



City of Raleigh Consolidated Plan 2016–2020

This document describes the City's affordable housing and community and economic development strategies for the period July 1, 2015 to June 30, 2020 and the activities planned for fiscal year 2015-16.

The Five-Year Consolidated Plan is required by the Department of Housing and Urban Development (HUD) for the City to receive Community Development Block Grant (CDBG), HOME, and Emergency Solutions Grant (ESG) funds.

Table of Contents

.....	1
Executive Summary.....	4
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	4
The Process	10
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b).....	10
PR-10 Consultation - 91.100, 91.200(b), 91.215(l)	12
PR-15 Citizen Participation.....	18
Needs Assessment	27
NA-05 Overview	27
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)	28
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)	35
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)	39
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2).....	42
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)	43
NA-35 Public Housing – 91.205(b)	44
NA-40 Homeless Needs Assessment – 91.205(c).....	48
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d).....	52
NA-50 Non-Housing Community Development Needs – 91.215 (f)	55
Housing Market Analysis.....	59
MA-05 Overview	59
MA-10 Number of Housing Units – 91.210(a)&(b)(2).....	60
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a).....	63
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a).....	66
MA-25 Public and Assisted Housing – 91.210(b)	71
MA-30 Homeless Facilities and Services – 91.210(c).....	74

MA-35 Special Needs Facilities and Services – 91.210(d).....	78
MA-40 Barriers to Affordable Housing – 91.210(e).....	81
MA-45 Non-Housing Community Development Assets – 91.215 (f).....	83
MA-50 Needs and Market Analysis Discussion.....	90
Strategic Plan	92
SP-05 Overview	92
SP-10 Geographic Priorities – 91.215 (a)(1).....	93
SP-25 Priority Needs - 91.215(a)(2).....	97
SP-30 Influence of Market Conditions – 91.215 (b).....	100
SP-50 Public Housing Accessibility and Involvement – 91.215(c).....	115
SP-55 Barriers to affordable housing – 91.215(h).....	116
SP-60 Homelessness Strategy – 91.215(d).....	119
SP-65 Lead based paint Hazards – 91.215(i).....	123
SP-70 Anti-Poverty Strategy – 91.215(j)	124
SP-80 Monitoring – 91.230	125
Expected Resources	126
AP-15 Expected Resources – 91.220(c)(1,2)	126
Annual Goals and Objectives	130
Projects	133
AP-35 Projects – 91.220(d)	133
AP-38 Project Summary	135
AP-50 Geographic Distribution – 91.220(f).....	142
Affordable Housing	143
AP-55 Affordable Housing – 91.220(g)	143
AP-60 Public Housing – 91.220(h).....	144
AP-65 Homeless and Other Special Needs Activities – 91.220(i).....	145

AP-75 Barriers to affordable housing – 91.220(j)	148
AP-85 Other Actions – 91.220(k)	150
Program Specific Requirements.....	152
Attachments.....	155
Citizen Participation Comments.....	156
Grantee Unique Appendices.....	208
Citizen Participation Plan.....	209
Combined Homeless Services Request for Proposals.....	214
Attachment for MA-35.....	229
Appendix-Alternate/Local Data Sources.....	232
Exhibit 1-City of Raleigh CIP Summary.....	234

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Five-Year Consolidated Plan

The Five-Year Consolidated Plan is a document, required by the U.S. Department of Housing and Urban Development (HUD), that identifies an entitlement community's priority housing and community development needs for very low-, low-, and moderate-income city residents and the strategies the community has developed to address them. This Consolidated Plan will provide guidance for Raleigh for the period July 1, 2015—June 30, 2020.

The City of Raleigh must submit a consolidated plan every five years to illustrate not only its housing and community development needs but also a coordinated plan to meet those needs. The Consolidated Plan functions as an application for funding from HUD for the following federal programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnership (HOME)
- Emergency Solutions Grant (ESG)

In addition, local sources of funds contribute to implementing the City of Raleigh Consolidated Plan. They include the City's Affordable Housing Bond funds and general tax revenue.

This Consolidated Plan establishes a unified, coordinated vision for community development that benefits low-income residents and areas for the period July 1, 2015—June 30, 2020. The City of Raleigh gathers input from citizens, consults its community development partners and conducts extensive research to determine housing and community development needs. The City partners as well with nonprofit and for-profit organizations, neighborhood groups, and other local governments to undertake specific actions with the strategies developed. A key element of this Consolidated Plan is the collaborative nature of the process.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Performance measurement is a process for determining how effectively programs are meeting needs. Each year, the City establishes measurable objectives for each program by which to measure end benefit and determine program effectiveness. Data is gathered to make this assessment to determine if program activities could be improved and limited resources directed more effectively.

The primary programs administered by Community Development and the number of affordable housing units produced by those programs over the past five years are listed below:

JVR rental development: 694

Second mortgages: 249

Homeowner rehabs: 71

New construction, single-family, homebuyers: 31

CD rental portfolio rehabs: 29

Neighborhood Stabilization Program (NSP) (rental and new construction homebuyers): 27

Total units: 1,101

Despite this impressive number, the need continues to outpace the production of affordable housing units as land costs increase and older private market rental communities make way for new upscale apartments. The message clearly heard from the public during the input gathering phase of the planning process was this: Increase the production of new affordable housing units. To achieve this may require new programs and new approaches be adopted.

The same is true for the homeless to housing continuum. Though the total number of homeless has not increased over the past several years, the number has remained constant and the demographics have changed. Several comments were received regarding the growing number of homeless single women, as well as women with children for whom circumstances have forced them to find refuge in their cars or similar places. There is a need to revisit how services are provided, to increase coordination between funding sources and to work toward a more coordinated system from the existing variety of services and agencies. This work has begun with the latest Request for Proposals (RFP) for ESG funds where the City, County, and the Partnership to End and Prevent Homelessness, the local Continuum of Care (CoC) organization, have combined their funds into one RFP. This change will reduce paperwork and focus funding more effectively. The same partners are working on the development of a multiservice center for the homeless. The center will function as a coordinated assessment and engagement point and will support and enhance the continued community implementation of Housing First. This Five-Year Consolidated Plan identifies as an activity the use of local funds for a capital investment, along with the County and the Partnership, into the construction of such a center.

Neighborhood revitalization was another need identified through the public process. The City has worked in redevelopment areas for decades and made great strides in revitalizing blocks within the City's nine redevelopment areas. But the geographic scope of the redevelopment areas is vast compared to available resources and the actual work of the City in redevelopment has often been scattered rather than focused. For this five-year plan the City intends to combine infrastructure improvements and new

housing programs with existing housing programs and geographically focus them to make a concentrated impact. There is also the possibility that the old redevelopment areas, some of which were established in the 1970s and 1980s, will be retired. Neighborhood Revitalization Strategy Areas (NRSA) designation for a few neighborhoods may be sought from HUD for some of these areas to allow greater flexibility in the use of HUD funds while establishing benchmarks for accountability.

Evaluation of past performance helps promote improvement and encourages adaptation to emerging trends. This Consolidated Plan will reflect the City's adaptation.

3. Evaluation of past performance

Performance measurement is a process for determining how effectively programs are meeting needs. Each year, the City establishes measurable objectives for each program by which to measure end benefit and determine program effectiveness. Data is gathered to make this assessment to determine if program activities could be improved and limited resources directed more effectively.

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4. Summary of citizen participation process and consultation process

The Planning Process

All comments gathered during the public input process and consultations with the City's community development partners in the development of this plan have been included as attachments.

Public Meetings and Hearings

Participation of the general public and public and private organizations was important to the development of this Consolidated Plan. The meetings included two public hearings (December 2, 2014 and April 21, 2015), two public meetings (January 13 and 15, 2015), and multiple meetings and

consultations with persons who are or were served by programs covered by the plan, as well as the professionals and volunteers who provide those services. The Public Hearings were advertised in local newspapers at least 14 days in advance, as were the two public meetings. The City and County worked together on gathering this input from their community development partners and information was shared among them. This input helped identify and prioritize community needs, develop strategies and action plans, identify community resources and promote the coordination of resources. Representatives from public and private agencies affiliated with assisted housing, health services, social services, and services for the homeless were invited to individual and group meetings to obtain information from and provide input to the development of this Consolidated Plan.

In addition to the agency consultations, contact was made and input gathered from the State of North Carolina, Wake County, the Town of Cary, and the Raleigh Housing Authority.

This plan is built on a foundation of several other plans, studies, and reports prepared in recent years, including:

- Raleigh's 2030 Comprehensive Plan, adopted by City Council October 9, 2009; and the Five-Year update to the Comprehensive Plan, the process for which is concurrent with the Consolidated Plan process.
- U.S. Department of Housing and Urban Development Comprehensive Housing Affordability Strategy (CHAS) data.
- U.S. Census Bureau data from the decennial census and American Community Surveys.

These and other sources of information used in the development of the Consolidated Plan are referred to throughout the document.

Lead Agency: Raleigh's Housing & Neighborhoods Department, Community Development Division

The Community Development Division of Raleigh's Housing & Neighborhoods Department is the primary agency leading the Consolidated Plan planning process, the drafting of the plan, and plan implementation. Community Development will act as the primary liaison with other local public agencies and nonprofit and for-profit entities such as lenders, realtors, developers, builders, and city residents. Other agencies engaged in implementing this plan include the federal Department of Housing and Urban Development (HUD), the North Carolina Housing Finance Agency, Wake County Human Services, and the Raleigh Housing Authority.

5. Summary of public comments

Public comments were received from a variety of people in several different settings: advertised public meetings held in community spaces; one meeting at the men's homeless shelter; meetings with residents at two apartment communities; meetings with homeless services providers; one meeting with agencies that provide services to the Hispanic community, and affordable housing developers, among

others. Some observations seemed universal, such as the need for more shelter beds for homeless women and the disturbing growth in the number of female headed households with children. Another broad theme was the continuing rise in land costs and subsequent rise in rents within the Beltline especially in and adjacent to Raleigh’s downtown business district fed by population growth and national trends of Baby Boomers and Millennials seeking urban lifestyles. Rising costs have continued to encourage modest apartment communities with housing stock that’s past its prime but affordable to households with modest incomes, to sell to developers who clear the sites to create denser, upscale “luxury apartments,” as they are advertised. This has reduced the number of affordable units and put an upward pressure on existing rents. These trends have also prompted some members of minority communities to raise the alarm about “gentrification” and “displacement.” All nonprofit agencies consulted with have expressed their belief that the clients they serve would be better served if more resources were devoted to the services they provide so they could more people and provide the level of support needed by existing clients.

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

Public comments were received from a variety of people in several different settings: advertised public meetings held in community spaces; one meeting at the men’s homeless shelter; meetings with residents at two apartment communities; meetings with homeless services providers; one meeting with agencies that provide services to the Hispanic community, and affordable housing developers, among others. Some observations seemed universal, such as the need for more shelter beds for homeless women and the disturbing growth in the number of homeless female headed households with children. Another broad theme was the continuing rise in land costs and subsequent rise in rents within the Beltline especially in and adjacent to Raleigh’s downtown business district. This trend has been fed by continuing rapid population growth and national trends of Baby Boomers and Millennials seeking urban lifestyles. Rising costs have continued to encourage modest apartment communities with housing stock that’s past its prime but affordable to households with modest incomes, to sell to developers who clear the sites to create denser, upscale “luxury apartments.” This has reduced the number of affordable units and put an upward pressure on existing rents. These trends have also prompted some members of minority communities to raise the alarm about “gentrification” and “displacement.” All nonprofit agencies consulted have expressed their belief that the clients they serve would be better served if more resources were available so they could provide the level of support they know their existing clients actually need and reach more people, currently unserved, knowing that the unmet need is there.

7. Summary

Raleigh Continues to Grow

“The unmet need for decent, safe, and affordable housing continues to outpace the ability of federal, state, and local government to supply housing assistance.” (*Worst Case Housing Needs: 2015 Report to Congress*, U.S. Department of Housing and Urban Development)

The primary housing challenge for Raleigh’s low and moderate income residents is housing cost. Raleigh’s continued rapid growth has resulted in increased land prices, especially near downtown. The rental market inside the Beltline “has increased its capture of regional demand (of multifamily) from 1.8% between 2000 and 2008, to 12.5% from 2009 to 2014.” (Lord Aeck Sargent/Noell Consulting Group: “Market Analysis for the Cameron Village and Hillsborough St. Corridor Study Area,” 2015). The majority of these private market residential developments are “luxury” rentals, though not all are. As recently as April 8, 2015, the Triangle Business Journal reported that a local property management company had recently sold several of their older developments within the Beltline, including a 7.5 acre site, with 71 affordable duplexes near downtown, to a developer for \$6.6 million, or \$880,000 an acre. The new owner is planning to clear the site for single-family home ownership. That site was expected to sell for approximately \$5 million.

Data indicates that African Americans bear a higher proportion of need than other racial groups. There are six census tracts in Raleigh where cost burdens among minorities tend to be concentrated, primarily just inside and adjacent to the south and east of the downtown business district (CT 507, 508, 509, 520.01) and in the northeast off Capital Blvd (527.04, 540.08).

A common problem heard consistently throughout the public input process was the difficulty individuals and families have finding affordable housing near transit routes. Lack of affordable transportation options is a significant challenge faced by many low-income Raleigh residents, making it more of a challenge to find and keep employment and access childcare.

There is a need for the City to try new approaches in order to increase the production of affordable units, both rental and owner-occupied. The City must also focus redevelopment efforts to effect expeditious redevelopment of an area, then move on to the next area of focus. The City should also partner with the County and the Partnership to End Homelessness to development a multiservice center for the homeless that will function as a point of entry for professional coordinated assessment of homeless needs that are recorded in the Homeless Management Information System (HMIS).

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	RALEIGH	Housing & Neighborhoods Dept.
HOME Administrator	RALEIGH	Housing & Neighborhoods Dept.
ESG Administrator	RALEIGH	Housing & Neighborhoods Dept.

Table 1 – Responsible Agencies

Narrative

This document is the Consolidated Plan for the City of Raleigh, an entitlement community, for the years 2015—2020. Raleigh receives the following funds annually from HUD: Community Development Block Grant (CDBG), HOME Partnership (HOME), and Emergency Solutions Grant (ESG) funds. Residents of Raleigh have also approved several Affordable Housing Bond issues since 1990, the most recent being a \$16 Million Bond issue in 2011.

The Housing & Neighborhoods Department, Community Development Division, is the unit of City government that acts as primary administrator of the federal entitlement funds.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Raleigh, through its Planning, Public Works, Parks, and other departments, interacts with the public on a continuous basis, soliciting input on a great variety of issues of concern and interest to Raleigh's residents. The Community Development Division of the Housing & Neighborhoods Department administers the City's entitlements from HUD, as well as local funds from Affordable Housing Bond issues and from the City's general fund. In preparation of both Annual Actions and the Five-Year Consolidated Plan, Community Development seeks public input and consultation from local experts in affordable housing development and other community development issues. For the Consolidated Plan many meetings and consultations were held and the input gathered is reflected in this document.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City of Raleigh Community Development Division consistently engages the public in a variety of ways in the development of affordable housing and other redevelopment activities. Community Development issues Requests for Proposals (RFP) to nonprofit and for-profit affordable housing developers when disposing of acquired sites in redevelopment areas and considers public response to proposals received. Redevelopment activity always includes a public process of well-publicized meetings open to the public using traditional, social media and internet advertising. Community Development has established good relationships of long standing with affordable housing providers, supportive housing providers, and agencies serving the homeless and those at risk of homelessness. Community Development is in regular contact with Wake County Housing and the Raleigh Housing Authority, sharing information and plans and holding joint meetings for Annual Action Plans and Consolidated Plan periods.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

City of Raleigh staff regularly attends membership meetings of the Raleigh Wake Partnership to End and Prevent Homelessness (RWPEPH) (the local Continuum of Care). The City of Raleigh gathered stakeholder input at several of the membership meetings throughout the Consolidated Plan process. Additionally, a City staff member serves on the board of RWPEPH, which is a 501(c)3 organization.

As a result of these interactions and on-going relationships, the City of Raleigh has partnered with Wake County and the RWPEPH to release a combined Request for Proposals (RFP) that will include City Emergency Solutions Grant (ESG) funds, State ESG funds received by homeless services agencies in

Raleigh and Wake County, and local dollars from Wake County that fund the same activities as ESG. This will make it easier to coordinate funding priorities, monitoring and expected outcomes for the funding and ultimately achieve consistent and better services for homeless persons in Raleigh and Wake County.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Raleigh, Wake County and the RWPEPH are partnering in funding homeless services organizations through a combined RFP that will apply the same performance standards, outcomes and policies to organizations funded with City ESG, State ESG and local County dollars. In this way, all 3 entities, including the Continuum of Care will have the same expectations for funding and will be able to perform combined monitoring. Creation of policies and procedures for the administration of HMIS is being led by the RWPEPH. It is the expectation of all 3 funders that organizations funded by the combined RFP participate in HMIS and follow all HMIS policies and procedures.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	WAKE COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
3	Agency/Group/Organization	Wake County Human Services-Child Welfare
	Agency/Group/Organization Type	Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Wake County Human Services Lisa Cauley, Interim Division Director of Child Welfare January 23, 2015
4	Agency/Group/Organization	Brookridge Tenants Group
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Conducted meeting (July 23, 2014) with tenants at DHIC's Brookridge Apartments, 3930 Durham Drive, Raleigh, NC 27603. 24 people were present; input was gathered from tenants, many of whom were formerly homeless. Questions focused on what helped/hindered becoming stably housed.
5	Agency/Group/Organization	S Wilmington St Center
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Conducted meeting (August 6, 2014) at the South Wilmington Street Center, 1420 South Wilmington Street, Raleigh, NC 27601; gathered input from the homeless clients on their needs and what services helped and what service gaps they thought were missing.
6	Agency/Group/Organization	Raleigh/Wake Partnership to End and Prevent Homelessness
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Conducted meeting (Sept 3, 2014) with the membership of the Partnership to End and Prevent Homelessness, the local CoC organization; focus of the meeting was on gathering input from the agencies on the proposed centralized coordinated assessment intake and multiservice center.
7	Agency/Group/Organization	Homeless Working Group
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with the Homeless Working Group (Sept 3, 2014) at Lennox Chase, 2534 Lake Wheeler Road, Raleigh, NC 27603, a meeting of homeless service providers. 35 people were present. Discussed the needs of homeless persons--individuals, veterans, children, single-women, etc.

8	Agency/Group/Organization	Wake County Housing Advisory Committee
	Agency/Group/Organization Type	Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with Housing Advisory Committee, a regular meeting held by Wake County (9/25/2014) in Wake County offices, where agencies presented information on activities addressing needs of youth leaving foster care and homeless women.
9	Agency/Group/Organization	Lennox Chase Tenants Group
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Lennox Chase tenants meeting (Oct 8, 2014) at Lennox Chase Apartments, Lake Wheeler Road, Raleigh, NC 27603. 25 tenants attended. gathered input on what helped/hindered becoming stably housed.
10	Agency/Group/Organization	Capital Area Transit
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Transportation planning
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with transit planners from Capital Area Transit (CAT), the local transit organization and Capital Area Metropolitan Planning Organization (CAMPO), the regional MPO (Nov 3, 2014). Consulted with them regarding how they incorporate the needs of low and moderate income residents and the working poor in their transit planning and determination to add or change routes and set up bus shelters.

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Raleigh Wake Partnership to Prevent and End Homelessness	
Regional Analysis of Impediments to Fair Housing	Wake County	

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

City of Raleigh, Wake County, and the Raleigh Wake Partnership to End and Prevent Homelessness will work together to implement the Homelessness portion of the Consolidated Plan.

Narrative (optional):

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Citizen participation, stakeholder input from nonprofits and community organizations, and input from other units of local government and the local Housing Authority strongly influenced this Consolidated Plan. In fact, the three primary goals of the plan resulted from the comments received during the input process. See the Executive Summary for a brief description of the three goals.

The public participation process consisted of one public hearing, two public meetings, and a series of smaller meetings with expert stakeholders and service providers. The list of meetings and the notes from each are included as an attachment to this plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community General public	Public hearing held in City Council chambers December 2, 2014.	One resident spoke at the hearing. The resident criticized the Community Development Division of the newly organized Housing & Neighborhoods Department and its new director. The complaint focused on the department's alleged lack of transparency.	N/A	
2	Public Meeting	Persons with disabilities General public	Brookridge Tenants Meeting: July 23, 2014; 24 present	Gathered input on what helped/hindered becoming stably housed		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Minorities Persons with disabilities Residents of Public and Assisted Housing	South Wilmington St. Center & Guest Advisory Board meeting: August 6, 2014; 200 plus in attendance. Gave presentation and received input from residents at the homeless shelter for men	Gathered input on what programs they feel are working and helpful for them and what serves could be added or improved		
4	Public Meeting	Nonprofit homeless service providers	Partnership to End and Prevent Homelessness membership meeting: August 12, 2014; 35 plus in attendance	the focus of this meeting was on the proposed multi-service center, the services to be provided there, and the idea of coordinated assessment.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	email invite	Minorities Persons with disabilities Residents of Public and Assisted Housing	Homeless Working Group regular meeting: September 3, 2014; 36 in attendance	See attachment with notes of public input		
6	Public Meeting	Persons with disabilities Youth	Housing Advisory Committee; a County working group, regular meeting September 25, 2014; 20 plus in attendance	See attachment with notes of public input		
7	Public Meeting	Persons with disabilities Residents of Public and Assisted Housing	Lennox Chase Tenants meeting: October 8, 2014; 25 in attendance; regular meeting of tenants at this supportive housing community.	See attachment with notes of public input		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	email invite	transportation planning	Transit Planning; November 3, 2014; meeting with transit planner and planner from the Capital Area MPO	See attachment with notes of input		
9	email invite	Persons with disabilities Homeless service providers	Partnership to End and Prevent Homelessness regular membership meeting; December 9, 2014; 50 in attendance.	Presented proposed activities from the draft Consolidated Plan and asked for input. See attachment with notes of input provided.		
10	Newspaper Ad	Non-targeted/broad community	Public meeting, advertised in newspaper, on City website and through email invites. January 13, 2015; zero attendance due to inclement weather			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
11	email invite	affordable housing developers	Invite to developers of affordable housing: January 14, 2015; 9 developers in attendance. Presented proposed programs to gather feedback from them.	See attachment with notes of input received.		
12	email invite	Persons with disabilities HIV/AIDS	Consulted with HIV/STD Program Manager and staff , Wake County Human Services; 4 in attendance	see attachment with notes of input from consultation.		
13	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public, advertised meeting (newspaper ad, advertised on City website, email invites broadly distributed: January 15, 2015. 10 residents in attendance	see attachment with notes of public comments received.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
14	email invite	Minorities Non-English Speaking - Specify other language: Spanish	Held public meeting targeting organizations and nonprofits that serve the Hispanic community in Wake County: January 22, 2015. 19 in attendance	See attachment with notes of comments received		
15	email invite	child welfare	meeting with interim Division Director of Child Welfare for Wake County: January 23, 2015	see attachment with notes from meeting		
16	email invite	Alliance Behavioral Healthcare	Consultation with staff member on clients served and gaps in service for mentally ill and developmentally disabled and substance abusers: January 27, 2015	see attachment with notes from this consultation		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
17	email invite	Wake County Public Health Director	Consultation with Sue Lynn Ledford, Public health Director, Wake County: January 28, 2015	see attachment with notes from this consultation		
18	email invite	Triangle-J COG	meeting with Director of Regional Planning of the Triangle-J Council of Government: February 3, 2015	See attachment with notes from this consultation.		
19	email invite	Persons with disabilities Residents of Public and Assisted Housing Domestic Violence victims	consultation with Director and Associate Director of InterAct, domestic violence service providers: February 5, 2015.	see attachment with notes from this consultation.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
20	email invite	services providers	consultation with housing and homeless services providers on needs of youth and veterans and affordable housing needs more generally.			

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

“The unmet need for decent, safe, and affordable housing continues to outpace the ability of federal, state, and local government to supply housing assistance.” (*Worst Case Housing Needs: 2015 Report to Congress*, U.S. Department of Housing and Urban Development)

The primary housing challenge for Raleigh’s low and moderate income residents is housing cost. Raleigh’s continued rapid growth and focus on creating an Innovation District downtown has resulted in increased land prices, especially near downtown. The rental market inside the Beltline “has increased its capture of regional demand (of multifamily) from 1.8% between 2000 and 2008, to 12.5% from 2009 to 2014.” (Lord Aeck Sargent/Noell Consulting Group: “Market Analysis for the Cameron Village and Hillsborough St. Corridor Study Area,” 2015). The majority of these private market residential developments are “luxury” rentals. These trends have increased the cost of housing for all households with incomes <80% of AMI, particularly renters. There are 67,100 renter households in Raleigh with incomes <80% AMI: 31,909 of those renter households (47.5%) are cost burdened; 16,429 (24.4%) are severely cost burdened. Developers also continue to acquire older, modest private sector rental communities throughout the city to redevelop as upscale apartments. This both removes affordable units and contributes to the upward pressure on rents.

Data indicates that African Americans bear a higher proportion of need than other racial groups. Of the households that are cost burdened, 42.0% of the total is African American, though African Americans represent just 29.3% of Raleigh’s population. By contrast, 40.8% of White households are cost burdened, though Whites represent 57.5% of Raleigh’s population. (2010 Decennial Census) These percentages widen for the cost burdened with incomes between 30% and 50% of AMI: Whites represent 37.8% of the cost burdened in that income range, while African Americans are 42.5% of all cost burdened in that income range.

There are six census tracts in Raleigh where these cost burdens among minorities tend to be concentrated, primarily just inside and adjacent to the south and east of the downtown business district (CT 507, 508, 509, 520.01) and in the northeast off Capital Blvd (527.04, 540.08).

A common problem heard consistently throughout the public input process was the difficulty individuals and families have finding affordable housing near transit routes. Lack of affordable transportation options is a significant challenge faced by many low-income Raleigh residents, making it more of a challenge to find and keep employment and access childcare.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The primary housing need for Raleigh's low and moderate income residents is the rising cost of housing due to increased demand of the well-to-do to live in urbanized areas, particularly within Raleigh's inner Beltline. Rising land values and rising rents put the most pressure on the lowest income households. In terms of disproportionate sharing of housing problems, the greatest cost burden is borne by African American households with incomes less than 50% AMI. However, those with the greatest severe housing problems, by racial grouping, are whites with incomes less than 30% AMI. The lack of an adequate supply of affordable housing is exacerbated by the loss of private affordable rental housing acquired by developers for demolition and redevelopment as above income market rate, often "luxury" apartments. Overcrowding is also an issue of concern.

Demographics	Base Year: 2000	Most Recent Year: 2010	% Change
Population	276,093	382,729	39%
Households	112,727	154,677	37%
Median Income	\$46,612.00	\$52,219.00	12%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	20,170	18,795	28,135	16,580	70,994
Small Family Households *	6,534	7,075	9,905	5,639	36,544
Large Family Households *	1,230	1,330	1,625	1,010	3,755
Household contains at least one person 62-74 years of age	2,119	1,765	2,865	1,970	8,455
Household contains at least one person age 75 or older	1,680	1,945	1,790	795	3,425
Households with one or more children 6 years old or younger *	4,508	4,100	4,369	2,352	9,088
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2006-2010 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	240	330	129	125	824	70	0	30	165	265
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	215	210	105	45	575	45	70	10	35	160
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	745	575	450	80	1,850	70	90	199	95	454
Housing cost burden greater than 50% of income (and none of the above problems)	11,465	3,550	480	80	15,575	2,424	1,835	1,885	450	6,594
Housing cost burden greater than 30% of income (and none of the above problems)	1,695	7,580	5,200	380	14,855	460	1,465	4,504	2,835	9,264

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	835	0	0	0	835	165	0	0	0	165

Table 7 – Housing Problems Table

Data 2006-2010 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	12,670	4,665	1,160	335	18,830	2,609	1,990	2,110	745	7,454
Having none of four housing problems	3,120	9,345	15,740	6,920	35,125	760	2,785	9,129	8,585	21,259
Household has negative income, but none of the other housing problems	835	0	0	0	835	165	0	0	0	165

Table 8 – Housing Problems 2

Data 2006-2010 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	4,730	4,825	1,885	11,440	879	1,135	2,829	4,843

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Large Related	890	720	95	1,705	260	379	529	1,168
Elderly	1,700	1,210	575	3,485	1,144	1,059	1,043	3,246
Other	6,970	5,075	3,234	15,279	720	875	2,085	3,680
Total need by income	14,290	11,830	5,789	31,909	3,003	3,448	6,486	12,937

Table 9 – Cost Burden > 30%

Data 2006-2010 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	3,905	1,320	160	5,385	834	560	775	2,169
Large Related	750	155	0	905	155	129	120	404
Elderly	1,425	510	155	2,090	784	609	429	1,822
Other	6,220	1,655	174	8,049	700	590	560	1,850
Total need by income	12,300	3,640	489	16,429	2,473	1,888	1,884	6,245

Table 10 – Cost Burden > 50%

Data 2006-2010 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	860	765	400	60	2,085	105	110	89	80	384
Multiple, unrelated family households	20	15	155	65	255	10	40	120	50	220
Other, non-family households	80	20	0	0	100	0	10	0	0	10
Total need by income	960	800	555	125	2,440	115	160	209	130	614

Table 11 – Crowding Information – 1/2

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

There are approximately 53,782 single-person households in Raleigh, which accounts for 33% of all Raleigh households. Of these single-family households, approximately 12% (6,283) live below poverty level and 11% (6,069) have no personal vehicle. (American Community Survey, 2009-2013 Five-Year Estimate) The data indicate that there are, at a minimum, several thousand single-person households in need of affordable housing along transit routes.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Programs at InterAct, a shelter and service provider for women and their children affected by domestic violence and/or sexual violence, served more than 8,200 women and children in 2014. Currently (February 2015), InterAct case managers are handling 110 active cases. Approximately 300 women and children at their shelter are in need of housing.

What are the most common housing problems?

The most common housing problem is cost burden, the second most common is overcrowding.

Are any populations/household types more affected than others by these problems?

Renters earning 0-30% AMI are 75% of the total severely cost burdened category. Owners earning 0-30% AMI are 40% of the severely cost burdened category. Renters earning 0-30% AMI make up 67.2% of all renters with one or more of the four housing problems (lacks a kitchen or complete plumbing, severe overcrowding, cost burdened) and 48% of the total category (renters and owners).

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the

needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Characteristics of low-income families and individuals who are housed, but are at imminent risk of becoming homeless and residing in shelters or becoming unsheltered are:

- **Cost burdened:** families who are cost burdened have a hard time affording housing costs. They are more likely to fall behind in payment of housing costs (rent or mortgage and utilities). If there is an event that requires an unexpected financial expenditure or reduction in income, it is likely that these households will need to make choices about which expenses to pay.
- **Underemployed:** Household does not make enough income to afford the market rent in the area. Underemployment oftentimes results in households being cost burdened.
- **Precariously housed:** Examples of this are: 1) Persons who are living in a hotel/motel and paying by the week or month; 2) Persons living with relatives or friends, but not officially on a lease (also known as doubled-up). In each of these scenarios, households are unable to access permanent housing, so are living in places that do not offer them the security of a long term lease.

In consultation with the rapid re-housing providers in the community, the needs of formerly homeless households that are receiving rapid re-housing assistance and nearing the end of assistance are:

1. Transportation support;
2. mental health and therapy treatment costs covered;
3. financial counseling and education including classes with ongoing financial planning assistance with a mentor or sponsor to provide on-going guidance on financial matters;
4. small business loans for supporting start up small business;
5. coaching and having a case manager to interact with when things are challenging in advance of bigger problems;
6. Childcare;
7. Assistance overcoming challenges caused by inconsistent mainstream resources. Case managers at one agency said that very often, the financial difficulty that families have in paying rent can be traced back to the fact that they lost their food stamps, thus they had to use their own money for different essentials.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

N/A

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

According to consultation with homeless services agencies, the following have been linked to instability and an increased risk of homelessness:

1. Multiple families living together;
2. Cost burdened; and
3. Households experiencing inconsistency in mainstream benefits.

