

Item Title: Public Hearing for Draft 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 the Draft 2020-2025 Affordable Housing Consolidated Plan, Analysis of Impediments to Fair Housing Choice, and Citizen Participation Plan, which address the affordable housing, homeless services and community development needs of Wake County.

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 of federal entitlement grant funds to address these needs in the next year from July 1, 2020 to June 30, 2021.

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 be seeking feedback on the Draft Plans that were prepared over the past three months. Public comments received at a previous public hearing before the Board of Commissioners in December 2019 informed 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 is expected to appropriate approximately \$22.6 million in federal funds over the next five years to assist with housing affordability and community development needs in the Special Revenue Fund for Housing. 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 second of two hearings, the first of which was held in

December 2019. HACR staff have also held numerous consultations with community groups and partner agencies from October to December 2019, as well as four public meetings throughout Wake County to gather input from residents.

Extensive data has been gathered and analyzed to support plan strategies and priorities in coordination with other community plans, studies, and initiatives. Staff have analyzed this data along with community feedback to prepare a draft plan identifying housing priorities and strategies to achieve desired outcomes, including those that reduce barriers to housing choice.

The trends heard at the consultations, meetings and hearings can be grouped into the following areas:

- Wrap-around services/case management
- Policy Improvements
- Transportation and Mobility
- Financial Assistance
- Affordable Housing
- Awareness and Marketing of Housing Programs
- Impact of Increasing Cost of Living
- Improved Agency Coordination and Capacity
- Landlord Engagement
- Increased Job Training and Economic Opportunity
- Preservation and Rehabilitation of Existing Affordable Housing
- Develop Supportive Housing
- Fair Housing
- Homeownership
- Neighborhood Revitalization

In addition, the community identified the most vulnerable populations which include families or individuals:

- Experiencing or At-risk of Homelessness
- Criminal Background/Re-entry
- Seniors/Elderly
- Possessing Physical or Mental Disabilities
- Veterans
- Young Adults
- LGBTQ
- Immigrants

Based on community feedback and data analysis, the priorities for the 2020-2025 Draft Consolidated Plan have been determined to be the following populations:

High Priority:

- Individuals and families at or below 50% Area Median Income (AMI) per year
- Vulnerable populations experiencing or at risk of homelessness

Medium Priority:

- Individuals and families at or between 51-60% AMI

- Vulnerable populations not experiencing homelessness

Low Priority:

- Individuals and families at or between 61-80% AMI

HACR will use three strategies to implement its programs:

- Increase and Preserve Affordable Housing
- Address Policy Barriers to Housing Affordability
- Support Vulnerable Populations and Communities

The Consolidated Plan is to be submitted to the Board of Commissioners for approval in May 2020.

Attachments:

1. Presentation
2. Public Hearing Notice
3. Citizen Participation Plan Draft
4. Analysis of Impediments to Fair Housing Choice Plan Draft
5. 2020-2025 Affordable Housing Consolidated Plan Draft