



Consolidated Annual Performance
and Evaluation Report (CAPER)

Executive Summary

The City of Raleigh
Community Development Division
Department of Housing and Neighborhoods

Raleighnc.gov

FY 2019-2020: Results At-A-Glance	
Activity	Quantity Served
Infill houses built and sold	36
Substantial housing rehab	44
Limited repair	16
New or preserved affordable rental units	685
Home-buying counseling	266
Homebuyer Assistance	131
Benefit from Community Enhancement Grants	500
Job training	15
Emergency shelter	2,769
Rapid rehousing	21
Homeless Prevention	3

Goals and Outcomes

This 2019-2020 Consolidated Annual Performance and Evaluation Report (CAPER) shows the City of Raleigh’s use of federal (entitlement grants) and local funds, as well as, the income levels and demographics of the people in which those funds served. The CAPER is for the period from July 1, 2019 to June 30, 2020 and represents the first year of reporting within the Five-Year Consolidated Plan (ConPlan) period (2015-2020).

The City’s 2016-2020 Consolidated Plan contained three priorities for the City’s use of federal and local housing funds:

- Increasing the supply of affordable housing in the City
- Enhancing the homeless to housing continuum
- Revitalizing neighborhoods

The geographic focus areas are College Park and South Park for the five years covered within the ConPlan – College Park occurring first in sequence. FY 2019-2020 is the fifth and final year covered by the 2016-2020 ConPlan.

The FY 2019-2020 Action Plan was consistent with the ConPlan priorities and geographic focus areas in that expenditures were concentrated in the 2016 Neighborhood Revitalization Strategy Area (NRSA)—particularly East College Park (ECP). ECP consumed a significant amount of staff time and financial resources as infrastructure work was completed, housing rehabilitation resources were provided, and development of new infill housing continues. Citywide, Community Development Block Grant (CDBG) resources were provided to nonprofit partners for public services to low-income populations. City Council continued its financial commitment to increase affordable housing with General Fund dollars - over \$6 million annually. The local

effort is to increase the supply of affordable housing and preserve low-cost units that might be lost to conversion to market rate housing.

The City's three priorities identified in its 2016-2020 Consolidated Plan, and summaries of the City's use of funds to address them in FY 2019-2020, were:

Increase the Supply of Affordable Housing

In FY 2019-2020 the City spent \$15,235,050 (total contribution over 2-3 years: \$19,005,000) local funds to complete 685 affordable rentals and committed another \$7,950,000 in local funds for 372 new affordable rentals. Also, \$ 1,678,132.24 in HOME funds were provided for Capital Towers which is still under construction. In addition, \$1,545,193.76 in HOME funds were invested for another 33 rehabs, and \$1,022,342.64 CDBG for 11 (total: 44 completed rehabs). In addition, \$136,301 CDBG was provided for sixteen (16) Limited Repair loans. The City spent a total of \$2,163,116.39 in HOME and \$440,000 in CDBG to enable 131 low-income families to purchase their first house in the City, and \$60,725 CDBG funds in first-time homebuyer counseling. The City also provided \$180,000 in local funds for homebuyer assistance

A summary of the City's investment in completed subsidized apartment communities follows:

FY 2019-20 Summary of Investments in Subsidized Apartment Communities		
Affordable Apartments	Total City Loan	# Units
Amber Spring	\$ 525,000	42
Booker Park North	\$ 2,200,000	72
Raleigh North Millbank	\$ 2,000,000	229
Sunnybrook Pointe	\$ 2,000,000	180
Villages of Washington Terrace	\$ 8,600,000	162
Totals	\$ 15,235,000	685

In addition to these investments, the following developments were approved for City financing during the FY 2019-2020 fiscal year:

FY 2019-20 Summary of Approved Rental Development Investments			
Rental Development	City Assistance	Number of Units	Unit Type
Aspen Spring	\$ 650,000	84	Elderly
Booker Park South	\$ 1,200,000	68	Elderly
Hampton Spring	\$ 1,700,000	56	Elderly
Primavera	\$ 4,400,000	164	Elderly
Totals	\$7,950,000	372	

In FY 2019-2020 the City continued to work with selected builders to produce infill housing on lots acquired over several years with CDBG and local bond funds, including the ten-block redevelopment area (East College Park) within the NRSA. Seventeen of the twenty-three infill single-family houses were sold to low- and moderate-income (LMI) buyers on lots acquired by the City with CDBG and bond funds were within the NRSA. Six were market rate. Thirteen houses were sold in Martin-Haywood to LMI buyers.

