



A Home For All

HOUSING, SAFETY AND COMMUNITY COMMITTEE

MAY 6, 2024

A Home For All (AHFA) Background

Origin

Community-led process, convened in 2021 (with city representation)

Aspirational Vision

Homelessness is rare, brief, and non-recurring and everyone has access to affordable housing and the resources to sustain it

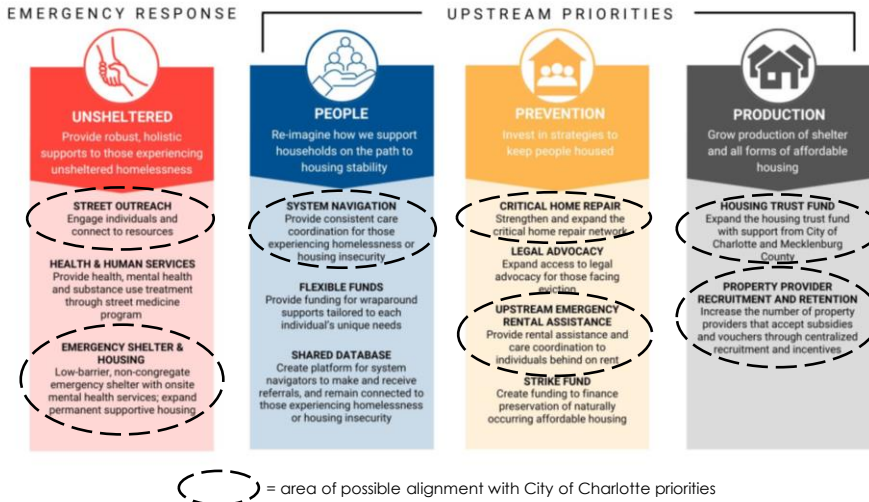
Timeline

FY 2022	FY 2023	FY 2024	FY 2025 - FY 2028
- Strategic Framework Released - UW asked to lead implementation	Implementation Plan Released	Design / Pilot Phase	Implementation Ramp-Up

Participation and Governance

Diverse organizations represented on implementation teams and Technical Committee: non-profits, developers, healthcare orgs, City and County staff, higher education, workforce development, citizens with lived experience

AHFA 5-Year Implementation Priorities



Source: A Home For All Strategic Framework

3

FY 2025 Critical Home Repair Planning

Item	Amount	Funding Source	Council Role
Critical Home Repair	\$1.5M	CDBG	Future RCA
	\$300K	PAYGO (prior year)	Discussed w/GN Committee as part of SIP efforts

Investment Opportunity Summary

- ◁ Advance community-wide efforts to perform critical home repair for income-eligible households that may otherwise face housing instability challenges due to home rehab needs
- ◁ Builds on City of Charlotte's existing, long-standing investments in housing rehab and emergency repair

Impact on Current State Practices and Norms

- ◁ The \$1.5M will be deployed using the same approach taken by the H&NS Department in prior years, including issuing an RFQ and seeking Council approval for recommended partner organizations
- ◁ The \$300K would be combined with funding from other partners (such as US Bank) to deploy incentives to expand the pool of qualified home rehab contractors, with an emphasis on MBE participation

Committee Discussion and Feedback

4

FY 2025 Emergency Rental Assistance Planning

Item	Amount	Funding Source	Council Role
Emergency Rental Assistance	\$2M	ERA2	Future RCA

Investment Opportunity Summary

- ◁ Targeted prevention through emergency rental assistance and supportive services for income-eligible households at risk of entering homelessness

Impact on Current State Practices and Norms

- ◁ The Emergency Rental Assistance would be in addition to any funding City Council authorizes for Crisis Assistance Ministry (CAM) through CAM's FY 2025 Financial Partner Request (\$395K for rental assistance and \$180K for utility assistance)

Committee Discussion and Feedback (note: refer to page 10 for ERA2 eligible uses and available balance)

FY 2025 Property Provider Recruitment Planning

Item	Amount	Funding Source	Council Role
Property Provider Recruitment	\$500K	TBD	Future RCA

Investment Opportunity Summary

- ◁ Recruit additional property providers willing to accept vouchers, and streamline the process for matching households to units, leading to increased utilization of voucher/subsidy and reduced length of time homeless
- ◁ This initiative is aligned with the recommendations made by the Council-appointed Source of Income Advisory Committee in 2022

Impact on Current State Practices and Norms

- ◁ Housing Collaborative (formerly Socialserve), an existing City of Charlotte partner, was selected by the Implementation Team (including city representation) to pilot a system-level approach to property provider recruitment and retention on behalf of the Charlotte-Mecklenburg Continuum of Care and multiple housing navigation and case management agencies

Committee Discussion and Feedback

Other Areas of Possible AHFA Alignment in FY 2025

Item	Amount	Funding Source	Council Role
System Navigation	TBD	TBD	Start with HSC Committee
Emergency Shelter	TBD	TBD	Start with HSC Committee

Investment Summary

1. System navigation refers to the vision of providing consistent care coordination for those experiencing homelessness or housing insecurity
2. Emergency shelter refers to the concept of establishing a low-barrier, non-congregate shelter offering specialized services for those with mental illness and/or substance use disorder

Impact on Current State Practices and Norms

- < The HSC Committee will be engaged for guidance once a specific system navigation-related investment opportunity is identified in FY 2025
- < Mayor Lyle's April 5, 2024 Affordable Housing Funding Policy Referral will enable the HSC Committee to affirm that investments in emergency shelter capacity are aligned with Council priorities. If the Committee, and Council, endorse emergency shelter capacity as a priority investment area, a specific investment opportunity would require a Housing Trust Fund review and approval process with Council at a future date.

Committee Discussion and Feedback

Key Takeaways

- < Committee and Council direction to drive city's participation in A Home For All
- < All standard Council approval policies remain in place to govern disbursement of funds
- < United Way to play key role 1) in the coordination and evaluation of efforts across workstreams and participant organizations, and 2) as a fundraiser to leverage investments across AHFA funders

Appendix

ERA2 Summary

- ◀ **ERA2 program authorized by the American Rescue Plan Act of 2021** to provide eligible households:
 - ◀ *Financial assistance*, or*
 - ◀ *Housing stability services, or*
 - ◀ *Costs for other affordable rental housing and eviction prevention activities.*
- ◀ **U.S. Treasury allocated \$32.7M** in ERA2 to City of Charlotte
- ◀ All ERA2 funds have been appropriated by Council (through multiple RCAs), with authority granted to the City Manager to negotiate contracts to administer the funds
- ◀ **As of March 31, 2024, City of Charlotte has obligated \$28.7M in ERA2** (with \$26.3M of this amount disbursed through the RAMP CLT program that closed in December 2022), with an **unobligated balance of \$4M**
- ◀ **All ERA2 funds must be obligated by September 30, 2025**

**Financial assistance can include the payment of rent, utilities and certain other expenses related to housing*