



Charlotte City Council
Housing and Neighborhood Development Committee
Summary
March 19, 2014

COMMITTEE AGENDA TOPICS

- I. **FY15 Housing & Neighborhood Development Focus Area Plan**
- II. **FY15 Housing and Urban Development Annual Action Plan and Analysis of Impediments to Fair Housing**

COMMITTEE INFORMATION

Council Members Present: Patsy Kinsey, Alvin Austin, John Autry, Ed Driggs

Staff Resources: Ann Wall, Assistant City Manager
Pamela Wideman, Neighborhood & Business Services

Meeting Duration: 12:07 PM – 12:45 PM

ATTACHMENTS

1. Agenda Packet – March 19, 2014
2. Presentation – FY2015 Annual Action Plan & Analysis of Impediments to Fair Housing

DISCUSSION HIGHLIGHTS

Kinsey: Called the meeting to order and introductions of attendees.

FY15 Housing & Neighborhood Development Focus Area Plan

Wall: This is the latest revision of the Housing & Neighborhood Development Strategic Focus Area Plan. We made revisions following the last meeting. The intent of this plan is for it to be broad and strategic. Once the Committee is ready to move forward with the plan, we will work with staff to craft specific measures that will include specific numbers to support these indicators. Much of that work will be included in the City's Balanced Scorecard (BSC). I sent the Committee the BSC section for Neighborhood & Business

Services that reflects much of the work of the Housing & Neighborhood Development Committee.

Kinsey: In the last few years we tried to make it broad so staff would have room to make the decisions that they felt were appropriate. You say that you may come back with more detail?

Wall: The measures that support these indicators will be the details. Mr. Austin and Mr. Driggs asked for more specific detail (units or dollars). Those targets will be included within the measures that will appear on the BSC.

Austin: These are great and have more substance than we have seen in the past. I need to be able to articulate what we are doing to my community. I think you are on target with these.

Driggs: I think you are absolutely on the right track. Should we make any reference here to the fact that we do have a process of quantifying? People, who only see this report, won't know where to look to verify our performance. It would be helpful if the plan referred to the fact that these goals are backed up separately by specific targets and some sort of accountability.

Kinsey: We have not done that in the past and my concern is we try to keep the plan uniform throughout the committees. I would not support putting them on the report.

Driggs: I would not put them on here, but to say there is such a thing somewhere.

Austin: I now realize this is at a policy level and I may be going too deep. I am ok with this as a communication tool. I also understand what Ed is saying, that there is no real accountability unless we know what is on the other side.

Driggs: I wouldn't want to go into a lot of detail. In a year's time are we going to be able to say whether we have done this or not?

Autry: I think we would be able to make that assessment when comparing this vision against the scorecard where the metrics apply. I see a vast improvement in the last two years in backing it up with the BSC from Neighborhood & Business Services.

Wall: The City reports twice a year on the BSC. A new component this year is the measures will roll by department. We will be able to track those measures by the focus area plans too. There will be an opportunity to see how the BSC support this policy identified in this focus area plan. The explanations on the City's website and on the BSC document address the reporting structure and how those measures in the BSC support this focus work of the Council committees.

Driggs: I hope in a year's time that we take this document back out and we ask ourselves the question, "Did this have any significance?"

**Motion was made by Mr. Autry and seconded by Mr. Austin.
Approve and move forward the Housing & Neighborhood Development Strategic Focus Area Plan.
Motion passed unanimously. (Vote: 4-0)**

FY15 Housing and Urban Development (HUD) Annual Action Plan and Analysis of Impediments to Fair Housing

Wideman: The Annual Action Plan is our application to the federal government to receive federal funds. This is a formula based application, based on the size of Charlotte-Mecklenburg. I will also be giving you today an overview of the Analysis of Impediments to Fair Housing. This is something that we normally would do along with our five year Consolidated Action Plan, but we are doing a year earlier because the Centralina Council of Governments is currently doing a regional impediment to fair housing study. We will not need another analysis next year when we complete our Consolidated Action Plan.