Enhance the Homeless to Housing Continuum

The City continued its partnership with Wake County, the Partnership to End and Prevent Homelessness, and Catholic Charities for the Diocese of Raleigh after a site was acquired for a facility to focus local efforts to more effectively serve the City and County’s homeless population. Local funds were spent to help build the “Oak City Cares” homeless services facility that opened in April 2019.

In the past fiscal year, the City continued its partnership with Wake County in the commitment of its Emergency Solutions Grant (ESG) funds for local homelessness service agencies through a Combined Request for Proposals process.

The number of households assisted with the \$345,954.68 (\$272,027 in new funding and \$73,927.68 carried forward) ESG funds spent last year in Raleigh were:

ESG Spending Per Activity for FY2019-20					
Homelessness Prevention		Rapid Rehousing		Shelter	
Agency	# Served	Agency	# Served	Agency	# Served
Passage Home	1	Passage Home	9	Healing Transitions	810
Triangle Family Services	2			Families Together	33

A portion of the City’s ESG funds were also used to support the Wake County Homeless Management Information System (HMIS). \$68,000 in local funds were provided to Catholic Charities for the Support Circles program that assisted 12 households for rapid rehousing.

Neighborhood Revitalization

\$100,000 in CDBG was provided for the South Wilmington Street Men’s Shelter, benefiting 1,102 persons. A total of \$370,000 in non-homeless CDBG public services was spent in 2019-2020. Homebuyer training was provided to 266 households, and 596 persons received assistance from \$193,476.23 in CDBG spent in the Community Enhancement Grant program. \$31,600.64 in CDBG also was spent training 15 persons in construction trades. Ten substandard housing units were demolished with \$294,485 CDBG and 27 households were relocated from substandard housing to standard quality housing with \$421,763.14 CDBG in relocation payments provided by the City. \$ 676,600 in CDBG was used to acquire four vacant rental units to be added to the City’s affordable rental portfolio.

Following is a summary of the City’s CDBG public works investment last year:

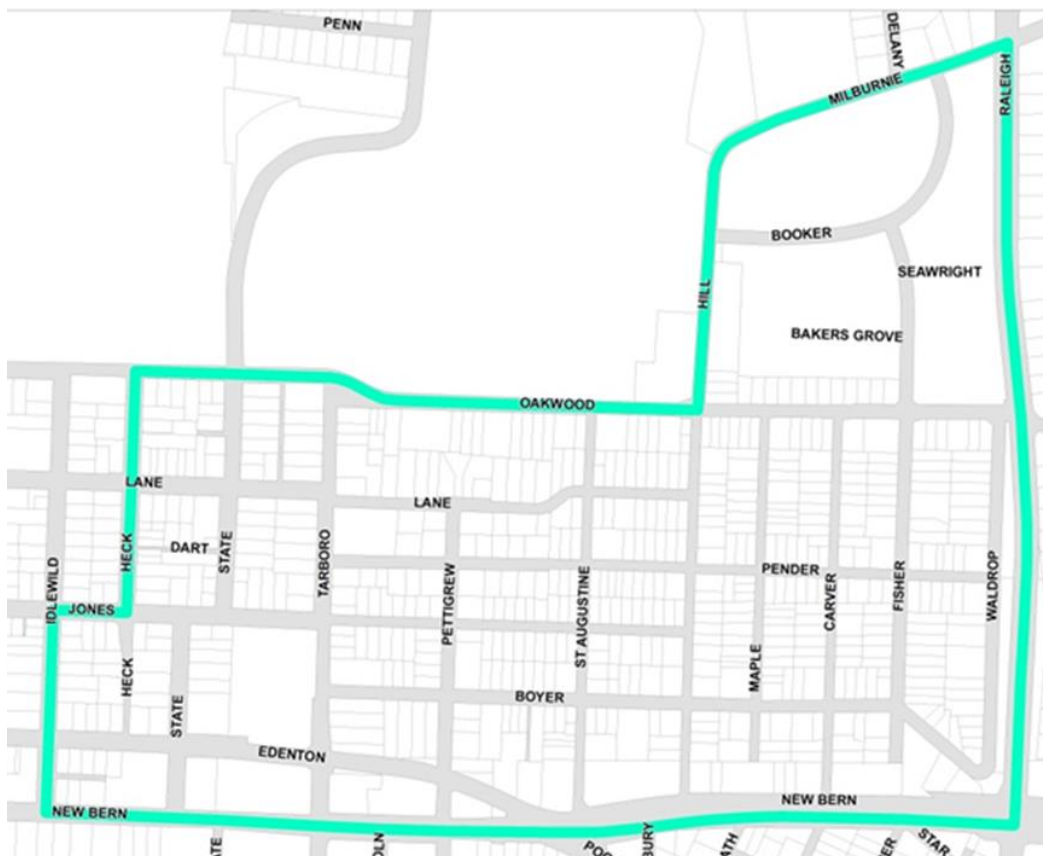
East College Park Infrastructure:

