

CITY MANAGER'S WEEKLY REPORT

raleighnc.gov



CITY OF
Raleigh
MANAGER'S
OFFICE

Issue 2020-06

February 7, 2020

IN THIS ISSUE

Impact Partner Grant Awards Announced
Dix Park Edge Study - Community Leader Group
Weekly Digest of Special Events

Council Follow Up

City and County Housing and Community Development Programs (Council Member Stewart)

INFORMATION:

Work Session - Tuesday, February 11 - 4:00 P.M.

The regularly scheduled monthly second **Tuesday work session** will be held in the **Council Chamber** beginning at **4:00 P.M.**

The agenda for the work session was posted to the electronic agenda management system Thursday.

Impact Partner Grant Awards Announced

Staff Resource: Rafael Baptista, Office of Econ. Dev. & Innovation, 996-3129, rafael.baptista@raleighnc.gov

The Office of Economic Development and Innovation announces the second round of Impact Partner Grant recipients. The [Impact Partner Grant](#) program is a strategic investment in supporting Raleigh's vibrant and healthy innovation and entrepreneurial ecosystem. Four innovative organizations were awarded \$15,000-\$25,000 grants to enhance programs and services for Raleigh entrepreneurs and small business owners across various sectors including the arts, workforce development, and innovation. Programming will begin in March and will be completed by the end of 2020. Two of the four grants will focus on supporting the City's equitable economic development goals in priority areas of economic development in Southeast Raleigh.

- [District C](#) will seek to empower every public high school in Raleigh to adopt District C programming through **Project Raleigh First**. Project Raleigh First will allow District C to recruit educators from local priority high schools to participate in the Coaching Institute. This will ultimately develop the next

generation of Raleigh innovators no matter their race, gender or background through an opportunity to engage with local startup businesses.

- [Triangle Artworks](#) will support the growing number of craft artists, local artisans, and local market managers with the **ArtSwell Craft Entrepreneurship** program through structured courses and lunch-and-learn events. The goal is to create a stronger, more healthy and sustainable business ecosystem for local craft and artisan community in Raleigh.
- [LaunchRALEIGH](#) (a program of Wake Tech Community College) will enhance programming by serving additional Southeast Raleigh entrepreneurs while continuing to provide training to program graduates. LaunchRALEIGH's collaboration with Wake Tech, Shaw University, and Saint Augustine's University remains a valuable resource to the community. With the chartering of Collegiate Entrepreneurship Organization (C.E.O) clubs, entrepreneurial resources and benefits will also extend to students at all three schools.
- **Empowering Entrepreneurs and Seeding Innovation (EEASI) Challenge**, a program of Wake County Government, will advance business development and sustainability through accelerator training, individualized coaching and a pitch competition by engaging with aspiring and existing small businesses and opportunity youth.

(No attachment)

Dix Park Edge Study - Community Leader Group

Staff Resource: Sara Ellis, Planning & Development, 996-2234 sara.ellisa@raleighnc.gov

The Department of City Planning is preparing to begin an area plan for the neighborhoods surrounding the edges of Dix Park that will kick off in May of 2020. To ensure timely and authentic community engagement, the Department proposes a community advisory group structure similar to the "Confirmation Group" used in the Midtown-St. Albans Area Plan and the "Advisory Committee" structure used in the Dix Park Master Plan process.

Planning staff will solicit interest from a variety of community representatives via an online and paper application form that will be circulated to community organizations serving the area with the goal that the 10 to 15-member Community Leader Group be reflective of the demographic makeup of the study area. The Planning Department will create a list of recommended members based on those demographics and provide it to the City Council for confirmation of appointment.

A staff memorandum is included with the *Weekly Report* materials which details the role and selection process of the group, as well as guidelines and goals for its operation.

(Attachment)

Weekly Digest of Special Events

Staff Resource: Derrick Remer, Special Events Office, 996-2200, derrick.remer@raleighnc.gov

Included with the *Weekly Report* materials is the special events digest for the upcoming week.

(Attachment)

Council Member Follow Up Items

Follow Up from the January 7 City Council Meeting

City and County Housing and Community Development Programs (Council Member Stewart)

Staff Resource: Niki Jones, Housing & Neighborhoods, 996-4248, niki.jones@raleighnc.gov

During the meeting Council requested staff to coordinate a presentation from Wake County on county efforts associated with affordable housing and future priorities. Lorena McDowell, Director of the Wake County Housing Department, is scheduled to attend the Council Work Session on Tuesday, February 11.

In advance of the presentation, it is of value to provide Council with a comprehensive overview of the broad range of programs and activities funded by the City and the very low-income individuals and vulnerable populations served by many of them. Newer Council members may not know that the City made a substantial capital contribution towards the construction of Oak City Cares facility and that the City provides funding towards weekend food distribution at that facility. Similarly, the City is currently funding programs to provide beds to school children, to help indigent individuals in having their driving licenses restored and to provide job training and job placement support to at risk individuals. The homeless and those at risk of becoming homeless are served by multiple programs.

Included with the *Weekly Report* materials are three reference documents; the first is an Overview of Community Development Initiatives and Programs providing programmatic descriptions and the income levels served. A summary of Wake County programs is also included. The second is a quick reference guide in a chart format and the third is a summary “poster”.