Discussion

As seen in the data and information above, there is a need for additional housing and services to assist persons to maintain their housing, thus preventing homelessness. Renters earning 30% AMI and below and owners earning 50% AMI and below are most affected and require the assistance. More information about the actions that the City of Raleigh will undertake over the next 5 years to alleviate these needs is found in the Strategic Plan of this document.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Data indicates that African Americans bear a higher proportion of need than other racial groups. Of the 17,799 households that have one or more housing problem, 7,480 of those (42.0% of the total) are African American, though African Americans represent just 29.3% of Raleigh’s population. There are 7,269 White households that are cost burdened (40.8% of the total), though Whites represent 57.5% of Raleigh’s population. (2010 Decennial Census) These percentages widen for the cost burdened with incomes between 30% and 50% of AMI: Whites represent 37.8% of the cost burdened in that income range, while African Americans are 42.5% of all cost burdened in that income range. (2006-2010 CHAS)

There are six census tracts in Raleigh where these cost burdens among minorities tend to be concentrated, primarily just inside and adjacent to the south and east of the downtown business district (CT 507, 508, 509, 520.01) and in the northeast off Capital Blvd (527.04, 540.08). (2009-2013 ACS 5-Year Estimate)

Census Tract	% of Families in Poverty	% of Minority Population
Citywide	11.8%	42.0%
507	39.9%	87.9%
508	57.8%	60.1%
509	57.6%	89.7%
520.01	38.8%	62.4%
527.04	31.1%	63.9%
540.08	36.1%	65.0%

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	17,799	1,975	1,075

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	7,269	670	485
Black / African American	7,480	1,190	480
Asian	729	30	49
American Indian, Alaska Native	50	30	0
Pacific Islander	0	0	0
Hispanic	2,044	50	55

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	14,635	4,405	0
White	5,525	2,314	0
Black / African American	6,225	1,425	0
Asian	580	135	0
American Indian, Alaska Native	105	0	0
Pacific Islander	0	0	0
Hispanic	2,130	439	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,935	17,440	0
White	5,964	9,485	0
Black / African American	3,635	5,469	0
Asian	330	705	0
American Indian, Alaska Native	15	65	0
Pacific Islander	0	0	0
Hispanic	880	1,495	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,280	13,195	0
White	2,385	8,470	0
Black / African American	649	3,670	0
Asian	14	410	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	124	499	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

The charts above and the answers to the questions in this section show clearly that ethnic and racial minorities have the most need and a disproportionately higher amount of housing problems than other populations. The City of Raleigh will address this through the actions it takes in the Strategic Plan and the Action Plan.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Of households with severe housing problems, African American households with incomes <30% of AMI have the most disproportionate need of any racial or economic group. Of households at <30% of AMI, 41.6% are African American, though African Americans represent only 29.3% of all Raleigh residents. Whites, by contrast, represent 41.4% of those households with severe housing problems, though Whites are 57.5% of all Raleigh residents. Among households with incomes between 30% and 50% of AMI, African Americans represent 38.2%, Whites 41.8%, and Hispanics 14.3%.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	15,409	4,360	1,075
White	6,379	1,580	485
Black / African American	6,415	2,250	480
Asian	550	209	49
American Indian, Alaska Native	50	30	0
Pacific Islander	0	0	0
Hispanic	1,789	300	55

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,220	13,820	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	2,180	5,644	0
Black / African American	1,995	5,650	0
Asian	260	455	0
American Indian, Alaska Native	10	95	0
Pacific Islander	0	0	0
Hispanic	745	1,820	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,630	25,725	0
White	1,324	14,130	0
Black / African American	770	8,324	0
Asian	105	914	0
American Indian, Alaska Native	15	65	0
Pacific Islander	0	0	0
Hispanic	375	1,990	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	784	15,690	0
White	480	10,380	0
Black / African American	160	4,155	0
Asian	14	410	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	84	529	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

Of households with severe housing problems, African American households with incomes <30% of AMI have the most disproportionate need of any racial or economic group. Actions to overcome this disproportionate need are discussed in the Strategic Plan of this document.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

The racial or ethnic group showing the greatest disproportionate need, according to the 2006-2010 CHAS, are African American households with cost burdens > 50%, where African American households make up 38.5% of all households in that cost burden category, though African Americans account for only 29.3% of all residents in Raleigh.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	99,629	26,918	21,744	1,135
White	68,915	13,585	10,240	495
Black / African American	21,430	9,470	8,380	495
Asian	3,340	885	880	49
American Indian, Alaska Native	345	105	75	0
Pacific Islander	0	0	0	0
Hispanic	4,654	2,575	1,943	85

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2006-2010 CHAS

Discussion:

The 2006-2010 CHAS data reveals that racial and ethnic minorities experience a disproportionately greater share of cost burden than White households do. A household is “cost burdened” when more than 30% of gross monthly income is expended on housing costs: for homeowners that is principle, interest, taxes, and insurance; for renters that is rent plus utilities. The CHAS data reveals that 32.8% of all households in Raleigh experience cost burden, an indicator of how broadly shared the rising cost of housing imposes on the city’s residents.

However, while 25.6% of all White households are cost burdened, 45.4% of all African American households are cost burdened and 49.2% of all Hispanic households are cost burdened. Though the number of cost burdened White households exceeds the number of cost burdened African American and Hispanic households combined, the rate is highest among Hispanics and African Americans, demonstrating that minorities share a disproportionate burden imposed by the rising cost of housing.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

African Americans are more severely cost burdened than other racial groups. Of the 17,799 households that are cost burdened, 7480 are African American. That is 42% of the total, though African Americans are only 29.3% of Raleigh's population. No other racial group is so disproportionately affected.

This indicates a need for the development of more affordable housing units with deeper subsidy.

If they have needs not identified above, what are those needs?

1. The need is for a greater distribution of affordable housing across all areas of the city.
2. There is a great need for affordable one bedroom units across all racial and ethnic groups.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

There are census tracts within the city with racial/ethnic concentrations. These include:

Census Tracts	% Minority Population	Racial/ethnic group concentration
Citywide	42.0%	
509	89.7%	African American
507	87.9%	African American
540.08	65.0%	Hispanic
527.04	63.9%	Hispanic
520.01	62.4%	African American
508	60.1%	African American

NA-35 Public Housing – 91.205(b)

Introduction

The Raleigh Housing Authority is a high performing public housing authority. It identified 1-story units for persons who are elderly and/or disabled and unable to climb stairs as a need, as well as other service needs, such as, child care, employment, in-home health care, and transportation. These needs are comparable to low-wealth families in the population at large.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	38	1,375	4,058	0	4,058	0	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	12,168	12,832	11,709	0	11,709	0	0	0

Consolidated Plan

RALEIGH

44

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average length of stay	0	4	6	4	0	4	0	0
Average Household size	0	1	2	2	0	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	31	343	595	0	595	0	0
# of Disabled Families	0	5	278	915	0	915	0	0
# of Families requesting accessibility features	0	38	1,375	4,058	0	4,058	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	21	118	324	0	324	0	0	0
Black/African American	0	17	1,236	3,717	0	3,717	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Asian	0	0	17	7	0	7	0	0	0
American Indian/Alaska Native	0	0	3	10	0	10	0	0	0
Pacific Islander	0	0	1	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	3	34	136	0	136	0	0	0
Not Hispanic	0	35	1,341	3,922	0	3,922	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The unit type in most demand is for one-bedroom units. With RHA's preferences for the elderly and disabled, many residents are not able to climb stairs. In many cases this is their only physical limitation. The computer system indicates there are 20 applicants for public housing in need of accessible units. Historically the computer generated reports over-report the need for accessible units. This data is based on unverified applicant information and often is not accurate either due to applicant supplied information or keying errors. However, when a wheelchair unit is anticipated to become vacant RHA will go through its list to reach the next applicant in need of an accessible unit. RHA maintains an ongoing transfer list of current occupants in order to make transfers within public housing to accessible units for current residents before going to the waiting list.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The most immediate needs of public housing residents and Housing Choice voucher holders are: employment, day care assistance, expanded in-home health services, transportation for the elderly and disabled, assistance with prescription costs, and many of the same problems experienced by low-wealth families.

How do these needs compare to the housing needs of the population at large

These needs are very similar to other families of similar income levels in the population at large. However, families receiving housing assistance through the housing authority or other entities are better able to cope with other living expenses with the relief they get in rental costs.

Discussion

Many of the needs of the public housing residents are similar to those of low-income citizens who do not live in public housing. There are needs for employment, day care assistance, transportation and home health care. There is also a need for units for persons with disabilities and persons who are seniors, which means that there is a need in public housing for single story, 1-bedroom units, this, too mirrors the need in the population at large.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

According to the Raleigh/Wake Continuum of Care 2014 Point in Time Count, a total of 1,170 persons were homeless. This includes households with children, households without children and households that are made up of only children. The specific demographics of those persons who were homeless on the night of the point in time count are discussed in detail below.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	24	327	1,914	0	0	0
Persons in Households with Only Children	0	3	6	0	0	0
Persons in Households with Only Adults	100	716	4,539	0	0	0
Chronically Homeless Individuals	10	28	0	0	0	0
Chronically Homeless Families	1	8	0	0	0	0
Veterans	9	103	617	0	0	0
Unaccompanied Child	0	0	3	0	0	0
Persons with HIV	0	8	46	0	0	0

Table 26 - Homeless Needs Assessment

Alternate Data Source Name:
Raleigh/Wake CoC 2014 Point-in-Time Count
Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

According to Continuum of Care-wide data in the HMIS, a total of 6,502 persons were homeless and served by homeless services agencies in Raleigh and Wake County in FY 2013-14. Of these, 3,838 persons left the homeless system and 2,664 were still being served during the time period. The average length of stay for the persons leaving the homeless system was 209 days (approximately 7 months). Data is not available by population.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	311	44
Black or African American	697	67
Asian	3	0
American Indian or Alaska Native	5	0
Pacific Islander	1	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	31	18
Not Hispanic	1,015	106

Alternate Data Source Name:
 Raleigh/Wake CoC 2014 Point-in-Time Count
 Data Source
 Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

According to the information from the Raleigh/Wake Continuum of Care 2014 Point in Time Count, there are approximately 351 families with children who are homeless on a given night in Raleigh and Wake County. Of these, 1 was a veteran family.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Racial Demographics

Of the 1,017 persons that were sheltered on the night of the point in time count, 30.5% were White, 68.5% were African-American, .3% were Asian, .5% were American Indian or Alaskan Native, and .1% were Pacific Islanders.

Of the 111 who were unsheltered and provided racial data, 39.6% were White, 60.4% were African-American.

Ethnicity

Of those sheltered the night of the point in time count that provided information about their ethnicity, 3% were Hispanic and 97% were non-Hispanic. Of the 124 persons who were unsheltered and provided ethnic data, 14.5% were Hispanic and 85.5% were non-Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Unsheltered Persons-Point in Time Count

- 145 persons unsheltered
- 24 persons in 8 families
- 10 persons were chronically homeless individuals
- 9 persons were veterans
- 0 persons reported being HIV positive or having AIDS

Sheltered Persons

- 1,213 persons sheltered
- 327 persons in 104 families
- 28 chronically homeless individuals
- 1 chronically homeless family
- 8 chronically homeless families
- 103 veterans
- 8 persons who were HIV+

Discussion:

According to the data described above, many more persons were sheltered than not on the night of the point in time count. It is likely that using homeless services and housing funds strategically through a newly formed funding partnership between Wake County and the Partnership to End and Prevent Homelessness, it is possible to end chronic and veteran homelessness in the City of Raleigh in the next 5 years.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The needs of persons who are not homeless, but have special needs are varied and require specific services. Supportive housing with services continues to be an on-going need as well as housing and services for persons with HIV.

Describe the characteristics of special needs populations in your community:

The following is drawn from the 2009--2013 American Community Survey Five Year estimate.

There are approximately 27,236 people with a disability living below the poverty level. Of those, approximately 5,093 are veterans.

There are approximately 1,283 householders over 65 receiving SSI or other cash public assistance living below the poverty level and 982 receiving SS living below the poverty level.

There are approximately 24,140 foreign-born residents who "speak English less than very well". 3,230 foreign-born homeowners are cost burdened as are 7,412 foreign-born renter households who speak English less than very well.

There are approximately 21,000 children in Raleigh living below the poverty level.

There are 50,432 children in the Wake County Public School System receiving free or reduced price lunches and 19,915 students in special education.

(<http://www.wcpss.net/cms/lib/NC01911451/Centricity/Domain/100/book12.pdf>).

What are the housing and supportive service needs of these populations and how are these needs determined?

There continues to be great need for supportive housing for persons with special needs. There are long waiting lists for supportive housing in Raleigh and Wake County; this shows that there are not enough

units to meet the demand. This need is determined through anecdotal knowledge of the waiting lists and consultation with Wake County Human Services.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The North Carolina Department of Health and Human Services (DHHS) assembles information gathered from counties on sexually transmitted diseases in North Carolina. In the North Carolina HIV/STD Surveillance Report, Vol. 2014, No. 4, the following is reported on HIV and AIDS in Wake County 2012--2014.

In 2012, 134 newly reported HIV infections and 62 newly reported cases of AIDS.

In 2013, 167 newly reported HIV infections and 89 newly reported cases of AIDS.

In 2014, 181 newly reported HIV infections and 66 newly reported cases of AIDS.

This indicates that between 2012 and 2014, there were 482 newly reported cases of HIV in Wake County and 217 newly reported cases of AIDS.

In consultation with Wake County HIV/AIDS social workers, they reported:

- Staff estimated that 25-35% of the people they serve are homeless
- There was a 6 bed house, Husted House, that provided supportive housing for people with HIV/AIDS, but that closed
- Alliance, a nonprofit, that provided services to PWAIDS went out of business
- Sisters Keepers, a nonprofit, now provides services to PWAIDS, though they only serve people with insurance / Medicaid
- Staff estimated there is a need for at least 20 beds for facility-based transitional housing
- Most of the people served are under 55 yrs. of age
- Some of the housing problems their client face are Ex-offenders have a hard time finding landlords willing to rent to them. Many have poor credit. There is a lack of handicapped units
- Transportation is a major problem, lack of which makes it difficult to get to appointments
- The need for child care is a large unserved need
- There is a need for basic life skills, determined by a social work assessment at intake; skills like budgeting
- Types of clientele they are seeing more of:
- More young people, male and female, no high school diploma

Discussion:

Access to affordable housing, supportive housing and services in general are an on-going need. Most of the services available for non-homeless special needs populations are provided by Wake County and other community partners. The City makes limited funding available each year through the Community Enhancement Grant.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

In terms of public facilities, the City's projects are directed by the 5-year Capital Improvement Plan (CIP) that allocates limited financial resources to high priority needs. When identifying new projects, staff looks to the long-term priorities and direction set by City Council through strategic planning, as well as the city's comprehensive plan. In addition, long-term studies and citizen input also lead to additional requests.

The CIP is organized into eight pieces, called "elements," based on similar purpose and dedicated revenue sources

The **general public improvement** element (GPI) funds maintenance and construction of general government and public safety facilities and infrastructure.

The **public utilities** element funds the ongoing maintenance and improvement of water and sewer infrastructure.

The **storm water** element funds projects meant to manage and mitigate the effects of storm water runoff.

The **transportation** element addresses major city streets, infrastructure maintenance, parking facility maintenance, long-term studies, and pedestrian-oriented projects.

The **parks, recreation and cultural resources** element funds capital maintenance and renovations at the city's community centers, athletic facilities, greenways, and cultural sites.

The **housing** element provides capacity for increasing the stock of affordable housing throughout the city.

The **convention and performing arts complex** element funds maintenance, renovations, and improvements at three downtown facilities: Raleigh Convention Center, Performing Arts Center, and the downtown amphitheater.

The **technology** element funds the planning, design and implementation of new technological infrastructure.

How were these needs determined?

The capital improvement program (CIP) is a five year plan, approved by City Council, which allocates limited financial resources to high priority needs. It is a primary mechanism for implementing the city's long-term vision and strategic plan. When identifying new projects, staff looks to the long-term priorities

and direction set by City Council through strategic planning, as well as the city's comprehensive plan. In addition, long-term studies and citizen input also lead to additional requests. Staff submits formal requests through the annual budget process. A formal request includes a "business case" that establishes why the project is needed, what city plan is implemented, and what additional operating cost is needed. Business cases for new projects should be supported with relevant data and information. Staff analyze and discuss these requests, then prioritize the requests based consistency with Council goals, documented need, and cost.

The CIP as a policy document: Upon adoption by the City Council, the CIP becomes a statement of city policy regarding the timing, location, character, and funding of future capital projects. The CIP represents city administration's and City Council's best judgment at that time. Future needs and financial constraints may result in programmatic changes over the five year period. Policies and priorities established in the CIP guide subsequent decisions made by city administration and the various boards and commissions appointed by City Council.

Identifying operating impacts: Requests for new projects must include an estimate of new operating costs. These costs include new staffing and operating costs essential to operate and maintain a new asset, such as a new public facility or software system. Examples of operating costs include utilities, vehicles, annual licensing, and service contracts. Operating impacts do not include new services or programs that are not essential to the new asset's operation.

Describe the jurisdiction's need for Public Improvements:

The Proposed CIP funds the city's highly prioritized needs. Staff reviewed and analyzed the business cases supporting these projects and considers them ready to move forward. In many situations, however, the city has identified a future need, but has not yet completed a detailed analysis, considered options, or designed a specific facility. These projects include facilities, capital maintenance, and business systems that will be needed in the future, often beyond the CIP's five-year timeframe. Below is a list of major needs staff will discuss and evaluate in the coming year:

During FY2015, city staff will explore new strategies and improvements to downtown city facilities. Staff will evaluate options to consolidate city functions in fewer buildings, pursue economic development goals, and coordinate the use of downtown assets with City Council's strategic plans. The CIP includes \$100,000 in FY15 for consulting assistance.

Staff is working with consultants to refine the business case for a city fiber network. The business case will specify service improvements from the new system, identify cost savings from linking city facilities to fiber, identify potential community partners, and include a return on investment analysis. Staff will also identify long-term operating costs, which may include new positions, network equipment leasing, and ongoing maintenance.

Motorola has announced it will no longer service and maintain the computer-aided dispatch system (CAD) used by the city for 911 emergency dispatch. City staff is working with stakeholders throughout Wake County to plan a system replacement. In Winter 2014, the city submitted an application to the State's 911 Board to fund the replacement. The 911 Board is considering the city's request.

If the city's acquisition efforts are successful, staff will develop the Dorothea Dix property. This may involve a wide range of recreational and cultural services. The cost to develop the property, and operate new services, will require a significant city investment. In the FY2014 budget, City Council approved the Capital Area Transit (CAT) Short-Range Transit Plan, expanding bus service in Raleigh. To continue the city's transit improvements, staff is analyzing the need for future transit facilities. These may include transit centers along the New Bern Road and Capital Boulevard corridors, as well as southwest Raleigh. To ensure our public safety staff are proficient and operate safely, the city's Fire and Police departments invest heavily in training. The police training facility, located on Spring Forest Road, is not large enough to accommodate the training needs of law enforcement officers. The fire training facility, located south of downtown, off Wilmington Street, is aging and does not include a concrete driving pad. Staff are considering options to replace these facilities in the future. The city will soon open two remote operations facilities, but the remote operations strategy calls for additional infrastructure to support core services in the future. Staff will consider replacing the parks operations and support facility located at Marsh Creek Park with a new remote operations facility. Other potential projects include new facilities on Mount Herman Road in the Brier Creek area and expanding the Wilder's Grove facility east of downtown.

How were these needs determined?

Staff reviewed and analyzed the business cases supporting these projects and considered them ready to move forward. In many situations, however, the city has identified a future need, but has not yet completed a detailed analysis, considered options, or designed a specific facility. These projects include facilities, capital maintenance, and business systems that will be needed in the future, often beyond the CIP's five-year timeframe.

Describe the jurisdiction's need for Public Services:

The City of Raleigh partners with Wake County Human Services to understand the need for public services in the region. The City also determines needs through an annual Request for Proposals (RFP) for public services, funded under the CDBG public services cap.

How were these needs determined?

The needs are determined through consultation with Wake County Human Services, staff research, and input from social service providers.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The 2006-2010 American Community Survey shows that in 2010, Raleigh had a total of 171,888 housing units. This represents a 42% increase from 2000 (120,699 units), and an 85% increase from 1990 (92,643 units). Single family housing is the predominant housing type in Raleigh (48% of all units), followed by multi-family of 5 or more units (31%), townhomes (12%), duplexes/quads (8%), and mobile homes (1%).

Since the end of the Great Recession, the largest number of housing permits has been for rental units. That production has surged and costs have risen steadily, particularly within Raleigh's Beltline and the neighborhoods located near and in downtown. The rental market inside the Beltline "has increased its capture of regional demand (of multifamily) from 1.8% between 2000 and 2008, to 12.5% from 2009 to 2014." (Lord Aeck Sargent/Noell Consulting Group: "Market Analysis for the Cameron Village and Hillsborough St. Corridor Study Area," 2015). The majority of these private market developments are "luxury" rentals. These trends have increased the cost of housing for all households with incomes <80% of AMI, particularly renters. This trend poses the greatest challenge needing to be addressed by the Consolidated Plan.

Other market studies will inform the work guided by this Consolidated Plan. A residential market analysis within Raleigh's Beltline will be conducted by a consultant as part of the revitalization of the East College Park area. There will also be a residential market analysis done by Mullin & Lonergan, a consulting firm that has been hired by the City of Raleigh, Wake County, the Town of Cary, the Raleigh Housing Authority, and the Housing Authority of Wake County to conduct a regional Analysis of Impediments (AI). The AI market analysis is anticipated to be complete in the summer of 2015. Both of these studies will have a significant influence on housing programs over the five years covered by this Plan.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Raleigh’s housing market continues to grow. The housing stock consists of a blend of housing types, the largest single grouping being single-family detached (48% of all units). However, since the Great Recession there has been an upsurge of rental apartment construction: since 2011, of the 16,025 residential units permitted in the city, 10,341 (65% of all new units) were rental units. During this same period, the percentage of all apartments constructed inside Raleigh’s Beltline has increased from 1.8% of all the apartments constructed in the region (2001-2008) to 12.5% of the regional market (2009-2014). The market for single-family unattached housing, though steady, has fallen to be only 19% of the units permitted during the same period. (Raleigh Data Book 2014 Edition; www.raleighnc.gov)

These changes reflect a prosperous local economy, a growing population, an increased desire to live in urban areas rich in amenities, such as in or near downtown and within the Beltline. This also reveals an increased interest in renting versus owning, a complex trend that will influence the market for the

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	81,707	48%
1-unit, attached structure	21,290	12%
2-4 units	13,058	8%
5-19 units	36,832	21%
20 or more units	16,833	10%
Mobile Home, boat, RV, van, etc	2,168	1%
Total	171,888	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2006-2010 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	65	0%	1,786	3%
1 bedroom	556	1%	19,956	28%
2 bedrooms	12,399	15%	32,213	46%
3 or more bedrooms	71,052	85%	16,650	24%
Total	84,072	101%	70,605	101%

Table 28 – Unit Size by Tenure

Data Source: 2006-2010 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Federal, state, and local funds will be used to develop housing that is affordable to homeowners with incomes up to 80% of AMI and for renters primarily with incomes below 60% of AMI, though some may be up to 80% of AMI.

Families served by Raleigh’s housing program will include: single individuals needing Permanent Supportive Housing, income eligible renters from one person households to families needing 3-bedrooms, income eligible seniors needing repairs to their homes to enable them to continue living independently, and income eligible first-time homebuyers (both families and individuals). There will also be an effort to support the development of more shelter beds for women.

One or two Neighborhood Revitalization Strategy Areas (NRSAs) may be created to replace outdated redevelopment plans in East College Park and South Park. If the City adopts that strategy, up to 49% of housing units within those NRSA areas may be made available to households with incomes > 80% of AMI to create mixed income neighborhoods in an effort to reduce concentration of low-income households.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Within the past year, there have been more than 300 units in private rental apartment communities in Raleigh that have been acquired by real estate developers, cleared or about to be cleared, and new upscale apartments developed or in the process of development. The nature of the market, including rising land values, a surge of interest in renting rather than buying, and national trends with local impact, all suggest that the loss of more private affordable units will continue for at least the next five years.

There are approximately 1,000 units of HUD financed or insured rental communities in Raleigh that have recently passed their affordability expiration date.

Does the availability of housing units meet the needs of the population?

The extent of cost burden borne by households, both owners and renters, with incomes less than 80% of AMI indicates that the supply of existing and planned housing units do not meet the needs of this population segment. In fact the rate of growth in the need for affordable housing is accelerating while the production of affordable housing has remained relatively flat. To create housing for households with incomes less than 80% requires deeper subsidy in the Raleigh housing market, particularly in neighborhoods experiencing market pressure that is pushing land prices up. This increases the challenge when available resources are flat or decreasing.

Describe the need for specific types of housing:

There is a need for 1-bedroom units for persons needing wrap-around supportive services as they exit homelessness. There is also a need for more two and three bedroom apartments for working, low-income families and individuals who do not need supportive services. For these families, the greatest challenge is getting by on income from a minimum wage job.

Discussion

There is a need for more affordable rental housing—1-bedroom, 2-bedroom, and 3-bedroom units—in addition to more affordable single-family housing for income eligible homebuyers. All of this housing needs to be developed along transit routes and in proximity to job centers, both areas where land costs are rising. This is the challenge that the Raleigh housing market presents to affordable housing developers.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The cost of housing in the Raleigh market is steadily rising. From the information below, home value is rising at a faster rate than contract rent. Between 2000 and 2010, there was a 33% increase in median home value as opposed to an 11% increase in contract rent between 2000 and 2010.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2010	% Change
Median Home Value	152,400	203,300	33%
Median Contract Rent	627	695	11%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	10,311	14.6%
\$500-999	51,981	73.6%
\$1,000-1,499	6,576	9.3%
\$1,500-1,999	972	1.4%
\$2,000 or more	765	1.1%
Total	70,605	100.0%

Table 30 - Rent Paid

Data Source: 2006-2010 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	3,640	No Data
50% HAMFI	20,734	2,760
80% HAMFI	51,893	14,069
100% HAMFI	No Data	24,738
Total	76,267	41,567

Table 31 – Housing Affordability

Data Source: 2006-2010 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	634	741	878	1,137	1,412
High HOME Rent	675	766	878	1,137	1,412
Low HOME Rent	675	750	878	1,038	1,158

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There is an insufficient supply of housing for households at the lower end of the income ladder, both renters and homeowners, though the problem is more widely shared by renters.

How is affordability of housing likely to change considering changes to home values and/or rents?

Given current trends, it is anticipated that for the next five years prices will continue to rise at a slow but steady pace, putting continual upward pressure on home values and rents. The loss of older, modest apartment communities that are privately held provide the majority of affordable housing in Raleigh: only approximately 8% of all the rental units in Raleigh have been recipients of subsidy of some kind; this includes Section 8 vouchers.

These older, modest rental communities are being privately redeveloped into upscale rental. The rents on the new units influence rents in the areas where they are developed, when existing rentals are in good repair. This process reduces what is affordable to low income families and individuals to only those rental units that are substandard and for which renters with felony records or poor credit history must pay exorbitant weekly rates. Some families must find refuge in hotels or motels because they lack the first and last month's rent plus security deposit required by reputable landlords.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

HOME rents and Fair Market Rents in Raleigh are roughly comparable with the Area Median Rent, broadly speaking. Of course this varies by location. The greater impact on the type and number of affordable units developed will be the individual housing market study that each developer must do when applying for funding from a grant source, such as Low Income Housing Tax Credits, for example. The City has not traditionally acted as developer of affordable units; rather it has been one of several funding sources. Criteria for funding include: the development meets basic criteria of financial feasibility, contributes to neighborhood revitalization, and will be affordable while using quality construction. If funds are available, the City will support the development of the units.

Discussion

As previously stated, the City may need to consider new ways to increase the production of affordable units and/or preserve exiting affordable units as the need continues to outstrip the supply and the gap between need and supply widens.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Raleigh is experiencing a period of rapid growth that began in the 1990s and accelerated after 2000: from 2002 to 2009, Raleigh's population grew by 100,000 people. The city continues to grow on average by almost 10,000 people per year. 53,250 of Raleigh's households are single-person households (32.8% of all households). Of those single-person households, only about 20% (10,510) are over 65 years of age. Raleigh's median age is fairly young: 31.9. The continued influx of individuals and families wanting to live in proximity of downtown is putting pressure on land prices within Raleigh's Beltline. This applies pressure on owners of older, modest apartment communities where land prices exceed improvements, making these private market affordable communities ripe for redevelopment, usually into upscale market apartments.

For homeownership, 68% of all owner-occupied homes were built after 1980. However, since 2011, only approximately 19% of all permitted residential units have been single-family detached for homeownership.

Definitions

There are no definitions for "**substandard condition**" and "**substandard condition but suitable for rehabilitation**" within the Raleigh housing code. There is a definition within Raleigh's code in reference to dwellings that are "**unfit for human habitation**". There is also in section 11.6.8 a reference to repair orders being issued: if the repairs can be made for less than 50% of the value of the dwelling then an order is issued to **repair or vacant and close**; if, however, repairs exceed 50% of the value of the dwelling orders are issued to **repair or demolish**.

Article 11.6, Housing Code

Sec. 11.6.1. Preamble; Definitions

A. Pursuant to G.S. 160A-441, it is hereby found and declared that there exist in the City of Raleigh and its extraterritorial jurisdiction dwellings which are unfit for human habitation due to dilapidation, defects increasing the hazards of fire, accidents or other calamities, lack of ventilation, light or sanitary facilities, or due to other conditions rendering such dwellings unsafe or insanitary, or dangerous or detrimental to the health, safety or morals, or otherwise inimical to the welfare of the residents of the City and its extraterritorial jurisdiction.

B. This Article establishes minimum requirements for the initial and continued occupancy of all buildings used for human habitation and does not replace or modify requirements otherwise established for the construction, repair, alteration or use of buildings, equipment or facilities except as provided in this Article.

Sec. 11.6.8. Service of Order, Contents

If after notice and hearing, the inspector determines that the dwelling is unfit for human habitation pursuant to the minimum housing code standards of *Sec. 11.6.3.*, he shall state, in writing, his findings of fact in support of such determination and shall issue and cause to be served upon the owner other parties having an interest in the dwelling, an order stating the following:

A. If the repair, alteration or improvement of the dwelling can be made at a reasonable cost in relation to the value of the dwelling, not to exceed 50 percent of the value, requiring the owner within the time specified, to repair, alter or improve such dwelling to render it fit for human habitation or vacate and close the dwelling as a human habitation; or

B. If the repair, alteration or improvement of the dwelling cannot be made at a reasonable cost in relation to the value of the dwelling, not to exceed 50 percent of the value, requiring the owner, within the time specified in any event and not less than 90 days, to repair, alter or improve such dwelling to render it fit for human habitation, or remove or demolish such dwelling.

Chapter 12, Unified Development Ordinance: Definitions

Unfit for human habitation

That conditions exist in a dwelling, dwelling unit, rooming house or rooming unit which violate or do not comply with one or more of the minimum standards of fitness or one or more of the requirements established by this article.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	20,870	25%	32,260	46%
With two selected Conditions	554	1%	1,872	3%
With three selected Conditions	124	0%	279	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	62,524	74%	36,194	51%
Total	84,072	100%	70,605	100%

Table 33 - Condition of Units

Data Source: 2006-2010 ACS

Regarding "Condition of units"

Overwhelmingly, the most common "condition" is cost-burden, with the second most common "overcrowding." This is true for both renters and homeowners. The total number of housing units with three or more conditions is only 403, according to the data, a statistically insignificant number compared with the total number of units in Raleigh, which is 154,677, according to the CHAS.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	25,483	30%	16,719	24%
1980-1999	31,783	38%	28,942	41%
1950-1979	21,829	26%	21,302	30%
Before 1950	4,977	6%	3,642	5%
Total	84,072	100%	70,605	100%

Table 34 – Year Unit Built

Data Source: 2006-2010 CHAS

Raleigh's Housing Stock Challenge: Rental

68% of all owner-occupied housing units were built after 1980, as were 65% of all rental units. However, the 21,829 owner-occupied units and 21,302 rental units were built between 1950-1979. Many of these units, particularly multi-family rentals, may be ripe for redevelopment, as they have become out-dated, lack amenities people have come to expect, and are considered architecturally undesirable. Due to these issues, some of the apartment communities from this period offer affordable rents on the private market. However, when these development are located with Raleigh's Beltline, their rising land values put pressure on owners to sell for redevelopment for the purpose of developing more upscale units, which are no longer affordable to low and moderate income individuals and families. This presents a challenge that the City recognizes as needing a policy response.

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	26,806	32%	24,944	35%
Housing Units build before 1980 with children present	8,585	10%	47,339	67%

Table 35 – Risk of Lead-Based Paint

Data Source: 2006-2010 ACS (Total Units) 2006-2010 CHAS (Units with Children present)

Lead-Based Paint Poisoning in Wake County

The North Carolina Lead poisoning Prevention Program (CLPPP) currently coordinates clinical and environmental services aimed at eliminating childhood lead poisoning. Using data that is most currently available, there were approximately 12,000 children aged 6 months to 6 years tested for lead poisoning

in 2010. Of those children tested, 6 had lead blood levels of 10-19 micrograms per deciliter. In 2012, the Centers for Disease Control (CDC) changed the recommendation to begin diagnostic testing for all children who have an initial blood test result of 5 or greater micrograms per deciliter; however, environmental investigations guidelines remain unchanged.

