

2018-2019 Housing Annual Action Plan

Wake County Board of Commissioners
June 18, 2018



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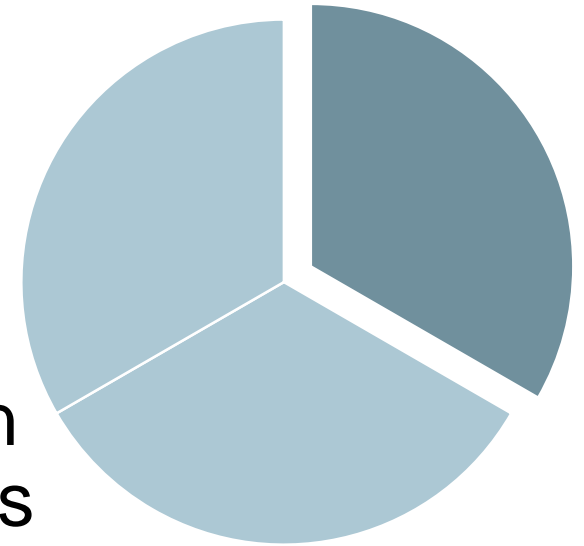
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The basis of the Annual Action Plan

- The Five Year 2015-2020 Consolidated Plan is the basis for the Annual Action Plan
- The Consolidated Plan: A strategic plan for the receipt of federal dollars that defines priority populations and the programs that will serve them.
- The Annual Action Plan: A one-year plan required to receive federal grants that describes specific programs planned to serve low-income individuals and families in Wake County.

The Action Plan: A piece of Housing Division funds

- This plan satisfies a regulatory requirement for specific Federal entitlement funding and is not a comprehensive planning document for the Housing Division
- Historically, baseline CIP matching funds have been discussed in this presentation and in the plan, but its inclusion is not a regulatory requirement
- This Action Plan does not reflect the additional appropriation approved for FY2019 or the plans for those funds



Grants received through the Action Plan

- After submittal and approval of the Action Plan, the four grants below are received from the U.S. Department of Housing and Urban Development (HUD):
 - Community Development Block Grant (CDBG)
 - HOME Investment Partnerships (HOME)
 - Housing Opportunities for Persons with AIDS (HOPWA)
 - Emergency Solutions Grant (ESG)

Action Plan Public Process

Two Public Hearings, January/February 2018:
Human Services Board & Board of Commissioners

Community Consultations:
Partnership to End Homelessness, Wake County Housing
Advisory Committee, Wake County Town Planners

Draft Plan Public Comment Period:
March 27 through April 27, 2018

Human Services Board: May 24, 2018
Board of Commissioners: June 18, 2018

Approved Action Plan sent to HUD by July 6, 2018

Feedback from Public Hearings

- Support is expressed for the 2018 Action Plan high priority of very low income populations
- More rental assistance for low-income families
- Workforce housing is needed, including home ownership opportunities
- Additional housing support for female veterans
- Land costs continue to rise and which makes additional subsidies necessary for affordable development
- A comprehensive strategy for affordable housing education is needed

Consolidated Plan Priority Populations

High Priority

- Renters 0-40% AMI (\$23,640/household of 1 and \$33,720/household of 4)
- Homeless individuals and families
- Non-homeless individuals and families with special needs

Medium Priority

- Renters 41-50% AMI (\$29,550/1 and \$42,150/4)
- Homeowners 41-50% AMI

Low Priority

- Renters 51-80% AMI (\$47,250/1 and \$67,450/4)
- Homeowners 51-80% AMI

Programs to assist priority populations

- Preserve existing affordable housing
- Develop new affordable housing
- Provide permanent supportive housing (rental assistance and support services)
- Provide outreach and rapid re-housing to homeless individuals and families
- Offer homeownership assistance through partner agencies
- Partner with towns for public facilities improvements
- Offer job training opportunities

Expected Revenues

Grant	Expected FY2018-2019 Funding	Projected Program Income*	Excess Program Income	Prior Year Funds**	Total
Community Development Block Grant (CDBG)	\$1,903,054	\$330,000	\$0	\$38,666	\$2,271,720
HOME Investment Partnership Act	\$904,067	\$270,000	\$46,679	\$0	\$1,220,746
Housing Opportunities for Persons with AIDS (HOPWA)	\$716,346	\$6,730	\$0	\$0	\$723,076
Emergency Solutions Grant (ESG)	\$149,012	\$0	\$0	\$41,259	\$190,271
Wake County CIP	\$1,000,000	\$270,000	\$848	\$0	\$1,270,848
Total	\$4,672,479	\$876,730	\$47,527	\$79,925	\$5,676,661

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

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

Proposed Programs and Expenditures

CDBG Grant Activity	Estimated Budget
Housing Activities including: Homeowner rehabilitation, home purchase activities, and rental housing assistance	\$1,494,609
Public Facility Project: Pleasant Park, Apex (Includes project delivery cost) Apex will fund the majority of the park through a subrecipient agreement.	\$346,500
Public Services: Job training and employment placement	\$50,000
Grant administration: salaries and operating costs	\$380,611
Total	\$2,271,720

Proposed Programs and Expenditures

HOME Grant Activity	Estimated Budget
Development or preservation of affordable housing	\$978,339
Rental assistance for youth aging out of foster care	\$152,000
Grant administration: salaries	\$90,407
Total	\$1,220,746

HOPWA Grant Activity	Estimated Budget
Rental assistance vouchers	\$453,973
Short term rent, mortgage, and utility assistance	\$139,100
Supportive Services	\$108,513
Grant administration: salaries	\$21,490
Total	\$723,076

Proposed Programs and Expenditures

ESG Grant Activity	Estimated Budget
Street outreach to homeless persons	\$31,000
Shelter operations at South Wilmington Street Center	\$30,000
Rapid rehousing assistance	\$108,259
Homelessness Prevention	\$21,012
Total	\$190,271

Wake County Base CIP Activity	Estimated Budget
Development or preservation of affordable housing	\$914,041
Rental assistance for persons with behavioral health diagnoses	\$300,000
Funding for Support Circles Coordinator	\$56,807
Total	\$1,270,848

Takeaways

- Approving the Action Plan satisfies HUD's regulatory requirements to appropriate federal funds through a public process
- The Action Plan supports the County's commitment to prioritize housing programs for the most vulnerable residents
- The County's additional \$15 million housing investment compliments federal funding although not discussed in this Plan
- Federal funding levels increased incrementally in FY2019 over FY2018 federal funding appropriations



Questions?