(Attachments)



Raleigh

MEMO

TO: Ruffin L. Hall, City Manager

THRU: Ken Bowers, AICP, Director

FROM: Sara Ellis, Planner II
Mathew Klem, CZO, Planner II

DEPARTMENT: City Planning

DATE: February 5, 2020

SUBJECT: Dix Edge Area Study Community Leader Group

Introduction

The Department of City Planning is preparing to begin an area plan for the neighborhoods surrounding the edges of Dix Park that will kick off in May of 2020. To ensure timely and authentic community engagement, the Department proposes a community advisory group structure similar to the “Confirmation Group” used in the Midtown-St. Albans Area Plan and the “Advisory Committee” structure used in the Dix Park Master Plan process.

Community Leader Group – Role and Selection

The Department envisions a group of 10 to 15 members (this is based on the population estimate of the area of approximately 10,053 residents).

The group, as in the Midtown-St. Albans process, would not be charged with final responsibility for the plan content. Rather, they would be tasked with ensuring that the final plan aligns with the input received during the process, assisting with outreach and education to the community on the plan and status; and ensuring that the outreach methods and activities reflect and invite the communities they are

intended to serve. A document providing information about members’ roles and responsibilities is attached to the end of this memo.

The Department is proposing to request statements of interest in serving on the group, using a process similar to the one used for the Midtown-St. Albans Plan. A form similar to the one [linked here](#) would

Municipal Building
222 West Hargett Street
Raleigh, North Carolina 27601

One Exchange Plaza
1 Exchange Plaza, Suite 1020
Raleigh, North Carolina 27601

City of Raleigh
Post Office Box 590 • Raleigh
North Carolina 27602-0590
(Mailing Address)

be used to gather information from those interested in serving, and will also be available in a paper copy format as well as online. The form would be provided to churches, apartment complexes, nonprofits, community centers, neighborhood groups, Citizen Advisory Councils and other organizations serving the study area. The Planning Department would create a list of recommended members based on the demographic representation, community organizations, and relationship to the area that will seek to ensure all cross sections of community members are being represented (see appendix for criteria). Ultimately, Council would be responsible for appointing the group members.

Next Steps

The Department has issued a Request for Qualifications (RFQ) for this project and anticipates bring forward recommendations to Council in March 2020 for final approval.

***Attachments**

Community Leader Group Guidelines



Raleigh

MEMO

Draft Dix Edge Area Study Community Leader Group Guidelines

Background Information:

The Dix Edge study area is home to about 10,000 people who live in three neighborhoods that house least 10 churches, two schools as well as many businesses and nonprofits.

The Community Leader Group will include long-time residents, newcomers, large land holders, owners and renters alike, that includes a diverse representation of age, race, ethnicity, sex, familial status, and economic background to ensure all lived experiences are shaping the study and process.

1. Goals of the Group

To confirm that the planning study reflects the needs and goals of the community it is planning for by:

- Providing feedback on outreach, engagement and education strategies
- Providing feedback on materials for public meetings
- Confirming the findings of the study reflect the everyday experience of living, working, worshipping, shopping and playing in the community.
- Help spread the word about the study and reinforce the message that our study is only as strong as the level of community participation we have.

2. Schedule and Time Commitment

Community Leader Group members are expected to give at least two hours each month, over the next 18-months starting in May of 2020 going through June of 2021. Activities they will participate in include:

- Monthly Community Leader Group meetings
- Public meetings and events
- Outreach help
- Material review

2. Ground rules for the group

Municipal Building
222 West Hargett Street
Raleigh, North Carolina 27601

One Exchange Plaza
1 Exchange Plaza, Suite 1020
Raleigh, North Carolina 27601

City of Raleigh
Post Office Box 590 • Raleigh
North Carolina 27602-0590
(Mailing Address)

This planning study includes conversations about equity, affordable housing, neighborhood growth and change. The group will work together to understand tradeoffs between different options designed to plan for the inevitable change the area will see over the next 10 to 20 years.

These conversations about tradeoffs and choices may be uncomfortable, but this process is designed to leave space to have those conversations, while still respecting all members of the group and the community.

By joining the Community Leader Group, members will be expected to agree to the following ground rules:

- **Assume best intentions:** disagreements and differences of perspective will happen, and that is ok. We welcome those conversations but would like to keep them respectful.
- **One person at a time:** if someone else is speaking please do your best to listen until they are done. We want to hear from everyone and allow them to feel comfortable speaking up.
- **Review information ahead of time:** we want to respect the time commitment you are giving us. This means we will often send out materials before the meeting and ask the group to read them so we can discuss together.
- **Communication is key:** if you can't make the meeting or are feeling overwhelmed or have questions along the way we are here to support you and want to help so please let staff know how to support you.
- **Community is key:** as a member of the group you are here not only to provide your unique perspective, but to be the voice of the larger community we are planning for together.
- **Your presence matters:** if you find yourself unable to come to the meetings or miss more than 3 meetings in a row without letting us know, we will ask you to step down from your role in the group.

3. Decision Making Process

The goal of the Community Leader Group is to ensure that all voices in the study area heard, respected and responded to. We will strive to reach a consensus when making decisions as a group, and to provide everyone with a clear way to give their feedback we will use this scale:

1. Endorsement – You support it.
2. Endorsement with minor disagreement – You like it.
3. Agreement with minor reservations – You can live with it.

4. Stand aside with major reservations – Formal disagreement but chose to abstain or would like staff to come back with more information.
5. Block – You do not support it.

The meeting facilitator will help move the group through the decision-making process with the goal of bringing everyone to a consensus. We recognize everyone will not agree on everything, but we will do our best to create a space that encourages the group to arrive at the best decision for the community.