Childhood Blood Surveillance Data, 2010

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

REO Properties

A search of www.auction.com finds: there are "40 single-family homes on auction in Raleigh, NC"; "1 triplex on auction"; and three condos/townhouses on auction"

Abandoned Vacant units

Raleigh's Housing Inspection Administrator responded to the question "How many vacant properties are there in the city?" by writing "We only keep records of existing housing cases that are or become vacant during the case. We do not have any records of vacant housing where there isn't any case activity. So I don't think our number would help very much. Currently there are only 68 vacant houses on our list. I would guess there are probably 3 to 4 times that throughout the city." This would put the range of vacant and abandoned houses in Raleigh somewhere between 204 and 272. These numbers are quite small considering that Raleigh is approximately 145 square miles with more than 175,000 dwelling units.

Vacant units in Raleigh: 2010

According to the 2010 Decennial Census, there were 176,124 housing units in Raleigh.

87,284 (50% of total) were owner-occupied.

75,715 (43% of total) were rentals.

13,125 (7% of total) were vacant.

Of those that are vacant:

- For rent: 6,645
- Rented, not occupied: 303
- For-sale only: 2,361
- Sold not occupied: 377
- Seasonal, recreational, or occasional use: 973
- All other vacant: 2,466

These data suggest that 2,466 units may be uninhabitable, though that is not necessarily the case. This accounts for 0.014% of all residential units. Though even one uninhabitable unit is too many, this still represents a very small number.

Need for Owner and Rental Rehabilitation

Generally speaking, Raleigh's housing stock is in good condition. Well over two-thirds of all housing units in Raleigh are less than 30 years old. Raleigh's Residential Inspection Division is complaint driven: almost all housing inspections are initiated by a call from the public. Raleigh does not do concentrated code enforcement. During the last three years (2012-2014), there were a total of 2,230 code violations (unduplicated).

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

According to the data provided, there is estimated to be approximately 31,717 rental units in Raleigh with children who could be exposed to LBP hazards. Approximately 32% of all households in Raleigh have children under 18 years of age. Approximately 20% of all households in Raleigh have incomes below \$25,000. By multiplying $31,717 \times .32 \times .20 = 2,070$ possible households of low-income families with children who may be exposed to LBP hazards.

Discussion

Raleigh's housing stock is generally speaking in good condition since a high percentage of it is less than 30 years old, built to accommodate Raleigh's rapidly growing population. However, there are areas where due to age of housing and lack of resources for upkeep, the quality of housing has deteriorated and exhibits need for repair or, in some cases, clearance. Mitigating LBP hazards is built into all City housing programs for households with incomes under 80% of AMI.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Raleigh Housing Authority (RHA) has 1,308 public housing units, soon to be increased to 1,453 units. All units have high inspection scores from HUD and RHA is working to maintain units at high standards.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	43	1,419	3,799	0	3,799	0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are 1,308 public housing units before adding the Walnut Terrace new units, which are being leased up. Once Walnut Terrace’s 145 public housing units are leased and online, the total count will be 1,453 units. RHA’s public housing units are in excellent condition. Please see the average inspection scores below.

Public Housing Condition

Public Housing Development	Average Inspection Score
Terrace Park	96
Carriage House	98
Stonecrest	97
Capital Park	99
Birchwood/Eastwood	93
Glenwood Towers	94
The Oaks	98
Mayview	99
Meadow Ridge	98
Heritage Park	98
Chavis Heights	99
Valleybrook	93
Kentwood	95
Berkshire Village	98
Single Family Homes	98

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The Raleigh Housing Authority (RHA) is just completing a large revitalization project and will likely take several more years before being able to embark on another large scale redevelopment. RHA will be replacing roofs on two public housing communities which total 100 units. RHA is also planning to replace the elevators in a 286-unit senior high-rise building. For the most part RHA's public housing units are in great condition as indicated by the HUD inspection scores.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

RHA is participating in a partnership with the City of Raleigh and AT&T to bring free wireless service to its public housing communities. The analysis is currently underway to determine which communities will be able to tap into the AT&T network. RHA is currently undertaking the installation of security cameras in all communities where it is feasible. This was requested by the residents. RHA addresses work order requests within three business days. RHA works to maintain the housing units to the highest standard possible. Based on the most recent HUD inspections, RHA's properties are rated as "A" properties.

Discussion:

The Raleigh Housing Authority is taking steps to ensure that housing units are well-run and livable for tenants. It is working on revitalizing one of its largest public housing developments and exploring free wireless service for residents.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Homeless facilities and services consist of an interwoven network of care provided by Wake County Human Services, non-profit organizations, and health clinics. Client referrals are made between all of the organizations to ensure that the appropriate care is given as soon as possible. The Continuum of Care, also known as The Partnership to End and Prevent Homelessness is the umbrella organization for all homeless facilities and services, and consists of members of all of the agencies and organizations. This structure enables coordination and cooperation among all providers, which allows the community to assist the needs of homeless persons in a comprehensive and cohesive manner.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	191	7	175	360	0
Households with Only Adults	481	120	241	555	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	10	10
Unaccompanied Youth	6	0	0	2	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Alternate Data Source Name:
Raleigh/Wake 2014 Housing Inventory Chart
Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Health services that are targeted to homeless persons in Raleigh are provided by:

- Wake County Human Services, Division of Public Health
- Wake Health Services-Horizon Health- a nonprofit that has a healthcare for the homeless program and provides healthcare specifically targeted to persons who are homeless. Healthcare services are provided at the organization's main office, which is a family medicine practice and at the S. Wilmington St. Center, the largest men's emergency shelter in the community, the second largest in the state.
- Urban Ministries of Wake County-a nonprofit that operates the Open Door Clinic. This clinic serves persons who are low-income, including persons who are homeless.

Mainstream mental health services in Raleigh and Wake County coordinated by Alliance Behavioral Health Care. Alliance is the insurer of services and contracts with services providers in the community to deliver mental health services. In addition, there are a few mental health teams that specifically serve homeless persons:

- Wake County McKinney Team-outreach and on-going mental health services to persons who are homeless and formerly homeless
- Wake County's Community Outreach Team-a mental health team located at Cornerstone, a day center for homeless persons that is operated by Wake County
- SouthLight
- Monarch Behavioral Health Care
- Triangle Family Services

Employment services for persons who are homeless are provided by:

- Wake County/North Carolina Works Career Development Center
- Wake County Housing Division's Homeless Employment Initiative-offered to men staying at the S. Wilmington St. Center emergency shelter
- StepUp Ministries-a nonprofit that operates an intensive job training program for persons who are unemployed or under employed, including persons who are homeless
- Inter-Faith Food Shuttle-a nonprofit that operates a culinary job training program specifically for persons who are homeless.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The following agencies provide services and facilities for homeless persons. All agencies serve chronically homeless persons. Other populations as requested above are mentioned next to the agency listed below.

- Wake County Human Services South Wilmington Street Center: Men - shelter and supportive services
- Raleigh Rescue Mission: Men, women, and families - shelter and supportive services
- Wake Interfaith Hospitality Network: Families - shelter, supportive services, transitional supportive housing, and rapid rehousing
- The Salvation Army: Female headed families - shelter and supportive services
- PLM Families Together: Families - transitional supportive housing, rapid rehousing, and supportive services
- Triangle Family Services: Families - supportive services, self-sufficiency classes, and rapid rehousing
- Passage Home: Families - transitional supportive housing, permanent supportive housing, and rapid re-housing
- The Caring Place: Families - transitional supportive housing
- Catholic Charities: Families and Individuals - permanent supportive housing
- Urban Ministries/ Helen Wright Center: Women - shelter and supportive services
- Women's Center of Wake County: Women - supportive services and rapid re-housing
- Haven House/Wrenn House: Unaccompanied Youth: shelter, supportive services, and rapid rehousing
- Hope Center at Pullen Baptist Church: Unaccompanied Youth after Foster Care - supportive services and rapid re-housing

Veterans and their families:

- The Veterans Affairs - connections to employment, supportive services, and housing and VASH vouchers
- South Wilmington Street Center- Supportive Services, connections to housing and VASH vouchers
- CASA- Permanent Supportive Housing
- Volunteers of America and Passage Home-Veteran's Intake Center-provides case management, rapid re-housing assistance, and outreach through a SURGE grant
- Passage Home-housing and services to veterans and their families through the Veteran's Affairs grant per diem program and an SSVF grant

Special Needs Populations:

- Interact: Victims of domestic violence (men, women, and children): shelter, supportive services

- Healing Place for Men: Men - shelter, supportive services, transitional housing, Recovery for Substance Abuse
- Healing Place for Women: Women - shelter, supportive services, transitional housing, and Recovery for Substance Abuse
- Southlight: Men and Women - supportive services and transitional housing

Mentally disabled homeless persons:

- CASA - permanent supportive housing
- Wake County Supportive Housing - Shelter Plus Care vouchers, Wake County vouchers, and supportive services

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Being able to provide adequate services for special needs populations continue to be a concern. Each population has its own unique service needs. The City of Raleigh plans to address housing needs for persons who are not homeless and have special needs through funding of additional units of permanent supportive housing over the next 5 years. Plans are described in more detail in the information below.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

According to consultations done in the community, supportive housing needs for the following populations include:

- **Elderly and Frail Elderly:** Case management, Education about housing options, Retrofits for elderly who are disabled to enable them to remain in their homes, such as: grab bars, tub/shower modifications, wheelchair ramps, and door widening.
- **Persons with disabilities:** Necessary services and in-home services, many services are not covered by Medicaid, transportation
- **Persons with alcohol or drug addictions:** More permanent supportive housing in sobriety housing with roommates, more temporary shelter beds
- **Persons with HIV/AIDS and their families:** Transportation, budgeting classes, and child care
- **Public housing residents:** Employment, day care assistance, expanded in-home health services, transportation for the elderly and disabled, assistance with prescription costs, and many of the problems experienced by low-wealth families.
- **Youth aging out of foster care:** Housing case management

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Persons returning from mental health institutions: Alliance Behavioral Healthcare, the local assurer of mental health services, operates the Transitions to Community Living Initiative. This state-sponsored program assists adults with severe and persistent mental illness and serious mental illness in transitioning from institutional settings (group homes, adult care homes, hospitals) to independent community living. Assistance is provided through mental health services, housing subsidies, life skills training, and employment training. Alliance is the first contact in Raleigh and Wake County for persons with mental illness being discharged from institutions. Additionally, Alliance works with Wake County

Human Services to house persons through the County's housing subsidies specifically for persons with mental illness.

Persons returning from physical health institutions: In 2015, WakeMed Hospital began development of a discharge outreach team of six social workers, to be expanded to 10, who will provide social service assistance to emergency department high utilizers who are uninsured. All the social workers are trained in SOAR. The anticipated number of the uninsured high utilizers is approximately 310-350, many of whom are homeless, mentally ill, and/or substance abusers. The objectives are to help guide the clients through the medical system, help get them the benefits they are eligible for, encourage them to obtain the prescriptions and services they need, and direct them to the most appropriate level of care to meet their needs. The goal is to be proactive and preventive rather than address problems in the emergency department.

In addition, over 1,600 ex-offenders are released into Wake County annually from the North Carolina prison system. (See Attachment for MA-35 in appendix). This averages approximately 133 persons a month returning to Wake County. Raleigh's population is approximately 40% of the county total, so approximately 53 ex-offenders return to Raleigh every month in need of housing and employment. Given the reluctance of many landlords and employers to rent to or hire people with a criminal record, this presents a significant challenge. A few of the nonprofit housing providers serve this population but clearly the services and housing available provides only a small portion of what is need.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City of Raleigh will make funds available through an RFP for the development of additional units of supportive housing for persons who are disabled, but not homeless. Additional units will support the work of Wake County Human Services, Alliance Behavioral Healthcare and other service providers in the community who provide the services for persons who are in supportive housing. Additionally, it is possible that the City will fund some supportive services through its Community Enhancement Grant, which is funded under the CDBG public services cap.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Though the City of Raleigh does not provide direct supportive services, the City of Raleigh will make funds available through an RFP for the development of additional units of supportive housing for persons who are disabled, but not homeless. Additional units will support the work of Wake County Human Services, Alliance Behavioral Healthcare and other service providers in the community who provide the services for persons who are in supportive housing. Additionally, it is possible that the City

will fund some supportive services through its Community Enhancement Grant, which is funded under the CDBG public services cap.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

- State of North Carolina law does not allow for inclusionary zoning and efforts in the past to pass laws (or introduce bills) to allow it in specific jurisdictions were unsuccessful. Since North Carolina is a “Dillon Rule” state whereby cities only have the powers granted them by the state legislature, the City of Raleigh is limited in its ability to innovate in creating additional affordable units beyond traditional methods already allowed in state law. Most of these involve financial investments by the City and, of course, such methods can only reach as far as the funds that are available.
- Raleigh’s 2009 comprehensive plan envisioned the elimination of its zoning barriers to allow for a proliferation of accessory dwelling units (which had been nearly impossible to site in the city) but the NC General Assembly passed legislation that prevented the City from implementing the form of ADU ordinance City staff created.
- The state Qualified Allocation Plan requirements make it difficult for a single city, even one that is growing rapidly, to receive more than two low-income housing tax credit development per year and the scoring system discourages mixed income housing and redevelopment of inner-city sites except in narrow circumstances. Raleigh has pointed out to NCHFA in the past these concerns as well as an apparent suburban bias in the LIHTC scoring system.
- Affordable housing is a low priority at the state level and elimination of state housing tax credit for the development of low-cost housing has reduced the funds available to address housing needs statewide.
- Efforts by the City of Raleigh since 2005 to incentivize good behavior among landlords and their tenants were neutralized by actions of the state General Assembly.
- Although the City of Raleigh has seen slight increases in CDBG and ESG allocations provided by the federal government in recent years, HOME dollars are shrinking and no funding source is keeping pace with inflation.
- The formula used by HUD to allocate CDBG includes “age of housing” among the metrics. Raleigh is seeing private sector removal of significant numbers of older unsubsidized-but-affordable apartment communities. This trend could-ironically-reduce the funding available to the City to address its shrinking supply of such units.
- Federal funding for maintaining existing or building new public housing has been on a long-term downward trend (including the elimination of HOPE VI) and resources to address housing for the non-homeless hardest-to-serve (e.g., the working poor) is very limited.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The City of Raleigh and Wake County both continue a trend of rapid growth. Raleigh's unemployment rate of 4.1% (2014) continues to be lower than the state (6.6%) and the nation (6.6%). Planning efforts attempt to both accommodate and guide this growth, with plans and studies focusing on transit corridors, growth centers, and the downtown. The City's new Unified Development Ordinance (UDO), expected to be fully in force in 2015, will put in place the regulations for implementing the 2030 Comprehensive Plan, a plan that encourages increased density, multi-modal transportation, complete streets, and walkability. The 2030 Comprehensive Plan is currently going through its first 5-year update. There is a growing interest among decision makers to direct support toward transit. Over the next five years, the local economy looks very positive. However, it's important to remember that the thriving economy's benefits will not reach Raleigh residents lacking marketable skills and those struggling with drug addiction and/or mental illness. Finding the means to bring these individuals into the local economy must remain a constant effort.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	352	661	0	0	0
Arts, Entertainment, Accommodations	16,554	24,826	13	13	0
Construction	5,674	12,255	5	6	1
Education and Health Care Services	22,308	38,607	18	20	2
Finance, Insurance, and Real Estate	9,629	18,707	8	10	2
Information	4,760	6,003	4	3	-1
Manufacturing	11,349	8,481	9	4	-5
Other Services	4,528	8,437	4	4	0
Professional, Scientific, Management Services	18,010	33,628	15	17	2

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Public Administration	293	586	0	0	0
Retail Trade	17,969	26,400	15	14	-1
Transportation and Warehousing	3,416	4,445	3	2	-1
Wholesale Trade	8,474	12,490	7	6	-1
Total	123,316	195,526	--	--	--

Table 40 - Business Activity

Data Source: 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	216,173
Civilian Employed Population 16 years and over	200,918
Unemployment Rate	7.06
Unemployment Rate for Ages 16-24	19.75
Unemployment Rate for Ages 25-65	4.72

Table 41 - Labor Force

Data Source: 2006-2010 ACS

Occupations by Sector	Number of People
Management, business and financial	60,898
Farming, fisheries and forestry occupations	8,526
Service	17,527
Sales and office	31,919
Construction, extraction, maintenance and repair	14,459
Production, transportation and material moving	7,489

Table 42 – Occupations by Sector

Data Source: 2006-2010 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	137,862	74%
30-59 Minutes	42,055	22%
60 or More Minutes	7,120	4%
Total	187,037	100%

Table 43 - Travel Time

Data Source: 2006-2010 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	10,698	1,194	6,826
High school graduate (includes equivalency)	23,965	2,553	7,962
Some college or Associate's degree	44,343	2,777	9,147

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	85,129	3,403	12,263

Table 44 - Educational Attainment by Employment Status

Data Source: 2006-2010 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	1,065	4,013	2,451	2,039	1,733
9th to 12th grade, no diploma	5,014	4,208	2,499	3,508	2,635
High school graduate, GED, or alternative	10,203	11,000	9,311	14,169	7,232
Some college, no degree	26,286	12,586	12,416	15,179	5,905
Associate's degree	1,455	4,773	4,404	7,004	1,568
Bachelor's degree	8,234	25,043	18,719	23,967	6,785
Graduate or professional degree	911	9,776	9,437	14,017	4,661

Table 45 - Educational Attainment by Age

Data Source: 2006-2010 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	16,765
High school graduate (includes equivalency)	24,626
Some college or Associate's degree	32,351
Bachelor's degree	46,356
Graduate or professional degree	58,910

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2006-2010 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Business, management and financial, and sales and services, as well as government are the major employment sectors in the jurisdiction.

Describe the workforce and infrastructure needs of the business community:

The business community continues to need qualified talent in order to meet their growth needs. This is particularly true in IT, Life Sciences, and Financial Services. Training and education programs to support all levels of employees continue to be important. K-12 education, Wake Tech Community College and state Colleges and Universities are an important part of the infrastructure that supports the talent required by our companies. In addition, programs provided by Capital Area Workforce Development Board remain important.

As for infrastructure, transportation networks for moving goods and people are important to the business community. Planning for the Region's growth and providing for the mobility needs of our community will continue to be an area of need.

Google Fiber and AT&T Fiber are bringing important technology infrastructure to our area which will spur business growth and support entrepreneurs in our community as affordable high speed internet becomes available.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The new downtown Raleigh plan underway will spur significant private sector and public sector investment as the next 10 year plan for downtown Raleigh takes shape. Additional private sector investment in the warehouse district, near Nash Square and Moore Square in Downtown coupled with public sector investments in Union Station and transit will provide new opportunities for business growth. In addition, the Blue Ridge Corridor Plan, the New Bern Avenue Corridor Study, and other planning efforts throughout Wake County will provide additional business opportunities. As growth continues, the need for schools will increase. In addition, Wake Tech has significant growth plans throughout Wake County to serve the needs of the region's growing community.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Wake County is fortunate to have an award-winning public school system, the fastest growing large community college in the country and 12 colleges and universities within the county boundaries, not to mention additional institutions in the Region. In addition, the county has multiple apprenticeship programs, internship opportunities and the engagement of the business community in the cultivation of talent. That said, the focus on preparing our citizens for the jobs of today and the future must remain a focus.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The NC Community College system offers several training programs including Customized Industry Training (Manufacturing Skills, Leadership & Management, Lean Six Sigma, Computer Skills, etc.), Professional Development / Soft Skills Training, etc. The Capital Area Workforce Development Board offers On the Job Training for companies and employees, as well as other programs to support workforce needs.

In addition, Wake County Public Schools and Wake Tech have teamed up to provide training through the Vernon Malone College and Career Academy designed to prepare students for today's jobs. In addition, Wake Tech and NC State University have partnered on programs like BTEC (Biotechnology Training & Education Center) to provide skills training for those interested in a job in biotechnology manufacturing.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of Raleigh partners with the Greater Raleigh Chamber of Commerce. The City also created in 2014 the Office of Economic Development to assist business start-ups and others relocating to the area. There are two Business Improvement Districts (BIDs) that the City partners with: The Downtown Raleigh Alliance (DRA) and the Hillsborough Street Community Service Corporation. The City has received TIGER grants and provided local funds as well for the development of Union Station, a multi-modal AMTRAK / light rail / high speed train / bus station in the warehouse district, which should stimulate considerable growth downtown and regionally.

One of the programs of the Chamber is Wake County Economic Development, a public-private partnership for economic development countywide. The WCED program focuses on business recruitment and expansion, existing industry support, PR and marketing efforts, talent recruitment and retention, and support for entrepreneurs and innovation.

The City's annual economic goals are determined by the Raleigh City Council.

Discussion

The City of Raleigh specifically and Wake County generally are both actively establishing policies and programs to support and encourage continual growth. Raleigh's population is very well educated: 48% of Raleigh's adults have bachelor degrees or greater. Training opportunities are plentiful for people who want to maintain or enhance their skills and for those needing to get back into the workforce or change careers. There are still, however, a significant minority with few marketable skills and other challenges with less opportunity to obtain a living wage. More efforts could be made to address the needs of this economic demographic.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Neighborhoods near downtown generally have more housing problems because of the age of the housing. Housing problems tend to be concentrated in areas where poverty is concentrated. The City defines "concentration of poverty" as areas with 30% or greater of households with incomes below the poverty level.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

There are six census tracts in Raleigh where these cost burdens among minorities tend to be concentrated, primarily just inside and adjacent to the south and east of the downtown business district (CT 507, 508, 509, 520.01) and in the northeast off Capital Blvd (527.04, 540.08).

Census Tract	% of Families in Poverty	% of Minority Population
Citywide	11.8%	42.0%
507	39.9%	87.9%
508	57.8%	60.1%
509	57.6%	89.7%
520.01	38.8%	62.4%
527.04	31.1%	63.9%
540.08	36.1%	65.0%

These areas exhibit two characteristics, one relating to poverty, the other to race/ethnicity, and they must meet both:

- (1) More than 30% of the households in the census tract live below poverty level; AND
- (2) The population of the census tract is greater than 50% minority.

What are the characteristics of the market in these areas/neighborhoods?

The census tracts immediately south and east of the downtown business district are largely redevelopment areas. Some of the CTs are exhibiting very positive signs of revitalization, assisted by redevelopment activities supported by the City and market forces. The challenge in those areas (CTs 507 and parts of 508 and 509) is to ensure long-term affordability of the housing that is constructed or rehabbed as part of revitalization efforts. Many of these areas lack grocery stores and other such amenities within easy access. The areas are also largely rental.

Are there any community assets in these areas/neighborhoods?

In some of the neighborhoods to the south and west of downtown, a City effort is underway to develop a plan for the arterials that is engaging many stakeholders, including neighborhood groups, churches, businesses, and interested residents. Most of the neighborhoods in the census tracts indicated above have neighborhood organizations, neighborhood watch groups, civic organizations, and business involvement.

Some community assets in the areas are:

- Shaw University and St. Augustine's University, two historically black universities
- East Raleigh-South Park National Historic District

Are there other strategic opportunities in any of these areas?

In the southern census tract south of downtown, a large planning effort is underway that has engaged civic organizations, churches, residents and businesses. This area is the southern gateway to downtown. This planning effort represents significant opportunity for improvement along the corridor which will benefit the neighborhoods that lie on either side of the main arterials.

There is also discussion, currently at staff level, of initiating a planning effort with extensive public involvement to create two Neighborhood Revitalization Strategy Areas (NRSAs), which would replace the redevelopment plans, for the East College Park and South Park neighborhoods within the period covered by this Consolidated Plan.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Consolidated Plan for the next five years will focus on three priorities:

- (1) Increasing the supply of affordable housing in the city
- (2) Enhancing the homeless to housing continuum
- (3) Revitalizing Neighborhoods

While some programs will be available to income eligible residents, there will be a geographic focus to the priorities listed above:

- (1) The East College Park area; and
- (2) The South Park area

Two horizon issues may impact the strategic plan during the plan period. The City of Raleigh Housing and Neighborhoods Department, Community Development Division is working on:

1. An Affordable Housing Plan. This plan will lay out specific tools for increasing the supply of affordable housing, as well as annual goals for the number of units produced.
2. Update of the City's Scattered Site policy. The scattered site policy helps ensure distribution of affordable housing in the City and supports affordable housing choice.

Once these items are finalized, they will be presented to City Council.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	COLLEGE PARK
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The target area is bounded by the following streets: E: Raleigh Boulevard, W: Hill Street, N: Oakwood Ave., and S: New Bern Avenue.
	Include specific housing and commercial characteristics of this target area.	Blighted commercial structures and a mix of vacant lots and blighted residential structures.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Most of the area is within or adjacent to an adopted redevelopment area. The citizen consultation process for the combined area began in early 2015 and will conclude in December 2015. East College Park has been identified in numerous years' Action Plan meetings as a "focus area" for City investment and is a proposed NRS area.
	Identify the needs in this target area.	The utility systems in the southern section were evaluated several years ago by the city Public Utilities Department and severe deficiencies (crumbling terra cotta lines, root intrusion, insufficient grade for proper operation of gravity lines, etc.) were discovered.
What are the opportunities for improvement in this target area?	New mixed income housing to include affordable and market-rate units, both rental and owner-occupied.	
Are there barriers to improvement in this target area?	The area south of Oakwood Avenue is in need of new water, sewer, and storm drainage systems, but the City is moving forward to install them beginning in 2015. The area north of Oakwood Avenue is being studied for infrastructure needs, which will be addressed as needed, and the owner of the apartment community is attempting to rebuild as individual buildings become empty.	

2	Area Name:	SOUTH PARK REDEVELOPMENT AREA
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The target area boundaries are as follows: E: Little Rock Creek , W: Wilmington Street, N: Martin Luther King, Jr. Boulevard, S: Hoke Street. This is the portion of the South Park Redevelopment Area south of Martin Luther King, Jr. Boulevard (the area to the north of MLK has been addressed to a significant extent, but little investment has occurred south of MLK).
	Include specific housing and commercial characteristics of this target area.	Primarily blighted rental housing (some of it boarded), vacant lots, small stores in poor condition.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The area is essentially the portion of the South Park Redevelopment Area that has not been addressed, except in minor ways. The area has been identified within the last ten years as a Neighborhood Quality Team focus area as well as an area of concentrated community policing. The South Park area (with a slightly different geography) is included in the City's comprehensive plan as "Area 17" and the comp plan recommends improving and diversifying the housing stock in the area.
Identify the needs in this target area.	Severe blight, street crime, minimal public amenities.	
What are the opportunities for improvement in this target area?	New sidewalks, city bond funding for private redevelopment for mixed-income housing for rental and ownership, removal of dilapidated rental housing and public facility improvements. . There is interest among several nonprofit organizations and for profit entities to provide some level of private redevelopment in South Park South, but may seek City funding.	

	Are there barriers to improvement in this target area?	The area is very blighted and to create significant opportunities for construction of new affordable houses and businesses will be very expensive and take several years to make a discernable difference.
3	Area Name:	CITYWIDE
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	SKILLS DEVELOPMENT
	Identify the neighborhood boundaries for this target area.	The City of Raleigh corporate boundaries.
	Include specific housing and commercial characteristics of this target area.	There are several areas in the city lacking affordable housing opportunities. The Housing Location policy of the City also encourages distribution of affordable housing opportunities and to avoid concentration and of affordable housing.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Resident input has encouraged the City to address citywide affordable housing needs.
	Identify the needs in this target area.	The biggest issue for all households with incomes below \$50,000 is cost burden. Overcrowding is the next most common issue.
What are the opportunities for improvement in this target area?	Increasing the supply and opportunities of affordable housing throughout the city will seek to address the issue.	
Are there barriers to improvement in this target area?	Barriers include limited resources, land appropriately zoned, increasing land cost within Raleigh Beltline, among others.	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Raleigh since the 1970s has used state urban redevelopment law to delineate high-priority areas for public investments, meaning redevelopment areas were qualified by the Planning Commission and related redevelopment plans were adopted by City Council. The redevelopment plans are used as the basis for neighborhood revitalization investments using CDBG and local dollars to remove blight and create new housing opportunities.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Supply of Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	CITYWIDE
	Associated Goals	Increase the supply of affordable housing
	Description	Over the next 5 years, the City of Raleigh will increase the number of units of affordable housing in the jurisdiction. This priority is for both rental and homeownership units that are affordable to extremely low, low, and moderate income households.
	Basis for Relative Priority	The need for additional affordable housing in the City of Raleigh is evidenced in the demographics of households who are cost burdened and those living in poverty. In 2010, 33,790 renters and 27,313 homeowners were cost burdened. 11.8% of Raleigh households lived in poverty according to the American Community Survey (ACS) 2009-2013 estimate. Most of the subsidized multi-family rental units in the City have extensive waiting lists. The Raleigh Housing Authority has waiting lists for public housing units and the waiting lists for Section 8 rental subsidies are several years long. The scarcity of affordable housing and a growing population make it important for the City to proactively address this need by using new strategies to make more affordable housing available for the growing number of lower income households. The stability provided by safe and affordable housing improves quality of life, makes it easier to hold down a job, and provides greater access to essentials such as food, transportation, and quality child care. Access to affordable housing can prevent homelessness.
2	Priority Need Name	Homelessness to Housing Continuum
	Priority Level	High

	Population	Extremely Low Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	CITYWIDE
	Associated Goals	Enhance the homeless to housing continuum
	Description	The City of Raleigh, along with its partners: Wake County and the Continuum of Care, the Raleigh/Wake Partnership to End and Prevent Homelessness, will work to decrease homelessness and increase exits from homelessness to permanent housing.
	Basis for Relative Priority	In order to make strides in decreasing the number of persons experiencing homelessness, the City of Raleigh and its partners must take an active role supporting housing and services for persons who are homeless and those at-risk of homelessness. The City receives an annual entitlement allocation of Emergency Solutions Grant (ESG) funds from the US Dept. of Housing and Urban Development (HUD). These funds can be used to pay for emergency shelter, rapid re-housing, and prevention activities. The City, Wake County, and the Raleigh/Wake Partnership to End and Prevent Homelessness (RWPEPH) combine funding in order to proactively strengthen the continuum of services and housing.
3	Priority Need Name	Neighborhood Revitalization
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Non-housing Community Development

Geographic Areas Affected	SOUTH PARK REDEVELOPMENT AREA CITYWIDE COLLEGE PARK
Associated Goals	Neighborhood revitalization
Description	Neighborhood revitalization efforts for the next 5 years will focus primarily on College Park and South Park, with College Park perhaps designated as a Neighborhood Revitalization Strategy Area (NRSA).
Basis for Relative Priority	Both College Park and South Park are designated redevelopment areas that the City has been working in under the previous Consolidated Plan. The planning and preparation have been completed for College Park and the area is ready for the redevelopment work to begin.

Narrative (Optional)

The City of Raleigh has identified three priority needs for the 2015-2020 Consolidated Plan, they are:

1. A shortage in the supply of affordable housing
2. The homelessness to housing continuum
3. Neighborhood revitalization

All of the programs in the Consolidated Plan and the Annual Action Plan support the effort to address these needs and will benefit low and moderate households in the City of Raleigh.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Not applicable, City does not have a TBRA program.
TBRA for Non-Homeless Special Needs	Not applicable, City does not have a TBRA program.
New Unit Production	<ul style="list-style-type: none"> • Availability of market financing • Appropriate zoning for land • Land costs
Rehabilitation	<ul style="list-style-type: none"> • Cost of materials • Cost of labor • Owner willingness to participate in program
Acquisition, including preservation	<ul style="list-style-type: none"> • Property values • Access to market financing • Willingness of owners to sell

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Raleigh expects to have approximately \$11 million per year for each of the 5 years covered by this Consolidated Plan. The sources of funding are: federal Community Development Block Grant (CDBG), federal HOME Investment Partnerships (HOME), federal Emergency Solutions Grant (ESG), City of Raleigh Affordable Housing Bonds, and City of Raleigh General Funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,809,629	1,155,740	0	3,965,369	11,238,516	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,015,443	471,678	0	1,487,121	4,061,772	
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	239,845	0	0	239,845	959,380	
General Fund	public - local	Admin and Planning Homebuyer assistance Housing	1,343,630	0	0	1,343,630	5,374,520	City General Fund dollars for HOME match and other community development activities and administration.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Acquisition Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab	4,000,000	0	0	4,000,000	16,000,000	City issued general obligation bond to pay for affordable housing activities.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds will be used to leverage other funds in the following ways:

1. Affordable Housing Development: market rate loans, other public financing (State, County)
2. ESG: County and State ESG funds, as well as funds that will be used for match
3. CDBG: market rate financing for homebuyers and construction for homeownership

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Raleigh has acquired property in both the College Park redevelopment area and the South Park redevelopment area. This property will be utilized for the community development and neighborhood revitalization activities described in this Consolidated Plan.

