



Consolidated Plan FY 2021-2025

The City of Raleigh
Housing and Neighborhoods Department
Community Development Division
raleighnc.gov

FY 2020-2021 HUD Allocations:

Community Development Block Grant (CDBG): \$3,192,514

HOME Investment Partnership (HOME): \$1,464,643

Emergency Solutions Grant (ESG): \$275,598

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Executive Summary

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

1. Introduction

The Five-Year Consolidated Plan

The Consolidated Plan serves as a five-year road map with comprehensive goals and coordinated strategies to address housing and community needs of low-and-moderate-income residents. This unified, coordinated vision is a result of input from citizens, community development partners, and extensive research to determine needs. The City partners with nonprofit and for-profit organizations, neighborhood groups, and other local governments to undertake specific actions with the strategies developed. The Community Development Division of the City of Raleigh Housing and Neighborhoods Department administers and supports ongoing community development programs.

The Five-Year Consolidated Plan serves as an application for funding required by the U.S. Department of Housing and Urban Development (HUD). This Consolidated Plan will provide guidance for Raleigh for the period July 1, 2020 through June 30, 2025. 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 Penny for Housing property tax and Affordable Housing Bond funds. This Consolidated Plan establishes a unified, coordinated vision for community development that benefits low-income residents and areas for the period July 1, 2020—June 30, 2025.

The City of Raleigh gathers input from citizens, consults its community development partners and conducts extensive research to determine housing and community development needs. Also, the City partners with nonprofit and for-profit organizations, neighborhood groups, and other local governments to implement specific actions associated 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

Unmet Affordable Housing Need

There are substantial unmet needs for affordable rental housing even though incomes are improving. The unmet need for decent, safe, and affordable rental housing continues to outpace the ability of federal, state, and local governments to supply housing assistance and facilitate affordable housing production. (Worst Case Housing Needs: 2017 Report to Congress, U.S. Department of Housing and Urban Development)

City of Raleigh 5-Year Consolidated Plan

The primary housing challenge for Raleigh’s low- and moderate-income residents remains housing affordability. Raleigh is one of the fastest growing cities in the nation, and with this rapid growth has come rising land values and increased housing costs. Concurrently, incomes for lower-wage earners have failed to keep pace, with very-low (50% AMI) and extremely-low (30% AMI) income households being most affected.

Raleigh’s continued rapid growth throughout the city has resulted in increased land prices, especially near downtown. The majority of the new 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. 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.

Rising Housing Costs Outpacing Income Increases

According to the 2020 Wake County Analysis of Impediments to Fair Housing Choice draft, “Housing costs have continued to increase at a faster rate than household incomes. Many Wake County residents are financially burdened by the cost of housing, especially in Raleigh.” The AI highlights when the cost of quality housing is high, low-income and marginalized populations have more of a chance of becoming cost-burdened.

The primary housing challenge for Raleigh’s low- and moderate-income residents is housing cost (see NA-05). Cost burden remains the most common housing problem. A household is “cost burdened” when it expends more than 30% of its gross monthly income on housing costs: for homeowners that includes principle, interest, taxes, and insurance; for renters that includes rent plus utilities. A household is “severely cost burdened” when it expends more than 50% of its gross monthly income on housing costs. Of Raleigh’s 170,375 households, 32.7% or 55,755 households are either cost or severely cost burdened. Racial and ethnic minorities, most notably African Americans, are disproportionately affected compared to Whites.

Five-Year Priorities

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

- (1) Increasing the supply of affordable housing
- (2) Enhancing the homeless to housing continuum
- (3) Increase Services to Build Self-Sufficiency & Sustainability

While some programs will be available to income eligible residents, there will be a geographic focus to the priorities listed above: (1) College Park NRSA; (2) Citywide; and (3) Downtown Neighborhoods

Strategies & Outcomes

Performance measurement is a process for determining how effectively programs are being implemented and meeting community 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 programmatic activities could be improved and limited resources directed more effectively.

Strategies

- **Connecting transit to housing**

The City of Raleigh is making the connection between affordable housing and transit a priority in the next five

years. A cross-departmental group is working to identify potential sites for housing along transit corridors and create funding strategies and incentives to develop affordable housing. Additionally, affordable housing and transit is being prioritized by setting affordable housing goals along transit corridors and developing transit overlay districts for compatible development along transit lines. The City also places a priority for tax credit funded affordable housing developments to be within walking distance of a transit stop.

- **Focusing on producing more affordable housing**

As the area experiences unmet affordable housing need and housing costs outpacing income increases, the City of Raleigh is prioritizing creating additional affordable housing and preserving existing affordable housing with almost \$30 million of funding over the next five years. The focus of affordable housing creation will be on rental to allow more units to be created and ensure long-term affordability.

- **Zoning & regulatory changes to improve housing choice and affordability:**

City Council in 2020 is exploring regulatory changes throughout the City that could be made relatively quickly and that would have the effect of improving housing choice and affordability. The primary emphasis is on "missing middle" housing types such as duplexes, triplexes, townhouses, and similar housing that are common in older neighborhoods but are often prohibited or made impractical by current zoning. These types are "middle" because they represent a middle ground between detached houses and larger apartment buildings and can fit seamlessly into existing residential contexts.

- **Alternative Housing:**

In February 2019, Raleigh City Council adopted an ordinance allowing Accessory Dwelling Units (ADUs, second dwelling units on a property with a single primary dwelling) using an overlay district. In 2020, City Council is evaluating the expansion of the ADU concept to use-by-right in residential districts and permitting tiny homes (typically 400 square ft or less). Both alternative housing types could contribute to providing additional housing affordability in the City.

- **Continue to create and preserve affordable housing:**

The Raleigh City Council implemented an aspirational goal for affordable housing as part of the citywide Strategic Plan adopted in 2015. The Council set a goal to produce 5,700 affordable units in a ten-year time period. The production goal includes area rental production, new construction of single-family homes, homebuyer assistance, and homeowner rehabilitation funded with local and federal money. The production goal demonstrates the Council's support for affordable housing production and was accompanied by a one cent Ad Valorem tax increase called the Penny for Housing. Effective in 2016, the Penny for Housing revenues are used to fund affordable rental development, primarily through gap financing for affordable rental developers, as well as single-family housing rehabilitation.

In previous years, affordable housing bonds filled this local funding need. The Community Development Division in the Raleigh Housing and Neighborhoods Department strives to produce 570 affordable units annually. The image below shows the City's current progress on those goals.

- **New Workforce Development Training Program**

Staff received a lot of input in the Consolidated Plan public meetings. One topic staff noted on several occasions was that there is a need for many different types of job training programs. Attendees suggested that there needs to be training for white-collar, tech, and apprenticeship jobs. From this, the new Workforce Development

Training Program was created. The new grant program for FY 2020-2021 opens funding beyond our previous construction trade training program and allows for a wider variety of workforce training programs.

- **Proposed Affordable Housing Bond**

An affordable housing bond has been proposed to be voted on in the election in November 2020. The bond would fund existing programs such as rental development, homebuyer assistance, and could also be a funding mechanism for developing affordable housing along transit lines.

Future Outcome 5-Year Estimates

Performance measurement is a process for determining how effectively programs are being implemented and meeting community needs. Every five years, the City projects how many people our programs will be able to serve in relation to how many have been served in the past. Additionally, staff projects how much funding is going toward each program or project. Data is gathered to make this assessment to determine if programmatic activities could be improved, and limited resources directed more effectively. Below are the estimates of the number of units, households, or persons served over the next five years, with existing local and federal funding sources:

| City-Sponsored Production: Next 5-Year Estimates | |
|--|------------------------|
| | Estimated Total |
| Rental Production | |
| New Construction & Preservation of Existing Affordable Units | 2,250 units |
| Homeownership New Construction | 90 homes |
| Homebuyer Assistance | 250 households served |
| Homeowner Rehabilitation | |
| Limited Repair & Substantial Rehabilitation | 250 households served |

Total Units: 2,840

Training

Workforce Development Training: 150 low-income youth

Homebuyer education course: 1,250 households

Homelessness

Overnight Shelter: 8,858homeless individuals

Rapid Rehousing: 83 homeless households

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.

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

Accomplishments in Past Five Years

Though a mix of federal and local (Affordable Housing Bond and Penny for Housing tax) funding, the following chart shows what has been accomplished in the past five years. Because production funded solely by the affordable housing bond and the Penny for Housing tax is included, some numbers may be higher than in past Consolidated Annual Performance and Evaluation Reports (CAPERs).

| City-Sponsored Production: Past 5-Years | | | | | | |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|-------------------------|
| | FY 14-15 | FY 15-16 | FY 16-17 | FY 17-18 | FY 18-19 | Cumulative Total |
| Rental Production New Construction & Preservation of Existing Affordable Units | 190 | 71 | 128 | 398 | 369 | 1,156 units |
| Homeownership New Construction | 8 | 8 | 5 | 12 | 35 | 68 homes |
| Homebuyer Assistance | 85 | 66 | 32 | 38 | 57 | 278 households served |
| Homeowner Rehabilitation Limited Repair & Substantial Rehabilitation | 47 | 42 | 29 | 36 | 33 | 187 households served |

Total Units: 1,689

Additionally, Community Development funds subrecipients that positively impact the community. A subrecipient is a non-profit agency that provides community-based services that support LMI households. The following are for the categories of Training and Homelessness.

Training

Construction training: 149 low-income youth served
Homebuyer education course: 1,871 families served

Homelessness

Overnight Shelter: 10,054 homeless individuals served
Rapid Rehousing: 401 homeless households served
Homeless Prevention: 343 households served

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

4. Summary of citizen participation process and consultation process

Survey

To capture what the public wants for the next five years, the Community Development Division sent out a survey to the public focusing on future goals and priorities. The survey was active from September 9th- November 18, 2019. The survey was advertised on the City of Raleigh's website, social media, and distributed via email and flyers. Physical surveys were also passed out at Fall 2019 Consolidated Plan meetings. A total of 581 responses were received through this process.

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 4, 2019 and June 2, 2020) and six public meetings (September 10 & 12, October 15, November 7 & 14, 2019 and March 5, 2020). In addition, multiple agency consultation meetings and consultations with individuals were held. Those individuals were people who are or were served by programs covered in the plan, including professionals and volunteers who provide those services.

Advertising for the Public Meetings included the distribution of meeting flyers to community centers across the city, emails via the Community Development email distribution list which has over 4,000 subscribers, meeting advertisements on the City of Raleigh's homepage, videos on Raleigh's twitter page with over 99,000 followers, and via local TV news. The Public Hearings were advertised in local newspapers 12-14 days in advance. 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.

Agency Consultation

The City of Raleigh, in collaboration with Wake County, met with over 40 different organizations as part of stakeholder and agency outreach. Providing services and support for people experiencing homelessness was discussed, especially by organizations who provide direct services to this population. Agencies advocated for strengthening and expanding homeless prevention services and coordinated entry in the area. They also urged cultivating an effective and collaborative Continuum of Care that included physical and mental health services.

The development of affordable housing was also an important issue. Developers wanted expedited permitting and plan review for affordable developments, so that money is not lost in waiting for approvals. Organizations wanted to continue the funding for gap financing through the City for tax credit development. Agencies also expressed a need for more bedrooms in affordable units- 2 and 3 bedrooms- to fit the need of larger families living together. One group

City of Raleigh 5-Year Consolidated Plan

desired more rehabilitation programs for the elderly to age in place. Many advocated for affordable housing, transit (especially bus rapid transit), and job centers be connected. Finally, Latino groups that were consulted wanted more outreach and education about programs and resources to Spanish-speaking and Latino organizations.

In addition to the agency consultations, there was outreach to 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 updated in 2019
- Analysis of Impediments to Fair Housing Choice (2020)
- Affordable Housing Improvement Plan (2016)
- Affordable Housing Location Policy (2016)
- 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

Survey

The survey responses showed that building more affordable housing that connects to transit is a high priority. It was also important to respondents that existing affordable apartments be preserved. Additionally, the survey results showed that several populations have a need for more affordable housing, including people experiencing homelessness, families with children, and seniors.

Public Meetings

Staff gathered information from input in public and agency consultation meetings - asking residents about housing and community development needs, the public is concerned about how housing prices in once affordable neighborhoods continue to rise. Because of this, “gentrification” and “displacement” of past neighborhood residents were hot topics in meetings. Attendees of our housing and community development needs meetings advocated for having more funding and more services from programs that are currently offered. They also expressed the need for the preservation of existing affordable units, as well as, the construction of more affordable housing. As with the survey, locating affordable housing to transit was important, especially in connecting to job centers.

Homelessness was a major concern. Many advocated that there are not enough services or housing in the area to meet the need. Attendees expressed that there was a need for more homeless prevention programs to help people who do not have stable housing or are at risk of eviction. Job training was also mentioned in several meetings. Attendees wanted more than construction training with ideas such as apprenticeships, training for white-collar jobs, technology training, and job placement. Finally, there was a suggestion to create smaller scale affordable rental housing that would fit into neighborhoods. [see appendix for meeting notes]

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 Hearings

At the Public Hearing on December 3, 2019, the public commented on a variety of topics. Speakers wanted more housing and services for the homeless and those with special needs. There were concerns with housing in Raleigh becoming more unaffordable and the changes within the NRSA in building infill housing. Commenters wanted more community engagement, the City to address the Analysis of Impediments to Fair Housing Choice. Speakers also had suggestions for creative solutions to homelessness, vocational development, and housing. **There were no comments at the second public hearing conducted June 2, 2020 after the March 1 – April 1, 2020 30-day comment period on the draft ConPlan.**

Written Comments

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

None

7. Summary

Raleigh Continues to Grow

Substantial unmet needs for affordable rental housing remain even as incomes are improving. The unmet need for decent, safe, and affordable rental housing continues to outpace the ability of federal, state, and local governments to supply housing assistance and facilitate affordable housing production. (*Worst Case Housing Needs: 2017 Report to Congress*, U.S. Department of Housing and Urban Development)

As the area continues to grow and housing prices increase, the City of Raleigh is working to find creative solutions to help address the ongoing challenge of affordability. In the next five years, the following goals seek to address these challenges.

Goals

1. Increase and Preserve the Supply of Affordable Housing
2. Enhance the Homeless to Housing Continuum
3. Increase Services to Build Self-Sufficiency & Sustainability

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 five-year period from July 1, 2020—June 30, 2025. Raleigh receives the following funds annually from HUD: Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG) funds. Residents of Raleigh have also approved three Affordable Housing Bonds since 1999 totaling \$50 Million. In 2016, Raleigh City Council passed the “Penny for Housing” that created a \$0.01 tax on property taxes. Since its passage, “Penny for Housing” has been able to provide an additional \$23.75 Million dedicated to affordable housing.

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(l)

1. Introduction

The City of Raleigh, through its Housing and Neighborhoods, Planning and Development, 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 HUD entitlement grants, as well as local funds from Affordable Housing Bonds and from the City's general fund. In preparation of both Annual Action Plans and the Five-Year Consolidated Plan, Community Development seeks public input and consultation from local experts in affordable housing development, homeless services, and other social services. Multiple meetings and consultations were held, and input gathered for the Analysis of Impediments to Fair Housing Choice (AI), Consolidated Plan 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. City staff is in regular contact with Wake County Housing and the Raleigh Housing Authority, sharing information and plans and holding joint meetings for the regional AI, Annual Action Plans, and Consolidated Plans. In April 2019 the City- and County-funded Oak City Cares facility opened as a coordinated entry and referral site to housing and social services, after several years of planning and design.

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 bi-monthly full membership meetings of the Raleigh Wake Partnership to End and Prevent Homelessness (RWPEPH) (the local Continuum of Care) and a City staff member serves on the board of RWPEPH, which is a 501(c)3 organization. Representatives from Wake County Housing, Town of Cary, Housing Authority of the County of Wake, Raleigh Housing Authority, Public-School System, and over 30 agencies attend these meetings. During several of the meetings, City of Raleigh staff gathered stakeholder input during the Consolidated Plan process.

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 included 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 has made 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 and Wake County partner in funding homeless services organizations through a combined RFP that applies the same performance standards, outcomes and policies developed by the CoC, which is the Raleigh-Wake Partnership to End and Prevent Homelessness. Creation of policies and procedures for the administration of HMIS is led by the CoC. Both the City and County provide operating grants to the CoC and the City and County have seats on the CoC Board of Directors. The City “carves out” a portion of its ESG allocation to pay for the HMIS function which is housed in the CoC for all homeless providers in Wake County. It is the expectation that all organizations funded by the combined RFP participate in HMIS and follow all HMIS policies and procedures. Such a requirement is included in ESG Subrecipient contracts, along with written policies adopted by the CoC.

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 | South Wilmington Street Center |
| | Agency/Group/Organization Type | Homeless |
| | What section of the Plan was addressed by Consultation? | Homeless needs, Continuum of Care, Rapid Rehousing and financial literacy |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Group meeting was held on 10/30/2019. Approximately 240 people were in attendance. Anticipated outcome is that the City and County need to continue to work on creating an effective Continuum of Care. |
| 2 | Agency/Group/Organization | Wake Up Wake County |
| | Agency/Group/Organization Type | Advocacy |
| | What section of the Plan was addressed by Consultation? | Affordable housing, housing along transit and continuum of care |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Meeting was held on 10/2/2019 and also 10/17/2019. Anticipated outcome is that the City will continue to work with Wake-Up Wake County as an advocacy group as affordable housing is being developed along the future BRT lines. |
| 3 | Agency/Group/Organization | Brookridge Tenants |
| | Agency/Group/Organization Type | Formerly Homeless |
| | What section of the Plan was addressed by Consultation? | Resources to move from homeless to housing, programs and resources |

| | | |
|---|--|---|
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Night-time meeting held on 10/23/2019. 17 residents and 3 property managers were in attendance. Anticipated outcomes are that the Continuum of Care should continue to work with VA, Case Management and programs that continue to provide employment training needs. |
| 4 | Agency/Group/Organization | Housing Advisory Committee |
| | Agency/Group/Organization Type | Advocacy/ Advisory |
| | What section of the Plan was addressed by Consultation? | Land use, zoning and permitting. |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Meeting was held 10/17/2019. Anticipated outcomes for better coordination with city and county development services is needed to assist with developers obtaining needed permits in a timelier way. |
| 5 | Agency/Group/Organization | CAMPO |
| | Agency/Group/Organization Type | Metropolitan Planning Organization |
| | What section of the Plan was addressed by Consultation? | Municipal support for affordable housing, infrastructure improvements and transit |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Meeting held on 11/4/2019. Anticipated outcome to continue discussion focused around the most used transit lines and how to continue to connect housing and employment centers. |
| 6 | Agency/Group/Organization | Oak City Cares |
| | Agency/Group/Organization Type | Homeless Service Providers |
| | What section of the Plan was addressed by Consultation? | Those at risk of homelessness |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Meeting was held 10/15/2019. An anticipated outcome is a focus on programs that can help with prevention. There is also a need for resources for those that are right above the 30% AMI. |
| 7 | Agency/Group/Organization | Mayor's Challenge Meeting |
| | Agency/Group/Organization Type | Veterans |

| | | |
|----|--|--|
| | What section of the Plan was addressed by Consultation? | Affordable rental units |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Meeting was held October 2, 2019. Anticipated outcome is that apartment developers are aware about the need for more 2 and 3-bedroom affordable rental units. |
| 8 | Agency/Group/Organization | Lennox Chase Meeting |
| | Agency/Group/Organization Type | Formerly Homeless Group |
| | What section of the Plan was addressed by Consultation? | Affordable housing and Continuum of Care |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Meeting was held on 10/16/2019. Anticipated outcomes are that the City will continue to work on the coordinated entry process and provide programs that target employment and housing needs. |
| 9 | Agency/Group/Organization | Triangle J Council of Governments |
| | Agency/Group/Organization Type | Council of 43 local jurisdictions |
| | What section of the Plan was addressed by Consultation? | Data analysis, planning and transit |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Meeting held on 11/8/2019. Anticipated outcome is to continue to look at trying to solve transportation and housing needs on a regional level as well as a local level. |
| 10 | Agency/Group/Organization | Homeless Working Group |
| | Agency/Group/Organization Type | Advocacy/Advisory |
| | What section of the Plan was addressed by Consultation? | Continuum of Care and housing concerns |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Meeting was held on 11/6/2019. Anticipated outcomes are to provide programs to continue to provide rapid re-housing services and also programs to help with job training to help provide more stable jobs. |
| 11 | Agency/Group/Organization | Hispanic Service Providers |
| | Agency/Group/Organization Type | Advocacy/Advisory |
| | What section of the Plan was addressed by Consultation? | Affordable housing and outreach |

| | | |
|----|--|--|
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Meeting was held on 10/8/2019. Anticipated outcomes are to create more ways to communicate, and increase outreach efforts, with the Hispanic community. |
| 12 | Agency/Group/Organization | Alianza Latina Pro-Educación en Salud (ALPES) |
| | Agency/Group/Organization Type | Latinos advocacy group |
| | What section of the Plan was addressed by Consultation? | Affordable rentals, senior housing, and outreach |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Meeting was held on 10/8/2019. Anticipated outcome is to look for ways to increase outreach and education about programs and services to the Latino communities. |
| 13 | Agency/Group/Organization | Veterans Work Group |
| | Agency/Group/Organization Type | Advocacy/Advisory Group |
| | What section of the Plan was addressed by Consultation? | Affordable rental, housing, and homelessness |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Meeting was held on 10/2/2019. Anticipated outcome is to continue to provide information on resources and programs that will help Veterans. |
| 14 | Agency/Group/Organization | North Carolina Housing Finance Agency |
| | Agency/Group/Organization Type | Housing State Agency |
| | What section of the Plan was addressed by Consultation? | Affordable rental development and Tax Credit Programs. |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Meeting was held 10/23/2019. Anticipated outcome is that the City will continue to offer gap financing for developers approved for Tax Credit Programs. |
| 15 | Agency/Group/Organization | Crosby-Garfield Advocacy Group |
| | Agency/Group/Organization Type | Advocacy/Advisory |
| | What section of the Plan was addressed by Consultation? | Affordable housing and Communication |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Meeting was held 11/19/2019. Anticipated outcome is that programs offered to help homeless families will continue. Also, efforts made to connect transit to housing will continue to be discussed. |

| | | |
|----|--|--|
| 16 | Agency/Group/Organization | Wake Directors Meetings |
| | Agency/Group/Organization Type | Advisory |
| | What section of the Plan was addressed by Consultation? | Homeless and vulnerable population needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Meeting was held on 10/10/2019. Anticipated outcomes will focus on continuing to provide an effective Continuum of Care that encompasses mental and physical health services. |
| 17 | Agency/Group/Organization | Human Services Network |
| | Agency/Group/Organization Type | Advisory |
| | What section of the Plan was addressed by Consultation? | Housing and Supportive Housing |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Meeting was held October 16, 2019. Anticipated outcomes are about elderly homes deteriorating and maintaining housing rehab programs to help the elderly be able to “age in place” |
| | | |

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

AIDS service providers were not consulted since City does not administer HOWPA funds.

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 | Addressing homelessness one of three priorities |
| Regional Analysis of Impediments to Fair Housing Choice | City of Raleigh | Addressing homelessness one of three priorities |

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(I))

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. The City, County, Town of Cary, Raleigh Housing Authority, and the Housing Authority of the County of Wake worked together in a regional Analysis of Impediments to Fair Housing Choice (AI) prepared for FY 2021 – FY 2025.

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 prior to draft ConPlan preparation consisted of one public hearing, five 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

Advertising for the Public Meetings included the distribution of meeting flyers to community centers across the city, emails via the Community Development email distribution list which has over 4,000 subscribers, meeting advertisements on the City of Raleigh's homepage, videos on Raleigh's twitter page with over 99,000 followers, and via local TV news. The Public Hearings were advertised in local newspapers 12-14 days in advance.

To capture what the public wants for the next five years, the Community Development Division sent out a survey to the public focusing on future goals and priorities. The survey was active from September 9th- November 18, 2019. The survey was advertised on the City of Raleigh's website, social media, and distributed via email and flyers. Physical surveys were also passed out at Fall 2019 Consolidated Plan meetings. A total of 581 responses were received through this process.