4. Responsibilities of Staff

- We are here as your resource, and as we ask for your time and energy, we will do our best to be available for questions or concerns, to listen with open ears and make ourselves available for feedback throughout the study. As Community Leader Group Members agree to some ground rules, Dix Edge Study Team Staff agree to:
 - Provide a summary of the meeting within one week so Group Members and the community have a clear record of what was discussed. This record will be available on the study website, as well as in the study newsletter.
 - Provide an agenda at least two weeks before the Community Leader Group meetings so that everyone knows what to expect. The agenda will always provide time for questions or discussion topics from the group.
 - Survey the group anonymously at least four times throughout the 18-month planning process to let you tell us how we are doing, and to make sure that everyone feels heard and respected.

5. Childcare and Accessibility

- We do not want childcare to make it difficult for any person to serve on the Community Leader Group. Childcare will be provided to members of the group during the meetings and events.
- We do not want you to have to choose between a full stomach and attending the Community Leader Group Meetings. Planning studies are tough work, and we want that work done on a full stomach. Meals and or snacks will be provided during all meetings and events.
- If a member is unable to attend in person, we will make video conferencing or call in options available as a backup option for regularly scheduled Community Leader Group meetings.

Special Events Weekly Digest

Friday, February 7 – Thursday, February 13

City of Raleigh Special Events Office
specialevents@raleighnc.gov | (919) 996-2200 | www.raleighnc.gov/specialevents

Permitted Special Events

Mass Moral March on Raleigh/HK on I

Fayetteville Street District

Saturday, February 8

Event Time: 8:00am - 2:00pm

Associated Road Closures: Fayetteville Street between Morgan Street and Davie Street will be closed from 4:00am until 3:00pm, South Street between Salisbury Street and Blount Street will be closed from 8:00am until 12:00pm, and Hargett Street between Salisbury Street and Wilmington Street will be closed from 8:00am until 3:00pm. The march route will be closed from 9:50am until 12:00pm. Note that additional closures may be implemented during staging to aid with traffic flow and event safety, and all cross-streets one block in each direction will be detoured. See below for turn-by-turn details:

Start at South Street between Salisbury Street and Wilmington Street heading east; Left onto Wilmington Street; Left onto Davie Street; Right onto Fayetteville Street to finish in the 100 block.

Run for the Roses 5K

Dorothea Dix Park

Sunday, February 9

Event Time: 2:00pm - 3:00pm

Associated Road Closures: Whiteside Drive between Umstead Drive and Biggs Drive will be closed from 10:00am until 4:30pm. The route will be closed from 1:50pm until 3:00pm. See below for turn-by-turn details:

Start at Whiteside Drive; Right onto Biggs Drive; Right onto Ruggles Drive; Left onto Umstead Drive; Right onto Dawkins Drive; Left onto Umstead Drive; Right onto Ruggles Drive; Left onto Biggs Drive; Right onto Palmer Drive; Left onto Cranmer Drive; Left onto Umstead Drive; Right onto S. Boylan Avenue; Left onto Tate Drive; Right onto Richardson Drive; Left onto Umstead Drive; Right onto Palmer Drive; Right onto Biggs Drive; Right onto Whiteside Drive to finish.

Other Events This Weekend

Written: Erased Artist Reception

Friday, February 7

Block Gallery

First Friday Raleigh

Friday, February 7

Downtown Raleigh

Tchaikovsky Symphony No. 5 – North Carolina Symphony Classical Series

Friday, February 7 – Saturday, February 8

Meymandi Concert Hall

Jurassic World Live

Friday, February 7 – Sunday, February 9

PNC Arena

4th Annual African American History Symposium

Saturday, February 8
City of Raleigh Museum

Sensory Friendly Creative Saturday

Saturday, February 8
Sertoma Arts Center

Rhapsody in Blue – Carolina Ballet

Saturday, February 8 – Sunday, February 9
Fletcher Opera Theater

Public Resources

Event Feedback Form: Tell us what you think about Raleigh events! We welcome citizen and participant feedback and encourage you to provide comments or concerns about any events regulated by the Special Events Office. We will use this helpful information in future planning.

Road Closure and Road Race Map: A resource providing current information on street closures in Raleigh.

Online Events Calendar: View all currently scheduled events that are regulated by the City of Raleigh Special Events Office.

Council Member Follow Up

Overview of Community Development Initiatives and Programs – Overall AMI Targeting

The City of Raleigh provides extensive funding and programs related to housing and community development needs. These programs target a broad range of income groups including the very low-income and vulnerable populations. Therefore, staff is providing a resource document summarizing the initiatives and programs within the Community Development Division. This document will explain who is eligible for federal funds, what types of programs are currently being implemented, and what are some of the outcomes.

Wake County and the City of Raleigh partner on many different items related to affordable housing. The most highlighted partnership may be the production of affordable rental units and the gap financing for projects. This document will note other program overlap between the City and the County, and it will also note areas in which the County does not participate within the city limits of Raleigh.

The U.S. Department of Housing and Urban Development (HUD) defines a very low-income household as one with an income at fifty-percent (50%) of the median income for their metropolitan statistical area (MSA). HUD defines an extremely low-income household as one with an income at thirty-percent (30%) of the area median income (AMI). The income thresholds and AMI calculation varies with family size, with larger thresholds for larger family sizes.