Discussion

Funds will be used for activities that support the priorities of the Consolidated Plan:

1. Affordable Housing
2. Enhancement of the Homeless to Housing Continuum
3. Neighborhood Revitalization

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
DHIC, INC	Developer	Ownership Rental	State
COMMUNITY ALTERNATIVES FOR SUPPORTIVE ABODES (CASA)	Developer	Non-homeless special needs Rental	Region
Habitat for Humanity of Wake County	Developer	Ownership	Jurisdiction
PASSAGE HOME	Community/Faith-based organization	Rental	Jurisdiction
PLM Families Together	Non-profit organizations	Homelessness	Jurisdiction
Resources for Seniors	Non-profit organizations	Non-homeless special needs	Jurisdiction
Salvation Army	Non-profit organizations	Homelessness	Nation
The Hope Center at Pullen	Non-profit organizations	Non-homeless special needs	Jurisdiction
The Women's Center of Wake County	Non-profit organizations	Homelessness	Jurisdiction
Communities in Schools Wake	Non-profit organizations	public services	Jurisdiction
InterAct	Non-profit organizations	Homelessness public services	Region
NORTH CAROLINA HOUSING FINANCE AGENCY	Government	Ownership Rental	State
RALEIGH HA	PHA	Public Housing	Jurisdiction
StepUp Ministry	Non-profit organizations	public services	Jurisdiction
Triangle Family Services	Non-profit organizations	Homelessness public services	Jurisdiction
Urban Ministries of Wake County	Non-profit organizations	Homelessness public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Wake County Human Services	Government	Homelessness Non-homeless special needs Ownership Rental public facilities public services	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Strengths include:

- The Partnership to Prevent and End Homelessness allows all agencies to coordinate with each other
- Partnerships and referrals among service delivery agencies
- Moving people from homeless to housing
- Ongoing assessment and desire for improved methods and results

One of the largest gaps in the institutional delivery system is case management for housing support , especially for people who need mental health services.

Although there is coordination for people leaving institutions and systems of care, there is not ongoing case management for these individuals, and therefore not enough connection to resources and opportunities.

Another gap is in developers and owners of affordable housing. Because of the lack of available affordable housing, it is difficult to assist persons who are low income and/or disabled find and maintain affordable and safe housing.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X

Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care			
Education			
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X	X	
Transportation	X		
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Wake County is the entitlement in the region that receives the federal Housing Opportunities for Persons with AIDS (HOPWA) grant. According to Wake County, all services targeted to persons with HIV/AIDS with HOPWA funds are used by persons with HIV/AIDS. Targeted services include Tenant-based rental assistance, Short Term Rental, Mortgage, and Utility Assistance, and case management.

All homeless people who present at Wake County shelters or community agencies, or who are found through outreach and are willing to, will work with case managers who can refer them to mainstream services through Wake County Human Services. Their case managers will also connect them with the appropriate health and mental health providers, as well as the appropriate employment services that are a good fit for them depending on their situation.

Wrap around services are provided to chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Unaccompanied Youth

Strengths: Two local agencies provide case management and limited financial assistance to homeless unaccompanied youth and young people aging out of foster care.

Gaps: More funding is needed to help more youth, as well as to assist with rental payments while they work toward self-sufficiency.

Veterans

Strengths: Several local agencies and affordable housing developers provide case management and build housing for Veterans. HUD VASH vouchers are an excellent form of rental assistance. Veterans Affairs offers reliable services.

Gaps: More housing is needed, as well as more rental assistance to meet the need to house homeless Veterans.

Homeless Individuals

Strengths: Homeless men are served by the South Wilmington Street Center. Emergency shelter is provided, as well as the Progressive Housing Program that takes a man from homeless toward self-sufficiency. Life skills, case management, job training, education, and short term rental assistance are all options of this program.

Homeless people with alcohol or substance abuse issues are well served by community agencies with wrap around services and case management.

Homeless women who are in a program toward self-sufficiency are served by community agencies.

Gaps: Single homeless women who need emergency shelter, but are not engaged in a program, are not well served by the community. There is a lack of shelter for this population.

Homeless Families

Strengths: Several agencies provide shelter with programs and case management, and transitional housing for homeless families with children. Rapid rehousing programs are a great tool to move people along the continuum into housing.

Gaps: Lack of enough affordable housing to allow families to move out of shelters and jobs that pay enough to allow people to pay their own rent after the term of their Rapid Rehousing assistance.

Chronically Homeless Individuals

Strengths: Rapid Rehousing programs for chronically homeless individuals. Shelter Plus Care vouchers for chronically homeless individuals with a mental illness.

Gaps: Lack of enough affordable housing. Employment for people to achieve self-sufficiency.

People with HIV/AIDS

Strengths: Tenant based rental assistance, short term rental, mortgage, and utility assistance, case management

Gaps: Lack of enough funding for people on the wait list for vouchers, lack of capacity of community agencies

People with Disabilities

Strengths: The McKinney Team, which provides wrap around services for people with mental or behavioral health issues. The Targeting Program, which uses a combination of funding sources to maintain low rents for people with disabilities, and includes a case management component.

Gaps: Lack of enough units for the Targeting Program - there are 1,162 people on the wait list. Loss of case management services because services are not being reimbursed.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

One main strategy to overcome gaps and address priority needs is the plan to create a Homeless Multi Services Center which will be a central point of intake and the first step in moving people along the continuum from homelessness to housing. Over the next five years, Wake County, the City of Raleigh, and the Partnership to End Homelessness (the Continuum of Care, or CoC) plan to create a permanent Homeless Multi-Services Center for intake, coordinated assessment for the community, referrals, provision of meals, and other services to assist homeless persons. At the time of this writing, the planning for the multi-services center has begun. A preliminary conceptual design has been completed and a Request for Qualifications (RFQ) for a center operator will soon be released. During the first year of this Consolidated Plan (FY 2015-2016), the goals are to determine who the operator will be, secure a site and finalize the design for the center.

A second piece of the strategy will address a gap in the lack of emergency shelter for homeless single women. Wake County has issued a Request for Proposals (RFP) for community agencies to operate 25 more emergency shelter beds. Proposals have been received, and a review committee is currently evaluating them. City of Raleigh Emergency Solutions Grant funds could be used to pay for operations and services for these new shelter beds.

A third significant element of the strategy for overcoming gaps in the institutional structure and service delivery system is the combined Request for Proposals (RFP) issued by Wake County, the City of Raleigh, and the Partnership to End Homelessness to fund: Homelessness Prevention, Emergency Shelter, Rapid

Re-housing, and the computer based Homeless Management Information System. The RFP is for the CoC-wide distribution of Wake County funds for homeless housing services, City of Raleigh ESG entitlement funds, and the annual application for State ESG funds, which is coordinated by the Partnership. This combined funding process will simplify the application for providers, streamline the contracting and reimbursement process, and enable the CoC to provide consistent services to consumers. The result will be more efficiency in working toward a seamless safety net for households who are homeless or at-risk of becoming homeless.

To address a gap and priority need for housing for youth who are aging out of foster care, Wake County will use HOME funds for tenant based rental assistance. This form of homeless prevention will enable the youth to continue attending school, continue working, and improve their employment prospects, while moving toward the goal of self-sufficiency within two years. City of Raleigh staff is recommending the use of CDBG public services dollars to fund a host home program to assist youth aging out of foster care in learning life skills in a family environment. The City also uses ESG funds to fund homelessness prevention for this population.

Case management is an important piece of all the above mentioned elements of the strategy and it cannot be ignored without resulting in a detrimental gap in services. Therefore, case management will be a requirement for agencies working with youth, homeless prevention, shelter, and rapid rehousing clients in order to help people attain and remain stable in housing.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase the supply of affordable housing	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs	CITYWIDE	Supply of Affordable Housing	HOME: \$6,682,310 General Fund: \$3,150,780 City of Raleigh Affordable Housing Bond: \$19,000,000	Rental units constructed: 400 Household Housing Unit Rental units rehabilitated: 100 Household Housing Unit Homeowner Housing Added: 25 Household Housing Unit Homeowner Housing Rehabilitated: 100 Household Housing Unit Direct Financial Assistance to Homebuyers: 325 Households Assisted Buildings Demolished: 40 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Enhance the homeless to housing continuum	2015	2019	Homeless	CITYWIDE	Homelessness to Housing Continuum	CDBG: \$500,000 ESG: \$1,199,225 General Fund: \$250,000	Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted Homeless Person Overnight Shelter: 9250 Persons Assisted Homelessness Prevention: 150 Persons Assisted
3	Neighborhood revitalization	2015	2019	Affordable Housing Non-Housing Community Development	SOUTH PARK REDEVELOPMENT AREA CITYWIDE COLLEGE PARK	Neighborhood Revitalization	CDBG: \$13,190,775 General Fund: \$454,800	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 525 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 9950 Persons Assisted

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Increase the supply of affordable housing
	Goal Description	It is the intent of the City of Raleigh to use the resources it has available to create additional affordable housing units in the jurisdiction. The sources of funds that will be used are federal HOME Investment Partnerships and City Affordable Housing Bond. The City will use the following programs to increase the number of affordable housing units: new construction and rehabilitation of rental units, development of supportive housing, new construction and rehabilitation of homeownership units, and second mortgages for homeownership.
2	Goal Name	Enhance the homeless to housing continuum
	Goal Description	This goal addresses enhancing the continuum from shelter to permanent housing for persons who are homeless.
3	Goal Name	Neighborhood revitalization
	Goal Description	This goal focuses on neighborhood revitalization in several neighborhoods. Some of the revitalization is expected to be focused intensively in the East College Park neighborhood. A neighborhood revitalization strategy area (NRSA) designation is contemplated for ECP and Washington Terrace..

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Approximately 1,000 new units of affordable housing will be available to extremely low-income, low-income, and moderate-income households over the 5 year period that is covered by this plan. It is important to note that the estimates contained in this plan are based on what will be accomplished with federal entitlement funds. It is expected that the actual production numbers will be greater than the estimates presented because the City will use local bond funds in conjunction with federal funds.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

RHA exceeds the required number of accessible units. Due to the age of some of the units it was not feasible to add fully compliant Section 504 units at every property. Therefore, RHA has two types of accessible units – those that are fully 504 compliant and those that have been modified. There are 86 fully compliant units which represents 6.5% of all public housing units. In addition there are another 61 units that have been significantly modified but not fully 504 compliant – this represents another 5% of the public units.

Activities to Increase Resident Involvements

RHA provides funding for the authority-wide resident organization known as the Inter-Community Council, Inc. (ICC). The ICC is a 501 (c)3 non-profit. RHA is also funding resident councils in the various public housing communities. We send out community newsletters quarterly and deliver flyers door to door to keep residents informed of RHA activities and resident services opportunities.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

Not applicable, RHA is not designated as a trouble housing authority.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

- State of North Carolina law does not allow for inclusionary zoning and efforts in the past to pass laws (or introduce bills) to allow it in specific jurisdictions were unsuccessful. Since North Carolina is a “Dillon Rule” state whereby cities only have the powers granted them by the state legislature, the City of Raleigh is limited in its ability to innovate in creating additional affordable units beyond traditional methods already allowed in state law. Most of these involve financial investments by the City and, of course, such methods can only reach as far as the funds that are available.
- Raleigh’s 2009 comprehensive plan envisioned the elimination of its zoning barriers to allow for a proliferation of accessory dwelling units (which had been nearly impossible to site in the city) but the NC General Assembly passed legislation that prevented the City from implementing the form of ADU ordinance City staff created.
- The state Qualified Allocation Plan requirements make it difficult for a single city, even one that is growing rapidly, to receive more than two low-income housing tax credit development per year and the scoring system discourages mixed income housing and redevelopment of inner-city sites except in narrow circumstances. Raleigh has pointed out to NCHFA in the past these concerns as well as an apparent suburban bias in the LIHTC scoring system.
- Affordable housing is a low priority at the state level and elimination of state housing tax credit for the development of low-cost housing has reduced the funds available to address housing needs statewide.
- Efforts by the City of Raleigh since 2005 to incentivize good behavior among landlords and their tenants were neutralized by actions of the state General Assembly.
- Although the City of Raleigh has seen slight increases in CDBG and ESG allocations provided by the federal government in recent years, HOME dollars are shrinking and no funding source is keeping pace with inflation.
- The formula used by HUD to allocate CDBG includes “age of housing” among the metrics. Raleigh is seeing private sector removal of significant numbers of older unsubsidized-but-affordable apartment communities. This trend could-ironically-reduce the funding available to the City to address its shrinking supply of such units.
- Federal funding for maintaining existing or building new public housing has been on a long-term downward trend (including the elimination of HOPE VI) and resources to address housing for the non-homeless hardest-to-serve (e.g., the working poor) is very limited.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Affordable housing is one of the top priorities included in the Raleigh City Council's strategic plan. The City's Housing and Neighborhoods Department (H&N) will complete an Affordable Housing Implementation Plan in 2015 for Council adoption and the Plan will guide City's affordable housing investments through 2020, mostly using housing bonds, but also using federal sources of funds (HOME, CDBG and ESG).

Raleigh has taken steps to address the imminent loss of several older apartment communities by investing in rehabilitation (Raleigh Gardens) or redevelopment (Dacian Glen, Washington Terrace) of such communities to extend their "lifespan" as low-cost rental housing. Initiatives currently under program development (to be introduced by 2016) will launch several new programs to aggressively put more affordable housing units "on the ground" during this Consolidated Plan period. H&N recently hosted a developers' workshop to solicit comment on the broad parameters of the contemplated programs.

The City of Raleigh has used general obligation bonds since 1990 to supplement the funding available from the federal government to address housing and community development needs. The most recent bond (for \$16 million) was approved by the voters in 2011. In addition to bonds for mostly "bricks and mortar" investments, the City typically provides over \$1 million per year from its general fund to support operations of the Community Development Division, which is part of H&N. H&N addresses the City's housing and community development needs.

The City has worked in partnership with Wake County and the nonprofit sector (primarily the Raleigh/Wake Partnership to Prevent and End Homelessness and Catholic Charities) to address homelessness. City resources have been used since 2005 to support the coordinator/executive director of the Partnership and since 2007 to pay some of the expenses of the Support Circles program, which assists homeless families in becoming stably housed. The same partnership is currently working together to establish a multi-service center to engage homeless persons through providing meals, housing coordinated assessment for the community, and offering other needed services.

Another partnership to better address the fair housing impediments in the local housing market is the Regional Analysis of Impediments (AI) to Fair Housing Choice being carried out with the participation of the City of Raleigh, Wake County, Town of Cary and the two local housing authorities. A consultant, hired through a Request for Qualifications process, will be active through July evaluating AI issues and issuing recommendations to all parties involved.

The City will continue to make its concerns known to the state housing finance agency regarding the QAP issues cited in MA-40.

The City will create about 150 lots for infill housing through June 30, 2020 in its neighborhood revitalization program. Most of these will be in neighborhoods within one mile of the central business

district served by transit. In some cases new infrastructure and reuse planning needs to be completed prior to the buildable lots being made available to private builders (both for-profit and nonprofit).

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Outreach to homeless persons is conducted in a variety of ways:

1. The Raleigh/Wake County Partnership to Prevent and End Homelessness (the Partnership), which is the Continuum of Care for Raleigh and Wake County operates the Oak City Outreach Center. This center provides meals to persons in need on Saturday and Sunday. Most persons served at Oak City are homeless. Catholic Charities, coordinator of the services at the center has 2 social work interns who offer support and connections to services to anyone at the center.

The Oak City Outreach Center is viewed by the City of Raleigh, Wake County, and the Partnership as a temporary solution to providing services and outreach to homeless persons. Over the next 5 years, the City of Raleigh, Wake County and the Partnership plan to create a permanent place for providing meals, housing coordinated assessment for the community, and offering other services to engage homeless persons. The Homeless Multi-Services Center will be that place. At the time of this writing, the planning for the multi-services center has begun. A preliminary conceptual design has been completed by Ratio Architects and a Request for Qualifications (RFQ) for a center operator will soon be released. The vision is that the operator (to be determined through the RFQ), the City and the County will work together to make the Multi-Services Center a reality. The City, the County, and the operator will share the cost of developing the bricks and mortar of the Multi-Service Center. This first year, the goal is to determine who the operator will be, secure a site and finalize the design for the center.

2. Wake County Human Services' McKinney Team offers behavioral health support to persons who are mentally ill and homeless. Through a HUD grant the team provides outreach, assessment, assistance with housing access and on-going support to maintain housing through medication management, therapy, and case management.

3. Wake County Human Services operates Cornerstone, which is a day shelter for persons who are homeless. Staff at Cornerstone provides case management, counseling services, food, showers, laundry services, employment services, mental health assessment, and medication management services. Cornerstone works with clients on progressive engagement and assists those who want to become housed to access housing, either through the Permanent Supportive housing program or other housing programs.

4. The S. Wilmington St. Center, a men's shelter run by Wake County Human Services offers emergency beds to men through a lottery system. Staff encourages men who use the lottery system to become part of the housing program at the shelter. If men decide to become part of the housing program, they are guaranteed to have a bed each night work toward permanent housing. The City contributes \$100,000 annually toward the operations of the shelter.

Addressing the emergency and transitional housing needs of homeless persons

1. The City of Raleigh, Wake County and the Partnership have formed a partnership for the funding of ESG-eligible activities. For the first time, the three entities have released a combined Request for Proposals to fund the following ESG-eligible activities: Homelessness Prevention, Emergency Shelter, Rapid Re-housing, and HMIS. The RFP is for the CoC-wide distribution of City ESG entitlement funds, local County funds for homeless housing services, and the annual application for State ESG funds, which is coordinated by the Partnership. This combined funding process will streamline the application process for providers, streamline the contracting and reimbursement process for funders and providers and enable the CoC to provide consistent services to consumers, working toward a seamless safety net for households who are homeless and at-risk of becoming homeless.

2. There is a great need in the Raleigh/Wake Continuum of Care for additional shelter beds for single women. There are typically 5-10 women on any given night that are not sheltered, however, since we have seen a steady increase in the number of homeless, single women in our community, there is thought to be the need for an additional 25-30 beds. To address this need, Wake County Human Services has funded a Request for Proposals for the bricks and mortar of this expansion. The City of Raleigh, though changes in its ESG budget, has made funds available to assist with the costs of operating the additional shelter beds.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

1. The City of Raleigh, Wake County and the Partnership have formed a partnership for the funding of ESG-eligible activities. For the first time, the three entities have released a combined Request for Proposals to fund the following ESG-eligible activities: Homelessness Prevention, Emergency Shelter, Rapid Re-housing, and HMIS. The RFP is for the CoC-wide distribution of City ESG entitlement funds, local County funds for homeless housing services, and the annual application for State ESG funds, which is coordinated by the Partnership. This combined funding process will streamline the application process for providers, streamline the contracting and reimbursement process for funders and providers and enable the CoC to provide consistent services to consumers, working toward a seamless safety net for households who are homeless and at-risk of becoming homeless.

2. Shortening shelter stays: It is required by the RFP that all shelter providers have at least one MOU with a Rapid Re-Housing provider. It is thought that these purposeful connections will result in a

decrease the number of days of an average shelter stay. It is an expectation of the RFP that Rapid Re-Housing programs be operated on a Housing First model; this should also result in shorter stays at shelters and decrease barriers for access into Rapid Re-Housing programs and permanent housing.

3. Access to Affordable Housing: One of the three priorities of the City of Raleigh Consolidated Plan is to enhance the Shelter to Homeless Continuum; one of the activities that the City will use to achieve this is through developing more affordable and permanent supportive housing. Additional affordable and permanent supportive housing will make more units available to the overall population and will make more units available to persons in rapid re-housing programs.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

1. The City of Raleigh, Wake County and the Partnership have formed a partnership for the funding of ESG-eligible activities. For the first time, the three entities have released a combined Request for Proposals to fund the following ESG-eligible activities: Homelessness Prevention, Emergency Shelter, Rapid Re-housing, and HMIS.

2. The Continuum of Care continues to work toward a seamless continuum of services from prevention of homelessness to rapid re-housing. The Continuum membership includes persons from:

-City of Raleigh Housing & Neighborhoods, an ESG entitlement

-Alliance Behavioral Healthcare, which assures that services are provided to persons who are being discharged from mental health care facilities

-The Hope Center at Pullen, a nonprofit that works with youth and young adults being discharged from foster care.

-Passage Home, a nonprofit who works with ex-offenders

-Wake County Human Services, provider of mainstream public assistance, housing and housing subsidies

as well as many other service providers who all work together to help households who are at risk of homelessness to avoid becoming homeless.

3. CoC-wide distribution of City ESG entitlement funds, local County funds for homeless housing services, and the annual application for State ESG funds, which is coordinated by the Partnership. This combined funding process will streamline the application process for providers, streamline the

contracting and reimbursement process for funders and providers and enable the CoC to provide consistent services to consumers, working toward a seamless safety net for households who are homeless and at-risk of becoming homeless.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

All City housing programs mitigate any lead-based paint hazards found. All rehabilitation of housing built prior to 1978 is tested for presence of LBP hazards and all hazards are abated.

How are the actions listed above related to the extent of lead poisoning and hazards?

The presence of any lead-based paint in the community is too much and poses a hazard. In Wake County in 2010, 10,441 children aged 1 and 2 years were tested and 27 were found with blood lead levels of greater than 10 parts per deciliter. Any homes rehabbed with federal or local funds will be tested for lead and any hazards found will be abated. That is part of the housing program the City has followed for the last 15 years.

How are the actions listed above integrated into housing policies and procedures?

Any homes rehabilitated with federal or local funds will be tested for lead hazards and any hazards found will be abated. This is part of the housing program policy the City has followed for the last 15 years.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City's anti-poverty strategy is aimed at developing a comprehensive approach to create a suitable living environment that enhances greater economic diversity and growth; as well as to create opportunities through job training and other means of social support. The goal is to support the physical, economic, and social aspects of life in challenged communities and throughout the City.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

There are a number of City and County funded programs that are directed to improving the lives of community residents by focusing on strategies to increase earnings and long-term employment options. The City has several economic development programs that it is planning to budget for in FY 2015-16, such as job training and other public services funded through the City's CDBG grant. Many anti-poverty programs in the jurisdiction are County-supported, since Wake County is responsible for human services funding and government assistance programs.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Funding of Affordable Housing (HOME): On-site monitoring of both physical standards and programmatic standards occurs according to HOME regulations and loan documents.

Community Enhancement Grants (CDBG): Monitoring of contract compliance during the contract period

ESG Grants: Monitoring of contract and grant compliance during the contract period.

Construction: Monitoring of Davis-Bacon and Section 3 standards during construction and monitoring of construction activities and quality as projects are being built.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Raleigh expects to have approximately \$11 million per year for each of the 5 years covered by this Consolidated Plan. The sources of funding are: federal Community Development Block Grant (CDBG), federal HOME Investment Partnerships HOME), federal Emergency Solutions Grant (ESG), City of Raleigh Affordable Housing Bonds, and City of Raleigh General Funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,809,629	1,155,740	0	3,965,369	11,238,516	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,015,443	471,678	0	1,487,121	4,061,772	
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	239,845	0	0	239,845	959,380	
General Fund	public - local	Admin and Planning Homebuyer assistance Housing	1,343,630	0	0	1,343,630	5,374,520	City General Fund dollars for HOME match and other community development activities and administration.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Acquisition Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab	4,000,000	0	0	4,000,000	16,000,000	City issued general obligation bond to pay for affordable housing activities.

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds will be used to leverage other funds in the following ways:

1. Affordable Housing Development: market rate loans, other public financing (State, County)
2. ESG: County and State ESG funds, as well as funds that will be used for match
3. CDBG: market rate financing for homebuyers and construction for homeownership

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Raleigh has acquired property in both the College Park redevelopment area and the South Park redevelopment area. This property will be utilized for the community development and neighborhood revitalization activities described in this Consolidated Plan.

Discussion

Funds will be used for activities that support the priorities of the Consolidated Plan:

1. Affordable Housing
2. Enhancement of the Homeless to Housing Continuum
3. Neighborhood Revitalization

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase the supply of affordable housing	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs	CITYWIDE	Supply of Affordable Housing	HOME: \$1,336,462 General Fund: \$407,578 City of Raleigh Affordable Housing Bond: \$3,800,000	Rental units constructed: 80 Household Housing Unit Rental units rehabilitated: 20 Household Housing Unit Homeowner Housing Added: 5 Household Housing Unit Homeowner Housing Rehabilitated: 25 Household Housing Unit Direct Financial Assistance to Homebuyers: 65 Households Assisted Buildings Demolished: 8 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Enhance the homeless to housing continuum	2015	2019	Homeless	CITYWIDE	Homelessness to Housing Continuum	CDBG: \$100,000 ESG: \$239,845 General Fund: \$50,000	Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted Homeless Person Overnight Shelter: 1850 Persons Assisted Homelessness Prevention: 30 Persons Assisted
3	Neighborhood revitalization	2015	2017	Affordable Housing Non-Housing Community Development	SOUTH PARK REDEVELOPMENT AREA CITYWIDE COLLEGE PARK	Neighborhood Revitalization	CDBG: \$2,638,155 General Fund: \$90,960	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 525 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Increase the supply of affordable housing
	Goal Description	<p>The activities to be funded under this goal are:</p> <ul style="list-style-type: none"> • Construction and rehabilitation of rental units • Construction and rehabilitation of homeowner housing • 2nd mortgages for homeowners
2	Goal Name	Enhance the homeless to housing continuum
	Goal Description	<p>The activities that will be funded under this goal are:</p> <ul style="list-style-type: none"> • Rapid re-housing • Homelessness prevention • Shelter operations • Support of the Executive Director position for the Raleigh/Wake Partnership to End and Prevent Homelessness
3	Goal Name	Neighborhood revitalization
	Goal Description	<p>The activities funded under this goal are:</p> <ul style="list-style-type: none"> • Public facility and infrastructure improvements and site planning. NOTE: beneficiary determined by counting all lots in ECP. • Public services

Projects

AP-35 Projects – 91.220(d)

Introduction

One Year Action Plans are required for each of the five years of the Five Year Consolidated Plan. The Action Plan implements the strategies in the Consolidated Plan of addressing the housing needs of very low-, low-, and moderate-income citizens of Raleigh. The One Year Plan enables investors, nonprofit organizations, program administrators, elected officials, and concerned citizens to work with the City in the development of affordable housing and community development programs. This Action Plan covers July 1, 2015, through June 30, 2016. This will be the first year of the City's 2016-2020 Consolidated Plan.

The Action Plan describes the City's plans for the expenditure of federal housing dollars for the coming fiscal year. It outlines the activities to be carried out with three (3) formula grants: Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG). The Action Plan includes neighborhood revitalization activities funded with CDBG funds and local initiatives supported with City funds. Economic development activities and special partnerships with nonprofits and private entities are also described in the plan.

In FY 2014-15, the City anticipates a budget for housing and community development of approximately \$11,758,543, from federal and local resources. Programs that will continue to be funded include the Joint Venture Rental and Homeownership programs, Housing Rehabilitation for elderly and low-income owners, Second Mortgages for First-time homebuyers, Purchase of City-owned Housing for very low-income renters, and a job-training program. Neighborhood revitalization activities include acquisition of substandard housing, relocation of eligible households and businesses, demolition of dilapidated structures and development incentives such as infrastructure improvements to downtown housing sites.

Continuing implementation of the 2016-2020 Consolidated Plan includes affordable housing development, neighborhood revitalization and economic development to benefit the City of Raleigh's citizens. The housing program is designed to serve the housing needs of five major groups of its residents: very low-income renter households, homeless persons and families, elderly and persons with disabilities in need of supportive housing, low- and moderate-income homebuyers, and homeowners needing significant rehab assistance.

The projects listed below are funded with only federal funds or a combination of federal and local funds. The City will use \$1,210,000 in bond and City general funds for a 2nd mortgage program for first time homebuyers. This project is not listed below because it is funded with only local dollars. The 2nd mortgage program is expected to assist approximately 65 households in the Action Plan year. The City also anticipates using \$1,295,092 in bond and general funds in the coming year for administrative activities.

Projects

#	Project Name
1	Administration-PACs-CDBG 2015/16
2	Public Services -CDBG 2015/16
3	Acquisition-CDBG 2015/16
4	Relocation-CDBG 2015/16
5	Demolition-CDBG 2015/16
6	Public Works/Site Improvements-CDBG 2015/16
7	Property Maintenance-CDBG 2015/16
9	Administration-HOME 2015/16
10	CHDO-HOME 2015/16
11	Rehabilitation-HOME 2015/16
12	Rental Housing Development- HOME 2015/16
13	ESG15 Raleigh

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

All allocation priorities support the overall priorities of the Consolidated Plan and address underserved needs of lack of affordable housing, homeless services and housing, supportive housing, and neighborhood revitalization. The main obstacle in addressing underserved needs is that the needs of the community outweigh the funding available to address the needs.

AP-38 Project Summary
Project Summary Information

1	Project Name	Administration-PACs-CDBG 2015/16
	Target Area	CITYWIDE
	Goals Supported	Increase the supply of affordable housing Neighborhood revitalization
	Needs Addressed	Supply of Affordable Housing Neighborhood Revitalization
	Funding	CDBG: \$1,055,714
	Description	Administration and project administration costs for CDBG.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	These are administrative activities which allow the City to carry out all other CDBG activities proposed in this plan.
	Location Description	
	Planned Activities	
2	Project Name	Public Services -CDBG 2015/16
	Target Area	CITYWIDE
	Goals Supported	Neighborhood revitalization
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$432,300 General Fund: \$5,000
	Description	Activities funded from CDBG public services cap.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2,000 low and moderate income households will benefit from the proposed activities.
	Location Description	Activities will be carried out on a City-wide basis.

	Planned Activities	<ol style="list-style-type: none"> 1. Homebuyer Training 2. Police Officer Rental Program 3. Community Enhancement Grants: \$47,537 to Communities in Schools, \$36,738 for The Green Chair, \$42,000 for the Lucy Daniels Center, \$48,725 for The Hope Center at Pullen 4. S. Wilmington St. Center Operations 5. NC Homebuilders Job Training Program
3	Project Name	Acquisition-CDBG 2015/16
	Target Area	CITYWIDE
	Goals Supported	Increase the supply of affordable housing Neighborhood revitalization
	Needs Addressed	Supply of Affordable Housing
	Funding	CDBG: \$171,500 City of Raleigh Affordable Housing Bond: \$200,000
	Description	Acquisition of property for land assembly for new affordable housing.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Acquisition is linked to demolition and relocation in the Community Development Division budget. There is an estimate of 10 acquisitions, 8 demolitions and 5 relocations for this Action Plan year.
	Location Description	
	Planned Activities	Acquisition of approximately 10 sites.
4	Project Name	Relocation-CDBG 2015/16
	Target Area	CITYWIDE
	Goals Supported	Neighborhood revitalization
	Needs Addressed	Neighborhood Revitalization
	Funding	:
	Description	Relocation assistance for residents of redevelopment areas to safe, affordable housing.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	Relocation is linked to acquisition and demolition in the Community Development Division's budget. The budgeted amount for these activities is in the acquisition project description. It is estimated that there will be 10 units acquired, 8 units demolished, and 5 households relocated during this Action Plan year.
	Location Description	
	Planned Activities	Relocation of residents of city-purchased properties to safe and affordable housing.
5	Project Name	Demolition-CDBG 2015/16
	Target Area	CITYWIDE
	Goals Supported	Neighborhood revitalization
	Needs Addressed	Neighborhood Revitalization
	Funding	:
	Description	Demolition of blighted properties.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Demolition is linked to acquisition and demolition in the Community Development Division's budget. The budgeted amount for these activities is in the acquisition project description. It is estimated that there will be 10 units acquired, 8 units demolished, and 5 households relocated during this Action Plan year.
	Location Description	
	Planned Activities	Demolition of 5 units.
6	Project Name	Public Works/Site Improvements-CDBG 2015/16
	Target Area	COLLEGE PARK
	Goals Supported	Neighborhood revitalization
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$2,305,855 General Fund: \$85,960
	Description	
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 105 households in College Park will benefit from the proposed activities.