Presentation

Driggs: Is this document an application or a program plan description?

Wideman: It is an application with a program description of how we plan to use the federal dollars.

Austin: Are the public forums well attended? Are there reoccurring themes?

Wideman: No, they are not well attended. The largest attendees are HOME Consortium members, generally the small towns who get dollars through the City of Charlotte to do affordable housing developments in their towns.

Presentation

Austin: How is the Out-of-School Time funding applied? Are we just making grants?

Wideman: Yes, these are grants. We want to provide funds to programs that are providing the best services to our kids and in turn expanding that economic opportunity.

Autry: Are there any restrictions on how the money has to be allocated or distributed?

Wideman: There is an administrative cap and public services cap, but other than that it is for services.

Wall: They have to be eligible activities that are permissible under the Community Development Block Grant (CDBG) and support the objectives of creating housing, suitable living environment and expanding economic opportunity.

Driggs: For the \$5M allocation, is that within our discretion to propose the amounts allocated to different businesses? Once approved, are we bound to use the money that way?

Wideman: Yes. We submit to HUD a plan of how we are going to use the money and then each year we submit a Consolidated Action Plan Evaluation Report to show how we used the funds.

Presentation

Driggs: (*Analysis of Impediments*) This does not have to do with affordability? This has to do with impeded access for reasons other than that?

Wideman: It is a little of both. Our partners who are receiving funds cannot charge excessive rents as a barrier to fair housing. It is financial and because it's a protected class, it also has to do with race, gender or family status.

Presentation

Autry: What is the lifespan of these grants? It seems that the trend in the amount we are receiving is going down.

Wideman: These are annual grant allocations and we can carryover a certain amount every year. The trend for CDBG has varied. For the years 2006 and 2007 we saw a decrease, but it has slowly come back up. In the Emergency Solutions Grant and HOPWA programs we have seen steady increases.

Driggs: Given the pressure on the federal budget? Do you know in terms of politics how much pressure this is under? Are discretionary funds getting squeezed by higher interest rates?

Wideman: We have not received that indication yet and we will receive our projections in April.

Driggs: I do not know the nature of the programs well enough, so this is a question to my fellow Council members. If federal funding started to shrink are these the programs we would really need to try to sustain? We have seen federal and state funding being curtailed and burden of paying shifting to us.

Kinsey: I would like to continue them, but I am not sure we could within our budget. Normally, when we go to Washington at this time every year we would be told to talk to our delegation about CDBG funds, but not as much this year.

Austin: Do we use all the CDBG funds each year? Is there one category that we don't use up? How much?

Wideman: We do not and there is an amount we are allowed to carryover. We are retooling our rehab program and have a good partnership with Habitat and will see more production in rehab going forward.

Kinsey: We do have some money in our budget (local dollars) for some of these programs, but not enough to continue a program.

Wideman: Through Housing Charlotte 2007 we knew we should not solely rely on federal funds. That is why the Housing Trust Fund came into existence, in order to continue our housing program.

Autry: I was able to experience Community Link's effectiveness due to issues on the eastside. Is the County participating to help with some of these agencies?

Wideman: Yes, they are a partner in this work. I can not tell you the amount of funding the County provides to each of these agencies.

Driggs: Does Council weigh in on any of these allocations?

Wideman: You do have the opportunity to weigh in on some of them during your budget process, but not all of them.

Motion was made by Mr. Driggs and seconded by Mr. Austin.

Recommend to move forward the FY15 Housing and Urban Development Annual Action Plan for public hearing.

Motion passed unanimously. (Vote: 4-0)

Meeting adjourned.

City Council

Housing and Neighborhood Development Committee

Wednesday, March 19, 2014

12:00 p.m.