In 2019, the Raleigh MSA had a median household income of \$92,700. The income thresholds for a household of four in the Raleigh MSA are the following: a low-income threshold of \$74,150 (80% of median income), a very low-income threshold of \$46,350 (50% of median income), and an extremely low-income level of \$27,800 (30% of median income). See more detail below in Table A.

Table A

	Family Size							
	1	2	3	4	5	6	7	8
Percent of Area Median Income								
10%	\$6,490	\$7,420	\$8,350	\$9,270	\$10,020	\$10,760	\$11,500	\$12,240
20%	\$12,980	\$14,840	\$16,700	\$18,540	\$20,040	\$21,520	\$23,000	\$24,480
Extremely Low - 30%	\$19,500	\$22,250	\$25,050	\$27,800	\$30,050	\$32,250	\$34,500	\$36,700
40%	\$25,960	\$29,680	\$33,400	\$37,080	\$40,080	\$43,040	\$46,000	\$48,960
Very Low - 50%	\$32,450	\$37,100	\$41,750	\$46,350	\$50,100	\$53,800	\$57,500	\$61,200
60%	\$38,940	\$44,520	\$50,100	\$55,620	\$60,120	\$64,560	\$69,000	\$73,440
65%	\$42,185	\$48,230	\$54,275	\$60,255	\$65,130	\$69,940	\$74,750	\$79,560
70%	\$45,430	\$51,940	\$58,450	\$64,890	\$70,140	\$75,320	\$80,500	\$85,680
Low - 80%	\$51,950	\$59,350	\$66,750	\$74,150	\$80,100	\$86,050	\$91,950	\$97,900
90%	\$58,410	\$66,780	\$75,150	\$83,430	\$90,180	\$96,840	\$103,500	\$110,160
100%	\$64,900	\$74,200	\$83,500	\$92,700	\$100,200	\$107,600	\$115,000	\$122,400

1. Emergency Solutions Grant (30% AMI and below) - The ESG program is a federal grant program administered through HUD and is designed to provide services for homeless families and individuals. The ESG program has the following goals: (1) engage homeless individuals and families living on the street; (2) improve the number and quality of emergency shelters for homeless individuals and families; (3) help operate these shelters; (4) provide essential services to shelter residents; (5) rapidly rehouse homeless individuals and families, and (6) prevent families/individuals from becoming homeless.

ESG funding is awarded to the City of Raleigh on an annual basis in the amount of approximately \$270,000. The ESG funds may be used for five program components: street outreach, emergency shelter, homelessness prevention, rapid re-housing assistance, and coordinated homeless management software.

The City uses ESG funding to award grants to local agencies that provide programs for homeless families and individuals. The City issues the grants through a competitive "Request for Proposal" (RFP) process. Below is a list of ESG grant recipients and information about the programs offered through each recipient.

Table B: 2019 ESG Subrecipients/Contractors and Programs Descriptions

Agency	Program Description
Passage Home	Homelessness Prevention
Triangle Family Services	Rapid Rehousing
The Women's Center of Wake County	Rapid Rehousing
Raleigh/Wake Partnership to End and Prevent Homelessness	Homeless Management Software

- Rapid Re-housing (30% AMI and below): Rapid re-housing is an intervention designed to help homeless individuals and families to quickly return to permanent housing. Rapid re-housing assistance is offered without preconditions (e.g., employment, income, absence of criminal record, sobriety). Resources and services provided are tailored to the unique needs of the household, and core components include identifying housing, rent and move-in assistance (typically six months or less), and related case management and services.

- Homeless Prevention (30% AMI and below): Homelessness prevention is an intervention designed to help individuals and families who are at risk of becoming homeless. Funded activities can include short-term financial assistance, landlord-tenant mediation services, and legal services to prevent eviction.

- Homeless Management Information System (30% and below): a local information technology system used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness. Each region

is responsible for selecting an HMIS software solution that complies with HUD's data collection, management, and reporting standards. Any agency receiving federal funds is required to input data into HMIS.

2. Oak City Cares (30% AMI and below) - In November 2013, the Raleigh City Council charged City staff to work with County staff and the Partnership to Prevent and End Homelessness to develop a one-stop-shop for individuals and families at risk of homelessness. On December 6, 2016, Council approved \$3,148,000 of local dollars to go towards the construction of Oak City Cares, located at 1430 South Wilmington Street. Wake County covered the remaining costs of the development and owns the facility.

In June 2018, Oak City Cares, Inc. was legally incorporated as a wholly owned subsidiary of Catholic Charities and signed a Memorandum of Agreement with Wake County to oversee programming and space allocation at the facility. The center opened on April 10, 2019. The City contributes \$74,000 annually in general funds to cover weekend and holiday meal distribution.

Typically, the center sees between 100-150 guests per day. Since opening, the center has seen close to 13,000 guests. Guests have access to showers and laundry facilities, and over 51,000 meals have been served. Since opening, center staff have provided over 900 coordinated intake assessments.

3. Public Service Grants (80% AMI and below) – These grants are funded through the Community Development Block Grant (CDBG) Program. The City can only appropriate 15% of our CDBG allocation to these grants. The purpose of these grants is to make funding available for non-profits to provide community-based services.

- **Community Enhancement Grants (60% AMI and below):** The City of Raleigh's Community Enhancement Grant program awards funds annually to local nonprofits providing public services to low-income Raleigh residents. The grant program is funded through the City's federal Community Development Block Grant (CDBG) program.

