



TOWN OF CHAPEL HILL

Town Hall
405 Martin Luther King Jr.
Boulevard
Chapel Hill, NC 27514

Legislation Details (With Text)

File #:	[19-0476]	Version:	1	Name:	
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File created:	9/13/2018	In control:		Town Council	
On agenda:	5/22/2019	Final action:		5/22/2019	
Title:	Approve the 2019-2020 HOME Investment Partnership Program Annual Plan.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. 2019-2020 HOME Program Annual Plan Summary of Activities, 2. A RESOLUTION APPROVING THE 2019-2020 HOME INVESTMENT PARTNERSHIP PROGRAM ANNUAL PLAN (2019-05-22/R-2)				

Date	Ver.	Action By	Action	Result
5/22/2019	1	Town Council	adopted	Pass

Approve the 2019-2020 HOME Investment Partnership Program Annual Plan.

Staff:

Loryn Clark, Executive Director
Nate Broman-Fulks, Affordable Housing Manager
Renee Moye, Community Development Program Manager

Department:

Housing and Community

Overview: The HOME Program is authorized by the Title II of the Cranston-Gonzalez National Affordable Housing Act and is administered by the Department of Housing and Urban Development (HUD). The HOME Program provides grants to state and local governments to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership, or to provide direct rental assistance to low-income people. The HOME program is the largest Federal block grant designed exclusively to create affordable housing for low-income peoples.

Orange County is the lead entity for the HOME program and the HOME Program Consortium. The Consortium includes four participating jurisdictions (Chapel Hill, Carrboro, Hillsborough, and Orange County). To enhance collaboration around affordable housing among the jurisdictions in the County, [the Orange County Local Government Affordable Housing Collaborative](http://chapelhill.granicus.com/MetaViewer.php?view_id=21&clip_id=3270&meta_id=174509) (http://chapelhill.granicus.com/MetaViewer.php?view_id=21&clip_id=3270&meta_id=174509) (the Collaborative) was formed in 2017. The Collaborative includes elected officials and staff from the each of the four participating jurisdictions and serves as the HOME Program Consortium application review team, charged with developing an annual HOME Program plan. Council Member Donna Bell represents the Chapel Hill Town Council on the Collaborative. All participating jurisdictions must approve and authorize submission of the plan prior to submittal to the U.S. Department of Housing and Urban Development (HUD).

The Collaborative asks the Council to review and approve a 2019-2020 HOME Program Plan.



Recommendation(s):

That the Council:

1. Approve a spending plan developed by the Collaborative for use of \$350,302 of 2019-2020 Orange County HOME Program funds, \$13,306 in program income, \$78,818 local match funds, and \$60,201 of 2018-2019 HOME Program set-aside funds for Community Housing Development Organizations.
2. Authorize this plan to be incorporated into the Annual Update to the 2015-2019 Consolidated Plan for Orange County.

Summary of Recommended Plan:

• Habitat for Humanity - Second Mortgage Assistance	\$ 181,392
• Orange County- Tenant-Based Rental Assistance & Rapid Rehousing	\$ 141,004
• EmPOWERment, Inc. - Acquisition	\$ 32,455
• EmPOWERment - Acquisition (CHDO Set Aside of 15% of FY19-20 grant)	\$ 52,545
• EmPOWERment - Acquisition (CHDO Set Aside of 15% of FY18-19 grant)	\$ 60,201
• Administration	\$ 35,030

Total HOME Funds for Project Activities

\$502,627

Key Issues:

- HUD requires that at least 15% of HOME allocation (\$350,302, not including program income and local match funds) be reserved for use by Community Housing Development Organizations (CHDOs).
- Last year, we did not receive applications from Community Housing Development Organizations.
- HOME funded projects must benefit households earning 80% or less of the area median income (\$64,500 for a four-person household).
- Housing projects funded with Orange County HOME Consortium Program funds are subject to the County's 99-year long-term affordability policy and must remain affordable for 99 years. Orange County records deed restrictions on the property with the Register of Deeds for affordable housing projects.
- If an agency does not implement a project after funding is awarded, the Collaborative would return to the governing bodies of the participating jurisdictions with a proposed plan for reallocation of funds.







Fiscal Impact/Resources:

- The recommended plan proposes to provide funds as grants to non-profit organizations for affordable housing activities.
- Participation in the HOME Program requires a local match. The Town's portion is \$32,315. As in previous years, we propose to use an allocation from the Affordable Housing Fund for this purpose.

Next Steps:

- Each of the jurisdictions must approve the HOME Program Plan.
- Orange County submits 2019-2020 HOME Program Annual Action Plan to the U.S. Department of Housing and Urban Development.

Council Goals:

<input checked="" type="checkbox"/>		Create a Place for Everyone	<input type="checkbox"/>		Develop Good Places, New Spaces
<input type="checkbox"/>		Support Community Prosperity	<input type="checkbox"/>		Nurture Our Community
<input type="checkbox"/>		Facilitate Getting Around	<input type="checkbox"/>		Grow Town and Gown Collaboration



Attachments:

- Resolution
- 2019-2020 HOME Program Annual Plan Summary of Activities

A RESOLUTION APPROVING THE 2019-2020 HOME INVESTMENT PARTNERSHIP PROGRAM ANNUAL PLAN (2019-05-22/R-2)

WHEREAS, Orange County held two public forums to receive citizen comments and proposals regarding the use of 2019-2020 HOME Program funds; and

WHEREAS, the HOME program application review team reviewed and evaluated funding applications received for proposed 2019-2020 HOME program activities;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council approves the following 2019-2020 HOME Investment Partnership Program Annual Plan to be carried out by the members of the Orange County HOME Consortium:

• Habitat for Humanity - Second Mortgage Assistance	\$ 181,392
• Orange County- Tenant-Based Rental Assistance & Rapid Rehousing	\$ 141,004
• EmPOWERment, Inc. - Acquisition	\$ 32,455
• EmPOWERment - Acquisition (CHDO Set Aside of 15% of FY19-20 grant)	\$ 52,545
• EmPOWERment - Acquisition (CHDO Set Aside of 15% of FY18-19 grant)	\$ 60,201
• Administration	\$ <u>35,030</u>

Total HOME Funds for Project Activities

\$502,627

BE IT FURTHER RESOLVED that the Council authorizes this plan to be incorporated into the Annual Update to the 2015-2019 Consolidated Plan, for submission to the U.S. Department of Housing and Urban Development.

This the 22nd day of May, 2019.

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

By adopting the resolution, the Council authorizes this plan to be incorporated into the Annual Update to the 2015-2019 Consolidated Plan, for submission to the U.S. Department of Housing and Urban Development.