Charlotte-Mecklenburg Government Center

Room – 280

Committee Members: Patsy Kinsey, Chair
Alvin “Al” Austin, Vice Chair
John Autry
Ed Driggs
LaWana Mayfield

Staff Resources: Ann Wall, Assistant City Manager
Pamela Wideman, Deputy Director, Neighborhood & Business Services

AGENDA

I. FY15 Housing & Neighborhood Development Focus Area Plan

Following the Council’s Annual Retreat, each Council Committee is asked to review and make recommendations for the FY2015 Focus Area Plan for their respective area. Committee recommendations for the plans will be placed on a future Council agenda for approval. The Draft FY2015 Focus Area Plan is attached

Attachment: 1. FY2105 Draft Focus Area Plan

II. FY15 Housing and Urban Development Annual Action Plan and Analysis of Impediments to Fair Housing

Receive an update on the proposed FY2015 Annual Action Plan for Housing and Community Development and the Analysis of Impediments to Fair Housing.

- The U.S. Department of Housing and Urban Development (HUD) mandates the development of an Annual Action Plan to receive federal funding for housing and community development activities.
- The FY2015 Annual Action Plan is the City’s annual strategy for providing housing and community development activities.
- The Plan supports the City’s housing policy to preserve existing housing, expand the supply of low and moderate-income housing and support family self-sufficiency.

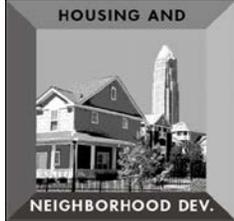
Attachment: 2. FY2015 Draft Annual Action Plan

Distribution:

Mayor/Council
Ron Carlee, City Manager
City Executive Team
Corporate Communications
Debra Campbell – Planning Department
Anna Schleunes- City Attorney’s Office
Charlotte-Mecklenburg Coalition
for Housing

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Patrick Mumford
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Pamela Wideman
Tom Warshauer



Housing & Neighborhood Development Strategic Focus Area Plan

“The City of Charlotte will create and sustain distinct and diverse neighborhoods for residents of all ages.”

The City’s long-term health and vitality are dependent on a built environment offering diverse housing options, vibrant commercial corridors, and access to safe public amenities.

The City’s housing and neighborhood strategy focuses on creating and preserving neighborhoods and amenities that allow people to reach their full potential by creating places where:

- People and businesses are safe,
- Civic infrastructure supports neighborhood quality of life, and
- Families have access to quality affordable housing, education, jobs, and services.

FY2015 Initiatives	Key Indicators
<p>Create and preserve healthy, vibrant, and distinct neighborhoods through holistic revitalization strategies and practices.</p>	<ul style="list-style-type: none"> • Increased voluntary compliances of documented nuisance cases. • Engaged and assisted neighborhoods in developing strategic plans during annual neighborhood board retreats, as a component of the City’s overall community engagement strategy. • Began implementing the Comprehensive Neighborhood Improvement Program as outlined in the Community Investment Plan.
<p>Facilitate public/private partnerships, which integrate education, recreation, employment, and housing resources in identified Community Investment Plan redevelopment areas.</p>	<ul style="list-style-type: none"> • Began planning and implementation of the 2014 Community Investment Plan projects. • Leveraged public/private investments within the business corridors through the use of the Community Investment Plan and Business Corridor funds. • Engaged organizations to provide apprenticeships, mentoring relationships, and work experiences.
<p>Implement policies to assist with geographically dispersing and increasing the supply of diverse housing throughout the City.</p>	<ul style="list-style-type: none"> • Increased number of developer inquiries and approvals for the new voluntary single and multi-family density bonus programs. • Allocated Housing Trust Fund dollars to developments consistent with Housing Policy goals. • Continued implementation of the Ten-Year Plan to End and Prevent Homelessness initiatives.