	Location Description	
	Planned Activities	Infrastructure improvements in College Park: 1. Water/sewer 2. Street paving
7	Project Name	Property Maintenance-CDBG 2015/16
	Target Area	CITYWIDE
	Goals Supported	Neighborhood revitalization
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$50,700
	Description	Property maintenance of City-owned property.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	n/a-lot maintenance
	Location Description	
	Planned Activities	City-owned lot maintenance.
8	Project Name	Administration-HOME 2015/16
	Target Area	CITYWIDE
	Goals Supported	Increase the supply of affordable housing Neighborhood revitalization
	Needs Addressed	Supply of Affordable Housing
	Funding	HOME: \$150,659
	Description	Administration of HOME grant.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Administrative activities that allow the Community Development Department to perform HOME activities.
9	Project Name	CHDO-HOME 2015/16

	Target Area	CITYWIDE
	Goals Supported	Increase the supply of affordable housing
	Needs Addressed	Supply of Affordable Housing
	Funding	HOME: \$152,317
	Description	HOME funds for CHDO projects.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	These funds will be used in conjunction with other HOME or local funds. The goal for the development of rental units is listed under the Rental Housing Development-HOME project.
	Location Description	
	Planned Activities	Funding of a CHDO for the development of affordable rental housing.
10	Project Name	Rehabilitation-HOME 2015/16
	Target Area	CITYWIDE
	Goals Supported	Increase the supply of affordable housing Neighborhood revitalization
	Needs Addressed	Supply of Affordable Housing Neighborhood Revitalization
	Funding	HOME: \$678,424 General Fund: \$10,000 City of Raleigh Affordable Housing Bond: \$300,000
	Description	Rehabilitation of substandard housing.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 low and moderate income homeowners will benefit from the proposed activities.
	Location Description	
	Planned Activities	Rehabilitation of substandard homes owned by low and moderate income households
11	Project Name	Rental Housing Development- HOME 2015/16
	Target Area	CITYWIDE
	Goals Supported	Increase the supply of affordable housing

	Needs Addressed	Supply of Affordable Housing
	Funding	HOME: \$728,299 General Fund: \$387,578 City of Raleigh Affordable Housing Bond: \$2,300,000
	Description	Funding of the development of affordable rental housing.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 90 households earning below 60% AMI, some earning well below 60% AMI, will benefit from from the proposed activities.
	Location Description	
	Planned Activities	<ol style="list-style-type: none"> 1. Development of new affordable rental units 2. Preservation of affordable rental units through rehabilitation of existing units
12	Project Name	ESG15 Raleigh
	Target Area	CITYWIDE
	Goals Supported	Enhance the homeless to housing continuum
	Needs Addressed	Homelessness to Housing Continuum
	Funding	ESG: \$239,845 General Fund: \$50,000
	Description	Funding of ESG activities.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	<ol style="list-style-type: none"> 1. Approximately 470 homeless households will be served through emergency shelter and rapid re-housing activities 2. Approximately 30 households earning at or below 30% AMI will be served through homelessness prevention activities
	Location Description	n/a
Planned Activities	Funds will support emergency shelter, rapid re-housing, and homelessness prevention activities for homeless services agencies.	

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

East College Park is a redevelopment area in which the City has nearly completed its acquisition activities and is about to start the largest infrastructure project ever implemented with primarily CDBG resources. The \$5 million+ construction project will begin in late 2015 and the phase covered by FY 2015-2016 will require half of the City’s CDBG resources.

Geographic Distribution

Target Area	Percentage of Funds
SOUTH PARK REDEVELOPMENT AREA	0
CITYWIDE	50
COLLEGE PARK	50

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Raleigh has used redevelopment areas to allocate CDBG for neighborhood revitalization purposes since the start of its CDBG entitlement status. They are areas that qualify as “blighted” under state law.

Discussion

The City of Raleigh has had success in its geographic allocation of housing and community development investments as private investment has been drawn into all of the areas where a concentrated investment of CDBG and other resources has been used to remove blight and create new affordable housing opportunities.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The one-year goals for affordable housing are outlined below.

One Year Goals for the Number of Households to be Supported	
Homeless	20
Non-Homeless	30
Special-Needs	10
Total	60

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	50
The Production of New Units	90
Rehab of Existing Units	30
Acquisition of Existing Units	0
Total	170

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

The one year goals for homeless persons to be supported include the number of persons to be served through rapid re-housing. The goal for non-homeless is the number of persons to be supported through homelessness prevention. Special needs housing estimates are the number of units anticipated to be developed for special needs populations based on an average of what the City has completed over the past 5 years.

The number of households supported through rent assistance is an estimate of rapid re-housing (20 households) and homelessness prevention (30 households). The production of units and rehabilitation of existing units are based on averages of what has been done in the past 5 years. The acquisition of units is left blank because the City generally funds acquisition and rehabilitation of rental units together (total of 10 units). The rehabilitation of existing units also includes the estimates for homeowner rehabilitation (total of 20 units).

AP-60 Public Housing – 91.220(h)

Introduction

In the next year, the Raleigh Housing Authority (RHA) plans to complete re-occupying a public housing property that the housing authority redeveloped independently. It will also work with the Resident Advisory Council to help secure leadership training. RHA actively works with its Resident Advisory Council to offer training and assistance to those who want to become homeowners.

Actions planned during the next year to address the needs to public housing

The Raleigh Housing Authority is currently reoccupying a redeveloped public housing property to add to the supply of affordable housing. RHA is assisting the resident organization to secure leadership training. Also in the next year, RHA plans to work on developing a policy for how to handle families that are over-income.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

RHA does not encourage resident management. RHA shares information with residents through bi-monthly authority-wide resident organization meetings, monthly resident council meetings, door to door delivery of flyers, and community newsletters. Resident Advisory Board meetings are held at least annually with other meetings scheduled as needed.

RHA requires residents of the incentive public housing units (recently redeveloped properties) to attend home ownership training classes. RHA moves at least one family per month from public housing to homeownership.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Raleigh Housing Authority is not designated as troubled. It is a high performing housing authority.

Discussion

In FY15, the Raleigh Housing Authority will work to assist residents in moving toward homeownership and continue to encourage residents to be involved in the Resident Advisory Board.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The information in this section discusses the current state of homeless services in Raleigh and Wake County as well activities that the jurisdictions and the CoC are working toward. All partners are working toward full incorporation of HEARTH fundamentals in service delivery to homeless households and consistent services and programs across the CoC.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Outreach to homeless persons is done in a variety of ways:

1. The Raleigh/Wake County Partnership to Prevent and End Homelessness (the Partnership), which is the Continuum of Care for Raleigh and Wake County operates the Oak City Outreach Center. This center provides meals to persons in need on Saturday and Sunday. Most persons served at Oak City are homeless. Catholic Charities who coordinates the services at the center has 2 social work interns who offer support and connections to services to anyone at the center.

The Oak City Outreach Center is viewed by the City of Raleigh, Wake County, and the Partnership as a temporary solution to providing services and outreach to homeless persons. Over the next 5 years, the City of Raleigh, Wake County and the Partnership plan to create a permanent place for providing meals, housing coordinated assessment for the community, and offering other services to engage homeless persons. The Homeless Multi-Services Center will be that place. At the time of this writing, the planning for the multi-services center has begun. A preliminary conceptual design has been completed by Ratio Architects and a Request for Qualifications (RFQ) for a center operator will soon be released. The vision is that the operator (to be determined through the RFQ), the City and the County will work together to make the Multi-Services Center a reality. The City, the County, and the operator will share the cost of developing the bricks and mortar of the Multi-Service Center. This first year, the goal is to determine who will operate the center, secure a site, and finalize the design for the center.

2. Wake County Human Services' McKinney Team offers behavioral health support to persons who are mentally ill and homeless. Through a HUD grant, the team provides outreach, assessment, assistance with housing access and on-going support to maintain housing through medication management, therapy, and case management.

3. Wake County Human Services operates Cornerstone, which is a day shelter for persons who are homeless. Staff at Cornerstone provides case management, counseling services, food, showers, laundry services, employment services, mental health assessment, and medication management services.

Cornerstone works with clients on progressive engagement and assists those who want to become housed to access housing, either through the Permanent Supportive housing program or other housing programs.

4. The S. Wilmington St. Center, a men's shelter run by Wake County Human Services offers emergency beds to men through a lottery system. Staff encourages men who use the lottery system to become part of the housing program at the shelter. If men decide to become part of the housing program, they are guaranteed to have a bed each night work toward permanent housing. The City contributes \$100,000 annually toward the operations of the shelter.

Addressing the emergency shelter and transitional housing needs of homeless persons

1. The City of Raleigh, Wake County and the Partnership have formed a partnership for the funding of ESG-eligible activities. For the first time, the three entities have released a combined Request for Proposals to fund the following ESG-eligible activities: Homelessness Prevention, Emergency Shelter, Rapid Re-housing, and HMIS. The RFP is for the CoC-wide distribution of City ESG entitlement funds, local County funds for homeless housing services, and the annual application for State ESG funds, which is coordinated by the Partnership. This combined funding process will streamline the application process for providers, streamline the contracting and reimbursement process for funders and providers and enable the CoC to provide consistent services to consumers, working toward a seamless safety net for households who are homeless and at-risk of becoming homeless.

2. There is a great need in the Raleigh/Wake Continuum of Care for additional shelter beds for single women. There are typically 5-10 women on a given night that are not sheltered, however, since we have seen a steady increase in the number of homeless, single women in our community, there is thought to be the need for an additional 25-30 beds. To address this need, Wake County Human Services has funded a Request for Proposals for the bricks and mortar of this expansion. The City of Raleigh, though changes in its ESG budget, has made funds available to assist with the costs of operating the additional shelter beds.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

1. The City of Raleigh, Wake County and the Partnership have formed a partnership for the funding of ESG-eligible activities. For the first time, the three entities have released a combined Request for Proposals to fund the following ESG-eligible activities: Homelessness Prevention, Emergency Shelter, Rapid Re-housing, and HMIS. The RFP is for the CoC-wide distribution of City ESG entitlement funds, local County funds for homeless housing services, and the annual application for State ESG funds, which

is coordinated by the Partnership. This combined funding process will streamline the application process for providers, streamline the contracting and reimbursement process for funders and providers and enable the CoC to provide consistent services to consumers, working toward a seamless safety net for households who are homeless and at-risk of becoming homeless.

2. Shortening shelter stays: It required by the RFP that all shelter providers have at least one MOU with a Rapid Re-Housing provider. It is thought that these purposeful connections will result in a decrease the number of days of an average shelter stay. It is an expectation of the RFP that Rapid Re-Housing programs be operated on a Housing First model; this should also result in shorter stays at shelters and decrease barriers for access into Rapid Re-Housing programs and permanent housing.

3. One of the three priorities of the City of Raleigh Consolidated Plan is to Enhance the Shelter to Homeless Continuum, one of the activities that the City will use to achieve this is through developing more affordable and permanent supportive housing. Additional affordable and permanent supportive housing will make more units available to the overall population, but will make more units available to persons in rapid re-housing programs.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City of Raleigh, Wake County and the Partnership have formed a partnership for the funding of ESG-eligible activities. For the first time, the three entities have released a combined Request for Proposals to fund the following ESG-eligible activities: Homelessness Prevention, Emergency Shelter, Rapid Re-housing, and HMIS. The RFP is for the CoC-wide distribution of City ESG entitlement funds, local County funds for homeless housing services, and the annual application for State ESG funds, which is coordinated by the Partnership. This combined funding process will streamline the application process for providers, streamline the contracting and reimbursement process for funders and providers and enable the CoC to provide consistent services to consumers, working toward a seamless safety net for households who are homeless and at-risk of becoming homeless.

Discussion

The City of Raleigh, Wake County and the Partnership to Prevent and End Homelessness are working closely together to address homelessness in our community and region. The actions outlined above are designed to improve the movement of homeless citizens from shelter to stable, permanent housing.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The current Raleigh City Council has affordable housing as one of its top priorities included in its strategic plan. The City's Housing and Neighborhoods Department (H&N) will complete an Affordable Housing Implementation Plan in 2015 for Council adoption and the Plan will guide City's affordable housing investments through 2020, mostly using housing bonds.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The current Raleigh City Council has affordable housing as one of its top priorities included in its strategic plan. The City's Housing and Neighborhoods Department (H&N) will complete an Affordable Housing Implementation Plan in 2015 for Council adoption and the Plan will guide City's affordable housing investments through 2020, mostly using housing bonds.

Raleigh has taken steps to address the imminent loss of several older apartment communities by investing in rehabilitation (Raleigh Gardens) or redevelopment (Dacian Glen, Washington Terrace) of such communities to extend their "lifespan" as low-cost rental housing. Initiatives currently under program development (to be introduced by 2016) will launch several new programs to aggressively get more affordable housing units "on the ground" during the ConPlan period. H&N recently hosted a developers' workshop to solicit comment on the broad parameters of such assistance programs.

To supplement the funding available from the federal government to address housing and community development needs, the City of Raleigh since 1990 has used general obligation bonds. The most recent one (for \$16 million) was approved by the voters in 2011. In addition to bonds for mostly "bricks and mortar" investments, the City typically provides over \$1 million per year from its general fund to support operations of the department addressing the City's housing and community development needs.

The City has worked in partnership with Wake County and the nonprofit sector (primarily The Partnership to Prevent and End Homelessness and Catholic Charities) to address homelessness. City resources have been used since 2005 to support the coordinator/executive director of the Partnership and since 2007 to pay some of the expenses of local "support circles" aiming to prevent families from

becoming homeless. The same partnership is currently moving in the direction of establishing a “multi-service center” to serve homeless persons by on-site services, referrals, and transportation to other locations with overnight accommodations.

Another partnership to better address the fair housing impediments in the local housing market is the Regional AI being carried out with the participation of city, county, Town of Cary and the two housing authorities. A consultant hired through a Request for Qualifications process will be active through July evaluating AI issues and issuing recommendations to all parties involved.

The City will continue to make its concerns known to the state housing finance agency regarding the QAP issues cited in MA-40.

The City will create about 150 lots for infill housing through June 30, 2020 in its neighborhood revitalization program. Most of these will be in neighborhoods within one mile of the central business district served by transit. In some cases new infrastructure and reuse planning needs to be completed prior to the buildable lots being made available to private builders (both for-profit and nonprofit).

Discussion:

As evidenced above, the City of Raleigh will use various strategies to address or ameliorate the negative effects of public policy that are barriers to affordable housing.

AP-85 Other Actions – 91.220(k)

Introduction:

The information in this section describes how the City will address each of the areas below.

Actions planned to address obstacles to meeting underserved needs

The City expects to use the data derived from both the AI and housing market analysis to help it address the obstacles. These will both be completed in late spring/early summer.

Actions planned to foster and maintain affordable housing

New housing programs will be aimed at increasing outputs in units rehabilitated or built, primarily with the City's housing bond funds. Particular priority will be given in areas currently lacking affordable housing or in older neighborhoods adjacent to neighborhood revitalization strategy areas. A new Affordable Housing Implementation Plan (expected to be adopted in 2015) will guide these investments.

Actions planned to reduce lead-based paint hazards

LBP remediation is an integral part of CD's rehab program. All rehabs of owner-occupied homes are tested for lead-based paint and any LBP found is appropriately remediated.

Actions planned to reduce the number of poverty-level families

The City is repurposing its Small Business and Technology Center to reach out to entrepreneurs in need of incubator space and technical assistance. Also the city hired a consultant to evaluate the economic development potential in one its poorest neighborhoods. A neighborhood revitalization strategy will be developed using that information to help create job opportunities for nearby residents.

Actions planned to develop institutional structure

Efforts have been taken to create efficiencies through collaboration between funding sources, such as the combined RFP for ESG funds (City, County, and CoC). Additional actions will include the development of the coordinated assessment and multiservice center for the homeless, which will include a partnership between the City, County, and CoC organization. These actions alone constitute a significant step forward in enhancing institutional structure for the improved delivery of services to the most vulnerable members of our community.

Actions planned to enhance coordination between public and private housing and social service agencies

The City is collaborating with the Partnership to End and Prevent Homelessness to build on the success

of its Oak City Outreach Center (located on City land downtown) and Wake County to subsidize the building of a multi-purpose center to serve the homeless population (and possibly to subsidize its operation). Likewise a collaborative effort is being used for development of an AI for the City, County, Town of Cary, and both local housing authorities.

Discussion:

The City of Raleigh has long-term partnerships with the Raleigh Housing Authority, Wake County, and most recently with the Partnership in addressing needs that do not stop at the municipal border. In the next five years the coordination will include significant investments in land, construction of a building, and (possibly) vans for transporting homeless persons to existing resources and operational support for the planned multi-service center.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

This section shows information on program specific requirements for the Community Development Block Grant (CDBG), HOME and Emergency Solutions Grant (ESG) programs.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	963,076
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	963,076

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of Raleigh only uses HOME funds for home eligible activities. The majority of HOME dollars go to fund multifamily housing development. HOME funds are also used for homeowner rehabilitation.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City of Raleigh currently has one underutilized program that uses HOME funds for homebuyer and rehabilitation activities. In the case that the program is used and the owner does not remain in the property through the affordability period, the City would use recapture to recoup the funds in the property. At closing, the City files a Deed of Trust and Deed Restrictions to ensure that the affordability is met. If the individual/family no longer occupies the house as their primary residence, then the loan is due and payable.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

For units acquired with HOME for homeownership, Deed Restrictions and a Deed of Trust are recorded to the property so that upon the sale of the property, the City would recapture HOME funds if the owner did not remain in the property for the length of the affordability period. It is also written in these documents that the funds are due in payable if the owners are no longer occupying the property as their primary residence.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City of Raleigh does not use HOME funds to refinance existing debt on a property.

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

Please see the attached Combined Request for Proposals released by the City of Raleigh, Wake County and the Partnership to End and Prevent Homelessness.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The operation of the centralized intake system is contracted to an area nonprofit. The nonprofit provides a phone number for persons who are homeless to call and maintains up to date information about all homeless services agencies and emergency shelters in Raleigh and Wake County. Persons who call the phone number are referred to the appropriate services agency, based on each individual situation and need.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Please see the attached Combined Request for Proposals released by the City of Raleigh, Wake County and the Partnership to End and Prevent Homelessness.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Consultations for the Consolidated Plan and Action Plan involved homeless persons. This information will be taken into account as the City of Raleigh Emergency Solutions Grant program continues to evolve.

5. Describe performance standards for evaluating ESG.

Please see the attached Combined Combined Request for Proposals released by the City of Raleigh, Wake County and the Partnership to End and Prevent Homelessness, which outlines performance standards for evaluating ESG recipients and programs.

Discussion:

The text in the above sections discuss how the City of Raleigh follows program specific requirements.

Attachments

Citizen Participation Comments

**City of Raleigh 2015—2020 Consolidated Plan
Citizen Comments and Consultations**

Meeting	Date	# Present	
Brookridge Tenants	7/23/2014	24	Gather input on what helped / hindered becoming stably housed
South Wilmington St Center & Guest Advisory Committee	8/6/2014	200+	Gather input on what is working and what services could be improved
Partnership to End Homelessness	8/12/2014	35+	Consultation with agencies; focus on proposed multi service center
Homeless Working Group	9/3/2014	36	Consultation with homeless service providers
Housing Advisory Committee (Cnty)	9/23/2014	15	Agencies presented info on activities dealing with youth leaving foster care and homeless women
Lennox Chase Tenants	10/8/2014	25	Gather input on what helped / hindered becoming stably housed
Transit Planning	11/3/2014	6	Met with transit planner and planner from Capital Area MPO
Public Hearing	12/2/2014	1	Raleigh City Council Chambers
Partnership to End Homelessness	12/9/2014	50	Present proposed activities; field questions, gather input
Method Community Center	1/13/2015	0	public meeting; bad weather
Affordable Housing developers	1/14/2015	9	Consultation via invite
Wake County Human Services	1/20/2015	4	Consultation w/ HIV/STD Program Manager & staff
Chevis Community Center	1/15/2015	10	Public meeting; good, frank discussion between attendees and CD staff
Hispanic Service Providers	1/22/2015	19	Consultation via Invite
Wake County Human Services	1/23/2015	1	Consultation w/ Interim Division Director Child Welfare
Alliance Behavioral Healthcare	1/27/2015	1	Consultation with Malcolm White on clients served and gaps in service for mentally ill and developmentally disabled and substance abusers
Wake County Human Services	1/28/2015	1	Consultation with Sue Lynn Ledford, Public Health Director
Triangle-3 Council of Governments	2/3/2015	1	Consult with John Hodges-Copple, Director of Regional Planning
InterAct	2/5/2015	2	Consult with Leigh Duque, Executive Director and Kathy Johnson, Associate Executive Director, regarding needs of domestic violence/sexual violence victims

			and their families
Strategic Housing Working Group	3/19/2015	10	Consult with housing and homeless service providers on needs of youth and veterans and affordable housing needs more generally
Public Hearing	4/21/2015	5	Five individuals spoke at this public hearing

Brookridge Tenants Meeting
Wednesday July 23, 2014
7:00–7:30pm

Presenters: Emily Fischbein, George Adler
Attending: 22 residents; Ed Stelli, Sallie Haile

Questions

- 1) What was the most important thing that helped you move from being homeless to being housed? What else helped you? Name two things.
- 2) What were three of the biggest obstacles that made it difficult for you to change your situation when you were homeless?
- 3) Did any specific things motivate you to make changes? For example: job training opportunities, job search assistance, short term rental assistance?
- 4) What advice would you give to people who are homeless now to assist them?
- 5) What recommendations would you offer agencies to help them improve their services?

Resident Responses

Question 1: what helped to move from homelessness to being housed?

- Having a safe home
- Stable finances; obtain stable income
- Finding the right resources: Step-Up Ministry, Healing Place
- Becoming sober
- Support from friends, family; my faith
- Good guidance from human services (not all resources provide what you need; you have to find the one that best serves your needs)

Question 2: what obstacles made it difficult to change your situation?

- Learning what are the right connections is challenging
- Having children to care for
- Having a criminal record
- Having bad credit

Question 3: what motivated you to change your situation?

- Determination; never give up
- Desire to move on, to improve myself, to make a change because the current situation wasn't working for me
- Desperation
- Sickness; death in the family that provoked a crisis (a woman whose husband died, leaving her without income)
- How I was raised as a military child; constant redeployment made me always want to learn more, need to adapt to new situations

Question 4: what advice would you give others?

- Don't give up
- Have faith
- Help somebody
- Try to stay in a good network; know people who know more than you do
- Get good advice (not all advice is good, be selective)
- Encourage others; go step by step
- Maintain as many options as you can
- Weigh your resources and use your time the best you can
- Use the library to do research on what resources are available and compare resources so you can find what's best for you; do the footwork

Question 5: what recommendation do you have for agencies?

- Create more affordable housing
- Agencies should take the homeless to meet people who have housing, show what others have overcome; provide role models, give them something to strive for

- Agencies/governments should partner with each other, work together (like Ed Stell, a County employee, working at Brookridge, a DIIC development)

**South Wilmington Street Center Meetings
August 6, 2014
Guest Advisory Council and House Meeting**

What is most useful to you at SWSC?

- Courses on motivating to make resumes, communication, reading, writing
- Carolina Trucking Academy options
- Wake Tech Serve Safe class
- GED program
- Temp agency for finding jobs
- Step Up Ministries (but classes are small)
- Trades training
- Resources

Needs

- More trades training: plumbing, pipelaying, etc
 - Use nearby vacant buildings as trade training facility
- Job coaching, Vocational rehabilitation counselor
- Bus tickets
- Case management to help get housing
- Affordable housing on fixed income: \$200 monthly
- Affordable housing on \$7.25 hour
- Supportive housing
- Job training, Apprenticeships and internships
- Adult literacy
- Learn a foreign language to open opportunities for jobs
- Transportation – esp., third shift transport to the Center and getting into the Center at late hours
- Medical help
- Education
- Connection with the barber school
- Fast track for military service
- Extend the R Line

What are your biggest obstacles?

- Needing a place to stay
 - Time: 60 days to get a job and a place to stay is a short time
- Felonics on record – time issue above is harder
- Criminal background check
- Substance abuse problems

- Finding affordable housing
- Finding a job
- Being clean (physically)
- Transportation
- Getting a driver's license
- Trying to get and stay sober
- Raleigh Police targeting the homeless with tickets for loitering
- Respect
- Becoming self-sufficient
- Applying for Section 8 housing
- Finding a permanent job
- Age
- Psychological impact of returning to the shelter at the end of the day of trying to make changes is disheartening

Why don't some people on the street engage with help?

- Drugs and alcohol
- They gave up on themselves
- The "street" is all they know and they don't want to change
- Change your mind first to rehabilitate in order to move forward
- "They are lazy"
- They want to "feed their habit"
- People think they are "trash"

Suggestions?

- Pray and look for a job
- People with different kinds of issues need separate groups
- More men's shelters

Oak City Center - Community Input
Aug 12, 2014
Pullen Memorial Baptist

Physical Space Needs

- Day/Hospitality Center "a place to just be"
- Single Stall Locked Bathrooms "this was from James at LGBT Center of Raleigh rather than "LGBT friendly restrooms"
- Bathroom Size (handicap size showers)
 - Make space welcoming and calm
- Storage Space for Gifts and Supplies
- Art
- Secure Cell Phone Charging Station

Clearinghouse (HUB vs. Centralized)

- Database

- Online Beds Board
- Centralized Assessment
- Coordinated Intake
- Multi-lingual materials/services

Security Needs/Space

- Key Fobs rather than keys that can be programmed for building access
- RPD
- Interior and Exterior Security System
- Children's Play/Wait Room
- Space that's Teen Friendly
- Outdoor Walking Paths
- Meditation Room

Parking

- Donor Drop-off Spots
- Spaces for Volunteers and/or Service Providers

Service Space

- Transportation
- Healthcare Navigation
- Mental Health Services on/off site
- Childcare
- GED Classrooms
- Employment Services and Opportunities to become employed at the Center
- Credit Counseling
- Disability/SOAR Worker
- Educational Classes/Opportunities
- Food & Nutrition Education Classes/Resources
- Pregnant and New Mom Classes/Resources
- Food Pantry
- Restaurant
- Community Garden
- Veteran Services
- Rental & Utility Assistance
 - Space to organize those that provide support/charity

Who Needs to be Included in the Conversation

- Volunteer Community
- Those currently visiting the Oak City Outreach Center
- Those currently receiving services in the community
- Businesses, Corporations and Foundations

Homeless Working Group Meeting

Questions for Discussions

September 3, 2014; 9:00—10:00am

Lennox Chase, Lake Wheeler Rd, Raleigh, NC 27603

Present: 35, plus George Adler and Amy Cole

1. **Over the past five years, what key emerging trends have you observed in your work regarding housing and homelessness in the City of Raleigh and Wake County? Demographics, number, geographic distribution, etc.**
 - Relocation for areas outside Raleigh
 - Raleigh Rescue Mission—More seniors, intact families
 - South Wilmington Street Center—including youth (18 and under)
 - Health services gap growing larger
 - Need more community services to provide healthcare
 - People over 50 lack marketable job skills, makes it hard to earn a living wage, even when people do have housing
 - Scarcity of affordable housing
 - Aging of persons at Lennox Chase; people 55+ are now having/exhibiting health issues associated with aging and earlier life choices/lack of health care earlier in life
 - New referrals of people with multiple issues, who may never have been housed (Lennox Chase, Brookridge)

2. **Describe the population you work with. How have clients' needs changed over the past five years or have they stayed pretty much the same?**
 - Seniors: once housed no or limited access to health care (physical health and mental health)
 - Barriers
 - Physical access
 - Cost prohibitive
 - Need for assisted living
 - Mental Health services—gaps in services
 - Hard to house without services
 - Co-occurring disorders make it hard to house people
 - Transportation to appointments
 - Connections needed with community support teams
 - Medication management
 - Not enough case managers
 - Support services are paramount: services need to be available for persons to maintain housing
 - Mental Health service provider and homeless persons gap—service providers aren't reaching out to the homeless community, so don't know how they can help
 - Criminal backgrounds make it hard to house persons with either felonies or even misdemeanors—too often landlords won't accept either
 - Fewer landlords than before are accepting vouchers (Section 8)
 - Need to create more affordable housing

3. How well would you say the current system and existing resources are meeting your clients' needs?

4. Where are there gaps in service? What's missing?

5. In your opinion, who are Wake County's neediest populations? In other words, which populations should be a priority focus for housing for the next 5 years? (*Ex: Extremely Low-Income, Low-Income, Moderate Income Individuals and Families, Elderly, Single women, Young people aging out of foster care, Homeless, Veterans, Special needs populations – physically and mentally challenged, Persons with HIV/AIDS.*)
 - Most could not pick one—all have needs
 - The working poor too often are stuck between and are left out; those with no disability, working jobs not meant for full time, can't make ends meet

6. What kind of related Services (or Supportive Housing) would be needed for these populations?
 - Need for rental subsidies so rent is affordable and people are paying 30% or less of income for rent
 - Need for flexibility for people who temporarily lose income to stay housed
 - Housing needs to be affordable to people with disabilities (with disability income-SSI, SSDI)
 - Need on-site services-case management
 - Development of 36-40 units with case manager on-site
 - It is less expensive to provide supportive services and help people maintain housing than persons going to jail, ER, and homeless again
 - Need service providers to do home visits and provide wrap around care

7. If you could make one strategic improvement in how services are delivered or how service delivery is organized, what would it be? Are there any systemic changes in how local service delivery is organized that you think could shorten the period someone is homeless or that could even prevent homelessness?
 - Need centralized hub where person could go when they have a housing crisis (Housing 911)
 - Most frequent argument made that both a. and b. in Question 8 are needed
 - Centralized tracking of individuals, one big database
 - Could Cornerstone meet the needs of the centralized place/intake?
 - Doesn't necessarily need a central location, perhaps can use people already working with the population and networking/social media instead

- Use of the SPDAT (Service Prioritization Decision Assistance Tool) assessment tool to respond to homeless persons' needs and use with Housing First model (like Guilford Co. does to end chronic homelessness)
 - Provide project based rental assistance (PBRA)
 - Provide developer incentives for mixed income housing and TOD
 - Need housing for sex offenders in locations where there is transportation and where they are allowed to live.
8. **The City and the County each have a limited supply of annual federal funds. If you had to make a choice, which one of the following would you want to dedicate a significant portion of entitlement funds to:**
- a. Capital investment (for a few years) for a new centralized intake center/service hub for the homeless, with point to point transportation services.
 - b. Affordable rental housing: efficiencies, 1-, 2-, 3-bedroom apartment buildings.
 - c. Affordable homeownership opportunities for low-mid income homebuyers.
 - d. Another focused activity. (Please specify.)
 - e. Don't focus funds on any single activity: spread funds over several types of activities.
- Response almost unanimous: b. create affordable rental housing
 - Question: How many units would be needed to house everyone who is homeless?
 - At least 2,000 though maybe more
 - But there is still the issue of not enough units to house people
9. **Any other comments you would like to add.**

Written comments handed in at end of meeting Sept 3:

1. Since the housing market in this area has grown during the depression the rent has grown so much that the average person cannot afford a regular place to rent. Most of my clients are unskilled workers who have been scraping by many for years on end and when they cannot do it any more they seek help. The trend is mostly over 50 who have no skills to do much more than work in retail or restaurants which pays half what the living wage is for this area (\$11 / hr).
2. I work with Veterans and having been homeless myself 7 years ago I see the same problems now as then. Not enough housing that the average person can afford. There have been some progress with vouchers; however so many apartments are not taking vouchers now it adds to the problems, and some of the ones who do take the voucher you don't want to put the person there with some of the things like drugs and crimes.
3. Very poor! Most places where we have in this area to put someone with a voucher should not be put there and the nicer places are not taking vouchers any more.

