

Item Title: Public Hearing for FY2017-2018 Affordable Housing Action Plan

Specific Action Requested:

That the Board of Commissioners holds a public hearing to receive comments from interested parties on the housing and community development needs in Wake County.

Item Summary:

The FY 2017-2018 Affordable Housing Action Plan is a one-year plan to address the housing and community development needs of low-income families in Wake County. The Action Plan is implemented by the Housing and Community Revitalization (HCR) program of the Housing Division of the Human Services Department using a combination of federal and local funds. It is the third part of the FY 2015-2020 Consolidated Plan approved by the Board of Commissioners in May 2015. The Consolidated Plan defines the housing and community revitalization needs of low-income families in Wake County for five years, 2015-2020. The 2017 Action Plan describes how HCR will use its grant funds to address these needs in the next year from July 1, 2017 to June 30, 2018. Public comments will be considered as staff prepares the plan. The Action Plan will be submitted to the Human Services Board for endorsement in April, and then to the Board of Commissioners for approval in May, 2017. It must be sent to the US Department of Housing and Urban Development (HUD) by May 15, 2017.

The Action Plan is required by HUD in order for Wake County to receive the federal grants listed below:

Grant	Expected FY 2017-18 Funding	Projected Program Income*	Excess Program Income	Prior Year Funds**	Total
Community Development Block Grant (CDBG)	\$1,570,891	\$330,000	\$394,237	\$89,285	\$2,384,413
HOME Investments Partnership Act	\$582,983	\$270,000	\$44,225	\$0	\$897,208
Housing Opportunities for Persons with Aids (HOPWA)	\$554,975	\$6,730	\$5,754	\$0	\$567,459
Emergency Solutions Grant (ESG)	\$137,579	\$0	\$0	\$0	\$137,579
Wake County CIP	\$1,000,000	\$270,000	\$96,530	\$0	\$1,366,530
Total	\$3,846,428	\$876,730	\$540,746	\$89,285	\$5,353,189

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

**Prior year CDBG funds are funds from public facility projects that were under budget.

The following population groups were identified as top priorities in the 2015-2020 Consolidated Plan for funding over the next five years. These groups were chosen because they have the greatest housing need:

High Priority:

1. Renters earning at or below 40% Area Median Income (AMI) per year;
2. Homeless individuals and families;
3. Non-homeless individuals and families with special needs.

Medium Priority:

1. Renters 41-50% AMI
2. Homeowners 41-50% AMI

Low Priority:

1. Renters 51-80% AMI
2. Homeowners 51-80% AMI

HCR uses five strategies to implement its program:

1. Preserve existing housing;
2. Develop additional housing;
3. Provide rental assistance and job training;
4. Fund public facilities improvements in low-income neighborhoods;
5. Provide homeless assistance services.

Below is a summary of the way the funds are proposed to be used next year:

CDBG Grant Activity	Estimated Budget
Housing rehabilitation on a scattered site basis for repairing sub-standard housing and emergency repairs, and retrofits to help elderly households to remain in their home.	\$1,436,853
Public Facility Projects	\$589,824
Public Services: Rental Assistance and Job Training	\$55,000
Grant administration- Salaries and Operating Costs	\$302,736
Total	\$2,384,413

HOME Grant Activity	Estimated Budget
Development of affordable housing for families earning at or below 40% Area Median Income (AMI)	\$686,910
Rental Assistance for youth aging out of foster care	\$152,000
Grant administration	\$58,298
Total	\$897,208

HOPWA Grant Activity	Estimated Budget
Rental Assistance Vouchers	\$334,222
Short Term Rental Assistance	\$113,225
Case Management	\$103,927
Grant administration – Salaries	\$16,085
Total	\$567,459

ESG Grant Activity	Estimated Budget
Shelter Operations/Street Outreach	\$20,000
Prevention and Housing Stabilization Financial Assistance	\$53,471
Housing Stabilization Case Management	\$64,108
Total	\$137,579

CIP Activity	Estimated Budget
Development of Affordable Housing	\$1,009,723
Rental Assistance for people with mental disabilities	\$300,000
Funding for Support Circles Coordinator	\$56,807
Total	\$1,366,530

Attachments:

1. PowerPoint Presentation