City of Raleigh 5-Year Consolidated Plan

| 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 | Nontargeted/broad community General public | Public hearing held in City Council chambers on 12/3/2019 | Concerns about the lack of community engagement; concern with omission of addressing citizens with disabilities; Raleigh was unaffordable and non-profits should come together to find a solution. Transcript in Appendix. | N/A | |
| 2 | Public Meeting | General Public | Sertoma Arts Center 9/10/2019; 5 attended | See Appendix | N/A | |
| 3 | Public Meeting | General Public | Jaycee Community Center, 9/12/19;1 attended | See Appendix | N/A | |
| 4 | Public Meeting | General Public | Green Road Community Center; 10/15/19; 15 attended | See Appendix | N/A | |
| 5 | Public Meeting | General Public | Tarboro Road CC; 11/7/19; 30 attended | See Appendix | N/A | |
| 6 | Public Meeting | General Public | Chavis Community Center; 11/14/19; 45 attended | See Appendix | N/A | |

| 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) |
|------------|------------------|--------------------|--|------------------------------|--|---------------------|
| 7 | Public Meeting | General Public | Chavis Community Center 3/5/20; 22 attended | See Appendix | N/A | |
| 8 | Public Hearing | General Public | Public hearing held in City Council chambers on 6/2/20 | See Appendix | N/A | |

Needs Assessment

NA-05 Overview

Needs Assessment Overview

“Despite signs of progress, the shortage of affordable housing remains acute, especially for lowest-income households. While the number of cost-burdened homeowners has fallen substantially since the peak of the housing crisis, the number of cost-burdened renters is still near record highs. After years of declines, homelessness increased slightly in 2018, reflecting widespread housing insecurity. In the absence of any meaningful increase in federal funding for affordable housing, some states and localities are acting to expand the supply and provide new protections for tenants.” *(The State of the Nation’s Housing 2019, Joint Center for Housing Studies of Harvard University)*

The primary housing challenge for Raleigh’s low- and moderate-income residents remains housing affordability. Raleigh is one of the fastest growing cities in the nation, and with this rapid growth has come rising land values and increased housing costs. Concurrently, incomes for lower-wage earners have failed to keep pace, with very-low (50% AMI) and extremely-low (30% AMI) income households being most affected.

Cost burden remains the most common housing problem. A household is “cost burdened” when it expends more than 30% of its gross monthly income on housing costs: for homeowners that includes principle, interest, taxes, and insurance; for renters that includes rent plus utilities. A household is “severely cost burdened” when it expends more than 50% of its gross monthly income on housing costs. Of Raleigh’s 170,375 households, 32.7% or 55,755 households are either cost or severely cost burdened. Racial and ethnic minorities, most notably African Americans, are disproportionately affected compared to Whites.

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 remains finding rental housing that is affordable. Raleigh’s rapid growth has resulted in rising land values and housing costs, while incomes for lower-wage earners have failed to keep pace. Very-low (50% AMI) and extremely-low (30% AMI) income households are most

City of Raleigh 5-Year Consolidated Plan

affected, with 16,685 extremely low-income households experiencing severe cost-burdens, spending more than 50% of their income on housing and utility costs. An influx of high-paying jobs and demand for housing near the city center has resulted in many once affordable areas being redeveloped into higher income neighborhoods. The need for affordable housing is further exacerbated by the loss of naturally occurring affordable housing developments being acquired by developers and either demolished or redeveloped into above market rate or luxury apartments. Additionally, the City’s lack of authority to require a set aside for affordable housing in new developments also impedes the supply of affordable rental units.

| Demographics | Base Year: 2009 | Most Recent Year: 2015 | % Change |
|---------------|-----------------|------------------------|----------|
| Population | 403,892 | 432,525 | 7% |
| Households | 149,395 | 170,375 | 14% |
| Median Income | \$53,370.00 | \$55,398.00 | 4% |

TABLE 4 - HOUSING NEEDS ASSESSMENT DEMOGRAPHICS

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

| | 0-30% HAMFI | >30-50% HAMFI | >50-80% HAMFI | >80-100% HAMFI | >100% HAMFI |
|---|----------------|------------------|------------------|-------------------|----------------|
| Total Households | 24,685 | 20,355 | 32,950 | 18,035 | 74,340 |
| Small Family Households | 8,180 | 7,520 | 11,460 | 6,695 | 37,995 |
| Large Family Households | 1,939 | 1,650 | 2,190 | 785 | 3,910 |
| Household contains at least one person 62-74 years of age | 3,125 | 2,885 | 4,175 | 2,235 | 10,435 |
| Household contains at least one person age 75 or older | 2,238 | 1,618 | 2,695 | 1,150 | 3,874 |
| Households with one or more children 6 years old or younger | 5,604 | 4,245 | 4,934 | 2,105 | 9,515 |

TABLE 5 - TOTAL HOUSEHOLDS TABLE

Data Source: 2011-2015 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 | 270 | 85 | 190 | 20 | 565 | 0 | 33 | 10 | 0 | 43 |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing) | 330 | 340 | 180 | 70 | 920 | 0 | 0 | 29 | 4 | 33 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 1,190 | 1,155 | 620 | 160 | 3,125 | 20 | 170 | 345 | 115 | 650 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 13,770 | 3,325 | 490 | 150 | 17,735 | 2,915 | 1,815 | 1,345 | 270 | 6,345 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 1,905 | 7,450 | 6,335 | 680 | 16,370 | 554 | 1,895 | 5,175 | 1,720 | 9,344 |
| Zero/negative Income (and none of the above problems) | 1,139 | 0 | 0 | 0 | 1,139 | 384 | 0 | 0 | 0 | 384 |

TABLE 6 – HOUSING PROBLEMS TABLE

Data Source: 2011-2015 CHAS

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 | 15,550 | 4,910 | 1,490 | 400 | 22,350 | 2,935 | 2,020 | 1,725 | 390 | 7,070 |
| Having none of four housing problems | 3,579 | 9,665 | 17,815 | 7,640 | 38,699 | 1,069 | 3,770 | 11,925 | 9,590 | 26,354 |
| Household has negative income, but none of the other housing problems | 1,139 | 0 | 0 | 0 | 1,139 | 384 | 0 | 0 | 0 | 384 |

TABLE 7 – HOUSING PROBLEMS 2

Data Source: 2011-2015 CHAS

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 | 6,304 | 4,350 | 2,095 | 12,749 | 1,103 | 1,350 | 2,619 | 5,072 |
| Large Related | 1,554 | 795 | 125 | 2,474 | 219 | 245 | 555 | 1,019 |
| Elderly | 2,409 | 1,200 | 984 | 4,593 | 1,275 | 1,140 | 1,578 | 3,993 |
| Other | 6,955 | 5,555 | 3,810 | 16,320 | 900 | 1,055 | 1,785 | 3,740 |
| Total need by income | 17,222 | 11,900 | 7,014 | 36,136 | 3,497 | 3,790 | 6,537 | 13,824 |

TABLE 8 – COST BURDEN > 30%

Data Source: 2011-2015 CHAS

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 | 5,380 | 1,110 | 70 | 6,560 | 1,064 | 615 | 495 | 2,174 |
| Large Related | 1,140 | 110 | 0 | 1,250 | 149 | 80 | 70 | 299 |
| Elderly | 2,050 | 370 | 329 | 2,749 | 940 | 595 | 418 | 1,953 |
| Other | 6,310 | 1,890 | 120 | 8,320 | 775 | 535 | 355 | 1,665 |
| Total need by income | 14,880 | 3,480 | 519 | 18,879 | 2,928 | 1,825 | 1,338 | 6,091 |

TABLE 9 – COST BURDEN > 50%

Data Source: 2011-2015 CHAS

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 | 1,265 | 1,355 | 565 | 94 | 3,279 | 10 | 100 | 329 | 109 | 548 |
| Multiple, unrelated family households | 205 | 110 | 105 | 90 | 510 | 10 | 70 | 24 | 10 | 114 |
| Other, non-family households | 90 | 35 | 140 | 45 | 310 | 0 | 0 | 10 | 0 | 10 |
| Total need by income | 1,560 | 1,500 | 810 | 229 | 4,099 | 20 | 170 | 363 | 119 | 672 |

TABLE 10 – CROWDING INFORMATION – 1/2

Data Source: 2011-2015 CHAS

| | 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 | | | | | | | | |

TABLE 11 – CROWDING INFORMATION – 2/2

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

There are approximately 56,831 single-person households in Raleigh, which accounts for 33% of all Raleigh households. Of these single-family households, approximately 12% (6,908) live below poverty level and 11% (6,140) have no personal vehicle. (American Community Survey, 2011-2015 Five-Year Estimate) The data indicate that there are, at a minimum, several thousand single-person households in need of access to transit.

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.

The CDC estimates that 1 in 4 women and 1 in 10 men will experience contact sexual violence, physical violence, and/or stalking by an intimate partner in their lifetime. Thus, as many as 100,000 Wake residents will experience domestic violence, dating violence, sexual assault, or stalking by an intimate partner. 38% of victims will experience homelessness (National Network to End Domestic Violence, 2003). InterAct, a shelter and service provider for women and their children affected by domestic violence and/or sexual violence, estimates that there are 38,000 survivors of domestic violence, dating violence, sexual assault, and stalking in Wake County in need of housing services. During October 2019, the Wake CoC is providing services to 10,369 survivors. The number of survivors currently served was determined by aggregating data from HMIS and InterAct's HMIS Comparable Database, which aligns with HUD Universal Data Elements and federal statutes to protect confidentiality. (InterAct, 2019)

What are the most common housing problems?

Based on the data provided by HUD, the most common housing problem is cost burden, while the second most common is overcrowding.

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

Households earning 0-30% AMI are most affected by these problems, with renters earning 0-30% AMI constituting 57.2% of the total severely cost burdened category. Since the last Consolidated Plan (2016-2020), the percentage of households with severe cost burden increased by 17 percentage points. Owners earning 0-30% AMI are 45.9% of the severely cost-burdened category. Renters earning 0-30% AMI make up 69.6% of all renters with one or more of the four housing problems (lacks a kitchen or complete plumbing, severe overcrowding, cost-burdened) and 52.9% 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

Rapid re-housing and homeless service providers identified the following characteristics and needs of low-income individuals and families with children who are currently housed but are at imminent risk of becoming homeless:

- Cost burdened – paying more than 30% of their income on housing;
- Working low-wage jobs;
- Precariously housed;
- Lack of access to transportation;
- Higher utility costs due to substandard housing;
- Lack of access to childcare;
- Unmet health and mental health needs;
- Untreated substance abuse issues; and
- Lack of safety net.

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

- Finding affordable housing, including landlords that accept vouchers;
- Long-term housing support such as vouchers;
- Access to transportation;
- Access to child care;
- Access to health and mental health care; and
- Better paying jobs.

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

As described above, the following characteristics have been linked with instability and an increased risk of homelessness:

- Cost burdened;
- Working low-wage jobs;
- Precariously housed;
- Lack of access to transportation;
- Higher utility costs due to substandard housing;
- Lack of access to childcare;
- Unmet health and mental health needs;
- Untreated substance abuse issues; and
- Lack of safety net.

Discussion

As seen in the data and discussion above, there is a need for more affordable housing, particularly for very low and extremely low-income renters. Housing cost burden and overcrowding are the most common housing problems. The Strategic Plan section of this document outlines the actions that the City of Raleigh will undertake over the next 5 years to address these problems.

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

Housing problems are found throughout Raleigh in all income groups at or below Area Median Income. Raleigh has a total 170,375 households and 55,155 of those households (32.4%) are at or below Area Median Income (AMI) with one or more housing problems. HUD describes four housing problems as: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost burden greater than 30%. This indicates a need for more decent and safe affordable housing throughout the City.

The data indicates that African Americans bear a disproportionately greater need in comparison to other racial groups. Of the 55,155 households that have one or more housing problems, 21,319 of those households (38.7%) are African American. African Americans represent 29.3% of Raleigh’s population.

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 | 20,940 | 2,203 | 1,523 |
| White | 7,655 | 792 | 624 |
| Black / African American | 9,460 | 1,185 | 680 |
| Asian | 630 | 45 | 204 |
| American Indian, Alaska Native | 89 | 15 | 0 |
| Pacific Islander | 40 | 10 | 4 |
| Hispanic | 2,713 | 124 | 10 |

TABLE 12 - DISPROPORTIONALLY GREATER NEED 0 - 30% AMI

Data Source: 2011-2015 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 | 16,285 | 4,079 | 0 |
| White | 6,295 | 1,569 | 0 |
| Black / African American | 6,285 | 1,619 | 0 |
| Asian | 809 | 114 | 0 |
| American Indian, Alaska Native | 14 | 109 | 0 |

| 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 |
|------------------|--|---------------------------------------|--|
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 2,420 | 630 | 0 |

TABLE 13 - DISPROPORTIONALLY GREATER NEED 30 - 50% AMI

Data Source: 2011-2015 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 | 14,735 | 18,235 | 0 |
| White | 7,640 | 9,385 | 0 |
| Black / African American | 4,890 | 6,225 | 0 |
| Asian | 619 | 720 | 0 |
| American Indian, Alaska Native | 15 | 25 | 0 |
| Pacific Islander | 50 | 25 | 0 |
| Hispanic | 1,400 | 1,460 | 0 |

TABLE 14 - DISPROPORTIONALLY GREATER NEED 50 - 80% AMI

Data Source: 2011-2015 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 | 3,195 | 14,834 | 0 |
| White | 1,984 | 8,964 | 0 |
| Black / African American | 684 | 4,144 | 0 |
| Asian | 250 | 524 | 0 |
| American Indian, Alaska Native | 0 | 45 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 230 | 950 | 0 |

TABLE 15 - DISPROPORTIONALLY GREATER NEED 80 - 100% AMI

Data Source: 2011-2015 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 data above indicates that extremely-low (0-30% AMI) and very-low income households (30-50% AMI) continue to face a disproportionately greater need in terms of housing problems. 84.8% of Raleigh’s extreme low-income households (20,940) have one or more housing problems. 80% of Raleigh’s low-income households (16,285) have one or more housing problems. The charts above indicate that, as incomes rise, the percentage of households with housing problems decrease.

According to the charts above, Black/African-Americans have a disproportionately greater housing need than other populations. Of the 55,155 households that have one or more housing problems, 21,319 of those households (38.7%) are African American, although African Americans represent just 29.3% of Raleigh’s population. Whereas whites make up 60.2% of Raleigh’s total population, of the 55,155 households that have one or more housing problem, 23,574 of those (42.7%) are white.

There are seven census tracts within Raleigh in which the total non-White population is greater than 50% and have poverty rate of 30% or higher. These areas are known as racially concentrated areas of poverty or RCAPS. The RCAP census tracts are: 506, 508, 509, 520.01, 520.02, 524.08, and 524.09. (Wake County Analysis of Impediments to Fair Housing Choice, 2020)

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

Severe housing problems are also found throughout Raleigh in all income groups at or below Area Median Income. Raleigh has a total 170,375 households and 29,420 of those households (17.3%) are at or below Area Median Income (AMI) with one or more severe housing problems. HUD describes four housing problems as: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%. Again, this indicates a need for more decent and safe affordable housing throughout the City.

The data indicates that African Americans bear a disproportionately greater need in comparison to other racial groups. Of the 29,420 households that have one or more housing problems, 11,130 of those households (37.8%) are African American. African Americans represent 29.3% of Raleigh’s population. The group most affected are African American households earning <30% of AMI.

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 | 18,485 | 4,648 | 1,523 |
| White | 6,815 | 1,621 | 624 |
| Black / African American | 8,120 | 2,515 | 680 |
| Asian | 610 | 65 | 204 |
| American Indian, Alaska Native | 75 | 34 | 0 |
| Pacific Islander | 40 | 10 | 4 |
| Hispanic | 2,499 | 348 | 10 |

TABLE 16 – SEVERE HOUSING PROBLEMS 0 - 30% AMI

Data Source: 2011-2015 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 | 6,930 | 13,435 | 0 |
| White | 2,810 | 5,054 | 0 |
| Black / African American | 2,065 | 5,830 | 0 |
| Asian | 314 | 615 | 0 |
| American Indian, Alaska Native | 4 | 119 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 1,470 | 1,595 | 0 |

TABLE 17 – SEVERE HOUSING PROBLEMS 30 - 50% AMI

Data Source: 2011-2015 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 | 3,215 | 29,740 | 0 |
| White | 1,555 | 15,470 | 0 |
| Black / African American | 790 | 10,330 | 0 |
| Asian | 145 | 1,184 | 0 |
| American Indian, Alaska Native | 0 | 40 | 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 |
|--------------------------|--|---------------------------------------|--|
| Pacific Islander | 0 | 75 | 0 |
| Hispanic | 674 | 2,190 | 0 |

TABLE 18 – SEVERE HOUSING PROBLEMS 50 - 80% AMI

Data Source: 2011-2015 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 | 790 | 17,230 | 0 |
| White | 385 | 10,575 | 0 |
| Black / African American | 155 | 4,665 | 0 |
| Asian | 35 | 745 | 0 |
| American Indian, Alaska Native | 0 | 45 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 220 | 960 | 0 |

TABLE 19 – SEVERE HOUSING PROBLEMS 80 - 100% AMI

Data Source: 2011-2015 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

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The data above indicates that extremely-low income households (0-30% AMI) continue to face a disproportionately greater need in terms of housing problems. Extremely low-income African-American households, with one or more severe housing problems, have a disproportionately greater housing need than any racial or economic group. 43.9% of extremely low-income households are African American, even though African Americans represent 29.3% of all Raleigh households. By contrast, 36.9% of extremely low-income White households have one or more housing problems, even though White households make up 60.2% of all Raleigh residents. This shows that there is a disproportional share of housing needs among racial groups in Raleigh.

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:

A household is “cost burdened” when it expends more than 30% of its gross monthly income on housing costs: for homeowners that includes principle, interest, taxes, and insurance; for renters that includes rent plus utilities. A household is “severely cost burdened” when it expends more than 50% of its gross monthly income on housing costs. Of Raleigh’s 170,375 households, 32.7% or 55,755 households are either cost or severely cost burdened. The 2011-2015 CHAS data indicates that racial and ethnic minorities, most notably African Americans, are disproportionately affected compared to Whites.

Housing Cost Burden

| Housing Cost Burden | <=30% | 30-50% | >50% | No / negative income (not computed) |
|--------------------------------|---------|--------|--------|-------------------------------------|
| Jurisdiction as a whole | 112,963 | 30,075 | 25,680 | 1,655 |
| White | 74,570 | 14,214 | 11,220 | 664 |
| Black / African American | 26,000 | 10,885 | 10,165 | 725 |
| Asian | 4,025 | 1,435 | 865 | 229 |
| American Indian, Alaska Native | 310 | 44 | 80 | 0 |
| Pacific Islander | 30 | 90 | 0 | 4 |
| Hispanic | 6,540 | 2,960 | 2,850 | 20 |

TABLE 20 – GREATER NEED: HOUSING COST BURDENS AMI

Data Source: 2011-2015 CHAS

Discussion:

African American households are disproportionately cost and severely cost burdened compared to other racial and ethnic groups. Although African Americans account for only 29.3% of all residents in Raleigh, they make up 37.8% of all households in the cost and severely cost burdened categories. Meanwhile, whites account for 60.2% of Raleigh’s population, yet up make up 45.6% of all cost burdened and severely cost burdened households.

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 disproportionately severely cost burdened compared to other racial groups. While African Americans represent 29.3% of Raleigh’s population, they represent 40% or 11,220 of the 25,680 severely cost burdened households. Data also indicates that the majority of severely cost burdened households are at 0-30% AMI. This indicates a need for more affordable housing units with deeper subsidies.

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

There is a need for greater distribution of affordable housing across all areas of the City.

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

There are seven census tracts within Raleigh in which the total non-White population is greater than 50% and have poverty rate of 30% or higher. These areas are known as racially concentrated areas of poverty or RCAPS. The RCAP census tracts are: 506, 508, 509, 520.01, 520.02, 524.08, and 524.09. (Wake County Analysis of Impediments to Fair Housing Choice, 2020)

NA-35 Public Housing – 91.205(b)

Introduction

The Raleigh Housing Authority (RHA) is a high performing public housing authority that provides affordable housing throughout the City of Raleigh and Wake County. RHA’s public housing inventory includes both accessible homes and homes with modifications for persons who require specific features to accommodate disability and age-related needs. This includes one story, flat level homes for those with mobility issues who are unable to climb stairs. To the extent feasible as a housing provider, RHA works with residents to accommodate those in need of other services such as child care, employment, in-home health care, and transportation. These needs are comparable to low-income 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 21 - 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 | |
| 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 | |

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| | Program Type | | | | | | | |
|-----------------|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program |
| # of DV victims | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

TABLE 22 – 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 |
| 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 23 – RACE OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

| Ethnicity | Program Type | | | | | | | | |
|--------------|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project - based | Tenant - based | 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 24 – 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:

RHA's waiting list shows the greatest need for one-bedroom units, with single individual households comprising over 50% of the public housing waiting list. RHA's waiting list is organized by the time and date that applications are received and whether the family qualifies for any preferences. Elderly and disabled households qualify for preferences which will allow them to have a shorter waiting period and will ensure staff places them with homes that meet their individual needs, including the need for an accessible unit. RHA's database shows there are currently 54 public housing applicants that have indicated on their application that they require a home with mobility, visual, or hearing-limited features. All of RHA's accessible units are currently occupied. When an accessible unit becomes vacant, RHA first offers the unit to any current public housing resident who needs to transfer into an accessible unit prior to offering the unit to a new admission family in need of the accessible features.

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: housing stability, employment and income, child day care assistance, expanded in-home health services, transportation, assistance with health care costs, and many of the same problems experienced by low-income families.

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

The needs of Public Housing and Housing Choice voucher holders are comparable to the population at large. Finding landlords willing to participate in the Housing Choice voucher program is a challenge given the high demand for affordable housing.

Discussion

Many of the needs of public housing residents and Housing Choice voucher holders are similar to low-income residents not receiving RHA's support such as housing stability, access to transportation, and employment. According to RHA's waiting list, the greatest need is for one-bedroom units, with single individual households comprising over 50% of the public housing waiting list. There is also a need for accessible units for persons with disabilities.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

According to the Raleigh/Wake County Continuum of Care 2019 Point in Time Count, a total of 970 persons were homeless on a given night. 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. This is a slight decrease from 2018 (983), however the unsheltered count increased to 236, the highest since 2009.

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) | 272 | 18 | 966 | 303 | 287 | 117 |
| Persons in Households with Only Children | 3 | 0 | 77 | 71 | 75 | 9 |
| Persons in Households with Only Adults | 459 | 218 | 3,044 | 2,154 | 2,808 | 72 |
| Chronically Homeless Individuals | 57 | 58 | 536 | 0 | 0 | 0 |
| Chronically Homeless Families | 3 | 1 | 66 | 0 | 0 | 0 |
| Veterans | 41 | 26 | 434 | 225 | 285 | 79 |
| Unaccompanied Child | 24 | 12 | 331 | 306 | 304 | 39 |
| Persons with HIV | 7 | 1 | 46 | 0 | 0 | 0 |

TABLE 25 - HOMELESS NEEDS ASSESSMENT

Data Source

Comments:

2019 Raleigh/Wake County CoC Point in Time Count

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, there were a total of 4,088 persons who were homeless and served by homeless services agencies in Raleigh and Wake County in 2018. Of these, around 16% (517 households) exited homelessness to a permanent housing destination. The average length of time someone spends in the homeless system is 76 days (approx. 2.5 months).

Below is the Average Length of Time Homeless by population type according to the 2018 Longitudinal System Analysis submitted by the Continuum of Care:

- Adult Only households: 72 days

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- Families with children: 117 days
- Child Only households: 9 days
- Veterans: 79 days
- Unaccompanied Youth: 18-24: 39 days

Nature and Extent of Homelessness: (Optional)

| Race: | Sheltered: | Unsheltered (optional) |
|----------------------------------|-------------------|-------------------------------|
| White | 160 | 129 |
| Black or African American | 539 | 84 |
| Asian | 6 | 0 |
| American Indian or Alaska Native | 5 | 3 |
| Pacific Islander | 1 | 0 |
| Ethnicity: | Sheltered: | Unsheltered (optional) |
| Hispanic | 30 | 14 |
| Not Hispanic | 704 | 222 |

Data Source
Comments:

| Races | Sheltered | Unsheltered |
|----------------|------------------|--------------------|
| Multiple Races | 23 | 20 |

Table 26 - Nature and Extent of Homelessness - Multiple Races

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

According to information provided by the Raleigh/Wake Continuum of Care, there are approximately 66 Veteran households experiencing homelessness and in need of housing. This is congruent with Mayor’s Challenge to End Veteran Homelessness By-Name List, which estimates there are between 40-70 veterans experiencing homelessness in any 60-day period. In 2018, 89% of Veterans were Male, 11% were Female, 47% were between the ages of 25 and 54, with the next highest age group between 55 and 64 years old at 37%. Veterans who experienced homelessness in 2018 were 67% Black and 27% White, with all other racial groups comprising less than 5%. Veterans experiencing homelessness are 97% single adults. There were 63 Chronically Homeless Veterans in 2018. 57% of Veterans who experienced homelessness in 2018, experienced homelessness for the first time.

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

Racial Demographics

Of the 734 people experiencing sheltered homelessness in 2019, 22% were White, 73% were Black, 3% identified as multiple races, with the remaining racial group comprising 2% of the total sheltered population. Of the 236 who were unsheltered, 55% were White, 36% were Black, 8.5% identified as multiple races, with all other racial groups comprising less than 1%.