Through the Community Enhancement Grant program, the Housing & Neighborhoods Department provides support to a wide range of nonprofits offering new or expanded services to low-income residents or other at-risk populations. Discuss what types of programs and who is benefiting

Four non-profits received Community Enhancement Grants in FY19-20, and they are as follows:

Campbell University Law School

Campbell University is a 501c3 institution of higher education. The Campbell University Law School, through their Community Law Clinic at 11 South Blount Street in downtown Raleigh, will serve 25 indigent individuals with pro bono legal assistance and financial help to pay for court

costs, fines, and fees to help restore their driver's licenses. All those served will be clients referred by local homeless service providers. The referring agencies will document income eligibility / homeless status of each referral.

The Green Chair Project

The Green Chair Project is a 501c3 nonprofit organization that provides essential furnishings and household items to low-income children and families in Raleigh and Wake County. The Green Chair Project's Sweeter Dream program provides free bed sets to children. Each bed set includes a new twin mattress, box spring, bed frame, pillow, sheets, and comforter. Wake County Public Schools social workers identify low-income children in need of a bed. The Green Chair Project will provide 315 children with bed sets.

Step Up

Step Up Ministries is a 501c3 social service agency that provides job training and placement services to low-income persons. Step Up will provide employment training and job placement support to 180 Raleigh residents with documented household incomes below 80% AMI. Those served will include persons exiting homelessness, extremely low-income persons, and victims of domestic violence. Income eligibility will be documented by referring agencies and / or by Step Up as part of their intake process. Of those served by this grant, 135 who graduate Step Up's program will secure employment.

Families Together

Families Together is a 501c3 nonprofit homeless services provider. The organization owns six residential units that had been historically used for emergency shelter. The Bridge Housing Project repositions four of those units to create a transitional housing program. Funding requested is for operating expenses and capital improvements to one of the units.

- **Men's Shelter (30% AMI and below):** Each year the City provides funding to Wake County to support the operations of the South Wilmington Street Center. The Center provides emergency shelter for homeless men in the Raleigh area. Currently, the amount of funding provided is \$100,000 annually and the source of funding is the CDBG entitlement grant.

- **Job Training (60% AMI and below):** The intent of this program is to provide low-moderate income job seekers with the critical skills needed to access jobs in the construction industry. The City has partnered with The North Carolina Home Builders Association (NCHBA) for nearly 20 years on this program. Generally, the program provides two classes per year that yield 10 students per class. Community Development Block Grant (CDBG) funding is allocated for this program at approximately \$80,000 annually. Over the past 2 years, this program was married with the Youthbuild program that was administered by the Capital Area Workforce Development Board. The program targeted disadvantaged low-income individuals from the ages between 17 -24.

- **Homebuyer Counseling (80% AMI and below):** A HUD-approved housing counselor is a trained professional who can advise clients on preventing foreclosure, buying a home, protecting credit, and other issues related to homeownership. Housing counseling services can help an individual determine the details of their financial situation and help decide what options are best. Additionally, both HUD and the City require that first-time homebuyers to complete a series of classes as a condition to receiving assistance.

The City provides funding for homebuyer counseling services annually. Approximately, \$70,000 of Community Development Block Grant (CDBG) funds are allocated for this activity. Currently, DHIC is the provider for these services.

4. Down Payment Assistance (80% AMI and below) - The Homebuyer Program is designed to assist first time homebuyers, or persons who have not owned a home within the last three years, with purchasing new or existing single-family homes, townhomes, and condominiums in Raleigh. Eligible applicants must complete a homebuyer counseling course, provide one year of satisfactory credit prior to applying for assistance. All applicants must occupy the property as their primary residence.

Homebuyer Program offers low-interest loans up to \$20,000 to help with down payment and closing costs or a gap in financing. The principal balance is reduced on a set schedule and is forgiven if the owner continues to live in the residence for 20 years.

Website: <https://affordablehousing.raleighnc.gov/content/homeownership>

5. Rental Portfolio (50% AMI and below)- The City of Raleigh has a rental portfolio consisting of approximately 200 units that has been in place for over two decades. The portfolio typically serves those households who are at 50% of the Area Median Income (AMI) and is managed by a private property management company selected through an RFP process.

6. Affordable Rental Development (60% AMI and below) – Since 2016, the City has made it a top priority to solicit tax credit development. More specifically, the City has aggressively sought developers using the 4% bond financing tool to create affordable rental units. The City partners with tax credit developers by providing gap financing. The gap financing enables the City to leverage private funding and equity investing to generate rental units at a rate of \$15,000 - \$30,000 per unit.

The Rental Development Program allows qualified developers to submit proposals for the new construction or rehabilitation of multifamily rental units. Rental units assisted with City funds must be affordable to families, individuals and/or the elderly that have annual incomes at or below 60% of the area median income (AMI). These projects typically target those households at 60% or below. This does not preclude mixed income developments. All funding is contingent

upon approval of the proposed development by Raleigh City Council. All developments must be located within the City limits of Raleigh to be eligible.

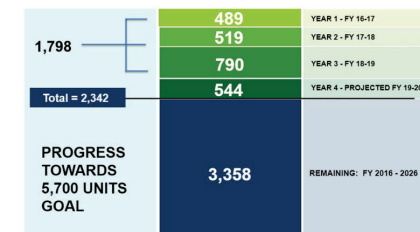
Rental development via tax credits can achieve income targeting that is less than 60% in many cases. Deeper income targeting typically means more gap financing from the City or a combination of higher AMI units achieved via income averaging. Below is a table that provides an overview of the income targeting for projects in 2019.

