

MEMORANDUM

DATE: March 12, 2019

TO: The Board of Supervisors

FROM: Rebecca Vinroot, Director of Social Services
Paul D. Holt, III, Director of Community Development and Planning

SUBJECT: Scattered Site Housing Rehabilitation - Community Development Block Grant (CDBG) Application

On November 22, 2016, the James City County Board of Supervisors adopted the 2035 Strategic Plan. The Strategic Plan identifies seven goals and is the County's guidebook for future investments, the provision of public services and facilities, and County work plans for the next 20 years. The plan sets out priorities to be incorporated into future County budget and Capital Improvement Plans, as well as new initiatives to be undertaken by County departments.

Adopted Goal No. 5 (Exceptional Public Services) includes an Operational Initiative to "Develop Strategies to Address Findings in the Housing Conditions Study." Among the findings of the Housing Conditions Study, there are approximately 946 homes in the County in need of significant repairs, at least 82 of which are severely dilapidated single-family homes.

Since completion of the Housing Conditions Study and adoption of the Strategic Plan, several implementation efforts have been successfully pursued, including:

- The Virginia Department of Housing and Community Development (DHCD) awarded James City County \$350,000 towards rehabilitating up to 10 homes (i.e., the Rural Homeowner Rehabilitation Grant). This grant is providing funding to assist with the rehabilitation of homes owned by low-income residents.
- The Virginia Housing Development Authority awarded James City County \$20,000 from the Virginia Community Impact Grant to help support the Workforce Housing Task Force.
- The Workforce Housing Task Force was established and, following a 13-month, citizen-driven process, produced the final *James City County Workforce Housing Task Force: Findings & Recommendations* report which outlines recommendations the County and its partners should consider to expand housing options for working individuals and families.

One of the recommendations of the Workforce Housing Task Force is to increase the resources the County dedicates to the rehabilitation of single-family homes, with a priority given to homes identified in the Housing Conditions Study.

Staff has recently become aware of another, new funding opportunity from DHCD. For 2019, DHCD has announced approximately \$13.7 million in funding for its Competitive Grant program.

Per DHCD, localities are eligible for up to \$1.0 million in CDBG assistance for the purposes of providing housing rehabilitation and replacement for low- and moderate-income persons (i.e., the project will meet the Housing and Community Development Act of 1974 Section 104(b) National Objective of providing benefits to persons of low and moderate incomes).

Scattered Site Housing Rehabilitation - Community Development Block Grant (CDBG) Application

March 12, 2019

Page 2

If approved, a CDBG Grant of \$1.0 million, along with a local contribution of \$210,000, would allow the County to undertake a two-year, Scattered Site Housing Rehabilitation project throughout the County, that is expected to benefit 29 persons in 16 households, all of whom are low and moderate income. As the name suggests, the project area for this funding is the entire County and it is not limited to any specific area or neighborhood.

For budget planning purposes, the local share is expected as follows: \$10,000 of volunteer and in-kind services from Housing Partnerships, Inc., \$100,000 from the County's Housing Development Fund as planned for in the Fiscal Year 2020 budget document and \$100,000 of program income from prior CDBG projects in the County.

The County's contributions, in the form of Local Match, are expected to make our application request more competitive in the statewide selection process.

As a requirement of the application process, public hearings were held on February 5, 2019, and February 12, 2019, regarding the proposed project and the use of CDBG funding.

Staff recommends approval of the attached resolution to authorize the submission of a Community Development Block Grant application to undertake the Scattered Site Housing Rehabilitation program.

RV/PDH/md
SSHS-CDBGApp-mem

Attachments:

1. Resolution
2. Summary of the public hearings that were held on February 5, 2019, and February 12, 2019, regarding the proposed project and the use of CDBG funding.