Ethnicity

Of those sheltered during the night of the Point in Time Count who provided information about their ethnicity, 4% were Hispanic and 96% were non-Hispanic. Of the 236 persons who were unsheltered and provided ethnic data, 6% were Hispanic and 94% were non-Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Unsheltered Persons-Point in Time Count:

- 236 people were unsheltered
- 18 people were represented in 4 families with children
- 58 people were chronically homeless individuals
- 26 persons were veterans
- 1 person reported being HIV positive or having AIDS
- 11 people were survivors of domestic violence
- 38 people reported having a serious mental illness
- 8 people reported having a substance use disorder

Sheltered Persons - Point in Time Count:

- 734 people were sheltered
- 290 people were represented in 88 families with children
- 57 people were chronically homeless individuals
- 41 persons were veterans
- 7 people reported being HIV positive or having AIDS
- 46 people were survivors of domestic violence
- 74 people reported having a serious mental illness
- 57 people reported having a substance use disorder

Discussion:

According to the 2019 Point in Time Count, 1 in 4 people experiencing homelessness in Wake County are experiencing unsheltered homelessness. 2019 was the first year there was a decrease in overall homelessness since 2016, although unsheltered homelessness was the highest it's been since 2009. Black/African American citizens comprise 14% of Wake County's total population but are overrepresented in the homeless population at 64%. Unsheltered family homelessness has decreased by 17% since 2014. Wake County's largest decrease was in veterans experiencing homelessness, which saw a 46% decrease since 2015. This is largely due to coordinated efforts at the agency level and the Mayor's Challenge to End Homelessness, which uses a Veteran By-Name List to identify and connect with veterans experiencing homelessness as quickly as possible to identify housing assistance options. The largest increase since 2014 is in people experiencing chronic homelessness, up 28% since 2014 (Note: HUD changed the way chronic homelessness was determined in 2015).

Wake County implemented the Coordinated Entry System in 2018, which is designed to help direct client to community-based resources congruent with their needs and streamline access to services. The City is hopeful that this system will

improve access to Emergency Shelter and Street Outreach and ensure that our community’s limited housing assistance gets to those clients who need it most.

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

Introduction:

Non-Homeless Special Needs populations often require supportive housing or some form of ongoing case management. Successfully meeting the needs of these populations requires partnerships between housing providers and supportive service agencies. There are many agencies in Raleigh and Wake County whose mission is to assist people with special needs. Some of them are a part of Wake County Human Services, and some of them are private providers. Consultations were held with many of them in order to determine the needs of the people with special needs in Raleigh and Wake County. The City of Raleigh does not receive HOPWA funds; Wake County does.

HOPWA

| Current HOPWA formula use: | |
|--|-------|
| Cumulative cases of AIDS reported | 0 |
| Area incidence of AIDS | 97 |
| Rate per population | 0 |
| Number of new cases prior year (3 years of data) | 306 |
| Rate per population (3 years of data) | 0 |
| Current HIV surveillance data: | |
| Number of Persons living with HIV (PLWH) | 3,761 |
| Area Prevalence (PLWH per population) | 281.9 |
| Number of new HIV cases reported last year | 131 |

TABLE 27 – HOPWA DATA

Data Source Comments:

HIV Housing Need (HOPWA Grantees Only)

| Type of HOPWA Assistance | Estimates of Unmet Need |
|--|-------------------------|
| Tenant based rental assistance | 0 |
| Short-term Rent, Mortgage, and Utility | 0 |
| Facility Based Housing (Permanent, short-term or transitional) | 0 |

TABLE 28 – HIV HOUSING NEED

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Describe the characteristics of special needs populations in your community:

In Raleigh, non-homeless special needs populations include: elderly people; young adults who have aged out of foster care; people with disabilities such as physical, mental, intellectual, and developmental, veterans, and people with HIV/AIDS.

Furthermore, "special needs" as pertains to housing may include non-disability special needs, such as involuntary displacement from housing due to government action, loss of housing assistance, or natural disaster.

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

There is a need for handicapped units in properties for below age 55, assistance for water bills, access to transportation, child care, and budgeting classes. Supportive service needs include housing, case management, and medical care. Needs are determined by the social work assessments and from input received from community meetings.

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

According to the HIV surveillance data in the table above, there are 3,384 persons living with HIV/AIDS. There were 97 new cases reported last year. This number is not included in the pre-populated table above but can be found in the Report widget of CPD Maps. Characteristics of this population are:

- Increasing number of people over 54 since 2010 (Wake County Human Services HIV Clinic, 2014);
- Decrease, then an increase in number of youth under 25 since 2010 (Wake County Human Services HIV Clinic, 2014);
- Young single males;
- Young females with children; and
- Mostly without college degrees.

Discussion:

Case management is a consistent need among special needs populations as a crucial element of Supportive Housing. This lack of support in turn threatens peoples' housing stability, thus exacerbating their already fragile situations.

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

Describe the jurisdiction's need for Public Facilities:

The City's needs for public facilities is guided by the Capital Improvement Program (CIP), a five-year plan approved by City Council, 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. Staff submits formal requests through the annual budget process. Staff analyze and discuss these requests, then prioritize the requests based on consistency with Council goals, documented need, and cost.

The CIP is organized into eight sections called "elements" based on similar purpose and dedicated revenue sources. The eight CIP elements are the following:

The **general public improvement element (GPI)** funds maintenance and construction of general government and public safety facilities and infrastructure. This element also includes selected economic development projects and other city needs.

The **public utilities element** funds the ongoing maintenance and improvement of water and sewer infrastructure. These projects include main replacements, water and wastewater treatment plant renovations, and pump station maintenance.

The **stormwater element** funds projects meant to manage and mitigate the effects of stormwater runoff. Project categories include general infrastructure, lake preservation, and neighborhood drainage.

The **transportation element** addresses major city streets, infrastructure maintenance, parking facility maintenance, long-term studies, and pedestrian-oriented projects. Recent transportation bond referenda are implemented through this element.

The **parks, recreation and cultural resources element** funds capital maintenance and renovations at the city's community centers, athletic facilities, greenways, and cultural sites. Projects can include structural and mechanical repairs and pavement repair and resurfacing. This element also funds land acquisition and long-term studies.

The **housing element** provides capacity for increasing the stock of affordable housing throughout the city through neighborhood revitalization, first time home ownership programs and house rehabilitation projects.

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. This element also includes the Walnut Creek Amphitheater in southeast Raleigh.

The **technology element** funds the planning, design and implementation of new technological infrastructure. These projects include maintaining the City's enterprise resource management system and implementing a 911 dispatch system.

How were these needs determined?

As noted above, the City's needs for public facilities is guided by the Capital Improvement Program (CIP). 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. Staff analyze and discuss these requests, then prioritize the requests based on consistency with Council goals, documented need, and cost.

Once adopted by City Council, the CIP functions as a policy document and provides direction for 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.

Describe the jurisdiction's need for Public Improvements:

The Adopted CIP funds the City's priority needs. Below is a list of major needs staff will discuss and evaluate in the coming year and beyond:

- In Summer 2015, the City acquired the Dorothea Dix property from the State for \$52 million. Master planning for the park started in Summer 2016 with a DRAFT master plan coming to the City Council in September 2018 and FINAL master plan approved in February 2019. Recently, the City and State completed a remediation project on site addressing contaminated soils. In the future, developing the property will involve a wide range of recreational and cultural services, which will require additional capital and operating investments. The FINAL master plan includes funding models for the City Council to consider including but not limited to Public Private Partnerships, Concessions, Programming/Special Events Revenues, Real Estate Value Capture, Philanthropy and more.
- To continue the City's transit improvements, staff continues to analyze the need for future transit facilities. These facilities include bus stations, park-and-ride facilities, multi-modal facilities like Union Station, and transit centers along the City's major corridors. The passage of a sales tax referendum in Fall 2016 has allowed staff to continue to work with regional stakeholders to prioritize transit system needs and determine how the new funds will be used to support the Wake Transit Plan. Funds were programmed in FY2019 for the City of Raleigh, along with other stakeholders, to continue implementation of projects included in the Wake Transit Plan. Continued improvements and funding efforts will occur every fiscal year and the Transportation element will continue to see these funds allocated to support implementation and improvement of the regional and local transit system.
- The parking supply in downtown Raleigh is rapidly becoming a concern as the City is nearing capacity for monthly accounts in its eight parking decks, and the influx of new businesses drives the demand for additional parking. The recently completed Kimley-Horn report from the downtown Raleigh Parking Study has recommended the City enter into public-private partnerships for construction of more downtown decks.

How were these needs determined?

City management and staff from multiple departments 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 an analysis, considered options, or designed a specific facility. These needs include a variety of projects, such as new buildings, building rehabilitations, software systems, and other infrastructure needed in the future, often beyond the CIP's five-year timeframe.

Describe the jurisdiction's need for Public Services:

The City of Raleigh uses a Request for Proposal (RFP) process to identify the needs for public services. RFP responses allow city staff to understand and address the city's public service needs. In addition, the city funds other public services not included in the RFP process, including homebuyer counseling, job training, and support for the South Wilmington Street Men's shelter.

How were these needs determined?

The needs are determined through consultation with Wake County Housing Department, staff research, and public input, including social service providers.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

According to the 2011-2015 American Community Survey, Raleigh has a total of 185,995 housing units, an 8% increase from 2010 (171,888 units) and an 54% increase from 2000 (120,699 units). Single family housing remains the predominant housing type in Raleigh (47% of all units), followed by multi-family of 5 or more units (31%), townhomes (12%), duplexes/quads (7%), and mobile homes (1%). Raleigh’s housing stock is also relatively new; 71% owner-occupied and 70% renter-occupied units were built after 1980, with 35% owner-occupied and 28% renter-occupied units being built after 2000.

As Raleigh remains one of the fastest growing cities in the nation, private real estate developers continue to acquire naturally occurring affordable housing (NOAH) - housing that is currently unsubsidized but still affordable because of lower rents due to the age, condition or location of the property – and replace it with or convert it into more upscale and less affordable housing. As land costs continue to grow and the demand rental housing increases, it is likely that this trend will continue into the foreseeable future.

A residential market analysis was recently completed by Mullin & Lonergan, a consulting firm, 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 to Fair Housing Choice (AI). The final version of the regional AI will be completed this spring and will also inform the work guided by this Consolidated Plan.

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

Introduction

Raleigh’s housing market reflects the city’s rapid growth. While single-family detached remains the dominant housing type - 47% of all units in 2017, multifamily apartments came in second at 36.3%. Multi-family apartments comprised the largest share – 59% - of residential building permits issued in Raleigh between 2010 to 2018. Raleigh’s housing stock is relatively young, with approximately 64.8% of its housing units built in the last 48 years. The overall household vacancy rate (homeowners and renters) is 9.9%, which is down from a high of 11.3% in 2010. The homeownership rate stands at 53.4%, nearly identical to the rate of 53.5% in 2010. (Raleigh Data Book 2018 Edition; www.raleighnc.gov).

A strong and prosperous local economy, fast growing population, increased desire to live in and near the urban core, and a growing population of renters are key factors influencing the market.

All residential properties by number of units

| Property Type | Number | % |
|---------------------------------|--------|-----|
| 1-unit detached structure | 87,330 | 47% |
| 1-unit, attached structure | 24,105 | 13% |
| 2-4 units | 13,245 | 7% |
| 5-19 units | 37,620 | 20% |
| 20 or more units | 21,255 | 11% |
| Mobile Home, boat, RV, van, etc | 2,440 | 1% |

| Property Type | Number | % |
|---------------|----------------|-------------|
| <i>Total</i> | <i>185,995</i> | <i>100%</i> |

TABLE 29 – RESIDENTIAL PROPERTIES BY UNIT NUMBER

Data Source: 2011-2015 ACS

Unit Size by Tenure

| | Owners | | Renters | |
|--------------------|---------------|-------------|---------------|------------|
| | Number | % | Number | % |
| No bedroom | 115 | 0% | 3,295 | 4% |
| 1 bedroom | 695 | 1% | 20,780 | 25% |
| 2 bedrooms | 12,400 | 14% | 36,005 | 44% |
| 3 or more bedrooms | 75,535 | 85% | 21,545 | 26% |
| <i>Total</i> | <i>88,745</i> | <i>100%</i> | <i>81,625</i> | <i>99%</i> |

TABLE 30 – UNIT SIZE BY TENURE

Data Source: 2011-2015 ACS

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

The City uses its federal and local funds in conjunction with state funds – primarily the Low-Income Housing Tax Credit (LIHTC) Program – to create and preserve housing affordable to homeowners with incomes at or below 80% of AMI and for renters primarily with incomes below 60% of AMI, although some may be up to 80% of AMI. Over the past five years, a total of 1,799 affordable units have been created or preserved, and 197 households were provided first-time homeownership assistance.

Families served by Raleigh’s housing program include: single individuals needing Permanent Supportive Housing, income eligible renters ranging 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).

In 2016, the City created a Neighborhood Revitalization Strategy Area (NRSA) encompassing the College Park and East College Park neighborhoods and the former Washington Terrace Apartments. The City’s NRSA allows for up to 40% of housing units within the designated area to be made available to households with incomes greater than 80% of AMI resulting in the creation of mixed income neighborhoods and a reduced 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.

As Raleigh remains one of the fastest growing cities in the nation, private real estate developers continue to acquire naturally occurring affordable housing (NOAH) - housing that is currently unsubsidized but still affordable because of lower rents due to the age, condition or location of the property – and replace it with or convert it into non-residential uses, or more upscale unaffordable housing. Rising land cost, an increased demand for rental housing, and other national trends suggest that the trend of NOAH loss will continue into the foreseeable future.

According to HUD’s Multifamily Assistance & Section 8 Database, there are approximately 88 units of HUD financed or insured rental communities in Raleigh that will pass their affordability expiration date during the next 5 years.

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

As noted in the Needs Assessment, the amount of cost burdened households with incomes less than 80% of AMI indicates that the supply of existing and planned affordable housing does not meet the needs and demands of low-income households. Creating housing that is affordable to very low and extremely low-income households is particularly challenging given rising land costs and the need for deeper subsidies in an environment in which available resources are not increasing with the demand.

Describe the need for specific types of housing:

Consultations with housing service providers and community meetings revealed that there remains a need for 1-bedroom units for individuals exiting homelessness as well as two- and three- bedroom apartments for very low and extremely low-income families.

Discussion

As Raleigh continues to grow, so does the need for more affordable rental housing and affordable single-family housing for LMI homebuyers. Locating this housing in areas along transit routes and in proximity to job centers is increasingly becoming a higher priority. Both of these areas are where land costs are rapidly rising – this is a significant challenge facing affordable housing developers.

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

Introduction:

The cost of housing in the Raleigh market continues to steadily rise. Between 2009 and 2015, median home values rose by 6%. The increase in housing costs was even greater among renters, as median rents rose 16% in the same period.

Cost of Housing

| | Base Year: 2009 | Most Recent Year: 2015 | % Change |
|----------------------|------------------------|-------------------------------|-----------------|
| Median Home Value | 197,100 | 208,800 | 6% |
| Median Contract Rent | 683 | 792 | 16% |

TABLE 31 - COST OF HOUSING

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

| Rent Paid | Number | % |
|------------------|---------------|----------|
| Less than \$500 | 8,298 | 10.2% |
| \$500-999 | 54,478 | 66.7% |

| Rent Paid | Number | % |
|-----------------|---------------|---------------|
| \$1,000-1,499 | 14,582 | 17.9% |
| \$1,500-1,999 | 2,890 | 3.5% |
| \$2,000 or more | 1,378 | 1.7% |
| Total | 81,626 | 100.0% |

TABLE 32 - RENT PAID

Data Source: 2011-2015 ACS

Housing Affordability

| % Units affordable to Households earning | Renter | Owner |
|--|---------------|---------------|
| 30% HAMFI | 3,829 | No Data |
| 50% HAMFI | 22,458 | 4,109 |
| 80% HAMFI | 56,483 | 19,096 |
| 100% HAMFI | No Data | 30,508 |
| Total | 82,770 | 53,713 |

TABLE 33 - HOUSING AFFORDABILITY

Data Source: 2011-2015 CHAS

Monthly Rent

| Monthly Rent (\$) | Efficiency (no bedroom) | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|-------------------|-------------------------|-----------|-----------|-----------|-----------|
| Fair Market Rent | 741 | 893 | 1,026 | 1,327 | 1,656 |
| High HOME Rent | 741 | 893 | 1,026 | 1,327 | 1,641 |
| Low HOME Rent | 738 | 791 | 948 | 1,096 | 1,222 |

TABLE 34 – MONTHLY RENT

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

The housing challenges that Raleigh is facing are directly related to supply and demand. The overall supply of housing in Wake County is low. Meanwhile, the county is growing by approximately 68 people per day. Therefore, the demand is outpacing the market’s ability to create housing. Additionally, the housing that is being constructed is generally at a price point that is above \$300,000 per unit. In the county and outside of the city limits, the most common type of housing being constructed is a single-family home. Within the city limits of Raleigh, there is a mix of construction types. Most rental units that are being created are targeting a higher income audience and the vacancy rates are approximately at 6%.

While the market rate housing is being absorbed at a fairly high pace, the absorption rate for affordable rental is higher. The vacancy rate for affordable rental units has remained around 1 – 2%. There is an insufficient supply of housing that

is affordable to low-income households, particularly those that are very low- and extremely low-income. This is most noticeable among renters.

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

Given Raleigh’s rapid growth and current economic trends, including the loss of once naturally occurring affordable housing - housing prices will likely continue to rise, putting continual upward pressure on home values and rents. As demand increases, those households with very low-income and barriers will have an increasingly difficult time finding housing that is affordable. The current market projections for Raleigh over the next five-years seem similar, if not a bit stronger than the last Consolidated Planning period.

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

High HOME rents and Fair Market Rents for efficiencies, one-, two-, and three-bedroom units in the Raleigh MSA are the same as the Area Median Rent, and comparable for four-bedroom units. This means that greater subsidies will be required to ensure that housing remains affordable, particularly to very-low and extremely-low income households.

Discussion:

As housing costs continue to rise, so does the demand for housing that is affordable to low-income households, particularly rental housing for the very low and extremely low-income households. The City will need to consider new and innovative ways to meet this demand.

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

Introduction

Most of Raleigh’s housing stock is relatively new; 71% owner-occupied and 70% renter-occupied units were built after 1980, with 35% owner-occupied and 28% renter-occupied units being built after 2000. Given Raleigh’s rapid desirability and rapid growth, many of the older multi-family developments that were once considered naturally occurring affordable housing are being purchased and rehabbed or redeveloped into higher end housing.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation:"

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 | 18,915 | 21% | 36,705 | 45% |
| With two selected Conditions | 224 | 0% | 2,950 | 4% |
| With three selected Conditions | 0 | 0% | 35 | 0% |
| With four selected Conditions | 0 | 0% | 25 | 0% |
| No selected Conditions | 69,600 | 78% | 41,895 | 51% |
| Total | 88,739 | 99% | 81,610 | 100% |

TABLE 35 - CONDITION OF UNITS

Data Source: 2011-2015 ACS

Regarding "Condition of units"

As discussed in the Needs Assessment, cost burden is the most common "condition" followed by overcrowding, which is the case for both renters and homeowners.

Year Unit Built

| Year Unit Built | Owner-Occupied | | Renter-Occupied | |
|-----------------|----------------|-------------|-----------------|-------------|
| | Number | % | Number | % |
| 2000 or later | 30,928 | 35% | 22,505 | 28% |
| 1980-1999 | 31,950 | 36% | 34,255 | 42% |
| 1950-1979 | 21,043 | 24% | 20,689 | 25% |
| Before 1950 | 4,804 | 5% | 4,174 | 5% |
| Total | 88,725 | 100% | 81,623 | 100% |

TABLE 36 – YEAR UNIT BUILT

Data Source: 2011-2015 CHAS

Raleigh's Housing Stock Challenge: Rental

Most of Raleigh’s housing stock – both owner-occupied (71%) and renter-occupied (70%) - were built after 1980. As our area continues to experience rapid growth, much of the older housing stock – particularly rental development, which has been affordable due to its age and condition – is being purchased by private developers and replaced with or converted into more upscale and less affordable housing, a trend that will likely continue into the foreseeable future.

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 | 25,847 | 29% | 24,863 | 30% |
| Housing Units build before 1980 with children present | 19,818 | 22% | 11,298 | 14% |

TABLE 37 – RISK OF LEAD-BASED PAINT

Data Source: 2011-2015 ACS (Total Units) 2011-2015 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. In 2017, approximately 14,000 Wake County children aged 6 months to 6 years were tested for lead poisoning. Of those children tested, 8 had lead blood levels of 10-19 micrograms per deciliter.

Childhood Blood Surveillance Data, 2017

Vacant Units

| | Suitable for Rehabilitation | Not Suitable for Rehabilitation | Total |
|--------------------------|------------------------------------|--|--------------|
| Vacant Units | | | |
| Abandoned Vacant Units | | | |
| REO Properties | | | |
| Abandoned REO Properties | | | |

TABLE 38 - VACANT UNITS

REO Properties

According to www.auction.com, there are 20 single-family homes on auction in Raleigh, NC.

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. Currently there are only 55 vacant houses on our list. I would estimate there are probably 3 to 4 times that throughout the city." This would put the range of vacant and abandoned houses in Raleigh somewhere around 200. These numbers are quite small considering that Raleigh is approximately 145 square miles with more than 186,000 dwelling units.

Vacant units in Raleigh

According to the 2011-2015 ACS data, there were 186,002 housing units in Raleigh. Of these, 88,738 (47.7% of total) were owner-occupied, 81,628 (43.9% of total) were renter-occupied, and 15,636 (8.4% of total) were vacant.

Of those housing units that are vacant: 5,283 are for rent; 2,315 are rented, but not occupied; 1,928 are for-sale only; 473 are sold but not occupied; 834 are for migrant workers, seasonal, recreational, or occasional use; and 4,803 represent "all other vacant."

If in fact, all of these 4,803 units are uninhabitable, which is not necessarily the case, this would account 0.026% of all residential units – a small very small percentage.

Need for Owner and Rental Rehabilitation

Overall, Raleigh's housing stock is in good condition and relatively new, with over two-thirds of all housing units built after 1980. 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 two years (2018-2019), there were a total of 1,354 code violations (unduplicated).

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

According to the data provided, there are approximately 25,847 owner-occupied and 24,863 renter-occupied units built before 1980 at risk of lead-based paint hazard. Of these, 19,818 owner-occupied and 11,298 renter-occupied units have children present.

Discussion

Overall, Raleigh's housing stock is in good condition and relatively new. The most pressing issue is the lack of housing that is affordable to low-income households, especially very low- and extremely low-income renter households. As the area continues grow, older less desirable housing that was once affordable is being redeveloped into higher-end, less affordable housing.

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

Introduction:

The Raleigh Housing Authority has 1,462 public housing units. All units are inspected regularly and RHA works to maintain units at a high performer standard.

Total 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 39 – TOTAL NUMBER OF UNITS BY PROGRAM TYPE

Data PIC (PIH Information Center)

Source:

Describe the supply of public housing developments: RHA owns and manages 16 different communities that are either partially or entirely public housing. These properties have homes that range from 0 bedroom efficiency apartments up to 5 bedroom units. RHA also manages a Scattered Site program that rents 108 single family homes throughout Raleigh through the public housing program.

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 1,444 public housing units currently in RHA’s inventory. RHA’s public housing units are in a satisfactory condition. Please see the average inspection scores below.

Public Housing Condition

| Public Housing Development | Average Inspection Score |
|----------------------------|--------------------------|
|----------------------------|--------------------------|

TABLE 40 - PUBLIC HOUSING CONDITION

| Public Housing Development | Average Inspection Score |
|----------------------------|--------------------------|
| Terrace Park | 93 |
| Carriage House | 96 |
| Stonecrest | 90 |
| Capitol Park | 99 |
| Birchwood/Eastwood | 88 |
| Glenwood Towers | 88 |
| The Oaks | 90 |
| Mayview | 93 |
| Meadow Ridge | 90 |
| Heritage Park | 90 |
| Chavis Heights | 93 |
| Valleybrook | 90 |
| Kentwood | 74 |
| Berkshire Village | 91 |
| Single Family Homes | 75 |
| Walnut Terrace | 95 |

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

For the most part, RHA’s public housing units are in great condition. The Raleigh Housing Authority has completed three large revitalization project redevelopments in the last fifteen plus years. These projects have included a total rebuild of almost 300 public housing units. Some properties have items that are becoming worn and require restoration. Outdated plumbing and sewer lines are being replaced at one of our properties during vacancy turns. RHA will be replacing the roof at a 288-unit senior high-rise building. Additionally, RHA is working to have private roads and parking areas at two of our properties repaved in the upcoming fiscal year.

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

RHA participated with AT&T and Google Fiber to bring free wireless service to certain public housing communities. RHA is currently undertaking the installation of security cameras in all communities where feasible. The agency partners with established Resident Councils and the Inter-Community Council to provide resident oriented services. RHA partners with several agencies to provide on-site services to residents that help provide meal preparation, nutrition classes for the elderly, computer skills, after school care and more. RHA addresses work order requests within an appropriate time frame. RHA works to maintain the housing units to a high standard. RHA is currently applying for the RAD program offered by HUD to help ensure long-term feasibility of the current public housing program.