Proposed Development	Number of Units	City Funding Request	Unit AMI Level					Supportive Units
			30%	40%	50%	60%	70%	
1. Abbingtion Square	82 Family	\$205,000	26			56		18
2. Abbingtion Village	85 Family	\$603,000	27			58		18
3. The Summit at Sawyer	154 Family	\$3,000,000		11	22	80	41	20
4. Toulon Place	200 Family	\$2,017,704		11	31	109	49	18
Total	521 Units	\$5,825,704	53	22	53	303	90	74

Staff has maintained that increasing supply is important because of the overall low vacancy rates in our city. As an example, staff has noted that there are hundreds of people with vouchers who cannot utilize them due to a lack of available units. The voucher programs administered by the housing authorities and other agencies serve folks at 50% AMI and below. Tax credit units are required to provide housing at fair market rent. Therefore, people who have vouchers have the ability utilize them.

In fiscal year 2017, the City set a goal of supporting the preservation and production of 5,700 affordable housing units over a 10-year period. *Chart 1: Affordable Housing Goal Progress* shows current progress toward this goal, which is on-track for completion in fiscal year 2026.

Chart 1: Affordable Housing Goal Progress



7. Owner-Occupied Rehabilitation (80% and below) – The City of Raleigh has made owner-occupied home rehabilitation a priority for many years. This program targets anyone who is 80% of Area Median Income (AMI) or below. Most of the program participants fall between 40% and 50% AMI.

There are two categories of owner-occupied home rehabilitation. One is the limited repair and the other is substantial rehabilitation. In 2017, the City recognized that the market pressures on neighborhoods near the urban core were growing. As a result, the Housing and Neighborhoods staff recommended changes in the owner-occupied substantial rehabilitation program. One of the programmatic changes increased the cap from \$45,000 to \$90,000. Additionally, the 20-year loan repayment was changed to a 5-year deferred loan.

- **Limited Repair (50% AMI and below):** The Limited Repair Program is for repairs to at least one or two faulty systems in a house, such as roof, heating and cooling systems, electrical, plumbing, or structural problems. The systems in disrepair are a threat to the life, safety or health of the occupants. The Limited Repair program is designed to improve the faulty systems and allow homeowners to continue living in their home. Properties participating in the program must be in the city limits of Raleigh and must be the owner's principal residence upon completion of the repairs. Loan amounts cannot exceed \$7,500. Loans are discounted 20% every year and forgiven after five (5) years of owner occupancy.

Website: <https://affordablehousing.raleighnc.gov/content/homeownership>

- **Substantial Rehab (50% AMI and below):** The Homeowner Rehab program is used for major repairs to three or more faulty systems within a house, such as roof, heating and cooling systems, electrical, plumbing or structural problems. The systems in disrepair are a threat to the life, safety, or health of the occupants. The Homeowner Rehab program is designed to improve the faulty systems and allow homeowners to continue living in their home. Properties participating in the program must be in the city limits of Raleigh and must be the owner's principal residence five years prior to application and upon completion of the repairs. Loan amounts cannot exceed \$90,000.

Website: <https://affordablehousing.raleighnc.gov/content/homeownership>

8. New Housing Construction (80% AMI and below)– Over the past 20-30 years the City has acquired parcels for the purposes of blight removal, increasing affordable housing, and creating public spaces. For many years these parcels have remained vacant, and now are being used to create affordable housing opportunities.

- **Single-Family:** Projects such as East College Park and Martin-Haywood provide low-to-moderate income homeowners an opportunity to purchase a quality home in neighborhoods near downtown. In East College Park alone, the City has 98 single-family lots.

- **ECP Townhomes:** The construction of townhome units is very unique to the East College Park development. The townhomes are a response to the City's desire to have some density in this project. The townhomes in East College Park are spread amongst 4 different sites. There are up to 50 townhomes scheduled to be constructed between Fall 2020 – Fall 2023.

9. Infrastructure (80% AMI and below): Community Development Block Grant (CDBG) funds are available to local municipal or county governments for projects to enhance the vitality of communities by providing decent housing and suitable living environments and expanding economic opportunities. These grants should primarily serve persons of low- and moderate-incomes. CDBG infrastructure funds can be used to spur economic development for job creation and retention.

The City of Raleigh has used these funds primarily to prepare lots for the construction of single-family homes. The preparation of these lots typically includes: grading, water and sewer, stormwater improvements, and sidewalk installation. A recent example of an infrastructure project is the East College Park development.

Wake County Government Programs

1. Elderly & Disabled Housing Rehabilitation Program (50% AMI and below) **Outside of Raleigh City Limits**

Improves the health and safety of homes for elderly (62 & older) or disabled homeowners and retrofits or assists with mobility after hospital stays.

2. Emergency Repair Program (50% AMI and below) **Outside of Raleigh City Limits**

Responds to immediate health and safety risks of very low-income homeowners

3. Affordable Rental Development **County-wide and COR Partnership**

Funding to subsidize affordable housing developments for low-income individuals, families or seniors. Monetarily prioritizes the development of units at 30%, 40% and 50% AMI. The City and County partner to maximize the number of tax credit units.

