDBG funds can be used for a wide range of housing and community development activities, such as acquisition for affordable housing, housing rehabilitation, homeownership, public facilities and infrastructure, and public services.

HOME Investment Partnerships Program (HOME) – The purpose of the HOME program is to provide decent, affordable housing to low and moderate-income households, expand the capacity of nonprofit housing providers, strengthen the ability of state and local governments to provide housing, and leverage private-sector participation. The HOME grant requires a 25% matching contribution from a non-federal source. HOME funds are primarily used to develop, rehabilitate, or access affordable housing.

Housing Opportunities for Persons with AIDS (HOPWA) – The purpose of the HOPWA program is to address 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.

Emergency Solutions Grant (ESG) – The purpose of the ESG grant is to assist individuals and families quickly regain stability in permanent housing after experiencing a housing crisis or homelessness. ESG can be used to provide street outreach, homelessness prevention, rapid re-housing assistance, emergency shelter and operation of the Homeless Management Information System (HMIS).

In addition to public input, the Consolidated Plan will incorporate extensive data analysis and align with other County plans and initiatives, including but not limited to, the Affordable Housing Plan, Wake County's Strategic Plan, PLANWAKE Comprehensive Plan, and Wake Transit Plan. Furthermore, the Housing Department's frequently publishes reports, studies, and plans on the County's goals for housing production, preservation, and programming to help prevent homelessness and increase equitable access to housing opportunities will also be incorporated.

The data, the updated AI, and the extensive stakeholder and community feedback will help to prepare a draft plan that will identify strategies and programs. These strategies and programs will be brought back to the Board of Commissioners for a second public hearing in late January to seek further public comments. The Consolidated Plan is estimated to be submitted to the Board of Commissioners for approval in early May 2025.

Attachments:

1. Presentation
2. Public Hearing Notice