Discussion:

The Raleigh Housing Authority is taking steps to ensure that housing units are well-run and livable for residents. It has recently revitalized three of its largest public housing developments and is partnering to supply free wireless service to eligible communities.

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

Introduction

Facilities and Housing Targeted to Homeless Households

In Wake County, homeless facilities and services consist of an interwoven network of care provided by Wake County Housing Affordability and Community Revitalization, Wake County Human Services, non-profit organizations, and health clinics throughout the county. Client referrals are made between all the organizations to ensure appropriate care is given as soon as possible through a coordinated entry process. This coordinated entry process was initiated to improve the delivery of housing and crisis response services, and assist people experiencing homelessness or at imminent risk of homelessness by refining the community's process for access, assessment, eligibility determination and referrals across Wake County. Coordinated entry ensures consistent and uniform access, assessment, prioritization, and referral processes to determine the most appropriate response to each person's immediate housing needs. It is administered at multiple access points throughout Wake County by the Continuum of Care. The lead agency for the Continuum of Care, The Partnership to End Homelessness, is the umbrella organization for all homeless facilities and services agencies; and they foster coordination and cooperation among all providers toward improved outcomes for persons who are experiencing homelessness.

Facilities Targeted to Homeless Persons

| | 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) | 192 | 19 | 145 | 180 | 0 |
| Households with Only Adults | 296 | 92 | 98 | 223 | 0 |
| Chronically Homeless Households | 0 | 0 | 0 | 109 | 0 |
| Veterans | 0 | 0 | 0 | 5 | 0 |
| Unaccompanied Youth | 6 | 0 | 0 | 0 | 0 |

TABLE 41 - FACILITIES TARGETED TO HOMELESS PERSONS

Data Source Comments:
1/25/2019 HDX -HIC

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 operated 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
- 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
- Project Access of Wake County - connects low-income, uninsured people to donated care across Wake County through safety-net primary care clinics
- Raleigh Veteran Clinics - providing integrated primary care and mental health services as well as offering lab testing, women's health services and telehealth

Mainstream mental health services in Raleigh and Wake County are coordinated by Alliance Health Care. Alliance is the assurer 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
- WakeMed PATH Team

Employment services for persons who are homeless are provided by:

- Wake County/North Carolina Works Career Development Center
- South Wilmington Street Center's Homeless Employment Initiative - offered to men staying at the S. Wilmington St. Center emergency shelter
- Jobs for Life - 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
- Dress for Success: Triangle NC - providing professional clothing, network support, mentoring and career development to help women thrive in work
- North Carolina Division of Vocational Rehabilitation Services - providing vocational counseling, training, education, medical assistance and transportation to eligible persons with physical, learning, mental or emotional disabilities

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 operate facilities for homeless persons. All agencies serve chronically homeless persons. Other populations as requested above are mentioned next to the agencies listed below.

- Oak City Cares: multi-services center for assessment site for person experiencing homelessness
- Dorcas Ministries: men, women and families – hotel vouchers and supportive services
- Wake County 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
- Families Together: families - transitional supportive housing, rapid re-housing, and supportive services
- Triangle Family Services: families - supportive services, self-sufficiency classes, and rapid re-housing
- Passage Home: families - transitional supportive housing, permanent supportive housing, and rapid re-housing
- The Caring Place: families - transitional supportive housing (located in Cary, NC)
- 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 re-housing
- Hope Center at Pullen Baptist Church: unaccompanied youth after foster care - supportive services and rapid re-housing

Veterans and their families:

- 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 Coordinated Veteran's Intake: 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 comprehensive supportive services and case management

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

Introduction

Ensuring people with special needs remain stably housed often requires ongoing services or case management. Many supportive service needs are simply not being met due to inadequate funding in the case management arena. The shortage of case management makes partnerships and good referrals even more imperative, as a client will often need to seek help from various service providers rather than finding a comprehensive package of assistance in one place.

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 widenings
- 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: revitalized or new communities, economic improvement programs, safety and security such as cameras and fencing, beautification of communities for uplift
- 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

When a person will be discharged from an institution, the Alliance for Behavioral Health is notified by the institution and the Alliance's Care Coordination program will make a referral to Wake County's Housing Division and private agencies.

City of Raleigh 5-Year Consolidated Plan

The McKinney Team and the Supportive Housing Team of Wake County will evaluate the individual for Shelter Plus Care, Housing First, or other supportive housing options.

The Alliance operates several other programs including:

- Transitions to Community Living Initiative in Wake County: 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.
- The Access and Information Center: A 24/7 access line to ensure that individuals receive timely access to needed mental health, intellectual and developmental disability, and substance abuse services.
- Provider Network Operations - Develops and maintains the provider network with a sufficient number, mix, and geographic distribution of providers to ensure availability of easy access, quality care, and cost-effective services for consumers.
- Community Relations - A System of Care approach to coordinate partnerships between local community agencies, advocacy groups, schools, criminal justice, and other governmental agencies.

WakeBrook is a behavioral health facility located in Raleigh, NC that offers a continuum of services for people dealing with mental health and/or substance abuse disorders. The WakeBrook Campus currently consists of two buildings. Building 107 houses the Facility Based Crisis Unit (FBC), the Alcohol and Drug Detoxification Unit (ADU), Crisis and Assessment Services Unit (CAS), and Primary Care Offices (PCO). The Inpatient Unit (IPU), with its new expansion is in Building 111.

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 (SSI/SSDI Outreach and Recovery). 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.

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)

See below as the City of Raleigh is an entitlement/consortium grantee.

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 will make funds available through an annual NOFA for qualified developers to submit proposals for new construction or acquisition and/or rehabilitation of

multifamily rental units. Rental units assisted with City funds must be affordable to families, individuals and/or the elderly that have annual incomes at or below 80% of the area median income (AMI). Priority will be given to developments that set aside units for persons making at or below 40% of AMI or are partnering with Alliance Health.

Funds are also made available to nonprofits on an annual basis through the City's Community Enhancement Grant Program. This program has historically funded agencies providing services to many of the special needs populations discussed above. These will also be described in the Action Plan One-year goal section of the Consolidated Plan.

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

Describe any negative effects of public policies on affordable housing and residential investment.

- The state of North Carolina law does not allow for inclusionary zoning and past efforts to pass laws (or introduce bills) to allow it in specific jurisdictions have been unsuccessful. As North Carolina is a "Dillon Rule" state, meaning that municipalities only have the powers granted to 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 the traditional methods 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 a NC court case (Wilmington v. Hill) prevented the City from implementing the form of ADU ordinance City staff created. Discussions at the Planning Commission and City Council level will continue as an ADU ordinance that meets both state law and local elective and appointed bodies' requirements is crafted by City Planning staff.
- 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 9% 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 remains a relatively low priority at the state level and the elimination of state's housing tax credit program for the development of low-cost housing has reduced the funds available to address housing needs statewide.
- The amount of federal funds – CDBG, ESG, and HOME – has not kept pace with inflation or the need.
- 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, which is the primary source of housing for very low- and extremely low- income households, 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

Raleigh is in one of the nation’s fastest growing regions, the Research Triangle, which is benefiting from its longtime investment in major educational and healthcare institutions. The expanding base of technology industries continues to generate new jobs and attract skilled workers to fill them. The area’s highly touted quality of life provides regional employers with a competitive advantage for attracting and retaining qualified workers. The Triangle’s jurisdictions are increasingly connected as employees cross-commute, new businesses develop to serve companies throughout the region, and existing industry spins off new businesses. In conjunction with the region, Raleigh’s employment base has shifted to one that is more technology-based and less reliant on government and manufacturing.

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 | 481 | 702 | 0 | 0 | 0 |
| Arts, Entertainment, Accommodations | 22,479 | 32,874 | 13 | 13 | 0 |
| Construction | 7,705 | 15,592 | 4 | 6 | 2 |
| Education and Health Care Services | 28,497 | 44,383 | 16 | 17 | 1 |
| Finance, Insurance, and Real Estate | 12,504 | 20,108 | 7 | 8 | 1 |
| Information | 6,364 | 5,507 | 4 | 2 | -2 |
| Manufacturing | 13,200 | 8,872 | 8 | 3 | -4 |
| Other Services | 5,964 | 10,218 | 3 | 4 | 1 |
| Professional, Scientific, Management Services | 24,815 | 36,654 | 14 | 14 | 0 |
| Public Administration | 0 | 0 | 0 | 0 | 0 |
| Retail Trade | 22,186 | 32,453 | 13 | 12 | 0 |
| Transportation and Warehousing | 4,193 | 5,031 | 2 | 2 | 0 |
| Wholesale Trade | 9,441 | 15,315 | 5 | 6 | 1 |
| Total | 157,829 | 227,709 | -- | -- | -- |

TABLE 42 - BUSINESS ACTIVITY

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

| | |
|--|---------|
| Total Population in the Civilian Labor Force | 243,651 |
| Civilian Employed Population 16 years and over | 226,355 |
| Unemployment Rate | 7.08 |
| Unemployment Rate for Ages 16-24 | 20.12 |
| Unemployment Rate for Ages 25-65 | 4.81 |

TABLE 43 - LABOR FORCE

Data Source: 2011-2015 ACS

| Occupations by Sector | Number of People |
|--|------------------|
| Management, business and financial | 71,360 |
| Farming, fisheries and forestry occupations | 8,940 |
| Service | 19,739 |
| Sales and office | 55,970 |
| Construction, extraction, maintenance and repair | 13,145 |
| Production, transportation and material moving | 7,108 |

TABLE 44 - OCCUPATIONS BY SECTOR

Data Source: 2011-2015 ACS

Travel Time

| Travel Time | Number | Percentage |
|--------------------|----------------|-------------|
| < 30 Minutes | 153,800 | 73% |
| 30-59 Minutes | 47,923 | 23% |
| 60 or More Minutes | 7,790 | 4% |
| Total | 209,513 | 100% |

TABLE 45 - TRAVEL TIME

Data Source: 2011-2015 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 | 13,080 | 1,445 | 6,865 |
| High school graduate (includes equivalency) | 24,350 | 2,820 | 8,935 |
| Some college or Associate's degree | 48,270 | 3,760 | 10,259 |
| Bachelor's degree or higher | 101,240 | 3,440 | 13,235 |

TABLE 46 - EDUCATIONAL ATTAINMENT BY EMPLOYMENT STATUS

Data Source: 2011-2015 ACS

Educational Attainment by Age

| | Age | | | | |
|---|-----------|-----------|-----------|-----------|---------|
| | 18–24 yrs | 25–34 yrs | 35–44 yrs | 45–65 yrs | 65+ yrs |
| Less than 9th grade | 815 | 3,340 | 4,045 | 2,929 | 2,657 |
| 9th to 12th grade, no diploma | 5,405 | 3,880 | 2,960 | 4,238 | 2,249 |
| High school graduate, GED, or alternative | 10,580 | 11,300 | 9,110 | 15,780 | 8,903 |
| Some college, no degree | 30,774 | 15,330 | 11,529 | 17,450 | 7,443 |
| Associate's degree | 1,618 | 4,630 | 5,121 | 8,345 | 2,260 |
| Bachelor's degree | 8,709 | 28,810 | 20,910 | 28,645 | 9,180 |
| Graduate or professional degree | 890 | 11,729 | 12,008 | 15,965 | 6,155 |

TABLE 47 - EDUCATIONAL ATTAINMENT BY AGE

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

| Educational Attainment | Median Earnings in the Past 12 Months |
|---|---------------------------------------|
| Less than high school graduate | 157,238 |
| High school graduate (includes equivalency) | 297,317 |
| Some college or Associate's degree | 452,449 |
| Bachelor's degree | 674,139 |
| Graduate or professional degree | 915,573 |

TABLE 48 – MEDIAN EARNINGS IN THE PAST 12 MONTHS

Data Source: 2011-2015 ACS

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

Overall, jobs in the service-providing sector constitute a greater share of Raleigh’s employment than the goods-producing sector. The major employment sectors within Raleigh are: Education and Health Care Services; Professional, Scientific, Management Services; followed by Arts, Entertainment, Accommodations; and Retail Trade. While not captured in the charts above, government is also a major employment sector.

Describe the workforce and infrastructure needs of the business community:

Job growth projections point to a major expansion of jobs in the city by 2040 with even faster growth in the balance of the county. With this growth will be the need for qualified workers, particularly in technology-based sector and financial services. As the business community grows, so does the need for transportation, both for moving workers and goods.

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.

In 2016, 45 major companies announced either new operations or expansions of present operations in Raleigh creating 2,795 new jobs, and additional investment of 224 million dollars in capital costs, facilities, and payroll. Raleigh was also a contender for second headquarter offices for Amazon and Apple. As mentioned above, such growth increases the need for an educated workforce and strong transportation network.

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

Wake County is fortunate to have a high-performing public school system, one of the fastest growing large community colleges in the country, and several colleges and universities within the region. Raleigh universities awarded 11,283 degrees in 2016. The most popular majors are General Business Administration & Management (983 and 8.71%), Computer Systems Networking & Telecommunications (517 and 4.58%), and Computer Science (469 and 4.16%) (<https://datausa.io/>), which closely follow the top employment sectors.

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.

Wake Tech Community College offers a Workforce Continuing Education program designed to provide training and skills needed in today's workforce. Their HRD (Human Resources Development) courses provide employability skills training and assistance for adults who are trying to find employment, transitioning back into the workforce or enhance their skillset. Wake Tech also partners with Wake County Public Schools allowing high school students to complete college courses and earn college credits while still in high school through Career and College Promise (CCP) Program.

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's Office of Economic Development provides assistance to business start-ups and those relocating to the area. The City also partners with two Business Improvement Districts: The Downtown Raleigh Alliance (DRA) and the Hillsborough Street Community Service Corporation. The recently completed Union Station, a multi-modal train and bus station in the downtown warehouse district, should further enhance economic growth downtown and regionally. The City is also in the process of implementing bus rapid-transit along major economic corridors.

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

Raleigh and the surrounding region enjoy a prosperous economy and well-educated workforce. Along with this rapid growth comes an increased cost of living. Those at the lower-end of the economic ladder, who lack more marketable skills and those in the service industry earning lower wages still struggle to find housing they can afford.

MA-50 Needs and Market Analysis Discussion

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

Neighborhoods located near the city center typically have more housing problems because of the age and condition of the housing. These 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 seven census tracts within Raleigh in which the total non-White population is greater than 50% and have poverty rate of 30% or higher. These areas are known as racially concentrated areas of poverty or RCAPS. The RCAP census tracts are: 506, 508, 509, 520.01, 520.02, 524.08, and 524.09. (Wake County Analysis of Impediments to Fair Housing Choice, 2020)

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

The largest RCAP, in terms of both area and population, is located in five census tracts in Southeast Raleigh. This area has traditionally been the epicenter of Raleigh's African-American community. Given its proximity to downtown, this area has seen redevelopment, including City-led efforts. The second RCAP adjacent to Downtown Raleigh includes two census tracts, one of which contains North Carolina State University. Colleges and universities are often racially and ethnically diverse, and many students technically qualify as living below the poverty line due to their low income. However, students do not meet eligibility determinations under HUD regulations. (Wake County Analysis of Impediments to Fair Housing Choice, 2020) **Are there any community assets in these areas/neighborhoods?**

Many neighborhoods in the southeast RCAP 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

North Carolina State University is located adjacent to the western RCAP.

Are there other strategic opportunities in any of these areas?

Bus rapid transit (BRT) lines are planned for two major roadways Western Boulevard and New Bern Avenue, which are in the western and southeast RCAPs, respectively. This will improve transit access to residents. The City is also placing priority on these areas for the inclusion of affordable housing.

In 2016, the City received a NRSA designation for the College Park area located in the southeast RCAP. Work on this project should be completed during the next couple of years. An additional geographic priority area - "Downtown Neighborhoods" – located in the in this RCAP has been designated, which is explained in more detail in SP10.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to ncbroadband.gov, the broadband availability index at 25 MBPS download speeds is 100% for Wake County. All City-funded rental developments have access to broadband. For households with low incomes, paying for broadband is another expense. Raleigh Housing Authority participated with AT&T and Google Fiber to bring free wireless service to certain public housing communities.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

There are multiple broadband providers in Raleigh, including AT&T, Spectrum, Century Link, Frontier, Viaset, and Google Fiber (in certain areas).

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Geographically, Raleigh is located in the central part of the state. Increased natural hazard risks associated with climate change that the city is susceptible to include hurricanes, tornados, flooding, temperature extremes – particularly heat, and droughts.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Newly constructed affordable housing that the City subsidizes typically require environmental reviews and/or must meet environmental guidelines required by the Low-Income Housing Tax Credit (LIHTC) program, helping ensure such developments are not any more vulnerable to natural hazards than new market rate housing. However, as noted previously, much of the housing that is affordable to lower income households is naturally occurring – meaning older and less desirable housing. Many of these older units, built to less stringent standards, may be at increased risk to natural hazards.

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
- (2) Enhancing the homeless to housing continuum
- (3) Increase Services to Build Self-Sufficiency & Sustainability

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

- (1) College Park NRSA;
- (2) Citywide; and
- (3) Downtown Neighborhoods

The City of Raleigh Housing and Neighborhoods Department, Community Development Division is working on updating:

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. An Affordable Housing Location Policy. This document sets forth desired outcomes relative to the create or preservation of affordable multi-family rental housing with the overall goal of affirmatively furthering fair housing choice to all residents.

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

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

Geographic Area

TABLE 49 - GEOGRAPHIC PRIORITY AREAS

| | | |
|---|---------------------------------------|---|
| 1 | Area Name: | COLLEGE PARK |
| | Area Type: | NRSA |
| | Other Target Area Description: | |
| | HUD Approval Date: | November 3, 2015 the Raleigh City Council approved the NRSA and the plan was approved by HUD in May 2016. The City is submitting a request to extend the NRSA for the term of this ConPlan with an amended NRSA Plan. |

| | |
|---|---|
| % of Low/ Mod: | HUD's FY 2015 estimate of the number of low- and moderate-income individuals in the study area, based on the 2006—2010 American Community Survey, indicates that Block Group 1 is 65.8% low/mod and Block Group 2 is 86.1% low/mod. Combined, the residents with low or moderate incomes in the two block groups that form the study area are 74.2% of the total population. This exceeds the HUD requirement that an area be at least 70% LMI to qualify for NRSA designation but significantly undercounts the actual number of LMI households within the study area. In Washington Terrace, which occupies only a portion of BG1, DHIC did a survey of those residents after they acquired the property and found that 98% had incomes less than 80% of AMI. |
| Revital Type: | Housing |
| Other Revital Description: | Public infrastructure |
| Identify the neighborhood boundaries for this target area. | The target area is bounded by the following streets: E: Raleigh Boulevard, W: Heck Street, N: Milburnie Rd., and S: New Bern Avenue. |
| Include specific housing and commercial characteristics of this target area. | Before the NRSA process there were 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 continued into 2016. East College Park was identified in numerous years' Action Plan meetings as a "focus area" for City investment and is part of the NRSA. |
| Identify the needs in this target area. | The utility systems in the southern section were evaluated in 2014 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. Infrastructure improvements including water lines, sewer lines, storm drains, stormwater infrastructure, and new streets and sidewalks are complete. |
| What are the opportunities for improvement in this target area? | Home construction for new mixed income housing to include affordable and market-rate single-family homes began in winter of 2017. Townhome construction will begin in the next year. Two phases of the redevelopment of Washington Terrace has been completed by DHIC with family and senior affordable housing units. Further development is planned in the future, including more senior apartments and family housing. |
| Are there barriers to improvement in this target area? | The area's increasing cost of construction materials and a shortage of available labor for subcontractors because of the profitable local housing market. |
| 2 | |
| Area Name: | Downtown Neighborhoods |
| Area Type: | Local Target area |

| | | |
|----------|---|--|
| | Other Target Area Description: | Neighborhoods that ring downtown, outside the NRSA |
| | HUD Approval Date: | |
| | % of Low/ Mod: | |
| | Revital Type: | Housing |
| | Other Revital Description: | Site improvements, disposition |
| | Identify the neighborhood boundaries for this target area. | The target area boundaries (see map in Appendices) are as follows: West: Wilmington Street; South (from W to E) Hoke Street from Wilmington St. to Garner Road, south to Peterson Street east to State Street; East (from S to N): State Street from Peterson Street to Bragg Street, east one block to Coleman Street, north one block to Martin Luther King, Jr. Boulevard (MLK), east to Little Rock Creek, following western edge of Chavis Park to rear property lines of homes on 600 block of E. Lenoir Street to Wynne Street up to E. Lenoir St., east to Rock Quarry Road/Tarboro Street, north to New Bern Avenue. A small satellite portion is the three-lot City assemblage NW of the Lane Street/Idlewild Avenue intersection. |
| | Include specific housing and commercial characteristics of this target area. | Some areas of 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 comprises several of the Redevelopment Areas that ring downtown, outside of the NRSA. This area has been the focus of CDBG investment and public engagement for over 40 years. |
| | Identify the needs in this target area. | Vacant lots, small areas of aging infrastructure and deteriorating housing mixed in with recent market-rate infill housing. |
| | What are the opportunities for improvement in this target area? | Opportunities for City-sponsored affordable housing on the remaining City owned lots. |
| | Are there barriers to improvement in this target area? | The area is experiencing significant private investment with market rate housing, given its proximity to the central business district, which itself is seeing significant commercial development and white-collar job opportunities. The lots owned by the City provide perhaps the only opportunities for affordable housing located within walking distance of downtown. The City is seeking to use City-owned lots in the target area to provide “missing middle” rental housing or long-term ownership for LMI buyers. |
| 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: | Rental development, homebuyer and rehab assistance, public services |
| 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 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. | As the price of housing continues to increase, it has become increasing difficult for residents with minimum wage or low paying jobs to keep stable housing. |
| What are the opportunities for improvement in this target area? | Increasing the supply and condition of affordable housing (particularly rental housing) throughout the city. |
| Are there barriers to improvement in this target area? | Barriers include limited resources, land appropriately zoned, increasing land cost within Raleigh Beltline, rising construction supply cost, and the lack of construction labor- especially for subcontractors. |

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 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 were used as the basis for neighborhood revitalization investments using CDBG and local dollars to remove blight and create new housing opportunities.

More recently the City has used an NRSA and an Affordable Housing Location Policy to guide its investments in affordable housing – the latter to provide incentive to tax credit developers to create rental housing opportunities outside of subsidized housing concentrations or Racially Concentrated Areas of Poverty (RCAPs). An annual Notice of Funding Availability process articulates the City’s priorities in the type of location of affordable rental housing preferred. This includes preferring locations near transit and acquiring naturally occurring affordable housing and underutilized land around downtown to preserve affordability in neighborhoods becoming increasingly unaffordable.