4. Rental Assistance Housing Program (Coordinated Entry Prioritization)

County-wide

Provides rental subsidies and case management services for individuals experiencing:

- Chronic homelessness with a behavioral health diagnosis
- HIV/AIDS
- Youth aging out of Foster Care
- Veterans

5. Emergency Solutions Grant and Continuum of Care Funds (Coordinated Entry Prioritization)

County-wide and COR Partnership

Provides funding, through local non-profits, to shelters, street outreach, homeless prevention, and/or rapid rehousing for low-income individuals or families.

6. Supportive Housing (Units at 30% to 50% AMI)

County-wide

Provides case management services at two affordable housing complexes that serve chronically homeless individuals and those needing additional support to maintain stable housing

7. South Wilmington Street Center (Men experiencing homelessness)

Homeless men's center providing emergency shelter, community outreach and the Progressive Housing Program which provides: Case Management, Job Skills and Job Search Training, Housing Counseling, and Transitional Housing

8. Cornerstone Facility

Provides intensive community-based services and a day shelter for persons who are homeless. Services provided are: Case Management, Counseling Services, Employment Services, Mental Health Assessments, and Medication Management.

9. Tax Relief Programs

Statewide

North Carolina offers three property tax relief programs for the permanent residence of qualified homeowners. A permanent residence includes the dwelling, the dwelling site (up to one acre), and related improvements. The tax relief program categories are listed below.

- **Elderly or Disability Exclusion:** This program excludes from taxation the first \$25,000 or 50% (whichever is greater) of assessed value for the permanent residence. Exclusion means some of the value will not be considered when your tax bill is created.

- **Circuit Breaker Tax Deferment Program:** Under this program, taxes for each year are limited to a percentage of the owner's income. Taxes above the limitation amount are deferred, which means delayed until a future date. The last three years of deferred taxes become payable with interest if a disqualifying event occurs.
- **Disabled Veteran Exclusion:** This program excludes up to the first \$45,000 of the appraised value of the permanent residence of a veteran discharged under honorable conditions who has a total and permanent disability that is service-connected or who receives benefits for specially adapted housing under 38 U.S.C. 2101.

Website: <http://www.wakegov.com/tax/relief/pages/default.aspx>

Quick Reference Guide - Community Development Initiatives and Programs

Program Name and Subcategory	General Area Median Income (AMI) Targeting	Program Description
Emergency Solutions Grant (ESG)	30% AMI and below	The ESG program is a federal grant program administered through HUD and is designed to provide services for homeless families and individuals
Rapid Rehousing	30% AMI and below	Rapid re-housing is an intervention designed to help homeless individuals and families that do not need intensive and ongoing supports to quickly return to permanent housing
Homeless Prevention	30% AMI and below	Homelessness prevention is an intervention designed to help individuals and families who are at risk from becoming homeless
Homeless Management Information System (HMIS)	30% AMI and below	A local information technology system used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness
Oak City Cares	30% and below	The City, County, and the Partnership to Prevent and End Homelessness developed a one-stop-shop for individuals and families at risk of homelessness. The City provided \$3,148,000 of local dollars to go towards the construction of Oak City Cares, located at 1430 South Wilmington Street. In addition, the City contributes \$74,000 annually in City funds to cover weekend and holiday meal distribution
Public Service Grants	80% and below	These grants are funded through the Community Development Block Grant (CDBG) Program. The purpose of these grants is to make funding available for non-profits to provide community-based services
Community Enhancement Grants	60% and below	The City of Raleigh's Community Enhancement Grant program awards funds annually to local nonprofits providing public services to low-income Raleigh residents
Men's Shelter	30% and below	Each year the City provides funding to Wake County to support the operations of the South Wilmington Street Center. The Center provides emergency shelter for homeless men in the Raleigh area

Quick Reference Guide - Community Development Initiatives and Programs		
Job Training	60% and below	The intent of this program is to provide funding to support workforce development. Job training is an important component of the empowerment continuum.
Homebuyer Counseling	80% and below	The City partners with a HUD approved housing counselor agency that provides trained professionals who can advise you on preventing foreclosure, buying a home, protecting your credit, and other issues related to homeownership
Down Payment Assistance	80% and below	The Homebuyer Program is designed to assist first time homebuyers, or persons who have not owned a home within the last three years, with purchasing new or existing single-family homes, townhomes, and condominiums in Raleigh
Rental Portfolio	50% and below	The City of Raleigh has a rental portfolio consisting of approximately 200 units that has been in place for over a decade. The City retains the ability to control the rents charged within our portfolio.
Affordable Rental Production	60% and below	The Rental Development Program allows qualified developers to submit proposals for the new construction or rehabilitation of multifamily rental units. Rental units assisted with City funds must be affordable to families, individuals and/or the elderly that have annual incomes at or below 60% of the area median income (AMI)
Owner-Occupied Home Rehabilitation	80% and below	The City of Raleigh has made owner-occupied home rehabilitation a priority for many years. This program targets anyone who is 80% of Area Median Income (AMI) or below. Most of the program participants fall between 40% and 50% AMI.