This is a multi-year project, with \$216,657.42 in CDBG spent last year. It has involved the replacement of the water and sewer main and the storm drain on eight city blocks. All existing homeowners are being tied into the new system as the project progresses. Infill mixed income housing is being built in this part (East College Park Redevelopment Area) of the 2016 Neighborhood Revitalization Strategy Area (NRSA) on the 140 lots the City assembled with CDBG and city bond funds over the course of ten years. The infrastructure work is complete, and houses continue to be built and sold. See NRSA section below.

Neighborhood Revitalization Strategy Area (NRSA) UPDATE:

The City of Raleigh's 2016-2020 Consolidated Plan (ConPlan) is a document created with staff and community input outlining the City's goals for a five-year period guiding its use of federal housing and community development funds. The ConPlan calls for City housing and community development investments to be directed into focus areas such as a Neighborhood Revitalization Strategy Area (NRSA). An NRSA is a primarily low-income area selected for specialized investment for greater impact, primarily for residents who fall under income levels of 80% of Area Median Income. The NRSA approach allows for flexible use of federal funds awarded through the Community Development Block Grant (CDBG) program and supports job creation and reduces restrictions on housing activities supported by federal and local tax dollars. In 2015 the City created the NRSA Plan for the area south and east of St. Augustine's University, including College Park and the former Washington Terrace Apartments. The NRSA Plan was amended in 2020 and is included in the City's 2021-2025 Consolidated Plan.

In the NRSA the City is facilitating the development of 98 single-family homes and 51 townhome units in East College Park which lies in the southeastern portion of the NRSA (see map). Infrastructure improvements including water lines, sewer lines, storm drains, and new streets and sidewalks are complete. Home construction began in the winter of 2017.



In 2019-2020, the builders purchased 25 lots and 23 homes were sold in East College Park. By the end of July 2020, 17 homes had been completed and sold to low-to moderate-income buyers in ECP, six houses were market rate. Thirty-five houses were built and sold in the previous two years, 58 being the total ECP houses sold to date. The ECP townhomes are anticipated to begin construction in Winter of 2021. Raleigh’s Housing and Neighborhoods Department created an East College Park webpage (<https://raleighnc.gov/services/housing/east-college-park>) that houses information about all the opportunities in East College Park. The webpage was created to help citizens stay current on the project. This includes an up-to-date progress map, steps to becoming a homeowner, and housing floor plans by builder.

Neighborhood Revitalization Strategy Area FY 2019-20 Expenditures using CDBG and HOME Funds	
Activity Type	Expenditure
Homebuyer Assistance	\$521,676.56
Public Works / Site Improvements / Demolition	\$265,857.42
Homeowner Rehab	\$308,072.40
Total	\$1,095,606.38