4. Places like Lennox Chase and Brookridge are missing. Places where there is a case manager to help when problems come up. Places that are kept up and do not look like low income housing, no crime no drugs.
 5. I can't single out any of these groups for priority. Being a Veteran and homeless at the time of coming to Lennox Chase I know how important low income housing is for everyone.
 6. Having a case manager on staff for several properties is a great thing. Ed Stelli has made the difference at Lennox Chase. So many depend on him day in and day out to make it just livable.
 7. We need to streamline the system. If paperwork needs to be done let's do it. It seems that so many agencies want to take forever with paperwork and put things off and off that it makes it so much harder for the homeless person to succeed. Having a centralized intake seems not to work. No one knows who to call and who to go to when help is needed. \$39,000 was given to an agency here is town to run an intake process and it doesn't work, use that money to hire staff and get the paperwork done so that the person can get housing not talk to someone about getting paperwork done.
 8. If I had to pick out of these it would be more affordable housing, with a case manager in site, who can help people stay in housing. I know that the others need money as well, however it seems that the problem is less housing then let's build housing for the ones who need it.
-

Notes- Housing Advisory Committee Lunch and Learn
September 25, 2014

Wake County Human Services Youth Leaving Foster Care: Lisa Cauley

- After emancipating from foster care at age 18, the division desires to reunify youth with their parent or find them a permanent home
- Wake County takes in youth from other counties, who want to call Wake County their home
- 40% of girls who are emancipated become pregnant before age 19. Then the baby comes into the County's care
- WCHS receives \$2100 for start-up housing costs for Emancipating youth. But they don't have money to continue paying for housing. And they have trouble keeping up their apartments.
- Supportive housing would be good for these youth.
- WCHS works with the Pullen Hope Center to provide services -- it is a hub for the youth
- Youth who go to Community College are stressed because no dorms are available : so they are trying to go to school and working to pay their rent
- Housing Authority of the County of Wake has "Family Unification Vouchers" that may be useful for the WCHS youth

Pullen Hope Center – Youth after Foster Care ... Stacy Bluth

- 45% of women at the Pullen Hope Center (ages 19-25) or either pregnant or have children

- Operating budget is \$250,000; funds come from Wake County, City of Raleigh, HUD Emergency Solutions Grant, foundation \$, corporate \$, and individual contributions
- Serves 60 young people, between ages 19 and 25 – most are 21 and 22
- They have a wait list
- Partnership with WCHS Foster Care
- Most of the youth are not homeless, so they can work on prevention
- They work on intensive, individualized, flexible plans with each youth
- Set goals for a comprehensive life: work, housing, education, mental health, social supports
- Pullen got some funding from United Way for housing, but they have found that housing by itself is not enough
- They have been working with: PLM Families Together and private landlords for housing
- Around the country, a group housing model has not been successful; more success has been found placing the youth in individual apartments
- Pullen operates with case managers who have caseloads and a program coordinator (who also manages a newly begun internship program for the youth with companies)
- Case manager helps them find apartments
- 45% incarceration rate among the youth

Homeless Single Women

Jean Williams, Women's Center of Wake County

- Provides day services to single women who are homeless or at risk of becoming homeless
- Single women often have children to get government benefits, and then there are more families, so the shelters are becoming full with families
- There are not enough shelter beds for single women who need "emergency" beds
- Most shelters have started using "Program" beds for specific populations or people engaging in a program
- Raleigh Rescue Mission uses their "Emergency" beds for other populations first, and has very few left for single women
- Jean handed out CHIN data:
 - In 2012, they served 119 women
 - In 2013, they served 175 women
 - In the first 6 months of 2014, 241 women (unduplicated)
- Homeless women who present at the WCWC are aging
- There is an increase in single women with a mental illness and they don't fare well in mainstream shelters
- Best Practices: Safe Haven Shelter for women with a mental illness, with supportive staff; 12 -15 women stay there on average 6 months to a year

Healing Place for Women - Amanda Blue

- The Healing Place has 13 Emergency beds for single women
- They took more for a while on extra mats, but they had violence issues and had to go back to just 13.
- They need more staffing

- At the Healing Place for Men, men who stayed in Emergency beds were attracted to the program, but this same type of transition didn't occur at the Healing Place for Women.

Helen Wright Center of Urban Ministries – Brenda Boone

- They have 36 Program beds
- The oldest person is 81 years old
- They leave Program beds empty because the intake process is too long to do for a person for one night emergency.
- Could they have a process with less paperwork for an emergency?

Seniors

Craig Burrus, Program Manager, Adult Protective Services, Adult Guardianship, Adult Community Services

- Adult Protective Services: Sees reports on Seniors living at home who:
 - Can't afford where they live
 - Facing eviction
 - Often have untreated mental health issues
 - Need Supportive housing
- There is a lack of case management due to mental health reform, both for disabled adults and senior adults
- He gets many calls from people who want to move their parents here
- Clients are couples and singles
- He sends them to the housing sessions, but some people need more than a list; they need individual help finding an apartment
- His wish list includes a case manager to get someone into housing
- Some people are discharged from assisted living or group homes, have criminal history, or credit history
- Needs:
 - Affordable housing and someone to help clients navigate the system
 - 1 bedroom apartments

Resources for Seniors

David Cottengim

- Resources for Senior does:
 - Housing and Home Improvements
 - Service Coordination
 - Housing Counseling
 - Information dissemination
- Duke Progress established a grant for pre-weatherization needs for low-income customers
- Needs:
 - Waiting lists for everything
 - Include mobile homes as eligible for repairs
 - Mold remediation

- High energy bills
- Exterior painting
- Yard and outside maintenance assistance

Behavioral Health Grand Round
“Walking and Working with the Homeless”
Wake Med Raleigh-Andrews Center
Tuesday December 2, 2014
12:30—1:30 PM

Panel Discussion: “caregivers discuss their experiences related to serving homeless adults and children with special emphasis on the impact of medical and behavioral health care”

Approximately 100 people in attendance, including several administrators and MDs

The Panel

David Smoot, Chair, Partnership to End and Prevent Homelessness

- Became engaged with the homeless through his church, several had health issues
- “housing is good health care”
- David gave basic info about the Partnership
- In NC, 12,000 homeless in 2014
- In Wake County, 1,170 homeless, 110 of whom are veterans
- Described Oak City Outreach Center, partnering with City and Catholic Charities
 - OCOOC served over 29,112 meals since it opened on weekends in June 2014; approximately 450 unduplicated count each weekend
 - Based on one survey one day, estimate is that 40% of those being served are not homeless
- What is lacking is a medical respite program, which would save hospitals money
- 5% of the population expend 50% of all medical costs

Jen ???, Salvation Army

- Work with homeless children
- Percentage increase of women and children homeless 44% and 60%, respectively
- Salvation Army assessment found:
 - 60% of 3 year olds are developmentally delayed
 - 92% of women suffered at least one traumatic (violent) event
 - Transportation is a huge barrier to receiving services
 - 2,700 children are identified by Wake County Public School System as homeless (2014)

Clifford Bell, retired Wake Med Emergency Room MD

- The homeless don’t come with a sign saying “I’m homeless”
- Wake Med’s charity program is very good

- Wake Med is the only organization with a charge account at Greyhound
- Patients have the right to refuse health care, but not getting care isn't the same as refusing it

Jane Smith, RN, Street Outreach Worker, Clark's Promise

- She "meets people where they are at" and establishes relationship to understand what they want to do, "not what I want them to do"
- Established 850 contacts over past three years
- Works out of her car; works with each person as long as need be
- She helps remove barriers
- Housing isn't always a goal; sometimes it's a move from tent to homeless shelter; she also provides sleeping bags and tents
- One person she worked with went to the hospital 242 times; now he is housed in a motel; it took two years of getting to know him to help him get where he is today

Debbie Richardson, Alliance Behavioral Healthcare

- Alliance embodies social workers/specialists in hospitals
- Alliance now has a homeless liaison
- The challenge is how to discharge while maintaining continuity of care

Officer Wendy Clark, Raleigh Police Department

- Officer Clark works closely with Jane Smith
- RPD has a peer representative in jails to assist homeless leaving jail
- She was involved with Sequential Intercept Mapping that identified those intercept points in the system where intervention can prevent criminal justice involvement with those struggling with mental health issues

Someone in the audience mentioned that Wake Med has Hospital Transition Teams that will help with discharge if the person is identified as homeless

**Raleigh City Council
Public Hearing
December 2, 2014**

COUNCIL MINUTES

The City Council of the City of Raleigh met in regular session at 1:00 p.m. on Tuesday, December 2, 2014 in the City Council Chamber, Room 201 of the Raleigh Municipal Building, Avery C. Upchurch Government Complex, 222 W. Hargett Street, Raleigh, North Carolina, with the following present.

Mayor Nancy McFarlane, Presiding
Mayor Pro Tem John Odom
Councilor Mary-Ann Baldwin

Councilor Kay C. Crowder
Councilor Bonner Gaylord
Councilor Wayne K. Maiorano
Councilor Russ Stephenson
Councilor Eugene Weeks

* * *

The City Council of the City of Raleigh reconvened at 7:00 p.m. on Tuesday, December 2, 2014 in the City Council Chamber, Room 201 of the Raleigh Municipal Building, Avery C. Upchurch Government Complex, 222 W. Hargett Street, Raleigh, North Carolina, with all members present.

MATTERS SCHEDULED FOR PUBLIC HEARING

COMMUNITY DEVELOPMENT - FIVE YEAR CONSOLIDATED PLAN - ANNUAL ACTION PLAN - HEARING COMMENTS RECEIVED

This was a hearing to provide citizens with the opportunity to express their views as to housing and community development needs and priority non-housing community needs in the City of Raleigh. The hearing is required by the U.S. Department of Housing and Urban Development (HUD) as a part of the preparation of the Five-Year Consolidated Plan or Annual Action Plan governing the use of Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG) funding.

The Mayor opened the hearing.

Octavia Rainey, 1516 East Lane Street, expressed concern about the lack of notice relative to this hearing and she feels it was not noticed correctly. She stated she called the Community Development Department expressing concern about the short notice. She stated the neighborhood doesn't have a clue. Since former CD Director Michelle Grant retired she feels that CD has just shut down. She stated she lives in the East College Park area, there was no notice, the people do not understand the terms and she just feels this is a paper process and there are people in Community Development Department that have been there long enough, they know the process. She stated the staff should go out in the community and talk about what they are doing and what is being proposed. She stated the Community Development Director should go out in the community, explain the process, etc. She stated she is appalled that the staff has not done a needs assessment and talked about the analysis of impediment which deals with affordable housing and civil rights but no one knows what is going on.

Ms. Rainey stated Ms. Williams of the Central CAC asked her to speak on her behalf and to let the Council know that they had not received notice. Ms. Rainey stated she had to call the Community Development Department and asked what was wrong and why no one had received any notice. She stated notification is important. Under the former Director they received notification of everything that was going on, but not now. She feels it is an unfair process and

talked about the request for a public record. She stated it's just a paper process in order to send a public record to HUD and she feels that is wrong.

In response to questions from Councilor Stephenson, Ms. Rainey stated that at the last hearing she presented the City with three pages of questions and no one has responded in the year since that hearing. She suggested the City just respond to the questions from last year and then she will continue with her questions. No one else asked to be heard thus the hearing was closed.

**Consolidated Plan 2015-2020
Stakeholder input**

**Partnership to End and Prevent Homelessness Membership meeting
December 9, 2014**

Presenters: *Emily Fischbein (Wake County)*
George Adler (City of Raleigh)

Emily and George gave brief overview of what Consolidated Plan is, the priority populations served, the amount of funds budgeted for respective current year action plans, and tentatively planned activities that could redirect some funds over the next five years, i.e., for the City of Raleigh redevelopment of East College Park and for both local governments the planned multi-service center for the homeless

NOTES

- Question: how much is infrastructure in ECP expected to cost?
 - Estimate is approx. \$5 million over 5 years
- Will there be an effort to preserve and create affordable housing?
 - Yes.
- What will the mix of housing be?
 - Mix of units: apartments, duplexes, single-family detached, etc.
- Are there plans people can look at?
 - The public process hasn't begun yet; there will be public meetings where input from the neighborhood will be gathered
 - The City will work with DHIC who owns the Washington Terrace development (approx. 245 units of affordable housing) adjacent to the north of ECP
- How long until the next affordable housing bond? Are there bond funds remaining?
 - No additional bonds are currently planned but there is an adequate supply of funds still available/
- Recommendation that City support tiny houses, like Mordecai back yard cottages, because rents are low and only 25% of persons looking for affordable housing are nuclear families; much higher percentage of households are single-person households
- Regarding the multiservice center, if you are assigning money to pay for this, you should find a new source of funds, not just move funds from one activity to another (robbing Peter to pay Paul)

- The County should increase the amount it spends on public services to the maximum allowed (15% of entitlement)
- A discussion followed concerning the benefits of auxiliary dwelling units for affordable housing
- The City and County should focus specifically on homeless veterans
- Is Mayor McFarlane on board with this?
- SRO units need to be considered for single units, like micro units
- Is there any discussion about the City providing transportation to other municipalities in the County so that affordable housing can be distributed throughout the County?
- Transportation is a key issue
- Affordable housing for singles is needed, especially for women
- Additional shelter beds for women should be a priority in the 1st year of the five year plan.

2015-2020 Five-Year Consolidated Plan
Public Meeting
Chavis Community Center
January 15, 2015
6-8pm

Comments received

- Barriers to fair housing: affordability, lack of job training (lack of skills is a barrier: people need to develop new skills)
- If City-owned lots are disposed of "mainly" through RFPs, what other method is used instead?
- Regarding the Blount/Person streetscape plan: we want to ensure that it contributes to the revitalization of the neighborhood
- South Park is changing; over the 5 years most CDBG has gone to College Park
- We want to maintain South Park's historic character
- The focus needs to be on SP south of MLK
- To effect revitalization, we need mixed-use development, not just low-income housing
- The corner of Bragg and Garner is a good site for a Wake Tech satellite
- SP suffered from disinvestment; need to be strategic considering the big changes going on downtown
- We need an economic development strategy
- The SP neighborhood is important to the country's history and the city's history
- We need to teach our people to fish, not just give them a fish; they need employment skills, not handouts
- People have unfounded perceptions of SP, though we know there is a problem with loitering, prostitution and drug use
- We want to get rid of ABC establishments
- The City shouldn't buy homes from bad landlords with CDBG; that just rewards their bad behavior and it doesn't help the people that money is for
- What requirements are there for loans to developers?
- How does CD market the RFP?
- You should advertise it in the N&O
- The first-time homebuyers of the homes that you develop are almost always white: how do you get the word out?

- People who used to live on Cooke Street couldn't afford to move back; not because they didn't want to but because they couldn't afford to
- This almost looks like redlining
- There's no affordable housing anywhere new downtown
- You have to deepen the subsidy so more people who rent in the area can afford to buy the new houses
- Homeowners in SP didn't invest in their property due to fear of eminent domain
- The people in the SP neighborhood live with anxiety about the City's hidden agenda, believing the City always has a hidden agenda, believing the City can't be trusted and that they just want to move us out
- The idea for the Blount/Person streetscape plan originated in SP, but when the idea was adopted, it started along North Blount, near Mordechai, not in SP area; and we're still waiting
- Trailways bus station is a good location for a grocery store and should be included in the downtown plan
- Some nonprofits get grants, some don't; those that do use a different process; it's unfair
- We need a Wake Tech campus in SP
- We need microenterprise loans: financial literacy and training owners
- ESG should be spent on homeless prevention programming

Consolidated Plan Consultation

Wake County Human Services
Yvonne J. Torres, MS HIV/STD Program Manager and staff

January 20, 2015

Con plan staff: Emily Fischbein and George Adler

Discussion notes

- Yvonne and her staff administer HOPWA vouchers
- Staff estimated that 25-35% of the people they serve are homeless
- There was a 6 bed house, Eustad House, that provided supportive housing for people with HIV/AIDS, but that closed
- Alliance, a nonprofit, that provided services to PWAIDS went out of business
- Sisters Keepers, a nonprofit, now provides services to PWAIDS, though they only serve people with insurance / Medicaid
- Staff estimated there is a need for at least 20 beds for facility-based transitional housing
- Most of the people served are under 55 yrs of age
- Some of the housing problems their client face are
 - Ex-offenders have a hard time finding landlords willing to rent to them
 - Many have poor credit
 - There is a lack of handicapped units

- Transportation is a major problem, lack of which makes it difficult to get to appointments
- The need for child care is a large unserved need
- There is a need for basic life skills, determined by a social work assessment at intake; skills like budgeting
- Types of clientele they are seeing more of:
- More young people, male and female, no high school diploma

Recommended Strategies

- Project-based rentals, scattered sites, for PWAIDS, like VOA does in NY
- Educate landlords so they will be more willing to accept ex-offenders

Consolidated Plan Consultation

Wake County Human Services
 Lisa Cauley, Interim Division Director of Child Welfare

January 23, 2015

Con plan staff: Emily Fischbein and George Adler

Discussion notes

- Child Welfare has 45 case managers, 39 who provide in-home services and six staff who answer the phone
- 85% of all calls received turn out to be actionable
- Out of 5,000 interviews as follow up to initial contact, 300 go into foster care
 - Of those, 1/3 actually go into foster care, the rest go with relatives
- 40% of those in foster care get adopted
- The majority of cases are neglect, not abuse; lack of stable housing is a major cause
- The Division provides support services through case managers; they create a plan for permanent place to live
- Case managers are child advocates in reference to permanency plan and unification plan or adoption
- Average active case load for case managers: 17
- Division is in process of adding 17 new positions, including 2 paralegals
- Gap in service: when kids age out and they plan to go home, if that doesn't work out as hoped, the youth can become homeless
- Gap: there is no one portal to call to set up these youth with housing

Recommended Strategies

- Delivery of Ready to Rent: links financial stability with where one lives

- Create more units of affordable housing
- Increase the number of subsidized units specifically for youth

Consolidated Plan Consultation

Malcolm White, Alliance behavioral Healthcare

January 27, 2015

Con plan staff: Emily Fischbein and George Adler

Discussion notes

- Alliance Behavioral Healthcare manages the public mental health, intellectual/ developmental disability and substance abuse services for the citizens of Durham, Wake, Cumberland and Johnston counties. They do not actually provide services, but ensure that individuals who seek help receive the quality services and supports they are eligible for to help them achieve their goals and live as independently as possible. These services are delivered by a network of private providers who contract with Alliance.
- Alliance Behavioral Healthcare began the management of Medicaid services under a waiver according to Session Law 2011-264 House Bill 916 on February 1, 2013. These funds refer to the dollars allocated under the contract with the NC Division of Medical Assistance to provide services to Medicaid enrollees of Durham, Wake, Cumberland, and Johnston counties.
- Integrated Payment and Reporting System (IPRS): These funds represent state allocated dollars to provide services for citizens with mental health, intellectual/developmental disabilities and substance abuse needs.
- County Funds: These funds represent the Cumberland, Durham, and Wake county allocations to Alliance to provide services for citizens with mental health, intellectual/developmental disabilities, and substance abuse needs in their respective counties.
- Miscellaneous: This category is to account for any funds received during the fiscal year that do not fall into one of the above mentioned categories and are not significant enough to require their own category
- In Wake County, in 2014 from Feb to Sept, 4,310 children/youth served
- In Wake County, in 2014 from Feb to Sept, 9,442 adults served
- In Wake County, in 2014, 69 clients were served by the Independent Living Initiative, which provides 1-3 months of assistance to those facing eviction
- GAP: of the 240 served who need case management, only 25% actually receive case management
- State mental hospitals contact Alliance when they plan to discharge a patient from a state psychiatric hospital; Alliance makes referral but if no units are available, the discharged person could become homeless
- GAP: there are inadequate wrap-around services to support a Housing First model in Wake County; also an inadequate number of units

- GAP: too few landlords accept Shelter Plus Care vouchers and too few who serve Alliance's clients
 - There is one liaison for case management at the County jail (for mental health and substance abuse)
 - RECOMMENDATION: reserve 80 vouchers for homeless and disabled and require case management with the vouchers, as they do in Charlotte (Urban Ministry Center) and Asheville (Homeward Bound).
-

Consolidated Plan Consultation

Wake County Human Services
Sue Lynn Ledford, Public Health Director

January 28, 2015

Con plan staff: Emily Fischbein and George Adler

Discussion notes

- GAP: The need for transitional housing with wrap-around services for patients being discharged from hospitals, specifically for respite
 - The proposed multiservice center should include public health information distribution (STD, HIV/AIDS, etc.)
 - Public health benefits of sidewalks: encourages walking, decreases chronic diseases like diabetes, etc.
 - Dept encourages the use of Health Impact Assessments as part of planning: good planning includes consideration of health related issues
 - Was involved in a six month study of over utilizers of emergency rooms: one person went to ER 72 times during that period; this study just getting started, it will be a very useful study when completed
-

Consolidated Plan Consultation

Wake County Human Services
Safa Hamad, WIC Program Manager

January 30, 2015

Con plan staff: Emily Fischbein and George Adler

Discussion notes

- Wake County WIC: 80 staff
 - 30 do eligibility and documentation
 - 9 do lab work
 - 25 nutrition counselors
 - 10 breast feeding counselors
 - 2 who do vendor monitoring
 - WIC has a large educational component
 - Average amount per client/per month = \$160-\$300/per person
 - Baseline caseload for the County: 18,174 persons visit per month
 - County receives \$15.25 per visit from state for admin
 - GAP: transportation is a serious issue, especially those living in rural areas or neighborhoods away from bus routes
 - Some have to pay for a taxi to get to the WIC office for the mandatory visit every 3 months for recertification: the show rate is 60%; no-shows are often due to transportation issues
 - Have seen a drop off in the number of Hispanics coming in since the government shut down in Sept 2013
 - Drop in Hispanics coming in also due to recession and loss of jobs
 -
 - Recommended Strategies
-

Consolidated Plan Consultation

InterAct
 Leigh Duque, Executive Director
 Kathy Johnson, Associate Executive Director

February 5, 2015

Con plan staff: Emily Fischbein and George Adler

Discussion notes

- Leigh has been with InterAct for 4 years; Kathy, for 19 years
- In 2006-07 they began search for new model of service delivery
- RPD, Legal Aid, YMCA, Easter Seals, and soon, the court system will have established presence onsite to provide these essential services to victims in a safe environment
- InterAct has trained more than 150 police officers in Raleigh in how to conduct a "lethality assessment" in interviewing victims
- 80% of all homeless women are victims of domestic violence
- Approximately 60% of women coming to InterAct are working, so need secure transportation to their work

- Approximately 10% of women were working but lost their job due to the domestic violence
- 9-11% of InterAct clients are Hispanic
- 90% of InterAct clients do not return to the partner that abused them, a significant indicator of program success

Major challenges

- InterAct does not have a housing partner
- Inadequate number of affordable units
- Even when the women can afford the monthly rent, they are unable to pay first and last month's rent plus security deposit, so are not accepted by landlord
- Lack of transportation poses a significant challenge for women and their children: bus lines don't cover rural areas and bus lines often end in the evening preventing access to job or childcare
- Landlords often don't want to rent when domestic violence is involved
- RHA has a long waiting list
- Low wages, poor credit, debts on past utilities, past evictions, criminal background
- Rapid rehousing funds dry up during certain times in the year, leaving victims during those time frames with few to no options
- Difficulty finding Section 8 landlords
- Difficulty finding housing when victims have large families
- Lack of resources for single women without children

**Questions for Wake County and City of Raleigh Consolidated Plan Consultations
Responses from The Healing Place
February 2015**

Currently

- 1) Describe the number and type of supportive housing units and/or support services your organization provides in Raleigh and/or Wake County. If possible, please put demographic data for people served in table form for number of units and/or services offered.

Response

See attached slide for beds. Although beds are designated for a specific population, we use any beds that we have available, so at any given time we may be using some of the transition beds as program beds and some of the shelter beds as program beds, etc. Hope that makes sense. We also partner with Passage Home to provide case management and place tenants into Job's Journey. Job's has 11 2-bedroom units and one 1-bedroom RM unit.

- 2) Describe any supportive housing / service programs you provide for persons returning from mental and physical health institutions. (Again, please include demographic data in table form.)

Response

THPWC provides emergency overnight shelter that is accessed frequently by persons being released from mental or physical health institutions (THH sends people on a regular basis, especially women).

- 3) What gaps in services exist? If you can provide data showing gaps, please do.

Response

Adequate MH support services are a huge gap in our community. Housing First/SPC vouchers are invaluable but have a requirement for support services (as they definitely should) which are difficult to meet in our current MH system.

- 4) What are the supportive housing needs of people with alcohol or drug addictions?

Response

THPWC has conducted research on participants' housing choices and have found that participants who move into recovery housing (Oxford House, Emmanus House, Job's Journey, etc.) have very high success rates whereas individuals who move into housing with family, significant others, or by themselves have significantly lower rates of sobriety one year later. THPWC has a PSH project with Passage Home that is very successful. More PSH that has a sobriety requirement and roommates is a huge need. See attached research. We are also in the process of updating that research to include participants who have transitioned since that date.

Next Five Years

What activities should Raleigh and/or Wake County plan to undertake over the next five years to address the housing and/or supportive service needs with respect to persons who are not homeless but have other special needs?

Response

There will always be a need for more Affordable Housing. LTC properties with a case management are very beneficial for our community. Lennox Chase and Brookridge are models that should be replicated.

Strategic Housing Working Group meeting

March 19, 2015

CASA development at 1725 Poole Road; 1:00—2:15 pm

Presenters: Emily Fischbein and George Adler

Present: 10 service providers and a housing developer

NOTES

Identified needs

- Youth (18-24 yrs of age) lack adequate affordable housing options
- Many are single-women with children

- o Fundamental problem for many is just that they are poor: people working minimum wage jobs with kids can only afford rents of approximately \$450/month; a very limited number of subsidized units that are decent, safe rent for that amount; only other alternative is substandard housing
 - o The problem is that they are poor
- Haven House gets up to 20 calls per month looking for help with housing that they have to turn away
- Communication between agencies that address housing needs of homeless youth could be improved
- Where are homeless youth coming from?
 - o Homeless families: youth turn 18, parents release them to be on their own
 - o Leaving foster care
 - o Guardianship situations
 - o Juvenile justice release
 - o Early onset of mental illness

Recommendations

- Waive fees for developers creating affordable housing, to allow developer to lower development cost and enable them to charge lower rents.
 - o Create a fund with CDBG to pay for these permit and impact fees. This would be an indirect way of supporting affordable housing
 - o At initial meeting of plan review, when reps from several different City departments are present to comment on conceptual site plan, have someone from Community Development present to advocate for development

Shorten development review/permitting process for affordable housing developments by giving affordable housing developments "fast track"

April 21, 2015

Public Hearing, City Council Chambers, 2pm

April 21, 2015 RALEIGH CITY COUNCIL MINUTES (excerpt)

The City Council of the City of Raleigh met in regular session at 1:00 p.m. on Tuesday, April 21, 2015 in the City Council Chamber, Room 201 of the Raleigh Municipal Building, Avery C. Upchurch Government Complex, 222 W. Hargett Street, Raleigh, North Carolina, with the following present.

Mayor Nancy McFarlane, Presiding
 Mayor Pro Tem John Odom
 Councilor Mary-Ann Baldwin
 Councilor Kay C. Crowder
 Councilor Bonner Gaylord
 Councilor Wayne K. Maiorano
 Councilor Russ Stephenson

Councilor Eugene Weeks

* * *

MATTERS SCHEDULED FOR PUBLIC HEARING

HOUSING AND COMMUNITY DEVELOPMENT – DRAFT 5-YEAR CONSOLIDATED PLANS – HEARING – COMMENTS RECEIVED

This was a hearing to consider public comments for the draft five-year consolidated plan, which will guide City expenditures in Housing and Community Development from July 1, 2015 to June 30, 2020.

The Mayor opened the hearing to the public.

Octavia Rainey, 1516 East Lane Street, indicated the Mayor had stated each person was limited to three minutes and she feels that is totally insufficient. She questioned if anyone had seen the plan, or the citizens participation plan. She stated she has been involved in housing for over 20 years. She questioned if anyone had seen the citizens participation plan and pointed out any time any changes are made to that plan a public hearing is required and that has not occurred. She stated any time citizens are not allowed to participate and speak on the plan, there is a problem. She stated any changes in the plan should be taken to the citizens and should be outlined at the public hearing. She talked about the old plan which had funds dedicated to the target areas, and she has seen nothing in the new plan about that. She feels the plan being presented is a bogus plan. She talked about the process which started with a public hearing in December and how the Department should have a meeting with the community explaining how the money is proposed to be spent and that has not occurred. She stated there is nothing on the maps about low and moderate income housing, locations, no descriptions of the programs, concern that the public meeting laws may not have been met, and questioned why the Carolinian newspaper is not used for advertisement. She talked about discussion with the people in Durham, questioned why the citizens were not informed of the plan and changes. She expressed concern that low income people have no opportunity for input, no one knew what to comment on as they had not seen the plans, Mr. Jarvis changing the percentage requirements for plan changes, why the community got no information from the department, her meeting with Police Chief about the lack of community trust, the City of Raleigh is moving away from transparency, the relationship between the community and the City, and why the CACs had been taken out of the process. She expressed concern that she did not have the time needed to present all of her concerns, etc.

Lonnette Williams, 802 South East Street, Central CAC and President of the South Park Historic Association presented the following prepared statement:

The Central CAC and the South Park East Raleigh Preservation and History Program were pleased to work with NC State University's College of Design to create the South Park East Raleigh Heritage Walk. The Heritage Walk was developed through community participation and is a vision plan identifying historic themes that shaped the development of one of Raleigh's

significant historic neighborhoods as a framework for proposed redevelopment strategies. The Heritage Walk has been presented to Raleigh City Council, and is currently under review by City Departments.

However, the work completed on the Heritage Walk only represents the first phase of a more substantial effort. There is still a need to flesh out redevelopment strategies with an emphasis on housing opportunities meeting the needs of South Park East Raleigh residents, as well job development strategies. These areas of focus were included in the initial proposal that produced the Heritage Walk concept but funding was only provided to engage in analysis and conceptual vision development.

The South Park –East Raleigh Neighborhood Association and the Central CAC request that the City of Raleigh identify and include funding to support the recommendations in phase one, the continuation of the Heritage Walk's vision and continue to engage the NCSU College of Design in strategy development for housing and job creation opportunities in South Park East Raleigh. The proposed budget for 2015-16 currently has no funding allocated for South Park, therefore, we are requesting the allocation of funds for these efforts. Leveraging the community participatory approach used in the first phase, this continuation will help translate the broader vision plans into more actionable ways of improving the life of people in the South Park East Raleigh community. There is no activity budget or indication as to how the funds will be allocated and used within the South Park Neighborhood throughout the five year plan, therefore, we are requesting that the neighborhood be allocated funds throughout the five year period.

Also there is no indication that funds are being allocated to support the South Park residents' home owner rehabilitation program, funds are needed to assist home owners in the repair and rehabilitation of their homes and should be budgeted in the 2015-16 and throughout the five year plan.

Additional Comments:

1. The Citizen Participation Plan should include notices to the CACs in sufficient time, prior to public hearings so that the CAC membership can be notified during a regular monthly meeting.
2. The first meeting to discuss the Annual Action or Consolidated Plan would be more effective as a neighborhood meeting format rather than a public hearing, providing the opportunity for establishing a needs analysis and residents' input in the program activities.
3. Public hearings held in the evening rather than the middle of the day will allow for more citizen participation.
4. P.75 lists neighborhood assets but does not include Shaw University, St. Augustine University, the South Park Cultural District, and the East Raleigh-South Park National Historic District. These assets need to be added.

5. The lump sum budget does not provide the residents with an understanding of the allocation of the CDBG and other dollars that are available for the redevelopment areas.

6. The South Park Neighborhood has not received funding in seven years and needs to be a high priority for funding over the next five years to support the residents' needs and to improve the existing neighborhood. The neighborhood is an edge of the downtown and impacted by the Downtown redevelopment, the emerging Downtown Plan and the Southern Gateway Corridor Study and needs to have resources allocated to make the connections for this neighborhood and the City's efforts to improve the City of Raleigh.

Jess Brandis, CASA Housing Director, expressed appreciation and excitement about the plan and its vision. She stated throughout the plan there is importance given to rental housing, talked about the work of CASA and the need to balance new and rehab projects, talked about new construction being more expensive and a longer term project whereas purchasing housing and rehabbing which can be done in a year or less. She talked about affordable housing, how acquisition and rehabilitation helps preserve existing affordable housing and how that allows scattered sites more so than new development.

Samuel Gunter, Habitat for Humanity, expressed appreciation for the city's partnership with them on a number of projects. He stated there are over 150 families in the pipe line, talked about the number of applicants and what they are doing to try increase their involvement in providing and building more homes. He expressed appreciation for the plan, talked about all of the work the City is doing in developing and updating the comprehensive plan, mass transit, affordable housing, etc., and how we need to make sure affordable housing is included in those plans. He expressed appreciation to Mr. Jarvis for his leadership.

Danny Coleman, 517 Rock Quarry Road presented the following prepared statement:

I come today to lament that what I thought the role of the Citizens Advisory Councils has been woefully misunderstood because we have not discussed the or been made aware of the draft five-year consolidated plan, which will guide City expenditures in Housing and Community Development from July 1, 2015 to June 30, 2020.

Now I know there is a lot of confusion these days on the role of the CAC's but historically the CD department has brought these draft recommendations to the CAC's especially the CAC's in the designated redevelopment areas so we could work together to insure that these 5-year plans were vetted in the community. You know community engagement.