Quick Reference Guide - Community Development Initiatives and Programs

Limited Repair	50% and below	The Limited Repair Program is for repairs to at least one or two faulty systems in a house, such as roof, heating and cooling systems, electrical, plumbing, or structural problems. Loan amounts cannot exceed \$7,500. Loans are discounted 20% every year and forgiven after five (5) years of owner occupancy
Substantial Rehab	50% and below	The Homeowner Rehab program is used for major repairs to three or more faulty systems within a house, such as roof, heating and cooling systems, electrical, plumbing or structural problems.
New Construction	80% and below	Over the past 20-30 years the City has acquired parcels for the purposes of blight removal, increasing affordable housing, and creating public spaces. For many years these parcels have remained vacant, and now are being used to create affordable housing opportunities.
Single-Family	80% and below	Projects such as East College Park and Martin-Haywood provide low-to- moderate income homeowners an opportunity to purchase a quality home in neighborhoods near downtown. In East College Park alone, the City has 98 single-family lots.
Townhomes	80% and below	Projects such as East College Park and Martin-Haywood provide low-to- moderate income homeowners an opportunity to purchase a quality home in neighborhoods near downtown. In East College Park alone, the City has 98 single-family lots.

Menu

of Annual Services Provided by Housing and Neighborhoods
Community Development

Housing Goals	Funding	Populations Targeted
<div>Annual Housing Goals adopted by the Raleigh City Council</div>	<div><div><div></div><div>CDBG (Community Development Block Grant)</div></div><div><div></div><div>HOME (Home Investment Partnership Program)</div></div><div><div></div><div>ESG (Emergency Solutions Grant)</div></div><div><div></div><div>Penny Plan (property tax for affordable housing)</div></div></div>	<div><div>≤ 30</div>≤ 30% and below area median income</div> <div><div>≤ 60</div>≤ 60% and below area median income</div> <div><div>≤ 80</div>≤ 80% and below area median income</div>



AFFORDABLE HOUSING



Single-Family Construction
20 new homes
The City partners with builders to develop affordable single- family homes in the Martin Haywood and East College Park areas. In the next year, the City will be partnering with a builder to begin construction on townhomes in the East College Park area.

≤ 80

Infrastructure
\$16,225
Stormwater and infrastructure improvements such as water and sewer lines, storm drainage, street repaving, and sidewalk installation have been focused in the East College Park area in preparation of the townhomes being built.

≤ 80

Affordable Housing Portfolio
\$600 avg. monthly rent
The City owns 197 1-, 2- and 3-bedroom apartments reserved for low-income households.

≤ 60

SPECIAL



Rental Development
450 units
The City provides funding for the development of affordable apartment complexes for low-income households who meet HUD's income limits. Gap financing is provided for developers of 4% and 9% tax credit projects to create affordable units. To meet this goal, Community Development utilizes multiple funding sources to help fund affordable rental developments.

≤ 60



HOMEBUYER RESOURCES

Homeownership Counseling
\$70,000
Potential homebuyers learn about the mortgage loan process, maintaining good credit, finding a home, obtaining insurance, getting home inspections, and navigating down-payment assistance options. This class is a pre-requirement of the Homebuyer Assistance Program.

≤ 80

Homebuyer Assistance Program
50 Households Assisted
Through this program, low-income first-time homebuyer households receive up to \$20,000 to assist with down-payments, closing cost assistance and/or gap financing. In addition, City funds can be combined with partner agency programs to boost a buyer's available budget.

≤ 80



HOMELESSNESS/PUBLIC SERVICES

Emergency Shelter
\$100,000
Funding from the City is given to Wake County to help provide meals to homeless men in the South Wilmington Street men's shelter.


≤ 30

Homelessness Services & Rapid Rehousing
\$186,582
Non-profits that provide assistance to individuals and families experiencing homelessness are provided funding by the City using the federal Emergency Solutions Grant

≤ 30

Community Enhancement
\$175,000
City grant program awards funds annually through a competitive Request for Proposal (RFP) process. The grant program is designed to fund public services that support services for low- and moderate-income people and special populations.

≤ 60




ECONOMIC DEVELOPMENT

Job Training
\$85,000
The City partners with a non-profit to teach essential carpentry skills. The courses are held 3 times a year and each of the classes is 7-weeks long. Upon graduation, students are ready to begin an entry-level construction job.

≤ 60

Minority and Women-Owned Businesses (MWBE)
\$18.6 million
This program is designed to advocate, facilitate business growth, and provide opportunities for historically underutilized businesses. In the past year, \$18.6 million was awarded to 77 MWBE contractors for work on City projects. The City has a goal of 15% for construction projects greater than \$300,000 to benefit MWBE subcontractors. This past year, the City exceeded that with 16.5% MWBE participation.



HOMEOWNER RESOURCES

Substantial Rehabilitation Program
15 households assisted
Up to \$90,000 per household is offered by the City to assist income-qualified homeowners whose homes have 3 or more severely deteriorating systems like heating, cooling, plumbing, electrical, roofing and structural.

≤ 60

Limited Repair Program
35 households assisted
Up to \$7,500 per household is offered by the City to assist income qualified homeowners with housing repairs. Eligible homes must have one or more severely deteriorating systems like heating, cooling, plumbing, electrical, roofing and structural.

≤ 60

FEDERAL INCOME LIMITS									
% of Yearly Area Median Income	Family Size								
	1	2	3	4	5	6	7	8	
Maximum Qualifying Limits	80%	\$51,950	\$59,350	\$66,750	\$74,150	80,100	86,050	\$91,950	\$97,900
	60%	\$38,940	\$44,520	\$50,100	\$55,620	\$60,120	\$64,560	\$69,000	\$73,440
	30%	\$19,500	\$22,250	\$25,050	\$27,800	\$30,050	\$32,250	\$34,500	\$36,700

One City Plaza
421 Fayetteville St
12th Floor, Suite 1200
919-996-4330

cdinfo@raleighnc.gov



February 7, 2020