

**Item Title:** Public Hearing for Wake County 2021 Annual Action 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.**

**Item Summary:**

**Purpose:** The Action Plan is required by the U.S. Department of Housing and Urban Development (HUD) for Wake County to receive federal entitlement grant funds.

**Background:** The Wake County FY 2021-2022 Annual Action Plan (2021 Action Plan) is a one-year strategy to implement affordable housing, homeless services and community development programs addressing the needs of low- and moderate-income families, as identified in the 2020-2025 Consolidated Plan approved by the Board of Commissioners in May 2020. The 2021 Annual Action Plan defines the use of federal entitlement grant funds to address these needs in the next fiscal year from July 1, 2021 to June 30, 2022.

HUD requires Wake County to advertise and receive public input on how funds will be used. Public comments will inform preparation of the 2021 Action Plan. Unless other priorities are identified through the public input process, the Plan prioritizes households earning less than 50% of the Area Median Income (AMI), as well as vulnerable populations experiencing or at risk of homelessness. In addition, the Plan will continue to fund existing programs currently operated by the Housing Department.

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

**Fiscal Impact:** The 2021 Action Plan includes approximately \$4,197,720 in Federal funding to be appropriated in the FY 2021-2022 Wake County budget. These funds will be leveraged by existing County funds and program income to implement program activities described in the Action Plan.

**Additional Information:**

The 2021 Action 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 Action Plan is 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 or fill gaps, and enhance programs described in plan.

In addition, the Action Plan is not intended to be a comprehensive list 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).

The 2021 Action Plan is anticipated to appropriate the federal grants described above and listed below:

<b>FY2019-2020 Funding Sources</b>	<b>Expected Funding</b>	<b>Program Income*</b>	<b>Town Match</b>	<b>Total</b>
Community Development Block Grant ( <b>CDBG</b> )	\$2,139,500	\$330,000	\$0	<b>\$2,469,500</b>
<b>HOME</b> Investments Partnership Act	\$964,902	\$270,000	\$0	<b>\$1,234,902</b>
Housing Opportunities for Persons with Aids ( <b>HOPWA</b> )	\$911,546	\$6,468	\$0	<b>\$918,014</b>
Emergency Solutions Grant ( <b>ESG</b> )	\$181,772	\$0	\$0	<b>\$181,772</b>
<b>Total</b>	<b>\$4,197,720</b>	<b>\$606,468</b>	<b>\$0</b>	<b>\$4,804,188</b>

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

The following population groups were identified as top priorities in the 2020-2025 Consolidated Plan for funding over the next five years. These groups were chosen because they have the greatest housing need as identified through data and citizen participation.

Priority One:

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

Priority Two:

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

Priority Three:

- Households earning 61-80% AMI

The 2021 Action Plan will continue to address the goals of the 2020-2025 Consolidated Plan which are increasing and preserving affordable housing, addressing policy barriers to housing affordability, and supporting vulnerable populations and communities.

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

<b>CDBG Grant Activity</b>	<b>Estimated Budget</b>
Rehabilitation of single and multi-family homes including emergency repairs for seniors and persons with disabilities (Includes administrative costs.)	\$827,600
Housing Activities: Acquisition	\$150,000
Housing Activities: Home Purchase	\$250,000
Neighborhood Revitalization Program	\$504,000
Public Services: Job training	\$20,000
Public Services: Rental assistance	\$30,000
Public Services: Street Outreach	\$100,000
Public Services: Enhanced Shelter Services	\$160,000
Grant administration- salaries and operating costs	\$427,900
<b>Total</b>	<b>\$2,469,000</b>

<b>HOME Grant Activity</b>	<b>Estimated Budget</b>
Development or preservation of affordable housing (Includes administrative costs.)	\$1,140,402
Grant administration - salaries	\$94,500
<b>Total</b>	<b>\$1,234,902</b>

<b>HOPWA Grant Activity</b>	<b>Estimated Budget</b>
Long term rental assistance	\$619,877
Short term rental assistance (Includes administrative costs)	\$160,500
Case management and supportive services	\$110,291
Grant administration - salaries	\$27,346
<b>Total</b>	<b>\$918,014</b>

<b>ESG Grant Activity</b>	<b>Estimated Budget</b>
Homelessness prevention	\$181,772
<b>Total</b>	<b>\$181,772</b>

Citizen participation is a significant element and requirement in the development of the Action Plan. 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 February 8, 2021 with community partners through the Continuum of Care NC-507 check-in meeting. In addition to the public hearings, citizens can submit their feedback via email or mail during a 30-day open comment period which will be noticed in March. This Action Plan will be finalized and shared with the community at a second Board of Commissioner's meeting in early May for approval.

**Attachments:**

1. Presentation
2. Public Hearing Notice