

City Council

Housing and Neighborhood Development Committee

Wednesday, March 25, 2015

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 Resource:

Ann Wall, Assistant City Manager
Pamela Wideman, Assistant Director, Neighborhood & Business Services

AGENDA

I. Housing and Urban Development Five-Year Consolidated Plan (Action Required)

Attachment #1

Neighborhood & Business Services staff will provide an update on the proposed Five-Year Consolidated Plan and the One-Year Annual Action Plan for Housing and Community Development.

The U.S. Department of Housing and Urban Development mandates the development of a Consolidated Plan every five years and an Annual Action Plan to receive federal funding for housing and community development activities. These plans outline the City’s strategy for providing housing and community development activities within the context of the City’s housing goals, which are to preserve existing housing, expand the supply of low and moderate-income housing, and support family self-sufficiency.

The next steps include a Public Hearing during City Council’s April 13, 2015 Business Meeting, and City Council will be requested to approve the document during their April 27, 2015 Business Meeting.

II. Analysis of Impediments to Fair Housing (No Action Required)

Neighborhood & Business Services staff will provide an update on the Analysis of Impediments to Fair Housing. The United States of Housing and Urban Development mandates that each jurisdiction certify that they are Affirmatively Furthering Fair Housing as a condition of receiving federal funds.

The next steps include a Public Hearing during City Council’s April 13, 2015 Business Meeting, and City Council will be requested to approve the document during their April 27, 2015 Business Meeting.

Distribution:

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Ron Carlee, City Manager
City Executive Team
Corporate Communications
Anna Schleunes- City Attorney’s Office
Charlotte-Mecklenburg Coalition
for Housing

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Tom Warshauer

FY2016-FY2020 Consolidated Plan and FY16 Annual Action Plan

Executive Summary

ES-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The City of Charlotte and Charlotte-Mecklenburg Regional Housing Consortium's Five Year Consolidated Plan and Annual Action Plan identifies the City's community development needs and outlines a comprehensive and coordinated strategy for addressing these needs. It serves as the application for funding for the following federal entitlement programs that serve low and moderate income families;

- Community Development Block Grant (CDBG)
- HOME Investment Partnership (HOME)
- Emergency Solutions Grant (ESG)
- Housing Opportunities for Persons with HIV/AIDS (HOPWA)

Overview

The City of Charlotte has weathered the worst American economic climate since the Great Depression. The job and real estate markets are both in recovery and families continue to move to the Charlotte Metropolitan Area. Unfortunately the benefits of the recovery are not shared equally; over 67,000 households in Charlotte earn less than \$32,100 a year. Households with this level of income struggle to find decent, affordable housing and housing cost crowds out spending on daily living expenses such as food and transportation.

The need for housing for households at lower income levels remains strong, particularly households with special needs such as members with development disabilities or those living with HIV/AIDS. Recent Department of Housing and Urban Development data indicates a need for over 34,000 housing units affordable to families at or below 50% of median area income. Housing needs are expected to intensify as real estate forecasts indicate market pressures will allow higher pricing on both rental units and for-sale housing. Along with housing, community partners voiced the need for community investments that improve community related infrastructure, sustain existing housing stock and increase economic opportunities.

2. Summary of the objectives and outcomes identified in the Plan

The City of Charlotte's plan builds off the successes of past plans and identifies nine goals for the 2016-2020 plan cycle:

1. Provide temporary rental assistance

2. Finance permanent supportive rental housing
3. Provide opportunities for homeownership
4. Provide programs to support persons with HIV/AIDS
5. Increase the supply of affordable rental housing
6. Improve existing housing stock
7. Support facilities and programs for the homeless
8. Increase neighborhood sustainability
9. Promote business growth and a robust workforce

Some goals will be accomplished through continued funding of the City's housing rehabilitation programs and the HouseCharlotte downpayment assistance program. Other goals will be accomplished by partnering with community agencies to rehabilitate and develop housing, provide emergency utility / rental assistance and support programs that assist families with returning to self-sufficiency. Ending and preventing homelessness continues to be a particular focus for the Charlotte community and this plan. To assist in reaching this goal, the City will continue to provide support for homeless services agencies through support of shelter operations, homelessness prevention and the provision of rental subsidies. Approval of the Consolidated Plan by City Council is a requirement for continued participation in federally funded housing and community development programs. The activities indicated in this plan address three statutory goals set by HUD:

1. Provide Decent Housing
2. Provide A Suitable Living Environment
3. Provide Expanded Economic Opportunities

3. Evaluation of past performance

From 2010 to 2015 the City of Charlotte used HUD funding in varied ways to improve the lives of low and moderate income families in Charlotte. The City of Charlotte provided over 1,000 rehabilitated housing units, funded over 800 units of new construction, approved approximately 1,200 loans for downpayment assistance and funded agencies providing housing counseling, emergency assistance payments, rental assistance, emergency housing services and continued support the ongoing redevelopment of the Brightwalk, a mixed income housing community. The City also provided job creating economic development loans and supported programs that provide educational enrichment activities for children. As the City of Charlotte grows, the need for these activities continues and services such as these play an important role in creating diverse, healthy and vibrant communities for all Charlotteans.

4. Summary of citizen participation process and consultation process

The City of Charlotte is committed to ensuring all Charlotte-Mecklenburg residents have the opportunity to learn, understand and provide comments regarding City plans. The Citizen Participation discussed in this section is underway and will be completed on April 27, 2015. Prior to developing the plan, the City consulted with its housing and community development partners. These groups included nonprofit organizations, the Charlotte Apartment Association, the Charlotte Mecklenburg Coalition for Housing, the Community Relations Committee, Carolina's Care Partnership, the Continuum of Care, the Charlotte Housing Authority and the Charlotte Mecklenburg Housing Partnership.

Based on partner feedback, a needs assessment, and market analysis, the City developed a draft plan that was presented at three community forums, one of which was provided in Spanish. The draft plan was made available for 30 days for review and comment online and at Mecklenburg County libraries. Finally, City Council will hold a public hearing prior to approving the plan. This City conducts citizen engagement that results in better plans that more wholly reflect the needs and aspirations of all Charlotteans.

5. Summary of public comments

Public comment process underway.

6. Summary of comments or views not accepted and the reasons for not accepting them

Public comment process underway.

7. Summary

The City of Charlotte embraces its responsibility to serve all Charlotteans, support diverse communities and build neighborhoods that are healthy and vibrant. This Consolidated Plan provides tools to continue this work through 2020. The plan emphasizes the City's role as a partner in a larger coalition of agencies providing diverse housing and services to the citizens of Charlotte Mecklenburg.