So I offer my sincere apology for not having kept my CAC aware of this draft document. You know matter of fact I have not seen the draft document so I am not too sure how we are to give informed comments when we have been left in the dark about such an important matter.

I am copying the Greensboro Field Office of HUD to emphasize the lack of community participation we are currently engaged in as it relate to this 2015-2020 Consolidated Plan that is a part of your HUD submittals for HUD funding of various sorts.

No one else asked to be heard thus the hearing was closed.

Received via email April 27, 2015

Consolidated Plan & Citizen Participation Plan Comments
Congregations for Social Justice (CSJ) Housing Team

ConPlan comments:

Primary challenge presented: Housing Costs (always rising)

No mention was made of seeking support from state lawmakers for Inclusionary Zoning and other affordable housing strategies that could reduce affordable housing costs. No mention of the need for affordable land banking. No indication of working with city attorney to request any help from the general assembly on issues of affordable housing in Raleigh. If not we find the lack of effort troubling and ask that the city commit and work for these powers with the state lawmakers and report the successes and failures to HUD. Also no mention of the department supporting an Affordable Housing Task Force or Commission in the ConPlan is also troubling.

Perhaps the Affordable Housing Plan, in development, will contain some ideas and strategies in these areas. It should be noted that at this time the City has programs to help provide affordable housing but is lacking a strategic affordable housing plan. Until we begin working from such a plan we believe affordable housing efforts can not be leveraged as much as they should be, and city efforts will continue to be reactive instead of proactive.

Needs: 1. more affordable housing across city
2. enhance the homeless to housing continuum
3. neighborhood revitalization - College Park, South Park, citywide

Goals for next 5 years

Rental development	500 units
Second mortgage and other direct \$ support	315 families
Homeowner rehabilitation	100 homes
Buildings demolished	40 buildings
TJRA - rental assistance	100 families assisted
Shelter Support	2250 people assisted

Homeless Prevention	150 people assisted
Total	3,455

While appropriate for the level of funding anticipated, the 5 year projections address only a small fraction of the needs in the city. The department should re-double its efforts to add more affordable housing units, leverage funding, and coordinate any and all groups that seek to help in addressing the lack of progress in affordable housing in the city.

The city should enhance and deepen its support and work with the Partnership to End and Prevent Homelessness even beyond the multi-use center RFQ.

Why there is a problem:

1. Older rental housing in the city continues to be redeveloped into luxury rentals leaving less and less market rate affordable housing. Because of this all housing costs in the city are rising including single family owner housing. To date, the city's efforts to increase affordable rental housing have not been large enough to make any difference here.
2. The city is running out of land and land values continue to rise.
3. Little affordable housing is being built/maintained near the city's major transportation routes so cars are needed by more and more low income families.
4. City population continues to increase as more families, including poor families, make Raleigh and Wake County their home.
5. Because housing costs are rising and the Area Median Income (AMI) is growing much more slowly (or actually shrinking from 2009 - 2013 as reported in the News And Observer 4/26/15), more and more families are becoming housing "Cost Burdened".

Cost Burdened 2000 figures: 67,100 renter families in Raleigh have incomes less than 80% of the AMI for the region. 47.5% (31,909) of these families are housing cost burdened paying more than 30% of their income for their housing costs. 24.4% (16,429) of these families are severely cost burdened paying 50% or more of their income for their housing costs. The ConPlan should recognize that families at 80% and below of AMI have increased 97% since these figures were published. See Brookings Report comparing 2008 - 2012 to 2000 figures. Average poor population in Raleigh is now over 130,242.

Special mention should be made of the City's upcoming Affordable Housing Plan and any changes to the Scattered Site Plan and application of these plans. These plans should be promised to HUD as a courtesy and in comparison to ConPlan needs and goals.

Citizen Participation Plan (CCP) comment:

No mention was made of consulting with faith-based or religious groups even those who have affordable housing missions. We believe Faith-Based organizations should be added to the CCP so these groups are not marginalized or dismissed as having nothing of importance to add to affordable housing discussions. The inclusion of faith-based and religious organizations in consultation and projects was made clear in the federal Faith-Based Final Rule that is still in effect.

City of Raleigh Response:

From: McNamara, Shawn
Sent: Friday, May 01, 2015 1:31 PM
To: joerappl@gmail.com
Cc: Cole, Amy
Subject: CSJ Comments on City's FY 2016-2020 Draft ConPlan

Joc-

Thank you for submitting comments on the City's Draft FY 2016-2020 Consolidated Plan on behalf of the Congregations for Social Justice. Let me address them one at a time.

1. Inclusionary zoning. The last time there was a proposal for enabling legislation on this was 2001 and the measure "died in committee." Since that time the General Assembly has only grown less enamored of local innovation in all types of land use and housing matters, as was pointed out in the draft ConPlan. There are many other legal ways to create more affordable housing units in the City and the Affordable Housing Implementation Plan, when it is hopefully adopted this summer, will specify a much more aggressive menu of programs to both preserve existing and create new affordable housing in the City.
2. Affordable Housing Task Force (AHTF) or Commission. It is up to City Council whether it prefers to create another standing commission or other advisory group to advise it, in this case regarding affordable housing investments. In 2008 City Council approved an ad hoc AHTF only for advising City staff and Council on actions and policies for the comprehensive plan. Nearly all of the work of the AHTF was incorporated into the comprehensive plan which is in place to be a guide until 2030. We believe that the Affordable Housing Implementation Plan, once operational, will negate the need for a task force or commission.
3. Need for a strategic affordable housing plan. As mentioned above, such a plan will be presented for City Council adoption this summer. Also, City Council itself has a draft strategic plan under consideration and affordable housing is one of the key focus points Council has identified for itself for the next five years.
4. Numerical goals for next five years. It is the intent of the Housing and Neighborhoods Department (H&N) to, as you say, redouble its efforts in adding affordable housing units, leverage funding, and coordinate-- the best it is able-- groups also working on creating affordable housing in the City. There will be an Affordable Housing Implementation Plan presented to City Council this summer that will include aggressive numerical goals for achieving, primarily through the use of local housing bond dollars, getting more affordable units built and rehabilitated at a pace exceeding that of previous years.
5. Enhance and deepen City support for the Partnership to End and Prevent Homelessness, "even beyond the multi-use center RFP." The full extent of the City's support

for addressing homelessness hinges on available resources and partnerships. Beyond the federal funds used for the South Wilmington Street Men's Shelter and other nonprofits funded through the City's Emergency Solutions Grant allocation, the City supports with local dollars the creation of new units to serve persons emerging from homelessness, the Support Circles program, the compensation package for the Partnership Director, and the Oak City Outreach Center. With the plan to help create a multi-use center to serve homeless individuals and families, a major capital and possibly operating cost commitment is most likely in the near future, pending City Council approval. So very soon the City of Raleigh will most likely take its funding commitment to serve homeless persons to a significantly higher level. It is too early to state or know what that exact commitment will be so we will not insert that into the draft ConPlan. Such an omission in no way will diminish the ability of the City to make the investment.

6. Loss of older rental housing. Private investors, many of them out of state, are recognizing the value of real estate in the City as a good investment. That is not a bad thing, but of course it has negative consequences for existing tenants, many of whom are presumed to be of low income status. As stated above, it is the intent of H&N to create more affordable housing- both ownership and rental- at a more rapid pace than in the past. Additionally, we anticipate that our new programmatic offerings will include the preservation of existing affordable housing as a desired outcome.

7. Scarcity of land is creating land price escalation. North Carolina historically has had annexation laws that were very advantageous to its cities and the depletion of available land has been slower in coming to Raleigh (as compared to, for example, Richmond, Virginia) and other North Carolina cities than otherwise would have been the case. As the adage goes, "no one can create more land," but the City recognizes that we can be more creative in use of the land that remains and in redeveloping older sites. The new Unified Development Ordinance seeks to guide the city's growth in a manner that minimizes sprawl.

8. Lack of affordable housing near transportation routes. The new draft Housing Location Policy which, when adopted, will replace the Scattered Site Policy, will seek to provide incentives for affordable housing developers to build near transit routes to take advantage of the existing and planned investments the City plans to make in an enhanced transit network.

9. Population increase in the City. It is unclear what the ConPlan should state in this regard but surely the increase in population needs to be met with a variety of housing options, particularly for those with special needs and limited financial resources.

10. Increased housing cost burdens as income is not keeping pace with rising housing costs. This is not unique to the City of Raleigh or to the state of North Carolina. The draft Affordable Housing Implementation Plan includes proposed additional subsidies for buyers and homeowners seeking to make repairs to the home they own, as well as new financing programs to encourage developers to build new rental units or rehabilitate existing affordable rental units in the City.

11. ConPlan should mention the upcoming Affordable Housing Implementation Plan and replacement policy for the Scattered Site Policy. II&N staff agrees and will make this change to the ConPlan.

12. The draft Citizen Participation Plan (CPP) does not mention faith-based or religious groups, the inclusion of which "was made clear in the federal Faith-Based Final Rule that is still in effect." Please take another look at the CPP as the newer version does not exclude the group you mention. See Section 4. The Participation Process: "The participation process is conducted both at a community wide level and in neighborhoods where revitalization activity is proposed or under way. The community wide process involves consultations with businesses, developers, community and faith based organizations, and other interested citizens concerning housing and redevelopment issues."

Thanks again for providing very thoughtful comments on the draft ConPlan,
Shawn

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Email comment submitted:

From: Alice Lutz [<mailto:Alutz@tfsnc.org>]
Sent: Thursday, April 30, 2015 3:34 PM
To: McNamara, Shawn; Cole, Amy
Subject: comments for the plan

Shawn and Amy

I would like to submit the following as part of the comments for the plan for the City of Raleigh. Please advise if you need this in a different format. Thanks for all your work the plan is very comprehensive and well done.

In reviewing the City of Raleigh plan I did not see an emphasis on micro-finance loans for small businesses. There needs to be a strong emphasis on not only financial literacy and education but economic self-sufficiency and sustainability. Having just returned from City of Austin there are many lessons learned (some negative- many positive) about the infra-structure needed in order to develop, sustain and revitalize our community. Please be sure to keep a strong focus on

economic development and small business loans as part of the portfolio of options. This solution is not a hand out but a hand up that has sustainability for our community.

Alice Lutz, CFRT
Chief Executive Officer (CEO)
Triangle Family Services
3937 Western Blvd.
Raleigh, NC 27606
Phone: (919) 821-0790 x 107
Fax: (919) 518-9427
www.tfsnc.org



Triangle Family Services

From: McNamara, Shawn
Sent: Friday, May 01, 2015 4:09 PM
To: Alice Lutz; Cole, Amy
Subject: RE: comments for the plan

Dear Alice-

Thank you for your comments on the City's draft FY 2016-2020 Consolidated Plan.

Economic development is a top priority in the City of Raleigh and City Council is reviewing what initiatives it may pursue in the future to add to past efforts. Although the federal Community Development Block Grant (CDBG) has microenterprise support and business loans as eligible activities, the City has chosen in recent years to use its CDBG allocation primarily to implement its housing and neighborhood revitalization goals. The ConPlan does mention plans to pursue two Neighborhood Revitalization Strategy Areas (NRSAs) in the next five years. NRSAs are a way CDBG can be used to address housing, infrastructure, and job-creation activities in specific geographic areas. Furthermore, an economic development consultant is working with us to identify ways to accommodate business development in the first of the two NRSAs the City will be creating. Once the economic market analysis is completed and the neighborhood revitalization strategy is adopted, the City will pursue a comprehensive program to transform a Southeast Raleigh neighborhood with affordable housing, public amenities, and job creation.

Thanks again for your thoughtful comments,
Shawn

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Email comment:

From: Dee Mar [<mailto:deemarr2x2@yahoo.com>]
Sent: Thursday, April 09, 2015 8:21 AM
To: info, CD
Cc: Dee Mar
Subject: Draft Five-Year Consolidated Plan

Hello!

I just received this in an email so thank you for putting this together. I do have one bit of feedback to bring to your attention and that is age. I saw where you mentioned an increase in homeless single women and women with children. Was age a demographic?

Baby Boomers are retiring at a rate of 10,000 a day and a lot are here to be with their adult children. As a recent retiree, I was forced to move from my apartment in N. Raleigh to Capital Towers (CT). CT is the only housing I can afford and space there is now limited due to the demand. Otherwise, I, too, would be newly homeless as others who live here. I will add that I'm a retired professional. Raleigh's new high density luxury apartments are pricing former middle class residents into housing poverty.

I hope seniors are included in your plan. Thank you again.

Diane Tait

City of Raleigh response

From: McNamara, Shawn
Sent: Tuesday, April 28, 2015 5:11 PM
To: 'deemarr2x2@yahoo.com'
Subject: Additional Data Requested

Ms. Tait -

Here are some stats from the Raleigh Salvation Army on the women they served in 2014 and 2015, sent as follow up to my earlier e-mail to you.

Statistics from Salvation Army

2014

Average age of women staying here: 31.9

Women age 40 and over: 24%

Women under 40: 76%

Total number of families: 302

Total number of single women: 41 (White flag the first part of 2014 included single women and some FIGHT clients were housed in 2014)

Total number of individuals: 874

2015

Average age of women staying here: 32.8

Women age 40 and over: 21%

Women under 40: 79%

Total number of families: 78

Total number of single women: 6 (FIGHT Clients)

Total number of individuals: 229

Definitions

White Flag: When outside temperature drops below 36 (when raining) or 32 (when dry), homeless shelters will accept anyone, regardless of previous history.

Project FIGHT: Project FIGHT (Freeing Individuals Grippped by Human Trafficking) provides comprehensive case management for victims of human trafficking found in North Carolina, and works to generate education and awareness about human trafficking in the community.

Please confirm receipt of this e-mail as I pasted your e-mail from your e-mail to the City.

Thanks,
Shawn

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From: McNamara, Shawn
Sent: Friday, April 24, 2015 11:49 AM

To: 'deernarr2x2@yahoo.com'
Subject: ConPlan Comments

Ms. Tait,

Thank you for taking the time to submit a comment on the 2016 –2020 Consolidated Plan. Your question asks how the Plan will address the affordable housing challenge confronting the elderly on fixed income and the age of growing number of women who are homeless.

We are aware of inadequate supply of affordable housing and the hardship this presents for people with low and/or fixed incomes. The Plan indicates that there are at least 5,548 renter and 5,068 homeowner senior households with incomes below 80% of the area median income (for a single person, that's \$44,150 a year) who are considered "housing cost burdened." To be cost burdened means that more than 30% of gross household income is spent on housing costs. Almost 40% of that group actually spends half of their gross income on housing. When so much of one's income goes to housing it seriously reduces the amount left for other essentials.

The Plan highlights this challenge by making an increase in the production of affordable housing a primary goal for the next five years. This includes providing homeowner rehab loans for income eligible seniors so they can make necessary modifications that will enable them to continue living in their homes as they age.

The Plan also recognizes the challenge of homelessness and the need for improvement in how services are coordinated and delivered. The City, County, and the Partnership to End and Prevent Homelessness are working together on creating a new multi-service center that will improve the delivery system of services for people without homes. The City uses federal funding for programs that prevent homelessness and "rapidly re-house" families that become homeless. There is also a shortage of shelter beds for women (of any age) in Wake County, not just Raleigh. The County is actively working on increasing the number of those beds.

In terms of homelessness among the elderly specifically, I don't have the statistics ready at hand, though I know the agencies serving homeless women do keep that information. I have a request out to those agencies and expect to have it by the end of the week. I will have someone on my staff email it to you as soon as we receive it.

Thanks again for your interest. Someone from my staff will send those statistics to you as soon as we receive it.

Take care.

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Additional comment from Donna Wolcott:

Under the heading "Non-homeless Special Needs", pg. 39, there is a group that is not mentioned. This is the prison population. They are not now homeless, but many, upon release, many will have a difficult time finding housing that is affordable, and finding landlords that will rent to ex-offenders. This contributes to ex-offenders being at risk. I would like to see statistics on what proportion of the homeless population is ex-offenders, and to see the City do more to address the problems that ex-offenders find in getting housing.

City of Raleigh response (emailed to head of the Housing Committee for Congregations for Social Justice, CSJ)

From: McNamara, Shawn
Sent: Monday, May 04, 2015 4:35 PM
To: Adler, George
Subject: FW: Here's what the NC prison communications guy sent

I guess we put questions to the prison guy that weren't immediately answered....

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From: McNamara, Shawn
Sent: Wednesday, April 29, 2015 4:52 PM
To: joerappl@gmail.com
Subject: Here's what the NC prison communications guy sent

North Carolina male prison exits (2012-2014) to Wake County by age

Jan 1-Dec 31, 2012		Jan-Dec 31, 2013		Jan 1-Dec31, 2014		Subtotals by age, 2012-2014
Age group	#	Age group	#	Age group	#	

UNDER 20	118	UNDER 20	98	UNDER 20	103	319
20 TO 24	349	20 TO 24	352	20 TO 24	341	1,042
25 TO 29	275	25 TO 29	271	25 TO 29	315	861
30 TO 34	266	30 TO 34	236	30 TO 34	241	743
35 TO 39	179	35 TO 39	187	35 TO 39	184	550
40 TO 44	152	40 TO 44	171	40 TO 44	150	473
45 TO 49	118	45 TO 49	140	45 TO 49	162	420
50 AND OVER	157	50 AND OVER	174	50 AND OVER	157	488
total	1,614	total	1,629	total	1,653	4,896

It's part of the answer. Still working on it. Formal response will be later.

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From: Brad Lovin [<mailto:brad@nc-mha.org>]
Sent: Thursday, April 30, 2015 10:33 AM
To: McNamara, Shawn
Cc: Citycouncilors
Subject: Public Comment-College Park/SouthPark Neighborhood

Shawn,
 I hope all is well. It's been a while since we have spoken, probably since your work in Cary. I was reading an article in the N&O about the City of Raleigh's efforts to revitalize the College Park and South Park neighborhoods. The article mentioned that public comment was welcome through today. So I wanted to submit that the City should consider using modular construction to help with this effort.
 There are many benefits of using modular construction; affordability, efficiency, green building, energy efficiency, and so on. Several other Cities have used modular construction for projects like this and it was a big success for all parties. The City of Cincinnati and the Mills of Carlsbad is a great example.

Since the public comments period ends today, I wanted to go ahead and get this email to you. However, I have much more info to share on the benefits of using modular construction. I would be happy to meet with you or any other staff member to continue the conversation. I think the City of Raleigh will be missing out on an wonderful opportunity if they did not consider using modular construction.

(Please feel free to call me anytime and let me know if you would like to meet to discuss further.

Thanks!
Brad Lovin, Executive Director
NCMHA
(919) 872-2740
www.NC-MHA.org

City of Raleigh response

From: McNamara, Shawn
Sent: Friday, May 01, 2015 2:16 PM
To: 'brad@nc-mha.org'
Cc: Leacock, Hillary; Cole, Amy
Subject: RE: Public Comment-Colge Park/SouthPark Neighborhood

Hello, Brad. It was great to hear from you again. Thanks for your comment during the City's draft Consolidated Planning process. Your comment will be included in the final version of the Plan which City Council is scheduled to vote on May 5.

I am going to suggest that you contact our Construction Manager (Hillary Leacock (919) 996-6953) to address the possibilities of the use of modular units as infill housing in one or more of the revitalization areas.

Thanks again!
-Shawn

Shawn McNamara, AICP
Program Manager, Strategic Planning
Community Development Division
Housing and Neighborhoods Department
310 West Martin Street, Suite 101
P.O. Box 590
Raleigh, NC 27602
(919) 996-6957
shawn.mcnamara@raleighnc.gov
visit us on the web at: <http://www.raleighnc.gov/>

-----Original Message-----

From: Chris Parrish [<mailto:chris@parrishmanor.com>]

Sent: Thursday, April 30, 2015 9:13 AM
To: McNamara, Shawn
Subject: Re: 5 year plan public comment

Yes

I was just going to point out that the city would be wise to consider speaking with NC Manufactured and Modular Housing association to learn about single family and multi family housing options.

And I would add not as a public comment but one to you and Mr Jarvis to invite you both out to Parrish Manor. Mainly just to talk about affordable housing and there successes we have had in providing types of wrap around services to residents. We are one of the largest private affordable housing communities now in they city. Bigger than most if not all of RHA communities. Especially if you pull out market rate units. Over 75% of our households are 60% or less of area median income. I would love to assist you in anyway to get the best bang for the buck for affordable housing

Thanks
Chris

Sent from my iPhone.
Chris Parrish
Parrish Manor
Nessie Foundation
www.parrishmanor.com
www.nessiefoundation.org

City of Raleigh response

From: McNamara, Shawn
Sent: Friday, May 01, 2015 1:54 PM
To: 'Chris Parrish'
Cc: Cole, Amy
Subject: RE: 5 year plan public comment

Chris-

Thanks for your comment on the City's draft ConPlan. We were contacted by a representative of the manufactured and modular housing industry. I am going to suggest that he contact our Construction section to address the possibilities of at least the use of modular units as infill housing in one or more of the revitalization areas.

I will extend your invitation to visit your community to our director. As you know, I visited Parrish Manor years ago at your father's invitation. I hope we are able to pay you a visit soon.

-Shawn

Shawn McNamara, AICP
Program Manager, Strategic Planning

Community Development Division
Housing and Neighborhoods Department
310 West Martin Street, Suite 101
P.O. Box 590
Raleigh, NC 27602
(919) 996-6957
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Dan Coleman

517 Rock Quarry Road
Raleigh, North Carolina 27610-3353
(919) 832-8293 (Office) (919) 829-9266 (Fax)
buildcon@bellsouth.net (E-mail)

Raleigh City Council

Dear City Council Members:

My name is Daniel Coleman, 517 Rock Quarry Road, Raleigh, NC. I come today to lament that what I thought the role of the Citizens Advisory Councils has been woefully misunderstood because we have not discussed the nor been made aware of the draft five-year consolidated plan, which will guide City expenditures in Housing and Community Development from July 1, 2015 to June 30, 2020.

Now I know there is a lot of confusion these days on the role of the CAC's but historically the CD department has brought these draft recommendations to the CAC's especially the CAC's in the designated redevelopment areas so we could work together to insure that these 5-year plans were vetted in the community. You know community engagement.

So I offer my sincere apology for not having kept my CAC aware of this draft document. You know matter of fact I have not seen the draft document so I am not to sure how we are to give infomed comments when we have been left in the dark about such an important matter.

I am copying the Greensboro Field Office of HUD to emphasize the lack of community participation we are currently engaged in as it relates to this 2015-2020 Consolidated Plan that is a part of your HUD submittals for HUD funding of various sorts.

Thank you for the opportunity to speak to this matter today.

Sincerely,

Dan Coleman
Chair, South Central Citizens Advisory Council

Cc: Curtis L. Davis
Field Director, HUD
1500 Pinecroft Road Ste. 401
Greensboro, NC 27407-3838



Dan Coleman

517 Rock Quarry Road
Raleigh, North Carolina 27610-3353
(919) 832-8293 (Office) (919) 829-9266 (Fax)
bulldcon@bellsouth.net (E-mail)

Curtis L. Davis
Field Director, HUD
1500 Pinecroft Road Ste. 401
Greensboro, NC 27407-3838

April 24th, 2015

Re: 2015-2020 Consolidated Housing Plan

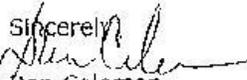
Mr. Davis:

Sir, by copy of this letter I am sending you my comments before the Raleigh City Council on April 21st, 2015 dealing specifically with the lack of citizen participation with the development of the 2015-2020 Consolidated Housing Plan for submittal to HUD as a part of their regular submittals to HUD in support of their continued participation with HUD in addressing community needs.

I serve as the Chair of a Citizens Advisory Council that has several redevelopment areas. I have also attached a copy of the City's Web page that I printed today that describes the basic role of the CAC's.

We need an extension of the time to submit the 2015-2020 so the citizens can participate in the development of our 2015-2020 Consolidated Housing Plan as we feel this is the desire of HUD in general and your office specifically.

Thanking you in advance for your review of this matter.

Sincerely,

Dan Coleman

Chair, South Central Citizens Advisory Council

Cc: Ruffin Hall, Manager City of Raleigh
Larry Jarvis, Director, Housing and Neighborhoods

Attachment



Dan Coleman

517 Rock Quarry Road
Raleigh, North Carolina 27610-3353
(919) 832-8293 (Office) (919) 829-9266 (Fax)
buildcon@bellsouth.net (E-mail)

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Sincerely,

Dan Coleman
Chair, South Central Citizens Advisory Council

Cc: Curtis L. Davis
Field Director, HUD
1500 Pinecroft Road Ste. 401
Greensboro, NC 27407-3838

Thank you for printing this page from the City of Raleigh's Official Website (www.raleighnc.gov)

Citizens Advisory Councils

CACs serve as a link between residents of Raleigh and City government

If you live in Raleigh, you automatically are a member of a Citizens Advisory Council. The City of Raleigh has 8 different geographic regions of the city.

Each CAC elects its own officers and decides its own activities and priorities. All CAC meetings are only at meetings of the CAC where you reside. You can attend as an individual or you can represent your CAC at meetings.

CACs are nonpartisan. They also are independent of the City Council. In fact, CACs are the only advisory committees not appointed by the Council.

Find Your CAC

Please enter your address to find your CAC District.

Enter an address to view service information

CACs in Raleigh

[\(content/CommServices/Documents/CACMaps/CACOverviewMap.pdf\)](#)

1. [Atlantic \(neighbors/content/CommServices/Articles/CAC/AtlanticCAC.html\)](#)
2. [Central \(neighbors/content/CommServices/Articles/CAC/CentralCAC.html\)](#)
3. [East \(neighbors/content/CommServices/Articles/CAC/EastCAC.html\)](#)
4. [Five Points \(neighbors/content/CommServices/Articles/CAC/FivePointsCAC.html\)](#)
5. [Forestville \(neighbors/content/CommServices/Articles/CAC/ForestvilleCAC.html\)](#)
6. [Glenwood \(neighbors/content/CommServices/Articles/CAC/GlenwoodCAC.html\)](#)
7. [Hillsborough \(neighbors/content/CommServices/Articles/CAC/HillsboroughCAC.html\)](#)
8. [Midtown \(neighbors/content/CommServices/Articles/CAC/MidtownCAC.html\)](#)

<http://www.raleighnc.gov/community/content/CommServices/Articles/CitizensAdvisoryC...> 4/27/2015

9. Mordecai

[\(/neighbors/content/CommServices/Articles/CAC/MordecaiCAC.html\)](#)

10. North

[\(/neighbors/content/CommServices/Articles/CAC/NorthCAC.html\)](#)

11. North Central



[\(/neighbors/content/CommServices/Articles/CAC/NorthCentralCAC.html\)](#)

12. Northeast [\(/neighbors/content/CommServices/Articles/CAC/NortheastCAC.html\)](#)

13. Northwest [\(/neighbors/content/CommServices/Articles/CAC/NorthwestCAC.html\)](#)

14. South [\(/neighbors/content/CommServices/Articles/CAC/SouthCAC.html\)](#)

15. South Central [\(/neighbors/content/CommServices/Articles/CAC/SouthCentralCAC.html\)](#)

16. Southeast [\(/neighbors/content/CommServices/Articles/CAC/SoutheastCAC.html\)](#)

17. Southwest [\(/neighbors/content/CommServices/Articles/CAC/SouthwestCAC.html\)](#)

18. Wade [\(/neighbors/content/CommServices/Articles/CAC/WadeCAC.html\)](#)

19. West [\(/neighbors/content/CommServices/Articles/CAC/WestCAC.html\)](#)

[Raleigh Citizens Advisory Council \(/neighbors/content/CommServices/Articles/CAC/RaleighCAC.html\)](#) (M)

[Download CAC Map \(/content/CommServices/Documents/CACMaps/CACOverviewMap.pdf\)](#)

<http://www.raleighnc.gov/community/content/CommServices/Articles/CitizensAdvisoryC...> 4/27/2015

CACs and City Government

Raleigh's CACs are a connecting point between municipal government and residents. They provide information about government activities and to receive feedback from the community. Through groups participate in decisions directly affecting them.

For instance, CACs have a voice in planning and development issues. Most proposals for rezoning review. Often, a person seeking rezoning will appear before the CAC to discuss the proposal. The and the Raleigh Planning Commission and City Council take the CAC's vote into consideration when approve the rezoning request.

CACs have a say in other matters, too, such as parks, recreation and cultural resources facilities, and contact with the Police Department about activities in their communities.

CAC Meetings

Each CAC holds regular meetings, and everyone is welcome to attend. The meetings provide a focus on neighborhood improvement plans and other neighborhood affairs. At the meetings, CAC members vote. The opinions of CAC members and results of votes are presented to the City Council and other City Council members sometimes attend CAC meetings to talk about issues before the Council. CAC meetings to discuss how the City can assist with services such as sidewalk repairs or new signs. CACs also discuss crime trends and offer crime-prevention tips.

City Council members sometimes attend CAC meetings to talk about issues before the Council. CAC meetings to discuss how the City can assist with services such as sidewalk repairs or new signs. CACs also discuss crime trends and offer crime-prevention tips.

All neighborhood-based organizations, such as neighborhood and homeowners' associations, are encouraged to attend CAC meetings and share information about the CAC proceedings with their members. It is important to have representation at CAC meetings, because broader input leads to better decision-making.

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<http://www.raleighnc.gov/community/content/CommServices/Articles/CitizensAdvisoryC...> 4/27/2015

Grantee Unique Appendices

Appendix 1-Citizen Participation Plan

City of Raleigh Consolidated Plan FY 2016-2020

CITIZEN PARTICIPATION PLAN

1. Introduction

The Citizen Participation Plan provides for and encourages citizens, organizations, businesses and other stakeholders to participate in the development of the Consolidated Plan, the Annual Action Plan, and any substantial amendments to the Plans. This plan describes how the City of Raleigh encourages and promotes participation through the establishment of policies and procedures for participation in the implementation of the Community Development Block Grant (CDBG), HOME Investment Partnership, and Emergency Solutions Grant (ESG) programs.

The City of Raleigh is required to adopt a Citizens Participation Plan that meets HUD's minimum requirement as set forth in the regulations for "Consolidated Submission for Community Planning and Development Programs" (24 CFR 91 Subpart B). In carrying out these requirements the City of Raleigh understands that participation on the part of its citizens, organizations, businesses and other stakeholders is vital to the effectiveness of all Consolidated Plan activities. All persons, but especially very low, low and moderate-income persons, particularly those living in slum and blighted areas and in areas where funds are proposed to be used, can actively participate in the planning, implementation, and assessment of such activities.

The Citizen Participation Plan outlines procedures by which each of the requirements set forth in 91.105 of the Federal Regulations are carried out. This Plan is effective as of May 16, 2015 and remains in effect until such time as all activities assisted are completed, or until superseded by a new Plan. This Plan also supersedes any Plan that may have been in effect prior to May 16, 2015.

2. Goals of the Citizen Participation Plan

A. To provide for involvement of citizens, organizations, businesses and other stakeholders in the identification of community development needs and housing; review of proposed activities and assessment of program performance in accordance with the schedule that is adopted each year.

B. To enable the City to respond to the needs of its citizens through community development and housing programs, policies and plans.

C. To encourage citizens, particularly very low, low and moderate income persons, residents of blighted neighborhoods, members of minority groups, non-profit agencies, public housing residents, the business and civic community, and special populations to submit their comments, questions and proposals regarding the City's Community Development Program.

3. Development of the Consolidated Plan

The Citizen Participation Plan requires that before adoption of the Consolidated Plan the City will provide the following information:

- A. The amount of assistance the City expects to receive from any grant funds and program income
- B. The range of activities that may be undertaken including the estimated amount that will benefit very low, low and moderate income persons
- C. The City's plans to minimize displacement
- D. The City's specific action steps to end chronic homelessness
- E. The City's long-term and short-term objectives for neighborhood revitalization strategies
- F. The City's public hearing calendar and process for developing and submitting the Consolidated Plan
- G. Provisions for receiving public comments on the proposed Plan

4. The Participation Process

The participation process is conducted both at a community wide level and in neighborhoods where revitalization activity is proposed or under way. The community wide process involves consultations with businesses, developers, community and faith based organizations, and other interested citizens concerning housing and redevelopment issues.

A. Agency Consultation Process: Agency consultations are a part of the ongoing process that includes service providers, advocacy groups and coordinating bodies responsible for providing services, especially to populations with special housing needs. City staff meet throughout the year with a number of local housing, social service, homeless, and economic development agencies to determine the housing needs of specific populations and groups.

B. Public Housing Authority Consultation: The City consults with the Raleigh Housing Authority (RHA) to facilitate city understanding of public housing needs and planned RHA activities, which will provide the basis for local certification of RHA's annual plans. Such consultation also helps ensure coordination between ConPlan activities and RHA activities in addressing issues of joint concern.