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

Priority Needs

TABLE 50 – 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 and preserve the supply of affordable housing, particularly rental housing, affordable housing connected to public amenities, affordable housing near transit |
| | 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. According to the 2012-2016 American Community Survey estimates, of Raleigh's 170,375 households, 32.7% or 55,755 households are either cost or severely cost burdened. 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 |
| | 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 & low-income population to housing continuum Increase and preserve the supply of affordable housing |

| | | |
|---|------------------------------------|---|
| | 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. Funding will also be made available to non-profits that seek to house homeless and low-income clients. |
| | 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. The City also receives CDBG funding and works within the tax credit program to fund non-profits that help house the homeless and low-income residents, as well as, develop more subsidized housing. |
| 3 | Priority Need Name | Increase Services to Vulnerable Populations |
| | 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 Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Non-housing Community Development |
| | Geographic Areas Affected | CITYWIDE |

| | | |
|----------------------------------|------------------------------------|--|
| | Associated Goals | Increase Services to Build Self-Sufficiency & Sustainability |
| | Description | Providing needed services to vulnerable populations through funding organizations that serve these populations. |
| | Basis for Relative Priority | Many in the City of Raleigh need assistance to help gain stability in their life. Services funded by the City of Raleigh allow organizations to be able to deliver those services in order to provide people with needed help and resources. |
| 4 | Priority Need Name | Co-locate Affordable Housing & Transit |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Middle Non-housing Community Development |
| | Geographic Areas Affected | CITYWIDE |
| | Associated Goals | Increase and preserve the supply of affordable housing |
| | Description | Prioritizing the development of affordable housing within a walking distance of transit lines. |
| | Basis for Relative Priority | Connecting transit to affordable housing developments greatly increases the quality of life for residents. Transit can connect housing to employment centers, necessary services, and resources. The City of Raleigh is making connecting affordable housing and transit a priority in the next five years. A cross-departmental group is working to identify of sites for housing along transit corridors and create funding strategies and incentives to develop affordable housing. |
| | 5 | Priority Need Name |
| Priority Level | | High |
| Population | | Extremely Low Low Moderate Middle Non-housing Community Development |
| Geographic Areas Affected | | CITYWIDE |
| Associated Goals | | Increase Services to Build Self-Sufficiency & Sustainability |

| | |
|------------------------------------|---|
| Description | Connecting affordable housing to public amenities such as parks, community centers, and libraries to enhance residents’ quality of life. |
| Basis for Relative Priority | Access to public facilities ensure help ensure that resident’s basic needs are fulfilled in an affordable manner and provide spaces to aid social interaction and healthy lifestyles. |

Narrative (Optional)

The City of Raleigh has identified several priority needs for the 2021-2025 Consolidated Plan, they are:

1. A shortage in the supply of affordable housing
2. Enhance the homelessness to housing continuum
3. Increase in services to vulnerable populations
4. Co-locating affordable housing and transit
5. Affordable housing connected to public amenities

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 | <p>Raleigh’s continued rapid growth throughout the city has resulted in increased land prices, especially near downtown. The majority of these private market residential developments are “luxury” rentals. Because the area is attractive to investors and developers, land is increasingly becoming less available and expensive as the private market competes for development opportunities.</p> <ul style="list-style-type: none"> • Availability of land • Availability of market financing • Appropriate zoning for land • Land costs |

| Affordable Housing Type | Market Characteristics that will influence the use of funds available for housing type |
|-------------------------------------|--|
| Rehabilitation | <p>Area need for rehabilitation: According to 2011-2015 ACS data, 21% of owner-occupied housing and 45% of renter-occupied housing units have one or more housing problems (which include lacks kitchen or complete plumbing, overcrowding, or cost burden- See Housing Needs Assessment). These statistics show the overwhelming need to continue to fund owner-occupied rehabilitation programs and continue to acquire and rehabilitate existing substandard apartment units. The challenges in carrying out these programs include:</p> <ul style="list-style-type: none"> • Cost of materials • Cost of labor • Owner willingness to participate in rehabilitation programs |
| Acquisition, including preservation | <p>Challenge of preservation: Given Raleigh’s rapid desirability and rapid growth, , much of the older housing stock. Many rental developments, which has been affordable due to its age and condition, are being purchased by private developers and replaced with or converted into more upscale and less affordable housing. This trend that will likely continue into the foreseeable future. Most of Raleigh’s housing stock is relatively new; 71% owner-occupied and 70% renter-occupied units were built after 1980, with 35% owner-occupied and 28% renter-occupied units being built after 2000.</p> <ul style="list-style-type: none"> • Property values • Competitive market • Access to market financing • Willingness of owners to sell |

TABLE 51 – 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 \$13 million per year for each of the 5 years covered by this Consolidated Plan. About half of the funding for the next five years will come from federal sources. A bond may be proposed to be voted on in an upcoming election. Programs that will continue to be funded include the Rental Development program, homeowner rehabilitation, and homebuyer assistance. Working toward increasing and preserving the supply of affordable housing will include future site development and infrastructure improvements relating to affordable housing development. Site development for single-family and townhomes will continue as the City continues to sponsor the construction of affordable houses. Public service grants funded by the Community Development Block Grant (CDBG) will include Community Enhancement grants, South Wilmington Street Center, Homebuyer Counseling, and a new Workforce Training grant. ESG funds will continue to fund rapid rehousing, emergency shelter, and HMIS support. CDBG funding will also go toward funding economic development grant programs.

In addition to federal funding sources, local funding is also used to implement the City of Raleigh’s Five-Year Consolidated Plan. For example, over six million dollars is generated annually through the Penny for Housing, a one-cent property tax increase approved by voters in 2016. The Penny for Housing funds are primarily used for Community

Development priorities and play a role in the City of Raleigh’s strategic plan, which includes the key focus areas of “Safe, Healthy and Vibrant Communities” and “Economic Development and Innovation”. The Safe, Healthy, and Vibrant Communities focus area includes initiatives that establish partnerships to provide services to homeless individuals and implement affordable housing strategies. Another bond for Affordable Housing is also being proposed in the coming year (2020-2021) to fund existing programs such as rental development, homebuyer assistance, and could act as a funding mechanism for developing affordable housing along transit lines. The City’s administration shows continued support of housing and community development by providing increased local funding for programs and establishing strategic plan initiatives focused on affordable housing and homeless.

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, Overnight shelter | \$3,192,514 | \$680,000 | 0 | \$3,872,514 | \$15,026,064 | |
| HOME | public - federal | Admin and Planning, Homebuyer assistance, Homeowner rehab, Multifamily rental new construction, Multifamily rental rehab | \$1,464,643 | \$670,000 | 0 | \$2,134,643 | \$8,315,064 | |
| ESG | public - federal | Overnight shelter, Rapid re-housing (rental assistance) | \$275,598 | 0 | 0 | \$275,598 | \$1,088,108 | |

| 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-Bond | public - local | Homebuyer assistance, Public Improvements | 0 | \$665,000 | 0 | \$665,000 | 0 | City issued general obligation bond to pay for affordable housing activities. |
| Other-Penny for Housing Tax | Public-local | Homeowner rehab, Housing, Multifamily rental new construction, Multifamily rental rehab | \$6,241,000 | 0 | 0 | 0 | \$25,452,000 | One-cent property tax approved by voters in 2016. |

TABLE 52 - 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:

- Community Enhancement Grant (CEG) funds are awarded to nonprofit programs and can be used to cover up to 50% of the program costs. Nonprofit awardees must match 50% or more of the program funding with funding from other sources.
- Affordable housing development activities include loans to private developers that build affordable rental units. The City provides funding to developers that receive federal Low-Income Housing Tax Credits (LIHTC) for rental development projects. The city loans serve as gap financing and cover any financing gaps that developers couldn't borrow from commercial lenders or obtain through other financing options. In this way, the loans provided by the City leverage both private dollars from developers in the form of equity, market rate loans, and public dollars from the LIHTC program. Some rental development projects may receive funding other government entities, such as the North Carolina Housing Finance Agency (NCHFA) and Wake County Government.
- ESG funds leverage funding for programs that assist homeless individuals and families. ESG requires dollar-for-dollar match from local grantees. The City partners with Wake County Government to do a joint RFP for the ESG program, and Wake County provides local funds for Homelessness Prevention. The contribution from Wake County is

projected to be more than \$400,000.

- CDBG funds can be used to provide homebuyer assistance and leverage private financing obtained by homebuyers. CDBG funds are also used to fund activities associated with the construction of new housing units that provide homeownership opportunities. These CDBG funds leverage investments from private developers.
- Buyers of infill housing sponsored by the City use private lenders for first mortgage loans and often supplement the first mortgage with homebuyer assistance funding provided by the City. The homebuyer assistance funding can be used to cover down-payment costs associated with purchasing a home.
- An affordable housing bond has been proposed to be voted on in the election in November 2020. The bond would help fund existing programs such as rental development, homebuyer assistance, and could also be a funding mechanism for developing affordable housing along transit lines.

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

East College Park: Single-Family construction is the first component of the East College Park NRSA development. The second component is the construction and sale of townhomes. The developer Evergreen Construction Company has been selected through an RFP process to build townhomes. Overall, there will be up to 51 townhomes constructed in East College Park. In collaboration with the Parks, Recreation, and Cultural Resources Department, a park will be developed in the first fiscal year of the Consolidated Plan.

South Park/Garner Road Area: Over the past decade, the City has invested both federal and local dollars in the South Park/Garner Road area. The City is partnering with a multi-family developer to build affordable rental units on 5.7 acres of city-owned land along Sawyer Road. The developer was awarded funding for two 4% tax credit from the federal Low-Income Housing Tax Credit (LIHTC) program and will receive additional gap financing from the City. The development will provide approximately 154 affordable units in an area that is witnessing heavy private investment. Passage Home, a non-profit and a multi-family developer are proposing to build additional affordable rental units in the area as well. The City of Raleigh will assist in the facilitation of constructing approximately 200 apartments units that are being proposed on the Brown Birch apartment site.

West Idlewild: The West Idlewild area has been a focus area for many years. It is the intent that City will dispose of several properties in the area through a disposition process.

Downtown East: The Downtown East area has also been a focus area for years. It is the intent that City will dispose of several properties in the area through Request for Proposal (RFP) process. It is projected that these properties will produce higher density affordable housing (multifamily apartments).

Martin-Haywood: The City selected 3 builders to construct affordable (LMI homebuyers) single-family homes on 23 lots. There are nine lots remaining in the project area. We anticipate all of those lots will be sold by FY 2022.

Discussion

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

1. Increase & Preserve the Supply of Affordable Housing

2. Enhance the Homeless to Housing Continuum

3. Increase Services to Build Self-Sufficiency & Sustainability

SP-40 Institutional Delivery Structure - 91.415, 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 |
|--|--------------------------|-------------------------------|------------------------|
| Raleigh/Wake Partnership to End and Prevent Homelessness | Continuum of care | Homelessness | Jurisdiction |
| Triangle Family Services | Non-profit organizations | Homelessness public services | Jurisdiction |
| Catholic Charities | Non-profit organizations | Homelessness | Jurisdiction |
| Passage Home Inc | CHDO | Homelessness Rental | Jurisdiction |
| COMMUNITY ALTERNATIVES FOR SUPPORTIVE ABODES (CASA) | CHDO | Rental | Region |
| DHIC, INC | CHDO | Ownership Rental | Region |
| Habitat for Humanity of Wake County | Non-profit organizations | Ownership | |
| Healing Transitions International, Inc | Non-profit organizations | Homelessness | Jurisdiction |
| Urban Ministries of Wake County | Non-profit organizations | Homelessness | Jurisdiction |
| Salvation Army | Non-profit organizations | Homelessness | Jurisdiction |
| North Carolina Housing Finance Agency | Government | Homelessness Ownership Rental | State |
| Housing Authority of the County of Wake | PHA | Public Housing | Jurisdiction |
| Alliance Behavioral Health Care | Regional organization | Homelessness | Region |

TABLE 53 - INSTITUTIONAL DELIVERY STRUCTURE

Assess of Strengths and Gaps in the Institutional Delivery System

Strengths include:

- Continuum of Care enables all agencies to coordinate with each other.
- Creative partnerships and receptivity of referrals among service delivery agencies.

- People continuing to move from homelessness to housing even during the extreme shortage of affordable housing.
- Ongoing assessment and desire for improved methods and results.

Gaps include:

- Limited case management support for persons experiencing homelessness.
- Limited housing support, especially for people who need mental health services.
- Limited support for persons leaving institutions and systems of care.
- Gap in telephone access for coordinated entry.

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

TABLE 54 - 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)

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, Veterans Administration and other state programs.

Their case managers 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: Limited funding.

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. Active Mayors' Challenge to End Veteran Homeless taskforce. County-funded leadership and rental assistance committed to veterans.

Gaps: More housing and more rental assistance are needed.

Homeless Individuals

Strengths: Homeless men are well served by the South Wilmington Street Center. Life skills, case management, job training, education, and short term rental assistance are all options of this program. Gaps: Additional emergency shelter beds needed for single women. Additional case management and outreach services needed for single women.

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. Jobs that pay enough to allow people to pay their own rent after the term of their Rapid Rehousing assistance ends. Transportation.

Chronically Homeless Individuals

Strengths: Rapid Rehousing programs for chronically homeless individuals. Long-term rental assistance 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 Wake County Permanent Housing & Supportive Services Division includes housing options and wrap-

around services that may be currently insufficient but are critically needed for the level of care and support required by Wake County's most vulnerable citizens. 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. Tenancy supports for persons stabilized in housing.

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

The City of Raleigh recognizes the special challenges faced by its very low-income elderly and disabled citizens struggling to maintain residency in their home. To address this, the City's Limited Repair Rehab program provides forgivable loans to very low-income, elderly and/or disabled owner households, with priority given to those who are elderly or disabled.

The Raleigh-Wake Continuum of Care implemented and is continuing to refine a process to improve the delivery of housing and crisis response services and to assist people experiencing homelessness or at imminent risk of homelessness by refining the community's process for access, assessment, eligibility determination and referrals across the Continuum. This process, the Coordinated Entry System, institutes consistent and uniform access, assessment, prioritization, and referral processes to determine the most appropriate response to each person's immediate housing needs. Coordinated Entry is recognized nationally as a best practice which can improve efficiency within our system, provide clarity for people experiencing homelessness, and can help serve more people more quickly and efficiently with assistance targeted to address their housing needs. Wake County is working with the Continuum of Care to implement a telephone access component to the coordinated entry system.

In Wake County, there is an insufficient number of emergency, overnight shelter beds for unaccompanied women experiencing homelessness. Urban Ministries has partnered with Wake County to expand their overnight bed capacity, and Wake County invested \$2.4 million dollars. Urban Ministries will move to a new location and is contracted to provide 73 beds, adding 37 new beds for single females. South Wilmington Street Center men's shelter is currently working to expand the efforts the Case Management Team, enabling skilled staff to refocus their efforts away from classroom instruction to more enhanced individualized services in a low-barrier environment so men who are experiencing homelessness can more quickly regain stability and live independently in housing of their choosing—shortening the length of their homeless episode and their stay at SWSC.

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 and preserve the supply of affordable housing | 2020 | 2025 | Affordable Housing | CITYWIDE COLLEGE PARK DOWNTOWN NEIGHBORHOODS | Supply of Affordable Housing Co-locate Affordable Housing & Transit Affordable housing connected to public amenities | HOME: \$ 10,449,707 CDBG: \$ 16,148,578 City of Raleigh Affordable Housing Bond: \$665,000 City of Raleigh Affordable Penny for Housing Tax: \$31,693,000 | Rental units constructed: 2,250 Household Housing Unit Homeowner Housing Rehabilitated: 250 Household Housing Unit Direct Financial Assistance to Homebuyers: 250 Households Assisted Buildings Demolished: 6 Buildings Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2,322 Persons Assisted Acquisition of Existing Units: 5 Units |
| 2 | Enhance the homeless to housing continuum | 2020 | 2025 | Homeless | CITYWIDE | Enhance the Homelessness & Low-Income population to Housing Continuum Increase Services to Vulnerable Populations | ESG: \$ 1,363,706 | Rapid Rehousing: 51 Households Assisted Homeless Person Overnight Shelter: 2,858 Persons Assisted |
| 3 | Increase Services to Build Self-Sufficiency & Sustainability | 2020 | 2025 | Non-Housing Community Development Homeless Non-Homeless Special Needs | CITYWIDE | Increase Services to Vulnerable Populations Enhance the Homelessness & Low-Income population to Housing Continuum | CDBG: \$2,750,000 | Public service activities other than Low/Moderate Income Housing Benefit: 3,655 Persons Assisted Homeless Person Overnight Shelter: 6,000 Persons Assisted Rapid Rehousing- 32 households assisted Facade treatment/business building rehabilitation (# of Businesses): 20 businesses assisted |

TABLE 55 – GOALS SUMMARY

Goal Descriptions

| | | |
|---|-------------------------|--|
| 1 | Goal Name | Increase the supply of affordable housing |
| | Goal Description | As the area experiences unmet affordable housing need and housing costs outpacing income increases, the City of Raleigh is prioritizing creating additional affordable housing and preserving existing affordable housing with almost \$30 million of funding over the next five years. The focus of affordable housing creation will be on rental to allow more units to be created and ensure long-term affordability. Preserving affordable housing will focus on homeowner rehabilitation, homebuyer assistance, and possibly the acquisition and rehabilitation of existing affordable units. The sources of funds that will be used are federal HOME Investment Partnership, the Community Development Block Grant, the local Penny for Housing Property tax, and some past Bond money. The City will use the following programs to increase the number of affordable housing units: new construction and rehabilitation of rental units, rehabilitation of homeownership units, homebuyer assistance for down payments and second mortgages, and activities that support the development of affordable housing (public works/site improvements, acquisition, demolition, and relocation). |
| 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. The source of funds will be the federal Emergency Solutions Grant. |
| 3 | Goal Name | Increase Services to Build Self-Sufficiency & Sustainability |
| | Goal Description | Through meeting needs of those in the community through services and resources, the City of Raleigh seeks to help build self-sufficiency and sustainability in people’s lives through funding non-profit programs, housing counseling, workforce development training, and economic development. The source of funds will be the Community Development Block Grant. |

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 2,250 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 and the Penny for Housing local property tax. If the new proposed Affordable Housing Bond is approved by voters, funding will increase, and production numbers will rise.

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 95 fully compliant units which represents 6.6% 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 4% of the public housing 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 organization. RHA is also funding resident councils in the various public housing communities. We send out community newsletters and deliver flyers door to door to keep residents informed of RHA activities and resident services opportunities. One resident council has recently purchased a television set which they intend to install and scroll news and updates on to help keep residents informed.

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 a NC court case (Wilmington v. Hill) prevented the City from implementing the form of ADU ordinance City staff created. Discussions at the Planning Commission and City Council level will continue as an ADU ordinance that meets both state law and local elective and appointed bodies’ requirements is crafted by City Planning staff.
- 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 9% 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 remains a relatively low priority at the state level and the elimination of state’s housing tax credit program for the development of low-cost housing has reduced the funds available to address housing needs statewide.
- Recently, the City of Raleigh has seen decreases in CDBG and HOME allocations provided by the federal government while the City’s population continues to rapidly grow and the need for affordable housing and services increase.
- 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, which is the primary source of housing for very low- and extremely low- income households, 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

The Raleigh City Council implemented an aspirational goal for affordable housing as part of the citywide Strategic Plan adopted in 2015. The Council set a goal to produce 5,700 affordable units in a ten-year time period. The production goal includes rental production, new construction of single-family homes, homebuyer assistance loans, and homeowner rehabilitation funded with local and federal money. The production goal demonstrates the Council’s support for affordable housing production and was accompanied by a one cent Ad Valorem tax increase called the Penny for Housing. Beginning 2016, the Penny for Housing revenues are used to fund affordable rental development, primarily through gap financing loans to affordable rental developers, as well as single-family housing rehabilitation. In previous years, affordable housing bonds filled this local funding need. The Community Development Division in the Raleigh Housing and Neighborhoods Department strives to produce 570 affordable units annually. Below is our progress report for these goals.

The Community Development Division has an Affordable Housing Improvement Plan that will be updated in May 2020. The plan guides the City’s affordable housing investments using an affordable housing property tax, a potential new housing bond, and federal sources of funds (HOME and CDBG). Additionally, the Housing Location Policy will be updated at the same time which sets forth desired outcomes relative to the creation or preservation of affordable housing choice for all residents. The policy geographically highlights racially and minority concentrated census tracts, as well as, tracts with a high percentage of subsidized rental properties, to encourage development outside those census tracts in underserved areas near transit lines, employment centers, and commercial centers.

The housing market in Raleigh continues to become more expensive. Each year, Raleigh loses more naturally occurring affordable housing developments, typically older complexes. Raleigh has taken steps to address the imminent loss of several older apartment communities by investing in rehabilitation or redevelopment of such communities to extend their “lifespan” as low-cost rental housing. A recent example was the preservation of Sir Walter Apartments. Sir Walter Apartments on Fayetteville Street in downtown Raleigh has served as a home to seniors who need affordable housing since 1978. When the HUD contract for place-based vouchers was set to run out in 2020, the City of Raleigh stepped in by providing \$3 million in funds for the acquisition of the building to preserve its affordability using CDBG and local funding. The City also committed \$800,000 of HOME funds and over \$5 million of local funds to develop over 800 affordable units.

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 created a new multiservice center for the homeless that opened in 2019. Catholic Charities created Oak City Cares, Inc in 2019 as 501c3. The center is an Access Site for the Coordinated Entry system used by local nonprofits that serve homeless individuals and families. The Coordinated Entry system was implemented in January 2017, which allows multiple agencies to coordinate their services for homeless individuals and implement a Housing First approach. The City supports Oak City Center in helping to fund weekend meals and plans to continue this support into the next five years.

The City partners with Wake County to fund homeless service programs through a Request for Proposals (RFP) process. The governments issue a City/County Combined RFP for Homeless Services every other year. The Combined RFP is funded with the City's Emergency Solution Grant (ESG) entitlement and the County's Homeless Services Funding. Through the fiscal year 2020-2021, the City will use ESG funds to support the Homeless Information Management System (HMIS), a central database used to collect data on homeless service clients and data on housing and other services provided to each client. The ESG funds will offset the costs of the HMIS system and one or more of the following activities: Emergency Shelter, Street Outreach, and Rapid Re-Housing. The Combined RFP for 2019-2020 and 2020-2021 will not include funding for Homeless Prevention/Diversion. Wake County will use other local funds to separately support Prevention/Diversion programs. In 2021-2222, Wake County and the City of Raleigh will undergo another Combined RFP process with, potentially, a shift in the priority designation for each municipality.

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, was hired through a Request for Qualifications process, partnered with participating municipalities to gather information, conduct stakeholder meetings, and hold public meetings in order to access barriers to fair housing.

Work will continue into the 5-Year Consolidated plan in the East College Park Neighborhood Revitalization Strategy Areas (NRSA). This includes continuing and completing the construction of single family and townhomes in East College Park. The redevelopment of Washington Terrace, also within the NRSA, will continue with new phases including additional apartment and potentially single-family homes.

The City is partnering with a multi-family developer to build affordable rental units on 5.7 acres of city-owned land along Sawyer Road. The developer is applying two 4% tax credits from the federal Low-Income Housing Tax Credit (LIHTC) program and is receiving additional gap financing from the City. The proposed development will provide approximately 154 affordable units in an area that is witnessing heavy private investment. Passage Home, a non-profit and a multi-family developer will build additional affordable rental units in the area as well. The City of Raleigh will assist in the facilitation of constructing approximately 200 apartments units that are being proposed on the Brown Birch apartment site. Relocation of existing Brown Birch tenants will continue into the next five years.

Additionally, The City of Raleigh is making connecting affordable housing and transit a priority in the next five years. A cross-departmental group is working to identify of sites for housing along transit corridors and create funding strategies and incentives to develop affordable housing. Additionally, affordable housing and transit is being prioritized by setting affordable housing goals along transit corridors and developing map transit overlay districts for compatible development along transit lines.

City Council is exploring regulatory changes throughout the City that could be made relatively quickly and that would have the effect of improving housing choice and affordability. The primary emphasis is on "missing middle" housing

types such as duplexes, triplexes, townhouses, and similar housing that are common in older neighborhoods but are often prohibited or made impractical by current zoning. These types are "middle" because they represent a middle ground between detached houses and larger apartment buildings and can fit seamlessly into existing residential contexts. In 2019, Raleigh City Council adopted an ordinance allowing Accessory Dwelling Units (second dwelling units on a property with a single primary dwelling) in an overlay district. City Council is evaluating permitting tiny homes (typically 400 square ft or less). Both of these alternative housing types could contribute to providing further housing affordability in the area.

SP-60 Homelessness Strategy - 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

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. Oak City Cares is a non-profit and multi-services center that provides coordinated entry targeted to people experiencing or at-risk of homelessness. Through partnerships with more than 20 community providers the Center serves as an entry point for accessing programs operated by local partner agencies. The property for Oak City Cares was acquired by Wake County in March 29, 2017, and the City contributed \$3.14 Million toward the property purchase and construction costs. The County and City were the primary funding sources for acquisition and construction. Center Oak City Cares is located next to the South Wilmington Street Center, which is the single men's homeless shelter owned and operated by the County. Oak City Cares provides an integrated set of homelessness prevention, assessment, case management, advocacy, access, and referral services and resources targeted to:

- Reduce the number of contacts people experiencing homelessness must make before finding crisis housing or services;
- Reduce new entries into homelessness through coordinated, system wide diversion and prevention efforts;
- Prevent people experiencing homelessness from entering and exiting multiple programs before getting their needs met;
- Minimize the need for individual provider wait lists for services;
- Foster increased collaboration between homelessness assistance providers;
- Improve a community's ability to perform well on Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH Act) outcomes and make progress on ending and reducing homelessness;
- Make efficient use of system resources, ensuring persons receive services appropriate to their level of need; and
- Support a Housing First approach and will work to connect households with the appropriate permanent housing opportunity, as well as any necessary supportive services to help maintain housing, as quickly as possible.

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 and Wake County released a Combined Request for Proposals (RFP) to fund activities eligible for the Emergency Solutions Grant (ESG), such as Emergency Shelter, Rapid Re-housing, Street Outreach, and Homeless Management Information System (HMIS) in January 2019. The RFP supports the CoC through the distribution of City ESG entitlement funds and local County funds for homeless and housing services. The Combined RFP process streamlines several processes; including the application process for providers and the contracting process for funders and providers, and the reimbursement process for funders and providers. The Combined RFP enables the CoC to enforce consistent services to consumers and promotes a seamless safety net of services for homeless households and households at-risk of becoming homeless. The City, County, and CoC meet regularly and work with grant recipients to help them adapt to the Combined RFP approach.

2. In Wake County, there is an insufficient number of emergency, overnight shelter beds for unaccompanied women experiencing homelessness. Urban Ministries has partnered with Wake County to expand their overnight bed capacity, and Wake County invested \$2.4 million dollars. Urban Ministries will move to a new location and is contracted to provide 73 beds, adding 37 new beds for single females.

