THE CITY OF ASHEVILLE

STAFF REPORT

Council Meeting Date: January 14, 2020

Subject: Public Hearing and Adoption of Resolution to Approve HOME Funds Reallocation

Staff Resource(s): Sam Powers,Community & Economic Development Director
Paul D'Angelo, Community Development Programs Director
Megan Gaskell, Community Development Analyst - CDBG

Action Requested: Adoption of a resolution authorizing the City Manager to submit an Amendment to the 2019-2020 Annual Action Plan for the HOME Investment Partnerships Program (HOME), enabling the City of Asheville and the Asheville Regional Housing Consortium to reallocate $723,308 for a total of $1,269,322 in 2019-20 HOME funds from the U.S. Department of Housing and Urban Development.

Review:
- The City has $723,308 in HOME funds available for reallocation.
- The Asheville Regional Housing Consortium received applications for HOME funds and made funding recommendations over two 2019 meetings (April 2019 and October 2019).
- HOME funds must be used for housing programs within the four-county Consortium area (Buncombe, Henderson, Madison, and Transylvania counties)
- Federal HOME Program and HUD regulations require a public hearing be held before substantial plan amendments can be adopted by the HOME Lead Entity, the City of Asheville.

Council Goal(s):
- Quality Affordable Housing
- An Equitable and Diverse Community

Committee(s):
- Asheville Regional Housing Consortium - October 31, 2019 - Approved unanimously

Pro(s):
- The proposed reallocation of $1,269,322 commits and puts toward viable projects federal HOME Program funding
- Approximately 170 affordable rental units will be created, 18 homeowners will be assisted with down payment assistance, and additional rental assistance will be supported in Henderson and Buncombe Counties. No project proposals were received in the reallocation for either Transylvania or Madison County projects.
- Funding recommendations reflect the carefully considered recommendations of the Asheville Regional Housing Consortium.

Con(s):
- None

Fiscal Impact:
- The Action Plan is fully funded from federal CDBG and HOME entitlement grants, unused funds from previous completed projects, and estimated program income. There is no other fiscal impact associated with this action.

Suggested Motion:
- Move to approve a resolution authorizing the City Manager to submit an Amendment to the 2019-2020 Consolidated Action Plan for the HOME Investment Partnership Program.

Attachment(s):

- Resolution
- Amendment Summary

RESOLUTION NO. 20-____

RESOLUTION AUTHORIZING A HOME PROGRAM AMENDMENT TO THE CITY'S ANNUAL ACTION PLAN FOR 2019-20

WHEREAS, the City of Asheville is Lead Entity on behalf of the Asheville Regional Housing Consortium for the federal Home Investment Partnership Program: and

WHEREAS, City Council adopted an Action Plan on June 11 2019 for the use of funds in FY 2019-20; and

WHEREAS, the City's Housing and Community Development Committee and the Asheville Regional Housing Consortium Board have made recommendations, consistent with the Strategic Plan, for an Action for fiscal year 2019-20; and

WHEREAS, a public hearing has been held to obtain citizen input and comments on the draft reallocation plan, in front of City Council on January 14 2020, and the draft reallocation plan has been made available to the public;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ASHEVILLE THAT:

1. City Council approves the reallocation of HOME funding for the Annual Action Plan for 2019-20 which is incorporated by reference as if fully set forth herein.
2. City Council authorizes the City Manager to sign all contracts and grant and loan agreements, after approval by the City Attorney, with HUD and other designed agencies for the implementation of the Consolidated Action Plan.

Read, approved and adopted this 14th day of January, 2020.

_____ _____

City Clerk Mayor

Approved as to form:

_____

City Attorney

SUMMARY OF CHANGES TO ANNUAL ACTION PLAN FOR 2019-2020

HOME INVESTMENT PARTNERSHIP PROGRAM

Estimated 2019-2020 Program Income	$19,526
2018-2019 Estimated Program Income	$20,641
Funds available for reallocation	$0
New HOME entitlement grant	$1,229,155
Total HOME funds available:	**$1,269,322**

PROPOSED USE OF FUNDS:

2019-2020 Program Changes	**Additional Funding Recommended**	**Total 19-20 HOME Funds allocated to the project**
Housing Authority of the City of Asheville-TBRA Resident Mobility	$50,000	$50,000
Workforce Homestead-Jasper	$87,908	$400,000
Homeward Bound of Western North Carolina-296 Short Michigan	$240,847	$330,000
Homeward Bound of Western North Carolina- HOME- Diversion	$0	$20,000
Vision Property LLC-Renison Heights Garage Apartment 1	$20,000	$20,000
Henderson County Habitat for Humanity-Dodd Meadows Phase 6	$106,203	$106,203
Housing Assistance Corporation- Cottages at Oklawaha	$218,250	$218,250
City of Asheville Program Administration	$0	124,869
Recommended Funding		**$1,269,322**