C. Neighborhood Based Citizen Committees: The City meets with citizens' groups such as Citizens Advisory Councils, primarily in redevelopment areas. The City may also meet with neighborhood associations and other citizen groups as needed.

5. Consolidated Plan/Annual Action Plan Public Hearings

Each year the City conducts two (2) public hearings for the development of an Annual Action Plan for the City's housing and community development programs at a City Council meeting. The State of North Carolina's Open Meeting Law is followed.

A. Public Hearing #1: The first hearing occurs at the beginning of the planning process to review past program performance, to obtain views on community development and housing needs and to identify general strategic priorities for projected funding. The purpose of this hearing is to let very low, low and moderate income persons and residents of blighted neighborhoods offer their perceptions of problems within their neighborhoods

and in the community at large and present proposals aimed at solving the problems. This public hearing is held in the City Council Chambers.

B. Public Hearing #2: The public hearing is held after staff has drafted the proposed annual budget and Consolidated Plan (or annual Action Plan) but prior to City Council approval of the Plan. This public hearing is held in the City Council Chambers.

C. Public Notice: Notices of all hearings will be advertised in accordance with state law 12-14 days prior to the hearing. Public notices indicate the date, time and location of the hearing, and the topics to be covered. Mailings (electronic where appropriate) are sent to interested persons and entities and the public hearing notices are posted on the City of Raleigh's web site at www.raleighnc.gov

D. Accessibility: All public meetings are held at locations providing accessibility for persons with physical disabilities and take place in locations convenient to residents.

6. Public Comment Period

The Consolidated Plan and each Annual Action Plan are made available in draft form to receive public comments for at least thirty (30) days. Before the Plan is sent to HUD it will be approved by City Council. Copies of the draft Plan are available at the Housing and Neighborhoods Department office. The draft plan is also posted on the City's website at www.raleighnc.gov and accessible through the City's automated e-mail delivery system.

The proposed plan includes public comments made either orally at a public hearing or in writing. A summary of these comments or views and a summary of any comments or views not accepted and the rationale for not accepting the comments is attached to the final Consolidated Plan. Written responses are provided to all comments including complaints and grievances and/or proposals submitted during the Citizen Participation Planning process. The City makes every reasonable effort to provide a written response to all written comments within fifteen days of receipt of the comment. A concise summary of citizen participation and consultation process, including efforts to broaden public participation, is included in the Plan.

7. Adequate and Timely Information

All aspects of citizen participation in the City of Raleigh government are conducted in an open manner, with freedom of access for all interested persons or groups. Information pertinent to the activities of the Housing and Neighborhoods Department is circulated to the public and made available for review in the Community Development Division (CDD) during normal business hours of the City. This information is made public subject to all applicable laws regarding confidentiality and personal privacy in the CDD office. Access to all documents is open except where prohibited by law. There may be reproduction costs charged to persons requesting personal copies of CDD documents. Every attempt is made to respond to written requests for information within 15 days of receipt.

8. Non-English Speaking Persons

Where a significant number of very low, low and moderate income residents of blighted neighborhoods speak and read a primary language other than English, public hearing

notices and basic information summaries are produced and made available in the appropriate language(s). The Community Services Division of the Housing and Neighborhoods Department has resources to help with this requirement but a qualified interpreter inventory is maintained by the City of Raleigh's Public Affairs Department, which also has a responsibility to promote public awareness of this service. It is the responsibility of the Housing and Neighborhoods Department to request this service when needed.

Informational material is sent as appropriate to non-profit and social services organizations that serve non-English speaking residents.

9. Persons with Disabilities

The City of Raleigh has taken steps to ensure that individuals with disabilities are able to participate in the public hearings held in City Council Chambers.

Audio enhancements have been installed in the City Council Chamber. Assistive listening devices are available upon request. Interpreters for deaf and hearing impaired persons are available. Citizens in need of such assistance should provide a 24-hour notice by calling 919-996-3100 (voice) or 996-3107 (TDD).

10. Annual Performance Assessment and Reports

The Consolidated Annual Performance and Evaluation Report (CAPER) is a summary of Community Development Block Grant, HOME, HSG, and other housing program accomplishments for the past fiscal year. The CAPER is sent to HUD ninety days after the completion of the program year. Prior to its submission, the Housing and Neighborhoods Department will inform the public of the CAPER's availability for comment through a local newspaper, the City's web page (www.raleighnc.gov), and electronic notices.

Citizens have 15 days to examine the report and provide comments prior to its submission to HUD. A summary of all comments or views are attached to the CAPER submitted to HUD.

11. Program Amendments

From time to time, the Consolidated Plan or Annual Action Plan may be substantially amended to reflect changes in program activities and priorities. The following are considered substantial changes:

- A. Addition of a new activity or new priority not previously described,
- B. Cancellation of an activity category or deletion of a priority,
- C. A change in the purpose, scope, location, or beneficiaries of an activity, and
- D. A substantial change in the allocation or distribution of funds is defined as when the dollar amount of that change is equal to or greater than 25% of the City's current fiscal year federal budget by source (e.g., CDBG is undergoing a substantial change when 25% or more of that year's CDBG allocation is affected).

Prior to amending the Consolidated Plan, citizens will be given reasonable notice of, and opportunity to comment on, such proposed changes and the re-use of funds. The process to substantially amend the plan includes a 12-14 day public notice prior to a public hearing (held in accordance with section 5c above) and a thirty day (30) comment period to receive citizen comments on the proposed amendment prior to implementation. Citizens' comments, orally or in writing, will be considered. A summary of the comments and the rationale for not accepting any comments will be attached to the substantial amendment of the Consolidated Plan.

12. Technical Assistance

Technical assistance is provided to citizen organizations and very low, low and moderate-income persons who live in CD areas through a number of city departments. Staff support is provided through Community Specialists in the Community Services Division of the Housing and Neighborhoods Department who provide technical assistance to the Citizen Advisory Councils. Assistance consists in part in helping to organize meetings, explaining City policies and referring questions and concerns to appropriate City departments and other agencies. Within the Housing and Neighborhoods Department, there are staff persons who are available to answer questions related to the CDBG, HOME, and ESG programs, as well as to offer technical assistance to groups representative of LMI citizens in developing proposals for assistance under these programs.

13. Complaint Procedure

Written or oral complaints or grievances concerning the Consolidated Planning process or the CDBG, HOME, and ESG programs should first be directed to the City's Housing and Neighborhoods Department. It is the policy of the City to provide a procedure for the acknowledgment, presentation, consideration, investigation and disposition of complaints received concerning Community Development programs.

The Housing and Neighborhoods Department makes every effort to respond to all complaints within fifteen (15) days of receipt by sending a written response. Should the complainant not be satisfied, the complainant may arrange a meeting with the Housing and Neighborhoods Director or the Assistant City Manager for Community to discuss the complaint. If the complaint can still not be satisfied, a written complaint may be submitted in writing to the City's Compliance Officer located in the City Manager Office. Any citizen may make an oral or written petition to the City Council to discuss problems not resolved at the staff level.

14. Relocation Plan and Anti-Displacement Policy

Displacement will be minimized but when it is unavoidable, any person(s) displaced due to the activities of the Consolidated Plan Programs receive(s) relocation assistance and relocation payments in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Uniform Act). The Relocation Staff provides information and assistance one-on-one to prospective displaced persons.

Appendix 2-Combined Homeless Services Request for Proposals (RFP)

Combined Request for Proposals

RFP #15-015

Issued by:
Wake County, City of Raleigh and
The Raleigh Wake Partnership to End and Prevent
Homelessness



Homeless Housing Services Fiscal Year 2015-2016 and Fiscal Year 2016-2017

Proposals Due: Thursday, February 19, 2015
2:00 P.M. Eastern Time

INTRODUCTION

Wake County, City of Raleigh and The Raleigh Wake Partnership to End and Prevent Homelessness (The Partnership) announce the availability of funding for the following activities: Rapid Re-Housing, Homelessness Prevention, and Emergency Shelter Services to assist households (individuals and families) who are homeless or at-risk of becoming homeless. The time period that the funding will cover is Fiscal Year 2015-2016 and Fiscal Year 2016-2017. Please review this document for details concerning proposal requirements for this funding.

PURPOSE

The need to assist homeless households and prevent homelessness is of great concern to the issuing entities. In Wake County, many households lose their housing and begin a life of homelessness, living in shelters or on the streets. In order to address this, funding is being made available to organizations that provide emergency shelter, rapidly re-house homeless households and/or prevent those at-risk of homelessness from becoming homeless.

FUNDING INFORMATION

Wake County, City of Raleigh and The Raleigh Wake Partnership to End and Prevent Homelessness (The Partnership) are voluntarily collaborating to issue this RFP simultaneously. This RFP makes available City of Raleigh Emergency Solutions Grant (ESG) funds, Wake County Homeless Agency Funds, and State ESG funds that are available to Raleigh/Wake County through the annual State ESG application. City ESG and State ESG funds awarded through this RFP are subject to federal ESG regulations and requirements: <https://www.hudexchange.info/esg/>.

All contracts are contingent upon receipt of funding appropriations from the City of Raleigh, Wake County, the State of North Carolina and the U.S. Department of Housing and Urban Affairs. Each funder will negotiate and issue contracts directly with an agency for a specific approved activity.

Distribution of Funds:

No more than 60% of the funds available through this RFP will be for emergency shelter activities and at least 40% of the funds available will fund housing stability activities (rapid re-housing, prevention, TIMIS).

Funding Outcomes:

- Households who are homeless or at-risk of homelessness will obtain stable housing through a coordinated continuum of services and remain in the housing for at least 12 months
- Households who are homeless or at-risk of homelessness will become stably housed in permanent housing through a coordinated continuum of services and remain in the housing for at least 12 months
- Persons experiencing homelessness will increase their income and maintain stable employment
- Persons experiencing homelessness will develop new skills and improve existing skills that are needed to access and maintain independent housing

Note: It is the intent of the funders to award a one-year contract with the provision of a one (1) one-year renewal upon satisfactory performance reviews and availability of funding.

Funding Threshold:

All agencies funded must:

- Fully participate in electronic case management documentation and outcome data tracking through the Carolina Homeless Information Network (CIIN), Wake County's homeless management information system. If your organization is a domestic violence agency, you are prohibited by HUD from using CIIN, but if awarded funds will be required to track the same information on an alternative system
- Participate in coordinated intake
- Be participating members in Raleigh/Wake County's Continuum of Care, the Raleigh/Wake Partnership to End and Prevent Homelessness

Target Populations:

- Households who are homeless (individuals and families), as defined by the US Department of Housing and Urban Development
- Households who earn less than 30% of the Area Median Income for Wake County and are at risk of becoming homeless, as defined by the US Department of Housing and Urban Development

Eligible Activities*:

The intent of this Combined RFP is to provide funding to support system changes endorsed by the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act.** The following activities are reimbursable under the grant:

Priority One: Emergency shelter for single women without children. Including enhanced case management services

Priority Two:

- Rapid re-housing programs with enhanced case management services that provide customers with access to counseling, soft-skills training and assistance in addressing personal barriers to becoming stably housed
- Emergency shelter with enhanced case management services for men, families, and youth

Priority Three: Targeted prevention

*Please see Attachment C - Budget Sheet (in Excel) for detailed information on eligible activities.

**<https://www.hudexchange.info/homelessness-assistance/hearth-act/>

RFP ADMINISTRATIVE INFORMATION

Who can submit a proposal for this funding?

Nonprofit agencies whose mission includes homeless shelter and/or housing services can submit a proposal for this funding.

Proposal Deadline:

All responses to this Request for Proposals must be received at Wake County, at the address below, no later than 2:00 p.m. on February 19, 2015. *Late proposals will not be accepted.* Wake County, the City of Raleigh and The Partnership reserve the right to reject any incomplete proposals. Wake County, the City, and The Partnership will not be held responsible for the failure of any mail or delivery service to deliver a proposal prior to the stated deadline.

Deliver proposals to:

Melissa England
Wake County Procurement Services
Wake County Justice Center - Room 2900
301 S. McDowell Street
Raleigh, NC 27602
Melissa.England@wakegov.com
919-856-6327

For questions:

Questions must be submitted in writing to Melissa England at Melissa.England@wakegov.com and received by 5pm on January 29, 2015. Answers to all questions will be posted by 5pm on February 5, 2015. Responses to questions will be posted at <http://www.wakegov.com>. Click on Departments and Divisions then click on Finance then click on New RFP's and Bids.

Right to Reject Proposals:

The City of Raleigh, Wake County, and The Partnership reserve the right to reject any or all proposals, negotiate with any agency, and make awards in the best interest of the residents in Wake County and the City of Raleigh, North Carolina.

RFP Attachments:

Before completing the application, please be sure to review the RFP attachments:

- Attachment A: Title Page
- Attachment B: Application Form
- Attachment C: Budget Sheet
- Attachment D: Activity Definitions
- Attachment E: Homeless Definition
- Attachment F: At-Risk of Homelessness Definition
- Attachment G: Rapid Re-housing Information
- Attachment H: Current Area Median Income (AMI)
- Attachment I: Physical Standards for Shelters and Units Assisted with Funds

PROPOSAL FORMAT

APPLICATION CHECKLIST

Legal Name of Applicant: _____

This form is provided to ensure the application is complete, proper signatures are included, and that the required attachments are included.

- Title Page
- Completed Application (Questions 1-24)
- Excel Budget Form
- IRS notification of Not-for-Profit status
- Agency Organizational Chart
- List of Agency Board of Directors and FY 14/15 meeting dates
- One copy of the agency's most recent audit along with the management notes
- By-laws
- Articles of incorporation
- Current year operating budget
- List of board members with terms
- Copies of the minutes from the most recent 3 board meetings
- Detailed APR for your organization January 1, 2014,-December 31, 2014.If this is not available for your organization; please include your organization's most recent annual report

Note:

Additional certifications and policies may be required if funding is awarded.

Please submit your proposal using the attached application, using no less than 12 pt. font. Please be sure that your answers are as clear and concise as possible.

Submit three (3) original applications along with one (1) electronic copy on a CD. Please submit only one set of attachments. Bound proposals are not allowed. Faxed copies will not be accepted.

PROPOSAL EVALUATION CRITERIA

A Proposal Evaluation Committee will review and evaluate all proposals submitted in response to this RFP. Failure to provide proposals that respond to all applicable questions may disqualify the proposal. The Evaluation Committee will evaluate all proposals received by the deadline, and each proposal will receive a score based on the categories listed below.

A. Statement of Need

Proposals should demonstrate a full understanding of the gaps their project is seeking to address, the persons (e.g. target population) affected by these gaps and the specific needs of these persons. Proposals should provide current, relevant data (including demographic) that adequately support the need for this project.

B. Evaluation, Outcomes/Objectives and Scope of Work

Proposals should provide a plan that clearly demonstrates the methods used to deliver services and key activities. Proposals should include and tie long-term housing to the activities that will be performed. Outcomes should be measurable and include the number served. Explain how households will be linked to permanent housing and how services will help them obtain and maintain housing. Collaboration with other programs/businesses/agencies should be included and how these help participants obtain and maintain housing. Proposals should include additional pertinent information that will assist the review panel in evaluating the program.

C. Organizational Capacity and Management & Staffing Plan

Proposals should be clearly and professionally written and should adequately address the questions listed in the application. Organizational charts should be included. Explain how your mission statement relates to housing or homeless services. Identify key personnel and explain their roles and experience. If the program was operated within the past 18 months, provide information about experience with operating the proposed program and include last year's outcomes and objectives. Applicants should demonstrate their ability to successfully operate the proposed program.

D. Budget, Justification, and Leveraging

Applicants should include clear explanations for all costs involved. Detailed budgets with justifications should be provided. All costs should be explained and how amounts arrived. Explain any leveraging of dollars. Budgets should be specific, including costs for assisting households in accessing mainstream resources.

SUMMARY OF IMPORTANT DATES

Activity	Dates
Advertisement of Request for Proposal	January 16, 2015
Question Period	January 16, 2015 – January 29, 2015
Optional Application Workshop (Attendance Encouraged)	1-3 PM, January 22, 2015 Halifax Community Center 1023 Halifax St., Raleigh 27604
Proposals Due	February 19, 2015, no later than 2:00 p.m.
Proposal Evaluation Period	February 23, 2015 – March 18, 2015
Award Notification	March 31, 2015
Services Begin	July 1, 2015

Attachment A
RFP# 15-015
Homeless Housing Services
FY 2015-2016 & FY 2016-2017

Cover Page

Agency Legal Name: _____
Agency Street Address: _____
City, State, Zip Code: _____
Agency Mailing Address: _____
City, State, Zip Code: _____
Telephone Number: _____ Fax Number: _____
Name and title of person authorized to sign contract: _____
E-mail Address: _____ Phone: _____
Agency Web-address: _____

By signing below, we acknowledge that this Funding Application packet has been completed properly and correct forms, attachments, and documents have been provided as requested.

_____ Chief Executive Officer	_____ Board Chair
_____ Date	_____ Date

**Attachment B
Application Form**

Statement of Need

1. Describe the need your proposal will address.

2. Which population(s) will you serve? (more than one box may be checked)

<p>Homeless Households:</p> <p><input type="checkbox"/> Single Homeless Women (without children)</p> <p><input type="checkbox"/> Single Homeless Men (without children)</p> <p><input type="checkbox"/> Homeless Youth</p> <p><input type="checkbox"/> Homeless Families</p>	<p>Households At-risk of Homelessness:</p> <p><input type="checkbox"/> Single Adults</p> <p><input type="checkbox"/> Families</p> <p><input type="checkbox"/> Youth</p>
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3. For Emergency Shelters ONLY: Complete the chart below for your shelter.

	Partner* with outside RRH program	Organization houses a RRH program	Has a maximum stay?	If has a maximum stay, what is it?	Has not historically accepted children because of gender and /or age
Name of Shelter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<small>* Partner is defined as formal or informal agreement that shelter residents will meet with rapid re-housing staff members and be enrolled in a Rapid Re-Housing Program (within Rapid Re-Housing budgetary constraints)</small>					

4. Describe how the system or activity supports the Coordinated Continuum of Services and HEARTH recommended system changes.

5. If the program is proposing to address a gap in the Coordinated Continuum of Services, substantiate the gap with community data and relevant demand statistics.

6. If the system or activity being proposed is seeking to augment an existing service in the Coordinated Continuum of Services, explain the current level of service being provided in the community and the rationale for your augmentation.

7. Describe the target population of the activity you are proposing.

Evaluation, Outcomes/Objectives and Scope of Work

8. Explain in detail the specific activities that will be provided. Include processes or procedures, or other strategies and how they will meet the need described above.

9a. Explain how you will meet or exceed current CoC benchmarks:

**Performance Management for the Raleigh/Wake CoC
ESG/NOFA Working Group Adopted Performance Measures**

“Performance Measurement is a process that systematically evaluates whether your program is making the intended impact on the clients you are serving or the problem you are targeting.”

Performance Measures for CoC-funded Projects

HUD’s Annual Performance Report (APR) requires that CoC-funded projects report on performance as follows:

Permanent Supportive Housing Projects will report on the following measures:

- **Housing Stability:** 85% of all participants will maintain permanent housing or exit to a permanent destination during the operating year.
- **Total Income:** 37% of persons age 18 and older will maintain or increase their total income (from all sources) as of the end of the operating year or program exit.

Transitional Housing Projects will report on the following measures:

- **Housing Stability:** 70% of participants will exit to permanent destination during the operating year.
- **Total Income:** 60% of persons age 18 or older will maintain or increase their total income (from all sources) as of the end of the operating year or program exit.

Rapid ReHousing projects will report on the following measures:

- **Housing Stability:** 70% of all participants will maintain housing when rapidly rehoused for 12 months after their program exit.
- **Total Income:** 70% of all participants maintained or increased their total income (from all sources) 12 months after their program exit.

Emergency Shelter projects will report on the following measures:

- **Singles:**
Housing Stability: 20% of single adults will exit to a permanent destination.
Total Income: 25% of those 18 and older will maintain or increase total income.
- **Families:**
Housing Stability: 40% of families will exit to a permanent destination.
Total Income: 25% of those 18 and older will maintain or increase total income.

9b. Projected number of households to be served:

9c. Projected number of households who will obtain permanent housing:

10. Explain when and how participant data will be collected and entered into CIIN.

11. How will your organization assist households to secure and maintain permanent housing.

12. Explain how your program will help households remain housed for the minimum required 1 year period.

13. Describe how your activity will impact the following HEARTH Performance outcomes:

Decreasing the Number of New Persons Becoming Homeless	
Converting Facility-Based Transitional Housing to Transition-in-Place	
Expanding Rapid Re-Housing Capacity	
Converting Shelter Beds to Rapid Re-Housing Resources	
Implementing Shelter Diversion Programs	
Using Prevention and Crisis Assistance Funds as Targeted Prevention	
Creation of Permanent Supportive Housing	
Increasing Exits from Permanent Supportive Housing	
Decreasing the Number of People who have Repeat Episodes of Homelessness	
Utilizing a Common Barrier Assessment and Targeting Tool	
Implementing a Performance Improvement Process	
Decreasing the Length of Homeless Episodes	
Strengthening Mainstream Employment Partnerships	

14. Describe the program's collaboration with other agencies and partners.

Organizational Capacity and Management & Staffing Plan

15a. How long has your agency provided services in Raleigh or Wake County? _____

If a nonprofit, how long has your organization has its 501(c)3 status?

- Does not have a 501(c)3 status
- 1-5 years
- 6-10 years
- More than 10 years

15b. Provide a brief overview of ALL programs operated by your agency.

16. List your Agency's Mission and include an organizational chart.

17. List key paid personnel who will work with the proposed activity(ies), their position, FTE, and brief description of their role.

18. Exits to Permanent Housing

Type of Program	% of exits to permanent housing current year	% of exits to permanent housing last year	Don't know	Don't provide this activity
Emergency Shelter			<input type="checkbox"/>	<input type="checkbox"/>
Transitional Housing			<input type="checkbox"/>	<input type="checkbox"/>
Rapid Re-Housing			<input type="checkbox"/>	<input type="checkbox"/>
Prevention			<input type="checkbox"/>	<input type="checkbox"/>
Permanent Supportive Housing			<input type="checkbox"/>	<input type="checkbox"/>

Budget, Justification, and Leveraging

Please keep the following in mind as you complete your budget:

- Funds for shelter operations can pay for up to 50% of the cost to operate beds at a shelter.
- Funds for shelter services should be included in the budget separately from operations costs
- For rapid re-housing and prevention activities only: per household financial assistance (including rental assistance) from this funding source is limited to \$3,000. Services costs from this funding source are limited to \$1,100. This makes the maximum per household assistance from this grant source \$4,100.

Round all Numbers to the Nearest Dollar

19. Total Amount Requested: \$ _____

Type of Project (check all that apply):	
Emergency Response Activities:	Housing Stabilization Activities
<input type="checkbox"/> Emergency Shelter: \$ _____	<input type="checkbox"/> Rapid Re-Housing: \$ _____
	<input type="checkbox"/> Targeted Prevention: \$ _____
	<input type="checkbox"/> HMIS: \$ _____

20. If your organization receives funding for rapid re-housing activities, what is the average amount of cash assistance provided to a household before it exits the program?

\$ _____ /household or Don't know

21. **Budget Justification** - Proposals must include detailed annual budget information. Indicate specifically how the funds will be used, i.e. salaries, benefits, supplies, rent, HMIS user fees, etc. Complete a line item budget using the Excel Budget sheet. Explain details of how you arrived at costs and a brief narrative for each line item in the space below. This budget should include funding requested in this proposal as well as funding provided by other sources for the same program.

22. Explain how your program will use these dollars to leverage other funding.

23. ESG funds require a dollar for dollar match. Please describe the source(s) of ESG match. Please note that other federal funds can be used as match as long as they are not being used to match another grant.

24. For current recipients of State ESG, City ESG, and/or County Housing Services funds Only:

Past Outcomes/Outputs: If the program you are applying for was operated within the last 18 months, summarize outcomes and proposed outputs and indicate results.

Program Outcomes	Results			Explanation
	<input type="checkbox"/> Not Met	<input type="checkbox"/> Met	<input type="checkbox"/> Exceeded	
_____	<input type="checkbox"/> Not Met	<input type="checkbox"/> Met	<input type="checkbox"/> Exceeded	_____
_____	<input type="checkbox"/> Not Met	<input type="checkbox"/> Met	<input type="checkbox"/> Exceeded	_____
_____	<input type="checkbox"/> Not Met	<input type="checkbox"/> Met	<input type="checkbox"/> Exceeded	_____

Program Outputs				
	<input type="checkbox"/> Not Met	<input type="checkbox"/> Met	<input type="checkbox"/> Exceeded	
	<input type="checkbox"/> Not Met	<input type="checkbox"/> Met	<input type="checkbox"/> Exceeded	
	<input type="checkbox"/> Not Met	<input type="checkbox"/> Met	<input type="checkbox"/> Exceeded	
	<input type="checkbox"/> Not Met	<input type="checkbox"/> Met	<input type="checkbox"/> Exceeded	
	<input type="checkbox"/> Not Met	<input type="checkbox"/> Met	<input type="checkbox"/> Exceeded	

Appendix 3-Attachment for MA-35: Special Needs Facilities and Services

Attachment for MA-35: Special Needs Facilities and Services

North Carolina prison exits to Wake County (2012-2014)

Jan 1-Dec 31, 2012		Jan-Dec 31, 2013		Jan 1-Dec 31, 2014		Subtotals by age, 2012-2014
Age group	#	Age group	#	Age group	#	
UNDER 20	118	UNDER 20	98	UNDER 21	109	315
20 TO 24	349	20 TO 24	352	20 TO 24	341	1,042
25 TO 29	275	25 TO 29	271	25 TO 29	315	861
30 TO 34	266	30 TO 34	235	30 TO 34	241	743
35 TO 39	179	35 TO 39	187	35 TO 39	184	550
40 TO 44	152	40 TO 44	171	40 TO 44	150	473
45 TO 49	118	45 TO 49	143	45 TO 49	162	421
50 AND OVER	157	50 AND OVER	174	50 AND OVER	157	488
total	1,614	total	1,629	total	1,653	4,896

North Carolina prison exits to Wake County (2012-2014)

Jan 1-Dec 31, 2012		Jan 1-Dec 31, 2013		Jan 1-Dec 31, 2014	
Period of time served prior to release	#	Period of time served prior to release	#	Period of time served prior to release	#
6 MONTHS OR LESS	223	6 MONTHS OR LESS	225	6 MONTHS OR LESS	227
MORE THAN 6 MTHS THRU 1 YEAR	488	MORE THAN 6 MTHS THRU 1 YEAR	199	MORE THAN 6 MTHS THRU 1 YEAR	145
MORE THAN 1 YR THRU 2 YRS	467	MORE THAN 1 YR THRU 2 YRS	667	MORE THAN 1 YR THRU 2 YRS	651
MORE THAN 2 YRS THRU 3 YRS	208	MORE THAN 2 YRS THRU 3 YRS	273	MORE THAN 2 YRS THRU 3 YRS	391
MORE THAN 3 YRS THRU 4 YRS	128	MORE THAN 3 YRS THRU 4 YRS	115	MORE THAN 3 YRS THRU 4 YRS	121
MORE THAN 4 YRS THRU 5 YRS	52	MORE THAN 4 YRS THRU 5 YRS	77	MORE THAN 4 YRS THRU 5 YRS	62
MORE THAN 5 YRS THRU 10 YRS	6	NOT REPORTED, SAFЕКEЕPЕR, PSD	73	NOT REPORTED, SAFЕКEЕPЕR, PSD	65
NOT REPORTED, SAFЕКEЕPЕR, PSD	62	NOT REPORTED, SAFЕКEЕPЕR, PSD	73	NOT REPORTED, SAFЕКEЕPЕR, PSD	65
total	1,614	total	1,629	total	1,653

**North Carolina prison exits to Wake County (2012-2014)
By Crime Conviction**

Jan 1-Dec 31, 2012	Jan 1-Dec 31, 2013	Jan 1-Dec 31, 2014	
Crime	Crime	Crime	Crime
#	#	#	#
2785	1		
MURDER FIRST DEGREE	13	16	MURDER FIRST DEGREE
MURDER SECOND DEGREE	14	10	MURDER SECOND DEGREE
MANSLAUGHTER	14	11	MANSLAUGHTER
ROBBERY	135	136	ROBBERY
ASSAULT	155	132	ASSAULT
SEXUAL ASSAULT	17	22	SEXUAL ASSAULT
OTHER SEXUAL OFFENSE	25	35	OTHER SEXUAL OFFENSE
KIDNAPPING AND ABDUCTION	20	23	KIDNAPPING AND ABDUCTION
OTHER OFFENSE AGAINST PERSON	12	5	OTHER OFFENSE AGAINST PERSON
BURGLARY	22	26	BURGLARY
BREAKING, ENTERING	213	212	BREAKING, ENTERING
LARCENY	118	142	LARCENY
AUTO THEFT	17	18	AUTO THEFT
BURNINGS	7	4	BURNINGS
FRAUD	129	135	FRAUD
FORGERY	17	19	FORGERY
WORTHLESS CHECKS	1	5	OTHER PROPERTY
DRUGS-NON TRAFFICK	307	239	DRUGS-NON TRAFFICK
DRUGS TRAFFICK	63	45	DRUGS TRAFFICK
DRIVING WHILE IMPAIRED	129	145	DRIVING WHILE IMPAIRED
OTHER TRAFFIC VIOLATIONS	53	40	VIOLATION SEX OFFENS CONDITIONS
HABITUAL FELON	49	54	OTHER TRAFFIC VIOLATIONS
OTHER PUBLIC ORDER	77	87	WEAPONS OFFENSES
NOT REPORTED, UNDEFINED	5	8	HABITUAL FELON
total	1,614	1,629	NOT REPORTED, UNDEFINED
			total
			1,653

Appendix - Alternate/Local Data Sources

1	Data Source Name Raleigh/Wake 2014 Housing Inventory Chart
	List the name of the organization or individual who originated the data set. Raleigh/Wake CoC: The Raleigh/Wake Partnership to End and Prevent Homelessness
	Provide a brief summary of the data set. This data set shows the number of beds available in the CoC for Emergency Shelter, Transitional Housing, and Permanent Supportive Housing by household composition and target population.
	What was the purpose for developing this data set? This data set was developed as part of the Raleigh/Wake CoC NOFA requirements.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? This data covers all of the available beds that serve homeless households in Raleigh and Wake County.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? FY2014
	What is the status of the data set (complete, in progress, or planned)? This data set is complete and has been submitted to HUD.
2	Data Source Name Raleigh/Wake CoC 2014 Point-in-Time Count
	List the name of the organization or individual who originated the data set. The Partnership to End and Prevent Homelessness, the Raleigh/Wake Continuum of Care
	Provide a brief summary of the data set. The data is the point in time survey data for 2014. Volunteers surveyed shelters and transitional housing, as well as, homeless persons who were unsheltered the night of January 30, 2014 for the count.
	What was the purpose for developing this data set? This data is required by HUD for NOFA and ESG funding.
	Provide the year (and optionally month, or month and day) for when the data was collected. The data was collected January 30, 2014.

	<p>Briefly describe the methodology for the data collection.</p> <p>Shelters and transitional housing programs were given survey questionnaires to answer concerning the persons residing on their shelter on the evening that the count was conducted. Volunteers used survey questionnaires to interview persons who were unsheltered. Volunteers traveled to known homeless camps and other places where homeless persons are known to live to interview persons residing there and to offer assistance.</p> <p>Describe the total population from which the sample was taken.</p> <p>The population that was surveyed was the homeless population in Raleigh and surrounding areas. This included persons staying in shelters and transitional housing as well as persons who were unsheltered.</p> <p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>The respondents all met HUD's definition of homeless. The number of persons counted in the survey was 1,170.</p>
3	<p>Data Source Name</p> <p>Raleigh/Wake CoC HMIS APR Report</p> <p>List the name of the organization or individual who originated the data set.</p> <p>Continuum of Care agencies who serve homeless persons in Raleigh and Wake County.</p> <p>Provide a brief summary of the data set.</p> <p>The Continuum of Care is required by HUD to participate in the HMIS.</p> <p>What was the purpose for developing this data set?</p> <p></p> <p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>This data was collected 7/1/13-6/30/14.</p> <p>Briefly describe the methodology for the data collection.</p> <p>This data was collected at intake and during service delivery at all participating CoC agencies.</p> <p>Describe the total population from which the sample was taken.</p> <p></p> <p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>All respondents were homeless and seeking services from homeless service provider agencies.</p>

Exhibit 1-City of Raleigh CIP Summary