

Item Title: Public Hearing for 2020-2025 Wake County Consolidated Plan, Analysis of Impediments to Fair Housing Choice, and Citizen Participation Plan

Specific Action Requested:

That the Board of Commissioners holds a public hearing to receive comments on affordable housing, homeless services and community development needs of Wake County residents to assist with development of the 2020-2025 Affordable Housing Consolidated Plan, Analysis of Impediments to Fair Housing Choice, and Citizen Participation Plan.

Item Summary:

Purpose: The Consolidated Plan, Analysis of Impediments (AI) to Fair Housing Choice, and Citizen Participation Plan (CPP) are required by the U.S. Department of Housing and Urban Development (HUD) for Wake County to receive federal entitlement grant funds.

Background: The 2020-2025 Wake County Consolidated Plan is a five-year plan addressing affordable housing, homeless services and community development needs of low- and moderate-income families in Wake County. The Consolidated Plan defines priority populations along with goals and programs to address housing affordability, homeless services, and community development needs. It includes a one-year Action Plan which describes the use federal entitlement grant funds to address these needs in the next year from July 1, 2020 to June 30, 2025.

Two required HUD documents must be updated in association with the Consolidated Plan: The Citizen Participation Plan (CPP) and the Analysis of Impediments to Fair Housing Choice (AI). The CPP describes the process and methods by which citizen input will be received, while the AI identifies barriers to housing choice that may be encountered by protected classes. At this public hearing, we will seek feedback on both of these topics, as well as general housing needs. Public comments will inform preparation of the plan.

Board Goal: This Board action complements housing affordability initiatives in the Social and Economic Vitality goal area.

Fiscal Impact: This Consolidated Plan guides the use of approximately \$22.6 million in federal funds over the next five years to assist with housing affordability and community development needs. Federal grants will be leveraged by County funds to implement program activities described in the Plan, in addition to programs that support the

overarching housing continuum. The appropriation of these funds will occur through annual budget processes.

Additional Information:

The FY 2020-2025 Wake County Consolidated Plan will be implemented by the Department of Housing Affordability and Community Revitalization (HACR) and community partners using a combination of federal and local funds. The Consolidated Plan, AI and CPP are intended to satisfy federal regulatory requirements and support overarching planning documents for the Department. These documents do not regulate County funding for affordable housing; however, County funding is used to match, fill gaps and enhance programs described in plans.

In addition, these plans are not intended to be comprehensive lists of housing and homeless programs offered by the Department; they only describe those programs funded through the four HUD federal entitlement funding sources 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 affordable housing and community development activities such as acquisition for affordable 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 housing needs of persons living with HIV/AIDS and their families by providing funds for 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).

Citizen participation is a significant element and requirement in the development of the Consolidated Plan and the Analysis of Impediments. Public hearings are designed to gather public input on housing affordability, homeless services and community

development needs. This is the first of two hearings with the second hearing held in February 2020. This hearing is conducted to receive general information regarding housing affordability to incorporate comments into the draft plan. The second public hearing will be to receive comments on specific strategies or priorities reflected in the draft documents. HACR staff have also held numerous consultations with community groups and partner agencies, as well as four public meetings throughout Wake County to gather input from residents.

Extensive data will also be gathered and analyzed to support plan strategies and priorities in coordination with other community plans, studies, and initiatives. The data analysis and community feedback will be used to prepare a draft plan identifying housing priorities and strategies to achieve desired outcomes, including those that reduce barriers to housing choice. These priorities and strategies will be developed and shared with the community at a second public hearing in early February to seek further public comments. The Consolidated Plan is estimated to be submitted to the Board of Commissioners for approval in May 2020.

In the 2015-2020 Consolidated Plan, the priorities were determined to be the following populations:

High Priority:

- Renters earning at or below 40% Area Median Income (AMI) (approximately \$25,960 or less for an individual or \$37,080 or less for a family of four annually);
- Individuals and families experiencing homelessness;
- Individuals and families with special needs who are not experiencing homelessness.

Medium Priority:

- Renters 41-50% AMI (approximately \$25,961 to \$32,450 for an individual or \$37,081 to \$46,350 for a family of four annually);
- Homeowners 41-50% AMI

Low Priority:

- Renters 51-80% AMI (approximately \$32,451 to \$51,950 for an individual or \$46,351 to \$74,150 for a family of four annually);
- Homeowners 51-80% AMI

Currently, HACR uses five strategies to implement its program:

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

Attachments:

1. Presentation
2. Public Hearing Notice