3. The South Wilmington Street Center for men will continue to operate 234 beds for emergency shelter as described in Question 1 above. In addition, there are eight other agencies in Wake County that provide shelter, five agencies that provide transitional housing (including Wake County owned units at Cornerstone), and seven agencies that offer rapid re-housing assistance.

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. In 2015, the City of Raleigh, Wake County, and the Partnership to End and Prevent Homelessness (CoC) formed a partnership for funding ESG-eligible activities. The partner agencies created a Combined Request for Proposals (RFP) with a two-year funding cycle. The Combined RFP for Fiscal Years 2019-20 and 2020-21 was issued January 16, 2019. For these two fiscal years, the funds included are the City's ESG entitlement and the County local Homeless Funds. The funds for this Combined RFP will total approximately \$661,000. The Combined RFP will fund the following ESG-eligible activities: Emergency Shelter, Street Outreach, Rapid Re-housing, and Homeless Management Information System (HMIS). This combined funding process streamlines the process and enables the CoC to provide consistent services according to adopted communitywide standards for consumers. The CoC is working to build a seamless safety net for

homeless households and households at-risk of becoming homeless. The City, County, and CoC meet regularly and continue to work with grant recipients and help them adapt to the Combined RFP approach.

2. Shortening shelter stays: The Combined RFP now requires all shelter providers to have at least one MOU with a Rapid Re-Housing provider. These purposeful connections are intended to decrease the number of days involved in an average shelter stay. Rapid Re-Housing programs are expected to operate on a Housing First model, where clients are placed in housing first and provided with the support services appropriate to their need. The Housing First model should eventually result in shorter stays at shelters and increase access to Rapid Re-Housing programs and permanent housing. The communitywide standard is no more than 45 days in shelter before being rehoused.

3. Access to housing units: One priority in the City of Raleigh Consolidated Plan (ConPlan) is to “Enhance the Homeless to Housing Continuum.” One strategy for achieving this goal is through increasing the production of affordable and permanent supportive housing. Additional affordable and permanent supportive housing will make more units available to persons in Rapid Re-housing programs.

4. Preventing homeless from becoming homeless again: The goal is to help individuals avoid becoming homeless after being discharged from a publicly funded institution or system of care. Alliance Behavioral Healthcare assures that services are provided to persons who are being discharged from mental health care facilities.

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/County Combined Request for Proposals (RFP) will focus on Homeless Management Information System (HMIS), Emergency Shelter, Street Outreach, and Rapid Re-Housing. For Fiscal Years 2019-21, the County will fund Homelessness Prevention using local County tax dollars, separate from the Combined RFP. Local County funding gives greater flexibility to program development so it can include diversion.

For FY 2019-21, the City will fund with ESG dollars the following agencies / activities:

- Families Together of Wake County—Emergency Shelter--\$11,460
- Healing Transitions—Emergency Shelter for Women--\$129,386
- Passage Home—Rapid Re-Housing--\$54,681
- CoC—HMIS--\$76,500

In addition, the City of Raleigh works to prevent low-income individuals and families from becoming homeless in various ways. The efforts below are included in the City strategy:

- Providing CDBG-funded public service grants to nonprofits that provide services to homeless subpopulations.
- City support for Support Circles, a Rapid Re-housing program managed by Catholic Charities
- City administrative support for Passage Home, a nonprofit that works to find housing for ex-offenders and homeless veterans.
- “Ready to Rent” sessions to teach people how to maintain tenancy

- Partnerships with community agencies that provide case management, budget counseling, employment training, and financial assistance to help households who are at risk of homelessness.
- Homebuyer counseling and training for potential first-time homebuyers.

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

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

For housing built prior to 1978, lead-based paint (LBP) mitigation practices are required. Community Development housing programs take into consideration lead-based paint hazards. All rehabilitation projects are tested for the presence of LBP hazards and, if found, are abated.

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

The presence of any amount of lead-based paint in the community poses a threat to health, safety, and general welfare of the public. In 2017, the North Carolina Blood Lead Surveillance Data report that was issued by Children’s Environmental Health using test data that was completed by NC DHHS Environmental Health Section. This report shows that in 2017, 13,574 children in Wake County from birth to 6 years old were tested by NC DHHS Environmental Health Section (<https://ehs.ncpublichealth.com/hhccehb/cehu/lead/docs/BloodLeadTbl2017.pdf>) and found that:

- 32 were confirmed with blood lead levels of between 5-9 per deciliter.
- 8 were confirmed with blood lead levels of between 10-19 per deciliter.
- 3 were confirmed with blood lead levels of greater than 20 per deciliter.

Homes built prior to 1978 that are rehabbed with federal or local funds will be tested for lead, and any hazards found will be abated. This has been a best practice for the City of Raleigh since the inception of the program.

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

Any home that is accepted into a City of Raleigh rehabilitation program is tested for lead if it was built prior to 1978. We have a consultant that performs lead and asbestos tests. If lead is found, the firm provides a detailed scope of work that needs to be completed to remove the lead from the home. Once the scope of work has been completed, a contractor that has a certified lead abatement license is procured to complete the work. During this time, the homeowner is not living in the home and all safety protocols are followed. Once the work has been completed, the home is tested to ensure that all lead has been removed. No construction work will be done by any City employee or contractor until the consultant is able to provide a report that states that the property is clear.

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

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

The City is implementing strategies and is allocating resources to reduce poverty and create suitable living environments. The City’s work is enhancing greater economic diversity and growth. These efforts create opportunities through job training and other means of social support. The Community Development Division has a competitive RFP

(Community Enhancement Grant) every year to provide funding for local non-profits that are providing direct services to clients with incomes below 80% of AMI as defined by HUD. These services have helped to provide a wide range of assistance:

- Assistance for legal fees associated with restoring driving privileges to low-income individuals
- Beds for low-income children
- Rapid Rehousing for individuals experiencing homelessness
- Job readiness training for unemployed low-income people

Often the projects that we undertake include federal requirements like Davis Bacon and Section 3. We work with affordable housing builders and developers to connect project area residents to jobs, particularly in the NRSA. In the past, the Community Development Division has held job fairs to provide an avenue for local residents and vendors to get information on employment and bidding opportunities. Davis Bacon requires us to monitor the wages of employees working on City-sponsored projects to ensure that proper job classifications are used and prevailing wage rates are being applied.

Over the next five years, it is a goal to provide more opportunities the community to access jobs. We will continue to provide job fairs and seek out partnership opportunities to provide access to those looking for employment. We will also continue to provide grants to non-profits to support and/or enhance their programs that provide services to low to moderate income individuals. The goal of our programs 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 several 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. Through various city departments, and grant opportunities, there are several economic development programs that are expected to grow and expand over the next 5 years:

Recently, the Pathways Center was opened, and is a partnership with Capital Area Workforce Development Board (CAWDB), non-profits, and Wake Technical Community College. The center focuses on providing connections to services and job skills training.

The Housing and Neighborhoods Department will also continue to provide grant opportunities for workforce development training. These grants will be funded with CDBG and will focus on providing skills to residents with incomes at or below the 80% AMI as defined by HUD.

A portion of the City's CDBG grant will also focus on providing housing counseling services through a local non-profit agency. They will provide services to help residents with credit readiness, credit repair, and first-time homebuyer education courses.

The five-year budget of this Plan supports job retention and creation for LMI persons through CDBG support for the City's Business Upfit grant program. In addition to our programs, Wake County also supports many anti-poverty programs with multiple avenues 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

Housing and Neighborhoods staff works diligently to ensure compliance with regulations using various methods such as ongoing desk review and on-site monitoring. In addition, staff also provides internal and external communications, risk analysis, and providing applicable technical assistance to sub-recipients. City staff works to ensure monitoring will result in the following goals:

- Documenting compliance with program rules
- Monitoring areas of common concern that are identified in the risk analysis
- Follow-up on any prior years' monitoring results
- Analysis of progress reports and IDIS reports on program/project status
- Ensuring timely expenditure of funds

To ensure that staff can meet the above goals, Housing and Neighborhoods has a monitoring guide to follow all sub-recipients and contractors through the project they have been awarded. With each activity the following steps are followed by staff:

1. Standardized Applications for Grants and Bids
2. Pre-contract meeting
3. Detailed grant agreements to specify amount, source, use of funds, match requirements, reporting standards, record-keeping, results to be achieved, and other conditions specific to the project.
4. Desktop and on-site monitoring
5. Progress reports and review of detailed reimbursement requests

Housing and Neighborhoods has written procedures for staff to follow if a project triggers Section 3 and Davis- Bacon compliance. Pre-bid meetings are held prior to review of submitted applications. During these meetings, subcontractors are informed about Section 3 and Davis- Bacon regulations including MWBE, Federal and State Labor Standards, and timeliness of project completion at pre-construction meetings. Monitoring involves the contractor submitting monthly reports and certified payrolls for review. Prior to any payment being authorized, staff reviews and approves all invoices, monthly reports and certified payrolls. Staff also makes on-site visits to conduct interviews with the employees to regularly update information.

Staff also monitors rental developments that have received HOME funds from the City. Staff has created a monitoring schedule that meets federal requirements for the size of the development. When monitoring the development, staff reviews tenant files, the list of units rented at specific AMI thresholds, the tenant selection policy, the waiting list, the affirmative fair housing marketing plan, and the insurance policy. Staff has partnered with the City's Code Enforcement Division to perform on-site physical inspections of units. If the unit fails the physical inspection, Code Enforcement works with the Apartment Manager to have the items repaired and will re-inspect the property to ensure it meets code.

The City of Raleigh's Minority Women Business Enterprise (MWBE) Program is housed within the Housing and Neighborhoods department. This year MWBE has created standard operating procedures to provide details on complying with the City MWBE regulations. There is standard MWBE contract language that is included in every contract. Staff also works with all contractors to aid and improve access to MWBE vendors that are registered through the State MWBE system. Every month the amount of contractor spending towards MWBE firms is reported and then staff provides this information for MWBE staff.

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

Introduction

The City of Raleigh expects to have approximately \$13 million in the upcoming year in federal and local funding sources. A bond may be proposed to be voted on in an upcoming election. Programs that will continue to be funded include the Rental Development program, homeowner rehabilitation, and homebuyer assistance. Working toward increasing and preserving the supply of affordable housing will include future site development and infrastructure improvements relating to affordable housing development. Site development for single-family and townhomes will continue as the City continues to sponsor the construction of affordable houses. Public service grants funded by the Community Development Block Grant (CDBG) will include Community Enhancement grants, South Wilmington Street Center, Homebuyer Counseling, and a new Workforce Training grant. ESG funds will continue to fund rapid rehousing, emergency shelter, and HMIS support. CDBG funding will also go toward funding economic development grant programs.

In addition to federal funding sources, local funding is also used to implement the City’s Annual Action Plan. Over six million dollars is generated annually through the Penny for Housing, a one-cent property tax increase approved by voters in 2016. The Penny for Housing funds are primarily used for Community Development priorities and play a role in the City of Raleigh’s strategic plan, which includes the key focus areas of “Safe, Healthy and Vibrant Communities” and “Economic Development and Innovation”. The Safe, Healthy, and Vibrant Communities focus area includes initiatives that establish partnerships to provide services to homeless individuals and implement affordable housing strategies. Another bond for Affordable Housing is also being proposed in the coming year to fund existing programs such as rental development, homebuyer assistance, and could act as a funding mechanism for developing affordable housing along transit lines. The City’s administration shows continued support of housing and community development by providing increased local funding for programs and establishing strategic plan initiatives focused on affordable housing and homelessness.

Priority Table

| 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, Overnight shelter | \$3,192,514 | \$680,000 | 0 | \$3,872,514 | \$15,026,064 | |

| 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 | Admin and Planning, Homebuyer assistance, Homeowner rehab, Multifamily rental new construction, Multifamily rental rehab | \$1,464,643 | \$670,000 | 0 | \$2,134,643 | \$8,315,064 | |
| ESG | public - federal | Overnight shelter, Rapid re-housing (rental assistance) | \$275,598 | 0 | 0 | \$275,598 | \$1,088,108 | |
| Other-Bond | public - local | Homebuyer assistance, Public Improvements | \$665,000 | 0 | 0 | \$665,000 | 0 | City issued general obligation bond to pay for affordable housing activities. |
| Other-Penny for Housing Tax | Public-local | Homeowner rehab, Housing, Multifamily rental new construction, Multifamily rental rehab | \$6,241,000 | 0 | 0 | 0 | \$25,452,000 | One-cent property tax approved by voters in 2016. |

TABLE 56 - 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:

- Community Enhancement Grant (CEG) funds are awarded to nonprofit programs and can be used to cover up to 50% of the program costs. Nonprofit awardees must match 50% or more of the program funding with funding from other

sources.

- Affordable housing development activities include loans to private developers that build or preserve affordable rental units. The City provides funding to developers that receive federal Low-Income Housing Tax Credits (LIHTC) for rental development projects. The city loans serve as gap financing and cover any financing gaps that developers couldn't borrow from commercial lenders or obtain through other financing options. In this way, the loans provided by the City leverage both private dollars from developers in the form of equity, market rate loans, and public dollars from the LIHTC program. Some rental development projects may receive funding other government entities, such as the North Carolina Housing Finance Agency (NCHFA) and Wake County Government.
- ESG funds leverage funding for programs that assist homeless individuals and families. ESG requires dollar-for-dollar match from local grantees. The City partners with Wake County Government to do a joint RFP for the ESG program, and Wake County provides local funds for Homelessness Prevention. The contribution from Wake County is projected to be more than \$400,000.
- CDBG and HOME funds can be used to provide homebuyer assistance and leverage private financing obtained by homebuyers. CDBG funds are also used to fund activities associated with the construction of new housing units that provide homeownership opportunities. These CDBG funds leverage investments from private developers.
- Buyers of infill housing sponsored by the City use private lenders for first mortgage loans and often supplement the first mortgage with homebuyer assistance funding provided by the City. The homebuyer assistance funding can be used to cover down-payment costs associated with purchasing a home.
- An affordable housing bond has been proposed to be voted on in the election in November 2020. The bond would help fund existing programs such as rental development, homebuyer assistance, and could also be a funding mechanism for developing affordable housing along transit lines.

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

East College Park: Single-Family construction is the first component of the East College Park development. The second component is the construction and sale of townhomes. The developer Evergreen Construction Company has been selected through an RFP process to build townhomes. Overall, there will be up to 51 townhomes constructed in East College Park. In collaboration with the Parks, Recreation, and Cultural Resources Department; it is anticipated a new park will be developed within this fiscal year.

South Park/Garner Road Area: Over the past decade, the City has invested both federal and local dollars in the South Park/Garner Road area. The City is partnering with a multi-family developer to build affordable rental units on 5.7 acres of city-owned land along Sawyer Road and in the Brown Birch Apartment site. The developer was awarded funding for two 4% tax credit from the federal Low-Income Housing Tax Credit (LIHTC) program and will receive additional gap financing from the City. The development will provide approximately 354 affordable units in an area that is witnessing heavy private investment.

West Idlewild: The West Idlewild area has been a focus area for many years. It is the intent that City will sell several properties in the area through a public land disposition process.

Downtown East: The Downtown East area has also been a focus area for years. It is the intent that City will dispose of several properties in the area through Request for Proposal (RFP) process. It is projected that these properties will produce higher density affordable housing (multifamily apartments).

Martin-Haywood: The City selected 3 builders to construct affordable (LMI homebuyers) single-family homes on 23 lots. There are nine lots remaining in the project area. We anticipate all of those lots will be sold by the end of the fiscal year.

Discussion

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

1. Increase & Preserve the Supply of Affordable Housing
2. Enhance the Homeless to Housing Continuum
3. Increase Services to Build Self-Sufficiency & Sustainability

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

1 Year Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | 1-Year Funding | 1-Year Goal Outcome Indicator |
|------------|--|------------|----------|--------------------|--|--|---|--|
| 1 | Increase and preserve the supply of affordable housing | 2020 | 2025 | Affordable Housing | CITYWIDE COLLEGE PARK DOWNTOWN NEIGHBORHOODS | Supply of Affordable Housing Co-locate Affordable Housing & Transit Affordable housing connected to public amenities | HOME: \$ 2,134,643 CDBG: \$ 3,322,514 City of Raleigh Affordable Housing Bond: \$665,000 City of Raleigh Affordable Penny for Housing Tax: \$6,241,000 | Rental units constructed: 450 Household Housing Units Homeowner Housing Rehabilitated: 50 Household Housing Units Direct Financial Assistance to Homebuyers: 50 Households Assisted Buildings Demolished: 2 Buildings Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1,131 Persons Assisted Acquisition of Existing Units: 1 Unit |
| 2 | Enhance the homeless to housing continuum | 2020 | 2025 | Homelessness | CITYWIDE | Enhance the Homelessness & Low-Income population to Housing Continuum Increase Services to Vulnerable Populations | ESG: \$ 275,598 | Rapid Rehousing: 11 Households Assisted Homeless Person Overnight Shelter: 458 Persons Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | 1-Year Funding | 1-Year Goal Outcome Indicator |
|------------|--|------------|----------|---|-----------------|--|-----------------|--|
| 3 | Increase Services to Build Self-Sufficiency & Sustainability | 2020 | 2025 | Non-Housing Community Development Homeless Non-Homeless Special Needs | CITYWIDE | Increase Services to Vulnerable Populations Enhance the Homelessness & Low-Income population to Housing Continuum | CDBG: \$550,000 | Public service activities other than Low/Moderate Income Housing Benefit: 1,585 Persons Assisted Rapid Rehousing: 12 households assisted Homeless Person Overnight Shelter: 1,200 Persons Assisted Facade treatment/business building rehabilitation (# of Businesses): 4 businesses assisted |

TABLE 57 – GOALS SUMMARY

Goal Descriptions

| | | |
|---|-------------------------|--|
| 1 | Goal Name | Increase and preserve the supply of affordable housing |
| | Goal Description | As the area experiences unmet affordable housing need and housing costs outpacing income increases, the City of Raleigh is prioritizing creating additional affordable housing and preserving existing affordable housing with almost \$30 million of funding over the next five years. The focus of affordable housing creation will be on rental to allow more units to be created and ensure long-term affordability. Preserving affordable housing will focus on homeowner rehabilitation, homebuyer assistance, and possibly the acquisition and rehabilitation of existing affordable units. The sources of funds that will be used are federal HOME Investment Partnership, the Community Development Block Grant, the local Penny for Housing Property tax, and some past Bond money. The City will use the following programs to increase the number of affordable housing units: new construction and rehabilitation of rental units, rehabilitation of homeownership units, homebuyer assistance for down payments and second mortgages, and activities that support the development of affordable housing (public works/site improvements, acquisition, demolition, and relocation). |
| 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. The source of funds will be the federal Emergency Solutions Grant. |
| 3 | Goal Name | Increase Services to Build Self-Sufficiency & Sustainability |
| | Goal Description | Through meeting needs of those in the community through services and resources, the City of Raleigh seeks to help build self-sufficiency and sustainability in people’s lives through funding non-profit programs, housing counseling, workforce development training, and economic development. The source of funds will be the Community Development Block Grant. |

AP-35 Projects – 91.220(d)

Introduction

An Annual Action Plan (AAP) is required for each year of the Five-Year Consolidated Plan (ConPlan). This AAP covers July 1, 2020, through June 30, 2021 and is the first year of the City’s 2021-2025 ConPlan. The AAP implements strategies outlined in the ConPlan by addressing the housing needs of very low-, low-, and moderate-income citizens of Raleigh. The AAP enables investors, nonprofit organizations, program administrators, elected officials, and concerned citizens to work with the City to develop affordable housing and community development programs.

In FY 2020-21, the City anticipates a budget for housing and community development of over \$13 million, from federal and local resources. This money will be used to increase and preserve the supply of affordable housing through the homeowner rehabilitation program, homebuyer assistance (for down payment assistance and second mortgages), and the development of affordable rental units. Supporting the production of affordable housing are site improvements which help with activities such as updating infrastructure, the acquisition of land and housing, the demolition of buildings, and relocation.

From shelter operations to finding stable housing, the federal Emergency Solutions Grant helps fund non-profits serving people experiencing homelessness. In the coming year, the City of Raleigh will fund rapid rehousing, emergency shelter, and the administration of the Homeless Management Information System (HMIS). HMIS is a central database used to collect data on homeless service clients and data on housing and other services provided to each client.

The following organizations were selected for funding from the City's Emergency Solutions Grant (ESG) allocation [see table 1],

| Agency | Approximate Award (year 2) | Use of the Funds |
|--|----------------------------|---|
| Families Together of Wake County | \$12,651.00 | Emergency Shelter |
| Healing Transitions | \$130,576.00 | Emergency Shelter |
| Passage Home | \$55,871.00 | Rapid Re-Housing |
| Raleigh Wake Partnership to End and Prevent Homelessness | \$ 76,500 | Homelessness Information Management System (HMIS) |
| Total City ESG Funding | \$ 275,598 | |

Table 1 - Combined RFP for FY 2019-2021, Second Year (of Two): City of Raleigh ESG

With the goal of increasing services to build self-sufficiency and sustainability, the City will fund homebuying counseling, new workforce development training, operating costs of the South Wilmington Street Center, economic development (through the Façade Improvement Grant and the Building Upfit Grant), and the Community Enhancement Grant. The CEG funds are awarded to local agencies that support neighborhood improvements or innovative services for low-income persons or “special populations” such as disabled, elderly, homeless, etc.

The following nonprofits were selected for funding for CDBG public service funding through the CEG program for FY 2020-21 [See table 2].

| Agency | Recommended Award | Use of the Funds |
|-------------------|-------------------|--|
| Families Together | \$50,000 | Short-term shelter for homeless families |

| | | |
|------------------------------------|----------|--|
| InterAct | \$45,000 | Connecting low-income individuals fleeing domestic violence to services |
| StepUp Ministry | \$45,000 | Employment training and job placement support for low-income individuals |
| The Green Chair Project | \$35,000 | Complete bed sets for formerly homeless families |
| Communities in Schools Wake | \$25,000 | After school and summer program for low-income special needs elementary students |

Table 2 - Community Enhancement Grant, FY 2020-2021: Selections for Funding

The projects listed below are funded with only federal funds or a combination of federal and local funds in the Annual Action Plan year.