FY2015 Initiatives	Key Indicators
<p>Utilize the Quality of Life Study data to inform strategic neighborhood investments.</p>	<ul style="list-style-type: none"> • Used the Quality of Life data to: <ul style="list-style-type: none"> ○ Assess Neighborhood Profile Areas; ○ Enhance and develop programs in partnership with neighborhoods and community organizations; and ○ Develop a comprehensive Neighborhood Profile Areas composite that will be used to develop programs to assist with common reoccurring neighborhood issues. • Supported neighborhood organizations in setting and meeting neighborhood improvement goals through the annual board retreats and the Service Area Teams. • Engaged neighborhoods to identify and prioritize projects within the Comprehensive Neighborhood Improvement Program.

Please make available to the public from February 24 - March 25, 2013



DRAFT

**City of Charlotte
And Charlotte-Mecklenburg Consortium
FY2015 Annual Action Plan**



Submit comments or questions to:

Warren Wooten
Neighborhood & Business Services
600 E. Trade Street
Charlotte, NC 28202
704-336-2489
twooten@charlottenc.gov

Para solicitar una copia en Español, por favor póngase en contacto con Warren Wooten en el 704-336-2489 or twooten@charlottenc.gov.



Fifth Program Year Action Plan

The CPMP Annual Action Plan includes the SF 424 and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Narrative Responses

GENERAL

EXECUTIVE SUMMARY

The City of Charlotte is submitting the FY2015 Annual Action Plan (Action Plan) as the fifth and final Program Year Action Plan of the 2011-2015 Consolidated Plan. The U.S. Department of Housing and Urban Development (HUD) requires that all jurisdictions receiving annual entitlements of formula grants submit annual action plans to report on the status of needs and outcomes expected to be achieved in the coming year.

In FY2015, the City of Charlotte expects to receive the following entitlement grants:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Program (HOME)
- Housing Opportunities for People with AIDS (HOPWA)
- Emergency Solution Grant (ESG)

Each of the proposed activities and projects identified in this Action Plan are intended to principally benefit priority needs households - those households with incomes ranging from 0%-80% of the Area Median Income (AMI). These households include populations that have special needs, such as elderly, disabled, homeless and HIV/AIDS families and individuals. The activities and projects will also address the City's overall priorities identified in the 2011-2015 Plan, including:

- **Continued implementation of More Than Shelter, Charlotte-Mecklenburg's Ten-Year Plan to End and Prevent Homelessness** by creating new, supportive housing opportunities for homeless individuals and families, including those who are chronically homeless.
- **Increasing affordable rental housing for priority needs households**, particularly for extremely low-income (30% or less of AMI), very low-income (31-50% of AMI) households and special needs populations.

- **Revitalizing Neighborhoods:** The City's will continue targeting assistance in four Service Delivery areas that are closely aligned to the Charlotte-Mecklenburg Police Service Delivery areas.
- **Revitalizing Distressed Business Corridors:** The City will continue to identify employment, and tax base improvement within the Business Corridor Geography with increased Facade matching grant assistance to apartment properties, and a special focus on identifying a Public/Private Partnership to redevelop the Eastland Mall. In addition, a developer proposal has been submitted for the Bojangles Arena for a sports facility and adjacent development, which includes a hotel. The City is acquiring nuisance properties in the area and expanding the City's redevelopment plan for amateur sports on Independence Boulevard.
- **Promoting Economic Growth:** The City continues to coordinate collaboration among a local consortium of small business resources providers and the support of the CharlotteBusinessResources.com web portal connecting businesses and entrepreneurs with resources for successfully starting and growing their businesses. The website served 22,615 visitors seeking information on local business resources during FY2013. The City led a community celebration of Small Business Week for 170 registrants, and featuring a keynote small business expert and events and program of interest to the small business participants.

HUD OBJECTIVES AND OUTCOME EXPECTATIONS

Activities identified in the FY2015 Action Plan align with the above priorities and are quantified by level of need. By addressing these priorities, the City intends to meet HUD's affordable housing and community and economic development objectives as well as outcome performance expectations. These performance expectations serve as a guide for funding activities.