Projects

| # | Project Name |
|----|------------------------------|
| 1 | Housing Rehab- 20/21 |
| 2 | Homebuyer Assistance- 20/21 |
| 3 | Rental Dev- 20/21 |
| 4 | Pub Works/Site Imprv – 20/21 |
| 5 | Acquisition – 20/21 |
| 6 | Relocation – 20/21 |
| 7 | Demolition – 20/21 |
| 8 | Admin– 20/21 |
| 9 | HESG- 20/21 |
| 10 | Public Service – 20/21 |
| 11 | Economic Development- 20/21 |

TABLE 58 – 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 services to build self-sufficiency. The main obstacle in addressing underserved needs is that the needs of the community outweigh the funding available to address the needs.

| | | |
|----------|------------------------|--|
| 1 | Project Name | Housing Rehab- 20/21 |
| | Target Area | CITYWIDE |
| | Goals Supported | Increase & Preserve the Supply of Affordable Housing |
| | Needs Addressed | Supply of Affordable Housing |
| | Funding | HOME: \$500,000 CDBG: \$ 977,324 Penny Fund: \$700,000 |
| | Description | Rehabilitation of substandard housing. The City has two types of owner-occupied home rehabilitation programs – substantial and limited repair. |

| | | |
|----------|--|--|
| | Target Date | 6/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 15 low and moderate-income homeowners will benefit from substantial rehabilitation and 35 elderly or disabled homeowners will benefit from limited repair. |
| | Location Description | Citywide |
| | Planned Activities | Approximately 50 housing units to be rehabilitated. |
| 2 | Project Name | Homebuyer Assistance- 20/21 |
| | Target Area | CITYWIDE |
| | Goals Supported | Increase & Preserve the Supply of Affordable Housing |
| | Needs Addressed | Supply of Affordable Housing |
| | Funding | HOME: \$500,000 CDBG: \$10,000 Bond: \$500,000 |
| | Description | Down payment assistance and second mortgages to low-and-moderate-income homebuyers. |
| | Target Date | 6/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | 50 low-and-moderate-income homebuyers will benefit from homebuyer assistance. |
| | Location Description | Citywide |
| | Planned Activities | 50 households will receive down payment assistance and second mortgages through homebuyer assistance. |
| 3 | Project Name | Rental Dev- 20/21 |
| | Target Area | CITYWIDE DOWNTOWN NEIGHBORHOODS |
| | Goals Supported | Increase & Preserve the Supply of Affordable Housing |
| | Needs Addressed | Supply of Affordable Housing Co-locate Affordable Housing & Transit Affordable housing connected to public amenities |
| | Funding | HOME: \$911,515 Penny Fund: \$5,541,000 |
| | Description | Funding of the development/production of affordable rental housing. |
| | Target Date | 6/30/2021 |

| | | |
|---|--|--|
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 450 housing units will be constructed to benefit low-to-moderate income households. |
| | Location Description | Citywide Downtown Neighborhoods |
| | Planned Activities | Financial assistance to create affordable housing units over several years. Out of the HOME funding total, \$219,696.45 will be provided for Community Housing Development Organization (CHDO) activities. |
| 4 | Project Name | Pub Works/Site Imprv – 20/21 |
| | Target Area | COLLEGE PARK NRSA DOWNTOWN NEIGHBORHOODS |
| | Goals Supported | Increase & Preserve the Supply of Affordable Housing |
| | Needs Addressed | Supply of Affordable Housing Affordable housing connected to public amenities |
| | Funding | CDBG: \$1,072,260 Bond: \$165,000 |
| | Description | Design/Planning Contracts, Environmental Assessments, Street Infrastructure, Site Improvements. Funding includes \$600,000 in program income. |
| | Target Date | 6/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | The site improvements in the upcoming year are expected to have an area-wide benefit in the NRSA, particularly the East College Park portion. |
| | Location Description | Proposed areas: College Park, West Idlewild, and Downtown East Areas. |
| | Planned Activities | This year a park in East College Park within the NRSA will be developed. Site improvements are also anticipated for the upcoming townhomes in the NRSA. Street improvements are also planned for the NRSA. |
| 5 | Project Name | Acquisition – 20/21 |
| | Target Area | CITYWIDE |
| | Goals Supported | Increase & Preserve the Supply of Affordable Housing |
| | Needs Addressed | Supply of Affordable Housing Co-locate Affordable Housing & Transit Affordable housing connected to public amenities |
| | Funding | CDBG: \$300,000 |
| | Description | Acquisition of property to benefit Low/Mod Renters. |

| | | |
|----------|--|--|
| | Target Date | 6/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | Future acquisition will support LMI housing benefit. |
| | Location Description | Citywide |
| | Planned Activities | Targeted acquisition to support ongoing projects through a Request for Letters of Interest process. |
| 6 | Project Name | Relocation – 20/21 |
| | Target Area | CITYWIDE DOWNTOWN NEIGHBORHOODS |
| | Goals Supported | Increase & Preserve the Supply of Affordable Housing |
| | Needs Addressed | Supply of Affordable Housing |
| | Funding | CDBG: \$ 216,758 |
| | Description | Provision of moving expenses and relocation costs for existing occupants of units to be demolished. Relocation Assistance provided to Low/Mod Beneficiaries. |
| | Target Date | 6/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | Payments to 29 LMI families affected by City-sponsored redevelopment at Brown Birch. |
| | Location Description | Downtown Neighborhoods |
| | Planned Activities | Relocation from redevelopment in downtown neighborhoods. |
| 7 | Project Name | Demolition – 20/21 |
| | Target Area | CITYWIDE |
| | Goals Supported | Increase & Preserve the Supply of Affordable Housing |
| | Needs Addressed | Supply of Affordable Housing |
| | Funding | CDBG: \$51,480 |
| | Description | Demolition of blighted properties. |
| | Target Date | 6/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | Area-wide benefit |
| | Location Description | Citywide |
| | | Planned Activities |

| | | |
|---|--|--|
| 8 | Project Name | Admin– 20/21 |
| | Target Area | CITYWIDE |
| | Goals Supported | Increase & Preserve the Supply of Affordable Housing |
| | Needs Addressed | Increase & Preserve the Supply of Affordable Housing Homelessness & Low-Income to Housing Continuum Increase Services to Vulnerable Populations |
| | Funding | CDBG: \$692,293 HOME: \$223,129 |
| | Description | Administration Costs for Program Year 2020-2021. Funding includes \$80,000 in program income. |
| | Target Date | 6/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | These are administrative costs which allow the City to carry out activities proposed in this plan. |
| | Location Description | Citywide |
| | Planned Activities | Eligible costs to administer federal grants to fund activities and programs in the AAP. |
| 9 | Project Name | HESG- 20/21 |
| | Target Area | CITYWIDE |
| | Goals Supported | Enhance the homeless to housing continuum |
| | Needs Addressed | Homelessness & Low-Income to Housing Continuum Increase Services to Vulnerable Populations |
| | Funding | ESG: \$275,598 |
| | Description | HESG funds will be used to provide: (1) emergency shelter to homeless individuals and families; (2) rapid re-housing; and (3) funds to support the Homelessness Management Information System (HMIS) for the Continuum of Care (CoC) area. |
| | Target Date | 6/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | 1. Approximately 720 individuals will be served through emergency shelter and 10 households will be served by rapid-rehousing assistance 2. Funds will be used to support the CoC wide HMIS. |
| | Location Description | Citywide |

| | | |
|-----------|--|---|
| | Planned Activities | HMIS, year 2: \$76,500 for the Raleigh Wake Partnership to End and Prevent Homelessness (the CoC) to cover a portion of HMIS costs that would otherwise be paid by providers. Emergency shelter, year 2: \$12,651 will be provided to Families Together of Wake County and \$130,576 to Healing Transition; Rapid Re-housing, year 2: \$55,871 will be provided to Passage Home. Theirs will be the only ESG admin to be used at \$4,190. |
| 10 | Project Name | Public Service – 20/21 |
| | Target Area | CITYWIDE |
| | Goals Supported | Increase Services to Build Self-Sufficiency & Sustainability |
| | Needs Addressed | Increase Services to Vulnerable Populations Homelessness & Low-Income to Housing Continuum |
| | Funding | CDBG: \$450,000 |
| | Description | Public Service Activities - Community Enhancement Grants – Non-Profit Support |
| | Target Date | 6/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 1,335 Low and moderate-income individuals will benefit from public services and approximately 12 families will benefit from rapid rehousing through the Community Enhancement Grant. The Workforce Training Program will provide funding to non-profits to serve approximately 30 people. Homebuyer counseling will assist approximately 250 people. The men's shelter will assist approximately 1,200 people. |
| | Location Description | Citywide |
| | Planned Activities | Federal Funding will go toward Homebuyer Counseling (\$70,000); Wilmington St. Men’s Shelter Operations (\$100,000); Workforce Development Training (\$80,000); the Community Enhancement Grant agency funding recommendations — Families Together (\$50,000), InterAct (\$45,000), StepUp Ministry (45,000), The Green Chair Project (\$35,000), Communities in Schools Wake (\$25,000); and the Workforce Development training funding recommendations- Fathers Forever (\$52,000) and Passage Home (\$28,000). |
| 11 | Project Name | Economic Development- 20/21 |
| | Target Area | NRSA |
| | Goals Supported | Increase Services to Build Self-Sufficiency & Sustainability |
| | Needs Addressed | Increase Services to Vulnerable Populations |

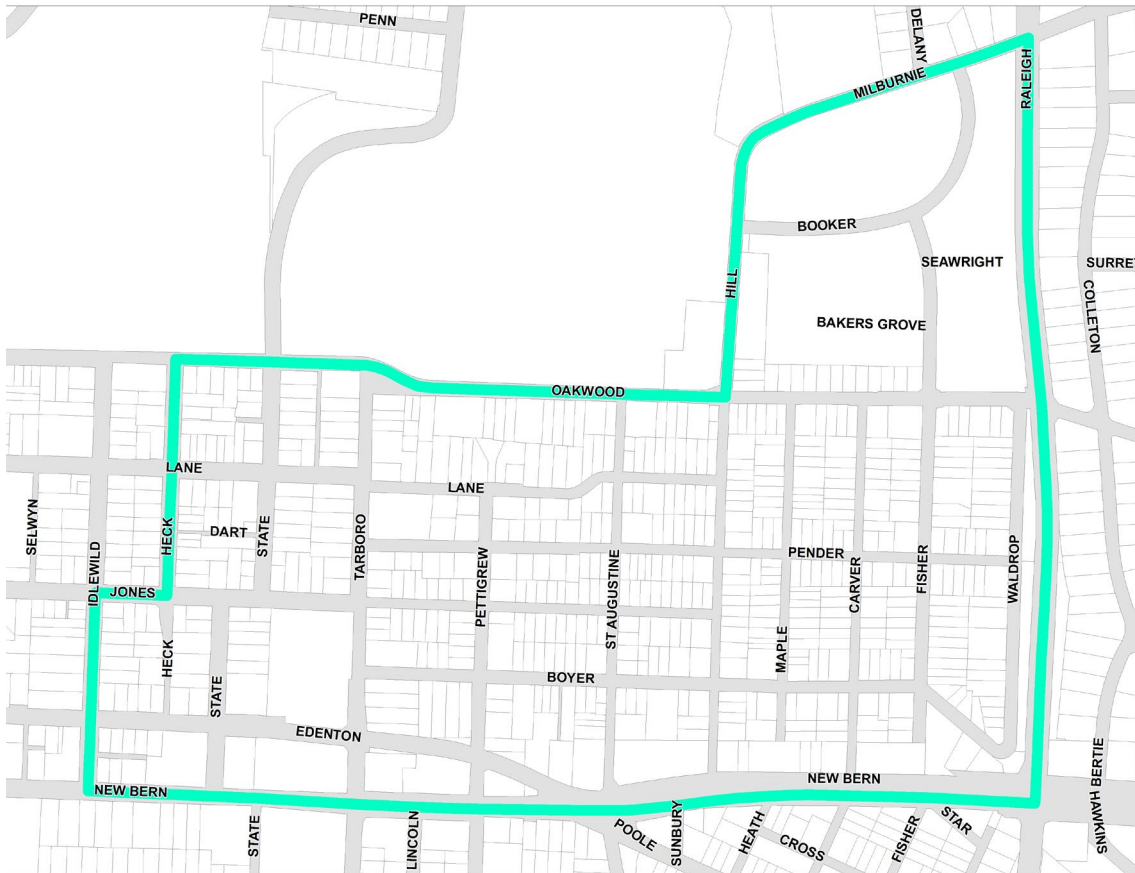
| | |
|--|---|
| Funding | CDBG: \$100,000 |
| Description | Existing City economic development programs to address commercial blight and assist businesses with interior improvements. |
| Target Date | 6/30/2021 |
| Estimate the number and type of families that will benefit from the proposed activities | Facade Grants: Benefit will be blight removal benefiting approximately 2 businesses. Business Upfit Grant (BUG): Approximately 2 Businesses rehabilitated. |
| Location Description | NRSA |
| Planned Activities | Facade Grant: Grants to business operators for façade renovations. BUG: Assistance to business operators for building up-fit. |

AP- 50 Geographic Distribution

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

College Park NRSA:

East College Park is part of the Neighborhood Revitalization and Strategy Area (NRSA). The City sought the NRSA designation for many reasons, including helping to mitigate the rising cost of housing in the area due to market forces. Once the plan was approved, the City began to undertake the largest infrastructure project it's ever implemented with CDBG funds. The construction began in Spring of 2016 with project costs over \$5 million. The City is focusing on building infill housing on lots purchased with previous investments. These investments are providing citizens with a range of incomes access to homeownership. In East College Park, the City is managing a mix of 60% of homebuyers under 80% of the Area Median Income and 40% of homebuyers unrestricted by income limits. The mixed pricing strategy is being used to establish a diverse mixed-income community.



College Park Neighborhood Revitalization Strategy Area

East College Park: Single-Family construction is the first component of the East College Park development. The second component is the construction and sale of townhomes. The developer Evergreen Construction Company has been selected through an RFP process to build townhomes. Overall, there will be up to 51 townhomes constructed in East College Park. In collaboration with the Parks, Recreation, and Cultural Resources Department, a park will be developed in the first fiscal year of the Consolidated Plan.

Washington Terrace: The northern portion of the NRSA will provide affordable rental opportunities for both families and seniors. The redevelopment of Washington Terrace is being facilitated by DHIC. In the coming year, two new Low-Income Tax Credit projects will come online on the old Washington Terrace site. These developments will provide over 230 units of affordable rental. The Villages of Washington Terrace is a 162-unit family development and is currently beginning the leasing process. Booker Park North is a 72-unit senior housing development which will begin leasing the next several months. Due to a high demand of senior housing, another senior development has been proposed on the old Washington Terrace site.

Downtown Neighborhoods:

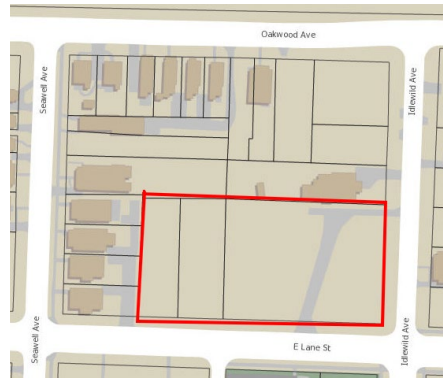
South Park/Garner Road Area: Over the past decade, the City has invested both federal and local dollars in the South Park/Garner Road area, which is witnessing heavy private investment. The City is partnering with a multi-family developer to build affordable rental units on 5.7 acres of city-owned land along Sawyer Road. The developer was awarded 4% tax credit funding from the federal Low-Income Housing Tax Credit (LIHTC) program and will receive additional gap financing from the City. The development will provide approximately 154 affordable units. The same developer is working with Passage Home, a non-profit and a multi-family developer will build additional affordable rental units in the adjacent area as well with LIHTC. The City of Raleigh will assist in the financing of approximately 200

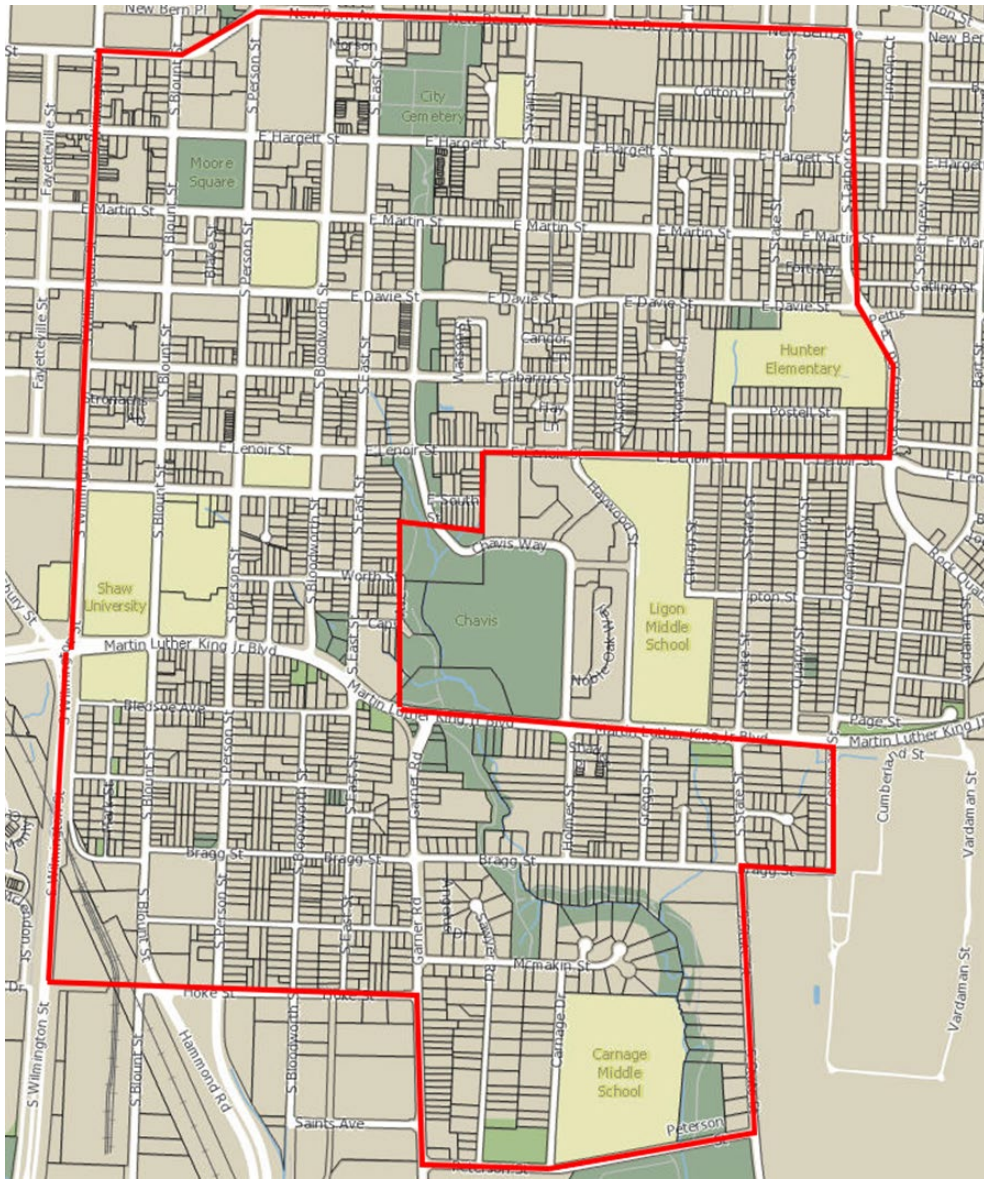
apartments units that are being proposed on the Brown Birch apartment site.

West Idlewild: The West Idlewild area has been a focus area for many years. It is the intent that City will sell its Lane/Idlewild site in the area through a disposition process.

Downtown East: The Downtown East area has also been a focus area for years. It is the intent that City will dispose of several properties in the area through a Request for Proposal (RFP) process. It is projected that these properties will produce higher density affordable housing (multifamily apartments).

Martin-Haywood: The City selected 3 builders to construct affordable (LMI homebuyers) single-family homes on 23 lots. There are nine lots remaining in the project area. We anticipate all of those lots will be sold by FY 2022.





Downtown Neighborhoods Geographic Priority Area

City-wide:

City-owned properties are being sold for the purpose of creating affordable housing development throughout the City of Raleigh. The City of Raleigh is focusing on creating affordable housing through rental development. Rental Development loans are applied citywide. Homeowner Rehabilitation programs (substantial and limited repair) and the Homebuyer Assistance program can be used by residents anywhere in Raleigh. Furthermore, funding awarded for non-profit services, workforce training programs, and homebuyer counseling benefit Raleigh residents regardless of where they live in the city. Because most of Community Development’s programs are not bound by a specific target area, the majority of funding is described as “citywide”.

Geographic Distribution

| Target Area | Percentage of Funds |
|------------------------|---------------------|
| DOWNTOWN NEIGHBORHOODS | 3 |

| Target Area | Percentage of Funds |
|-------------------|---------------------|
| CITYWIDE | 96 |
| COLLEGE PARK NRSA | 1 |

TABLE 59 - GEOGRAPHIC DISTRIBUTION

Rationale for the priorities for allocating investments geographically

Historically, the City of Raleigh has invested Community Development Block Grant (CDBG) funds in its Redevelopment Areas. Redevelopment Areas were created in “blighted” neighborhoods and served as target areas for neighborhood revitalization programs. The City remains active in redeveloping blighted areas and created a Neighborhood Revitalization Strategy Area (NRSA) and the geographic priority area of “Downtown Neighborhoods” to serve as a target areas for investment. Within the NRSA, East College Park is being developed with affordable single-family housing and townhomes. The Downtown Neighborhoods area encompasses many different redevelopment areas, including South Park, Garner Road, West Idlewild, Downtown East, and Thompson Hunter (Martin-Haywood). In the next five years the primary City action in Downtown Neighborhoods will be sale of lots acquired in the past.

In recent years, a greater percentage of federal funding (CDBG, HOME) has been allocated to affordable rental development and rehab. The affordable apartment development is not isolated to the NRSA and may occur in any area throughout the city. Therefore, the “Citywide” designation has grown as a percentage of geographic distribution. ESG funds are used to serve a population that in not tied to any specific area and are considered "Citywide."

Discussion

The City of Raleigh has been successful in its geographic allocation of housing and community development investments. Investment activities have been focused in target areas within the NRSA, such as the NRSA and the East College Park Neighborhood. Over the years, the City has removed blight and created new affordable housing opportunities. The South Park and Garner Road areas have been focus areas for several years. In both target areas, the City is working with developers to create new affordable infill housing.

There has been a shift to sponsor new affordable rentals citywide outside of redevelopment areas. This has caused the percentage of funds in the Citywide target area to expand. The Affordable Housing Improvement Plan focuses on the need for affordable rental and a constant funding source. Subsequently, the Penny for Housing fund was created and the City began soliciting 4% bond deals along with the 9% tax credit deals. This strategy has allowed the City to participate in additional affordable housing developments, many along transit corridors and in areas that had never had affordable housing investment.

AP-55 Affordable Housing

Introduction

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

| One Year Goals for the Number of Households to be Supported | |
|---|-----|
| Homeless | 14 |
| Non-Homeless | 275 |
| Special-Needs | 256 |
| Total | 545 |

Table 60 - One Year Goals for Affordable Housing by Support Requirement

Homeless Shelter Support

Approximately 1,658 people experiencing homelessness will be also be served in the coming year through overnight shelter by providing funding for meals and shelter operating costs.

Additional Housing Support

Additional City funded grant that Community Development Division administers is to Catholic Charities for the Support Circles program. This program is projected to serve 5 families through homeless prevention and/or rapid re-housing and stably re-house 15 homeless families in permanent housing.

The goal for special needs households supported estimates the number of units to be developed for special needs populations based on previous years. Special needs households include the elderly, persons with mental, physical, and developmental disabilities, persons with alcohol or other addictions, persons with HIV/AIDS, and victims of domestic violence. For most of these populations, the City of Raleigh can only report on these populations if they are self-identified.

| One Year Goals for the Number of Households Supported Through | |
|--|-----|
| Rental Assistance | 22 |
| The Production of New Units | 472 |
| Rehab of Existing Units | 50 |
| Acquisition of Existing Units | 1 |
| Total | 545 |

Table 61 - One Year Goals for Affordable Housing by Support Type

The one-year goal of households supported through “Rental Assistance” is an estimation of the households to be assisted through ESG and CDBG Community Enhancement Grant federally funded rapid re-housing. Added with locally funded re-housing services, a total of 40 households are estimated to receive rental assistance. The goal for “the Production of New Units” estimates the number of new units to be constructed. This total includes 450 HOME federally funded and locally funded through the Penny for Housing tax plus homeowner housing units added through the construction of single-family and townhomes. The goal for the “Rehab of Existing Units” estimates the number of homeowners that will receive funding to rehabilitate their homes through the substantial and limited-repair programs (50 households federally and locally funded). The City’s Limited Repair Rehab program provides forgivable loans to very low-income, elderly and/or disabled owner households, with priority given to those who are elderly or disabled.

Discussion

Raleigh is experiencing a high level of population growth due to the growth of companies in the city and in the region. Raleigh is home to a cluster of technology-based companies, and the technology industry is growing rapidly. According to the Wake County Affordable Housing Plan, Wake County is growing by an average of 22,000 people each year. This growth has created an influx of new, high-income residents moving into the city, and the high-income residents can afford to pay higher rents and purchase more expensive homes. The area’s prosperity creates a challenge for low- and moderate-income (LMI) residents. LMI residents must compete with high-income residents for available housing and this competition causes LMI residents to become cost-burdened (spend over 30% of income on housing). The median household income in Wake County increased by 10% from 2006-2017, while rental housing costs have increased by 35% over the same time period.

The rising cost of housing has also created challenges for agencies working to develop affordable housing, especially with declines in federal funding for housing programs. The need for affordable housing is large and growing. Naturally occurring affordable housing (NOAH) and publicly subsidized units are lost each year (approximately 5,000 in Wake County from 2009-2015), and it may be difficult to provide housing for the growing need. It was projected that the

county needed an additional 56,000 affordable units in 2017, and it is expected that 150,000 additional units are needed by 2027. The City is striving to meet the housing challenge through increased investment of local funds and selling city-owned land for the development of affordable housing. The City is also seeking ways to preserve and expand the supply of affordable housing in high-cost areas and near transit lines. (Wake County Affordable Housing Plan Final Briefing Book 2017, pg. 6)

AP- 60 Public Housing

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

The ability to serve families in need of subsidized housing depends on federal appropriations. Budgetary constraints on the federal level directly impact the Raleigh Housing Authority. RHA operates one conventional public housing waiting list and four incentive public housing waiting lists. Individuals interested in applying are encouraged to submit applications for all programs in which they wish to participate as this provides the greatest number of options to the family. Public housing waiting lists have a one-in, one-out process, which means that in order to house a family from the waiting list, another family must first vacate the home. Wait time for public housing is pending the rate of turnover, and varies based on family size and need. Currently, the typical family will wait between one and five years.

RHA receives HUD funding through the Capital Fund Program (CFP) to assist with unit modernization, development, and maintenance costs of public housing units community-wide. The following work items are either underway or recently completed:

- Continued installation of security cameras throughout sites as needs are identified.
- Replacement of outdated plumbing in a 60 unit development as units are turned during vacancies.
- Asbestos abatement portfolio wide.
- Installation of new luxury vinyl-plank flooring during vacancy turns.
- Planned roof removal and replacement at 14 story senior building Glenwood Towers.
- Emergency Façade Repair at Glenwood Towers.
- Planning new fire alarm system installation at Carriage House.
- Lentil Repair and replacement as well as additional securing of façade at Glenwood Towers.
- Planning repaving of private roads and parking at two developments.
- Planning abatement and new flooring of first floor common areas at Carriage House.
- Smoke and CO2 detectors upgraded/replaced at developments as needed.
- Lead Based Paint testing at all pre-1978 multifamily developments.