Three specific HUD objectives relate to CDBG funding. These include:

- **Providing Decent Housing:** Applicable to housing programs where the purpose is to meet individual family or community needs, and not programs where housing is an element of a larger effort, such as would otherwise be applied under the "Creating Suitable Living Environment" objective.
- **Creating Suitable Living Environments:** Applicable to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment. This objective relates to activities that are intended to address a wide range of issues faced by low-and moderate-income persons, from physical problems with their environment to social issues such as crime prevention, literacy, or elderly health services.
- **Creating Economic Development Opportunities.** Applicable to activities that are related to economic development, commercial revitalization or job creation.

HUD has identified three specific outcomes that relate to the above objectives. These include:

- **Availability/Accessibility:** Activities which make services, infrastructure, housing, or shelter available or accessible to low-and moderate income persons, including persons with disabilities and special needs. In this category, accessibility does not only refer to physical barriers, but also to making the affordable basics of daily living available and accessible to low- and moderate- income people.
- **Affordability:** Activities which provide affordability in a variety of ways. It can include the creation or maintenance of affordable housing, basic move-in services, or services such as transportation or day care. Affordability is an appropriate objective whenever activity is lowering the cost, improving the quality, or increasing the affordability of a product or service to benefit a low- and moderate-income person.
- **Sustainability:** Activities aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to low- and moderate-income persons or by removing or eliminating slum or blighted areas.

Because each activity identified in this FY2015 Action Plan will be implemented with varying intent and purpose, at least one of the above objectives and outcomes is proposed for each Action Plan activity. HUD outcomes and objectives are identified for all the affordable housing and community development objectives included in this plan.

PAST PERFORMANCE

The City of Charlotte anticipates meeting or exceeding all of its program goals in FY2015 for projects that have a one-year cycle.



CHARLOTTE[™]

NEIGHBORHOOD & BUSINESS
SERVICES

**FY2015
Annual Action Plan
&
Analysis of Impediments to Fair Housing**

Housing and Neighborhood Development
Committee

March 19, 2014



Briefing Objectives

- The Annual Action Plan and the Development Process
- Federal Programs and Projected FY2015 Funding
- FY2013 Performance Results
- Overview of the Analysis of Impediments
- Proposed Schedule



Purpose

- The City of Charlotte's Application for Federal Grant Funds
- Plan and process to create a unified vision for housing and community development activities
- Strategy to be followed in carrying out HUD's program
- Basis for assessing local performance



Goals

To Create:

- Decent Housing
- Suitable Living Environment
- Expand Economic Opportunity



Development Process

- Held public forums for citizen input
- Published draft documents and received written comments
- Hold a public hearing
- Receive City Council's approval and submit to HUD



Community Development Block Grant Program

- Decent housing and suitable living environment
- Expands economic opportunities, principally for low and moderate income persons
- Used for Relocation, Housing Rehabilitation, Out of School Time Partners and Housing Administration





Community Development Block Grant Program – Projected FY2015 Funding

Programs/Activities:

	FY-2015 <u>Projected Funding</u>
Relocation	\$ 200,000
Charlotte-Mecklenburg Housing Partnership	\$1,470,000
Housing Operations	\$990,927
Out-of-School Time Partners	\$610,000
Revitalization	<u>\$1,844,443</u>
Total	\$5,115,370





HOME Program

Created in 1990, the HOME Program provides:

- Decent affordable housing to lower income households
- Expand the Capacity of nonprofit housing providers
- Leverage private sector participation

Uses of HOME Funding

- New Housing Construction
- Home Consortium
- Down Payment Assistance
- Tenant-Based Rental Assistance