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

RHA recognizes the benefit of having its residents be involved with the communities while working towards a greater level of self-sufficiency. RHA regularly shares and promotes opportunities to achieve this with residents. RHA promotes the following programs for residents:

a. **Homeownership:** RHA offers an Incentive Public Housing program that helps ready families for homeownership. The families that qualify for these homes based on a working preference are required to attend and complete home buyer's training classes annually. RHA continues to offer or provide referrals to workshops on money management and homebuyer education to assist in future homeownership. This program works with families to establish and/or improve

credit, save for down payments, shop for financing, and select houses. The residents of this program have a ten year rental program opportunity to prepare and achieve their goals. The public housing family will have to purchase a home of their choice.

b. Supportive Services: RHA has developed Memoranda of Understanding with several community partners to better serve the needs of families of public housing. Communities In Schools of Wake County (CIS Wake) continues to be a crucial partner in the delivery of services in public housing. CIS Wake operates after-school and summer programs in several public housing communities. The children attend these centers at no cost to their families and receive one-on-one tutorial assistance. In partnership with AT&T and Google Fiber, free internet service and digital literacy classes are offered in some of the public housing communities. Partnerships such as these provide a plethora of resources and benefits to residents that would otherwise not be possible due to lack of additional funding for supportive services.

c. Community Involvement: RHA continues to coordinate services with other agencies in the Raleigh area; including the Police Department, City Inspections, Community Development, and Parks and Recreation Department. In addition to the CIS centers, RHA provides space to a daycare center, Meals on Wheels, Inter-Community Council office, St. Saviour's Outreach Center, and Arts Together. The RHA staff is actively involved with coordinating programs with many community agencies; including Wake County Human Services, Communities-In Schools of Wake County, Inter-Act, Coordinated Entry, and Alliance Health. The faith community is involved in the public housing communities, and many churches take an active role in programs in various communities.

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

The Raleigh Housing Authority continues to be rated as a high performer by the U. S. Department of Housing and Urban Development's management assessment system. RHA's Housing Choice Voucher program maintains high usage percentages and is highly rated by HUD. RHA is not designated as troubled by HUD and remains committed to its mission to provide safe, quality, affordable housing to low and moderate income families in the greater Raleigh community. RHA also promotes personal responsibility and self-sufficiency of residents while maintaining the fiscal integrity of the agency.

Discussion

As a federally-funded agency, RHA is impacted by budget decisions made by HUD. HUD provides guidance that funding for public housing will remain less than 100% of eligibility, so funds are not available to serve 100% of eligible families. Housing authorities are encouraged to find alternative means to modernize public housing units and use operating capabilities for activities that depend less on federal subsidies. RHA is investigating options to preserve and enhance its housing inventory through means beyond federal funding. RHA works with supportive services and other agencies to promote employment and personal responsibility for residents. RHA intends to provide residents with a pathway to financial stability and self-sufficiency. RHA will work to maintain a quality portfolio of affordable housing despite proposed changes to regulations and declining federal funding.

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. The section also discusses activities that Raleigh, Wake County, and the Continuum of Care (CoC) work together to complete. All

partners are working toward full incorporation of HEARTH Act 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. Oak City Cares is a non-profit and multi-services center that provides coordinated entry targeted to people experiencing or at-risk of homelessness. Through partnerships with more than 20 community providers the Center serves as an entry point for accessing programs operated by local partner agencies. The property for Oak City Cares was acquired by Wake County in March 29, 2017, and the City contributed \$3.14 Million toward the property purchase and construction costs. The County and City were the primary funding sources for acquisition and construction. Oak City Cares is located next to the South Wilmington Street Center, which is the single men's homeless shelter owned and operated by the County. Oak City Cares provides an integrated set of homelessness prevention, assessment, case management, advocacy, access, and referral services and resources targeted to:

- Reduce the number of contacts people experiencing homelessness must make before finding crisis housing or services;
- Reduce new entries into homelessness through coordinated, system wide diversion and prevention efforts;
- Prevent people experiencing homelessness from entering and exiting multiple programs before getting their needs met;
- Minimize the need for individual provider wait lists for services;
- Foster increased collaboration between homelessness assistance providers;
- Improve a community's ability to perform well on Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH Act) outcomes and make progress on ending and reducing homelessness;
- Make efficient use of system resources, ensuring persons receive services appropriate to their level of need; and
- Support a Housing First approach and will work to connect households with the appropriate permanent housing opportunity, as well as any necessary supportive services to help maintain housing, as quickly as possible.

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. The Wake County Human Services Department operates Cornerstone, a day shelter for individuals who are homeless. 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 with access to housing. Cornerstone offers a Permanent Supportive housing program and other housing programs.

4. The South Wilmington Street Center is a men's shelter run by the Wake County Human Services Department. The Center offers emergency beds to men through a lottery system. Staff encourages men at the Center to become part of the housing program because the program provides a path to permanent housing. If men participate in the housing program, they are guaranteed a bed each night as they work toward permanent housing.

Addressing the emergency shelter and transitional housing needs of homeless persons.

The emergency and transitional housing needs of homeless persons will be addressed through emergency shelter, rapid rehousing, and tenancy support/care coordination. The following initiatives provide more detail:

- Targeting High Needs Clients - The Raleigh-Wake Continuum of Care implemented and is continuing to refine a process to improve the delivery of housing and crisis response services and to assist people experiencing homelessness or at imminent risk of homelessness by refining the community's process for access, assessment, eligibility determination and referrals across the Continuum. This process, the Coordinated Entry System, institutes consistent and uniform access, assessment, prioritization, and referral processes to determine the most appropriate response to each person's immediate housing needs. Coordinated Entry is recognized nationally as a best practice which can improve efficiency within our system, provide clarity for people experiencing homelessness, and can help serve more people more quickly and efficiently with assistance targeted to address their housing needs. Coordinated Entry is helping to establish a protocol for prioritizing higher needs clients presenting for emergency shelter and transitional housing. This year South Wilmington Street Center will implement low barrier principles that target higher needs clients above other clients for shelter.
- Shelter and Supportive Services - The City of Raleigh and Wake county partnered to release a combined Request for Proposals to fund: emergency shelter, rapid re-housing, street outreach, and the Homeless Management Information System. This combined funding process simplifies the application for providers, streamlines the contracting and reimbursement process, and enables agencies to provide consistent services to consumers. Three agencies were awarded funds by the County for a total of \$545,725, and four agencies (one in common with the County awards) were awarded funding by the City for a total of \$183,500. The result is more efficiency in working toward a seamless safety net for households who are homeless or at-risk of becoming homeless. This year Wake county will monitor contracted agencies and issue a new RFP in the fall.
- Emergency Shelter for Single Women - In Wake County, there is an insufficient number of emergency overnight shelter beds for unaccompanied women experiencing homelessness. Wake county currently contracts with Urban Ministries of Wake county and Healing Transitions of Wake county to provide emergency overnight and program beds for women. Using Homeless Management Information System (HMIS) data, in combination with the Point-In-Time count data, a gap analysis was performed to determine the additional need within the community. A meeting was held with community providers assisting women experiencing homelessness, in which needs for this facility and the population were further specified. Urban Ministries has partnered with Wake County to expand their overnight bed capacity and supportive services, and Wake County invested \$2.4 million dollars. This year Urban Ministries will move to a new location and is contracted to provide supportive services and 73 beds, adding 37 new beds for single females.
- Emergency Shelter for Single Men - South Wilmington Street Center for men will continue to operate 234 beds for emergency shelter and supportive services, as described in Question 1 above.

In addition, there are eight other agencies in Wake County that provide shelter, five agencies that provide transitional housing (including Wake County-owned units at Cornerstone), and seven agencies that offer rapid re-housing assistance. Furthermore, Dorcas Ministries also provides hotel vouchers as emergency shelter.

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. In 2015, the City of Raleigh, Wake County, and the Partnership to End and Prevent Homelessness (CoC) formed a partnership for funding ESG-eligible activities. The partner agencies created a Combined Request for Proposals (RFP) with a two-year funding cycle. The Combined RFP for Fiscal Years 2019-20 and 2020-21 was issued January 16, 2019. For these two fiscal years, the funds included are the City's ESG entitlement and the County local Homeless Funds. The funds for this Combined RFP will total approximately \$661,000. The Combined RFP will fund the following ESG-eligible activities: Emergency Shelter, Street Outreach, Rapid Re-housing, and Homeless Management Information System (HMIS). This combined funding process streamlines the process and enables the CoC to provide consistent services according to adopted communitywide standards for consumers. The CoC is working to build a seamless safety net for homeless households and households at-risk of becoming homeless. The City, County, and CoC meet regularly and continue to work with grant recipients and help them adapt to the Combined RFP approach.

2. Shortening shelter stays: The Combined RFP now requires all shelter providers to have at least one MOU with a Rapid Re-Housing provider. These purposeful connections are intended to decrease the number of days involved in an average shelter stay. Rapid Re-Housing programs are expected to operate on a Housing First model, where clients are placed in housing first and provided with the support services appropriate to their need. The Housing First model should eventually result in shorter stays at shelters and increase access to Rapid Re-Housing programs and permanent housing. The communitywide standard is no more than 45 days in shelter before being rehoused.

3. Access to housing units: One priority in the City of Raleigh Consolidated Plan (ConPlan) is to "Enhance the Homeless to Housing Continuum." One strategy for achieving this goal is through increasing the production of affordable and permanent supportive housing. Additional affordable and permanent supportive housing will make more units available to persons in Rapid Re-housing programs.

4. Preventing homeless from becoming homeless again: The goal is to help individuals avoid becoming homeless after being discharged from a publicly funded institution or system of care. Alliance Behavioral Healthcare assures that services are provided to persons who are being discharged from mental health care facilities.

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/County Combined Request for Proposals (RFP) will focus on Homeless Management Information System (HMIS), Emergency Shelter, Street Outreach, and Rapid Re-Housing. For Fiscal Years 2019-21, the County will fund Homelessness Prevention using local County tax dollars, separate from the Combined RFP. Local County funding gives greater flexibility to program development so it can include diversion.

For FY 2019-21, the City will fund with ESG dollars the following agencies / activities:

- Families Together of Wake County—Emergency Shelter
- Healing Transitions—Emergency Shelter for Women
- Passage Home—Rapid Re-Housing
- CoC—HMIS

In addition, the City of Raleigh works to prevent low-income individuals and families from becoming homeless in various ways. The efforts below are included in the City strategy:

- Providing CDBG-funded public service grants to nonprofits that provide services to homeless subpopulations.
- City support for Support Circles, a Rapid Re-housing program managed by Catholic Charities
- City administrative support for Passage Home, a nonprofit that works to find housing for ex-offenders and homeless veterans.
- “Ready to Rent” sessions to teach people how to maintain tenancy
- Partnerships with community agencies that provide case management, budget counseling, employment training, and financial assistance to help households who are at risk of homelessness.
- Homebuyer counseling and training for potential first time homebuyers.

Discussion:

The City of Raleigh, Wake County and the Continuum of Care (CoC) 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. The actions are also intended to reduce the length of time individuals and families are homeless; create a communitywide coordinated intake / assessment process (Coordinated Entry); establish a tool for compiling a comprehensive list of prioritized persons needing permanent supportive housing (the By-Name List); and reduce the average number of nights spent by anyone at a shelter. The goal is to make homelessness rare, brief, and nonrecurring.

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

Introduction:

The US Census Bureau estimates that between 2010-2018 Raleigh experienced a 16.1% population growth, adding 65,225 residents to Raleigh over the 8-year period. With this rapid growth, affordable housing continues to be a primary need for the low- and moderate- income residents, with approximately 32.7% residents being severely cost burdened. To help address housing affordability, in 2016 the City established an aspirational goal to create 570 affordable housing units per year for 10 years, with a grand total of 5,700 housing units by 2026.

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 Raleigh City Council has recently directed staff to reduce the regulatory barriers to the production of denser housing in residential zoning districts, such as Accessory Dwelling Units, duplexes, triplexes, and townhouses. Most of this will occur during the ConPlan period and involve amending the City’s Unified Development Ordinance.

Many of the planned housing initiatives center around the planned Bus Rapid Transit (BRT) routes and encouraging equitable development around transit stations. The City is exploring adapting the existing Transit Overlay District (TOD) to achieve this end. Other regulatory changes include expanding existing residential zoning districts to allow denser

housing types (townhouses, duplexes, triplexes) by right, density bonuses.

The City also works to reduce barriers to affordable housing by using its housing subsidy programs to help achieve the 10-year goal of 5,700 units by 2026.

For homeownership, the City offers a down payment assistance loan of up to \$20,000 for low- to moderate-income first-time homebuyers. When this loan is paired with other first-time homebuyer loans available through other agencies, like the North Carolina Housing Finance Agency, a first-time homebuyer is able to increase their purchase power and create an affordable mortgage. One requirement of this loan is that the buyer must take a first-time homebuyer course and the City provides grant funding to a local non-profit to provide these courses to the homebuyers. This program is available to any home located within the City Limits. The City anticipates being able to provide the down payment assistance to 60 homebuyers a year.

To assist with home retention and the ability to make necessary repairs to homes, the City has a limited repair and substantial repair program. Both programs are City wide and limited to low- to moderate incomes homeowners who resided in the homes for at a minimum of 5 years, and must continue to reside in home upon completion of the repairs. It is anticipated that funding will allow the City to continue to complete up to 50 home rehabilitations a year.

The lack of affordable lots for builders to acquire for building within the City limits, especially near the center of downtown, is causing builders to lose the ability to provide affordable housing options. To help with land costs, the City has been partnering with local builders to build single family and townhomes near downtown core areas that are available for purchase at or below the HUD housing price limit. In these areas, the City funded and completed infrastructure and storm water improvements and provided lots for purchase at a reduced cost. To help with the lot purchase, the builders are also provided a 0% interest loan that requires no monthly payment but requires payment at the time the builder sells the home to the homeowner. During the 2016-2020 Consolidated Plan, the City began on three projects: East College Park, Martin/Haywood and Idlewild/Jones. All three infill developments will be completed during the 2021-2025 Consolidated Plan. All homes that are constructed through this partnership are limited for homeownership and cannot become a rental investment property. Also, there is a 10-year equity sharing deed restriction that is recorded with the deed at the time the homeowner purchases that property. This 10-year restriction helps to ensure that the buyers will live in the homes, create a community, building personal wealth through this homeownership opportunity.

Assisting in joint ventures to provide gap financing for LIHTC developments in the City has provided another avenue that the City is using to help increase the number of affordable rental units. Through our ability to provide gap financing, we were able to avoid the loss of the Sir Walter Apartments located in downtown. This complex is an all affordable complex for senior citizens and is going to create an additional 21 units. During the last Consolidated Plan, our joint ventures were able to create over 300 rental units. Due to funding already committed in partnership with tax credit developments, it is anticipated that over the next few years over 300 more affordable rental units will be completed.

Discussion:

As the population in Raleigh continues to grow, along with the increasing value of land and the expense of building, the City is going to look at multiple methods to provide affordable housing in areas where it is most needed. With the possibility of a Bus Rapid Transit, it will be important to look towards those corridors and promote the development of affordable housing options along those lines. A few methods that can be considered is leveraging land value in developing small scale rental opportunities and a land trust option to help develop affordable housing options. Partnering with Wake County to identify affordable rental units that are about to “age out of” HUD requirements is also going to be key. Early identification of these properties will allow the City and County to join forces to discuss ways to preserve the units with the developer before the option to sell to a market developer becomes available. By continuing the strategies above and looking for opportunities to create avenues for affordable housing, the City will be able to meet

the goal of creating 5,700 units by 2026.

AP-85 Other Actions – 91.220(k)

The actions below will describe the City of Raleigh’s planned action to carry out the following:

- Increase & preserve the supply of affordable housing
- Increase services to build self-sufficiency & sustainability
- Enhance the homelessness to housing continuum

Actions planned to address obstacles to meeting underserved needs

Every year the City uses its ESG and CDBG funds to offer grant programs to help address needs of underserved populations:

The City partners with the County to award ESG funds to help aid the multiple areas of need for the homelessness populations. The City and Wake County jointly issue a competitive RFP every two years that is funded with ESG funds. This combined application seeks to create a streamlined application for nonprofits and also allows the City and County an opportunity to combine its resources to address homelessness. The City currently provides funding for emergency shelter, rapid rehousing, and the administration of the Homeless Management Information System (HMIS).

The City also provides Subrecipient grants to nonprofits through RFPs to address community needs. The first is the Community Enhancement Grant (CEG) program. This is an annual grant that is awarded through a competitive RFP process. The programs that are awarded the funds must provide direct client assistance to an underserved population within the City limits. The City is going to continue to offer this grant and focus on non-profits that have programs targeting at-risk populations.

The second is a workforce training program. Raleigh has an expanding workforce and other occupational skills are in demand. To help meet the needs of the growing diverse workforce, this grant will provide funds to training organizations to assist low-income persons become equipped to compete in a competitive job market.

Finally, low-income families wanting to purchase their first home will receive training through a local nonprofit.

Actions planned to foster and maintain affordable housing

Affordability with rental and homeownership options is becoming a major concern within Raleigh. Land is rapidly increasing in value and construction materials continue to rise making housing options more and more expensive.

To continue the development of rental units, the City will continue to provide gap-financing to developers that have been awarded housing tax credits. The Housing and Neighborhoods Department will also be looking at leveraging the value of City owned lots to help produce smaller rental developments like duplexes, cottages or quads. Funds will also be available to developers seeking to preserve affordable units through rehabilitation.

As housing prices speedily rise, the need for housing assistance will continue to increase. For those looking to purchase a home, the City provides newly constructed affordable homes and mortgage assistance. The East College Park area is a partnership with local builders to provide newly constructed homes. Over the next 5 years, 60% of the units will be sold

to low to moderate households. By the end of the project over 90 homes, and 50 townhomes, will have been built, with 60% of the homes being sold to household with incomes under 80% HUD AMI. The City will also continue to provide direct financial assistance in the form of a 0% interest forgivable second mortgage. This loan is offered to first-time homebuyers that have a qualifying household income. Funds will also continue to be made available for first time homebuyer housing counseling services.

In the next five years it is going to be important to continue to look for other means to provide affordable housing options that will connect citizens to public amenities like parks and transit. Throughout this ConPlan period, the City is planning to have the first section of the Bus Rapid Transit (BRT) completed. It will be important for our department to forge partnerships that will help develop affordable rental units and affordable homeownership options.

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 will continue to work with multiple partners to provide services to help alleviate poverty. We provide funds yearly to non-profits to assist with shelter needs, meals and basic needs for those who are in need. The CEG grants will continue to focus on providing funds for non-profits to provide direct services to clients with services or programs that will help reduce barriers for housing and employment related needs. The Workforce Development grant will be provided yearly to provide an in-demand employment skill to those looking to receive training for a better employment opportunity.

Actions planned to develop institutional structure

The City has worked to create efficiencies through collaboration in providing services. The partnership with Wake County and CoC for the combined RFP for ESG funds has created a streamlined application process for the non-profits seeking ESG funding. Over the past 5-year ConPlan, the City worked with multiple partners to develop a coordinated assessment and multiservice center for the homeless. The City will continue to be an active funding partner to ensure that the services will continue and those seeking assistance will receive better services to meet their individual needs. City Council in February 2020 discussed the establishment of a locally-funded "compassion fund" to be administered by a local nonprofit to help low-income families living in motels move to permanent rental housing through provision of funds for application fees, security deposits, and first-month's rent.

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

The City will continue to collaborate with the Partnership to End and Prevent Homelessness and Wake County to build on the success of Oak City Center. Likewise, a collaborative effort has been used twice since 2015 for development of an AI for the City, County, Town of Cary, and both local housing authorities. The City also plans to continue implementing a joint process with Wake County to distribute ESG funding.

Discussion:

The City of Raleigh will continue its long-term partnerships with the Raleigh Housing Authority, Wake County, the CoC, and private nonprofit in addressing needs that do not stop at the City border. The City will continue the coordination to

include significant investments in land and development of affordable housing options – as well as changes to local land use regulations - in areas that will help connect lower-income residents to transit.

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 | 0 |
| 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: | 0 |

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. | 93.85% |

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(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 uses HOME funds to assist existing owner-occupants with the rehabilitation of their homes, to finance the acquisition of homes for homebuyers by providing down payment and closing cost assistance and/or gap financing, and to assist developers with the acquisition, new construction, or rehabilitation of affordable rental

housing. The City of Raleigh invests these HOME funds as interest- and non-interest bearing loans and deferred payment loans, both forgivable and non-forgivable.

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 uses the recapture provision to secure long-term affordability. Under this mechanism, the City of Raleigh recaptures a portion of the direct subsidy if the HOME recipient sells the house within the 20-year loan term, which is 10 years beyond the required affordability period. The recipient's HOME direct subsidy is discounted (reduced) 25% on the fifth, tenth, and fifteenth anniversary of the Note and then forgiven in its entirety at 20 years. The City of Raleigh also has a provision for excess proceeds and shared appreciation. Both provisions are outlined in the HOME agreement (in the Attachments) with the HOME recipient and in Deed Restrictions (in the Attachments).

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:

The recipient of a direct HOME subsidy is required to execute a HOME written agreement, which explains the recapture provision as well as the excess proceeds and shared appreciation provision, prior to sale. Furthermore, deed restrictions that run with the land are recorded to enforce the provisions.

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 Attachment "ESG Written Standards," Coordinated Entry System Policies and Procedures Manual.

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 CoC, the City, the County, Catholic Charities of the Diocese of Raleigh, and the homeless service provider community worked together to develop the Coordinated Entry System Policies and Procedures Manual, a communitywide coordinated entry system for NC 507, which was submitted to HUD on January 23, 2018. Service providers were involved in developing the system, so there is a broad consensus among providers about the purpose and use value of the Manual, including the choice of access points and the use of the Vi-SPDAT as the

common assessment tool. The Partnership is now the Local System Administrator (LSA) for NC 507's Coordinated Entry system.

Access Point meetings are held regularly, and trainings are regularly offered and well attended. The Manual is currently being reviewed by the Quality Improvement Committee (QI), a committee of service providers who are actively involved in implementing the Manual. The staff from the service providers who work on this committee are licensed users of HMIS and use the Vi-SPDAT as the assessment tool to determine acuity for the by-name list. This improvement process has continued, is ongoing, and iterative. Changes to the Manual are intended to be done on an annual basis. It is a challenge to operationalize changes in the way agencies have conducted their practices. Improvement is continuous.

Other meetings of service providers continue, as well, to make ongoing improvements to the coordinated entry system:

1. The CoC facilitates the NOFA process with homeless services within NC 507, the official designation for the CoC (Partnership to End and Prevent Homelessness).
2. Regular biweekly meetings of all agencies providing rapid re-housing and/or prevention services are held to coordinate how issues are addressed in a consistent way across all agencies as they arise.
3. A formal partnership was formed between the CoC, the City, the County, and Catholic Charities to develop the Oak City Cares, a non-profit with a center that opened in April 2019 using the HMIS system. The center serves as a single point of entry for the homeless. Once the person comes into Oak City and completes the coordinated assessment, staff can determine next steps for the client. Referrals and connections to housing, medical, mental health and substance abuse is provided. Oak City Cares oversees the coordination of services for the clients and will provide transportation when needed. With the one stop service and ability of the HMIS coordinated data, those with the highest unmet needs can receive priority. Also, when a client goes to multiple locations, all services providers can look to a central location to see what services have been provided in the past.

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).

The City of Raleigh and Wake County released a Combined Request for Proposals (RFP) to fund activities eligible for the Emergency Solutions Grant (ESG), such as Emergency Shelter, Rapid Re-housing, Street Outreach, and Homeless Management Information System (HMIS) in January 2019. The RFP supports the CoC through the distribution of City ESG entitlement funds and local County funds for homeless and housing services. The Combined RFP process streamlines several processes; including the application process for providers and the contracting process for funders and providers, and the reimbursement process for funders and providers. The Combined RFP enables the CoC to enforce consistent services to consumers and promotes a seamless safety net of services for homeless households and households at-risk of becoming homeless. The City, County, and CoC meet regularly and work with grant recipients to help them adapt to the Combined RFP approach.

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.

For Rapid Re-Housing:

- Number/percentage of households re-housed
- Number/percentage of households maintaining stable housing for 12 month period.

For Prevention

- Number of households entered into the prevention program
- Number/percentage of households prevented from becoming homeless
- Percentage maintaining stable housing for 12 months

For Shelter

- Percentage of daily bed utilization
- Number placed in permanent housing who remain self-sufficient for at least six months

Attachment Table of Contents

Citizen Participation Comments- Public Meetings & Public Hearings

Unique Appendices

SF-424s and Certifications