HOME Program–Projected FY2015 Funding

<u>Programs/Activities</u>	<u>FY-2015 Projected Funding</u>
House Charlotte	\$2,206,185
Tenant Based Rental Assistance	\$ 330,000
Charlotte-Mecklenburg Regional Consortium	\$ 47,835
Community Development Corporations	<u>\$ 385,415</u>
Total	\$ 2,969,435





Emergency Solutions Grant Program

- Conversion, renovation, & the rehabilitation of homeless shelters
- Operation of homeless facilities
- Delivery of essential services & homelessness prevention
- Housing Relocation & Stabilization Services
(Rapid Re-Housing)



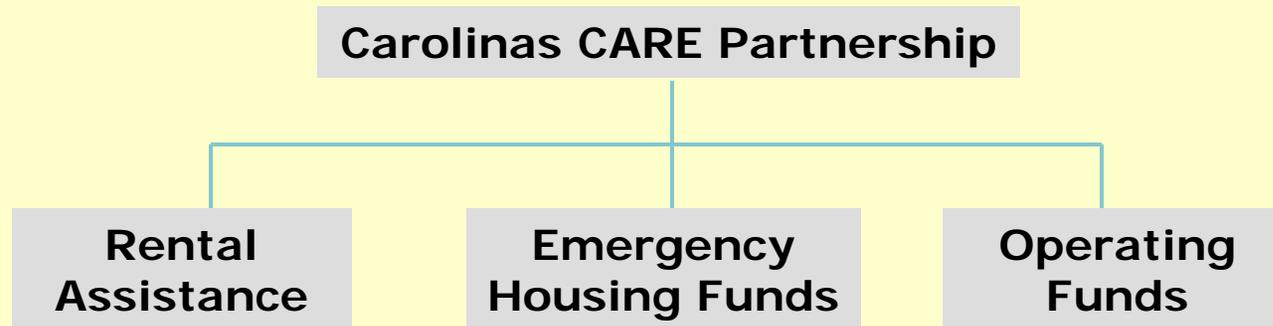
Emergency Solutions Grant Program – Projected FY2015

<u>Agency:</u>	<u>FY-2015 Projected Funding</u>
Men's Shelter	\$ 76,000
Salvation Army	\$ 78,000
Friendship CDC	\$ 8,700
Charlotte Family Housing	\$ 67,000
Crisis Assistance Ministries	\$ 47,000
Community Link	\$ 35,508
Urban Ministry Center	<u>\$ 10,000</u>
Total	\$ 322,208



Housing for People with Aids and HIV Program

- Providing housing assistance & supportive services for low income persons with HIV/AIDS their families



- Projected FY2015 funding is \$830,903 to fund the above listed activities in the following counties: Anson, Cabarrus, Gaston, Mecklenburg, Union, & York Counties.



FY2013 Performance Results

- Constructed & Rehabilitated **480** affordable units.
- Brought **3,046** housing units into compliance with City Housing Code.
- Served **900** children through Out-of-School time activities.
- Assisted **6,083** persons through the Emergency Solution Grant Programs.
- Provided **280** families with down payment assistance.





Analysis of Impediments

- A review of impediments or barriers that affect the rights of fair housing choice.
- Covers public and private policies, practices, and procedures affecting housing choice.
- Includes a plan to affirmatively further fair housing.
- Impediments to Fair Housing Choice include actions, omissions, or decisions which restrict housing choice because of protected class status.
- Updating one year early to participate in the Council of Governments regional study.



Analysis of Impediments

- Entitlement jurisdictions must certify that they are Affirmatively Furthering Fair Housing (AFFH) as a condition of receiving federal funds from HUD
- Certification means:
 - Conduct an Analysis identifying impediments to fair housing
 - Take action on impediments
 - Maintain records of actions



Proposed Schedule

January –February 2014	Public Input
February – April 2014	Public Comment process
April 14, 2014	City Council Public Hearing
April 28, 2014	Request for City Council Approval
On or before May 15, 2014	Submit to HUD