



**2020-2021
Consolidated Annual
Performance and Evaluation
Report (CAPER)**

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

Consolidated Annual Performance and Evaluation Report (CAPER) Summary

FY 2020-2021 Results-At-A-Glance

Infill houses built and sold	28
Substantial housing rehab	9
Limited repair	20
New or preserved affordable rental units	209
Home-buying counseling	190
Homebuyer Assistance	76
Benefit from Community Enhancement Grants	1,507
Job training	19
Emergency shelter	611
Rapid rehousing	11

Goals and Outcomes

The FY 2020-2021 Consolidated Annual Performance and Evaluation Report (CAPER), describes the results and benefits produced by the City of Raleigh as projected in the City's FY 2020-2021 Annual Action Plan.

The CAPER covers July 1, 2020 to June 30, 2021 and represents the first year of reporting within the City's Five-Year Consolidated Plan period (2021-2025). The Consolidated Plan (ConPlan) 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. The 2021-2025 ConPlan notes three priorities for the City's use of federal and local housing funds:

- Increasing the Supply of Affordable Housing
- Enhancing the Homeless to Housing Continuum
- Increase Services to Build Self-Sufficiency & Sustainability

Programs described in the CAPER are funded by both federal and local funds. The federal funds include:

- Community Development Block Grant (CDBG)

- HOME Investment Partnership (HOME)
- Emergency Solutions Grant (ESG)

In addition, to respond to the COVID-19 pandemic, the City received supplemental CDBG-CV and ESG-CV funding through the CARES Act as well as funds from the U.S. Department of Treasury for the Emergency Rental Assistance (ERA) program to assist renters affected by the pandemic.

The local funds include:

- Program Income from past local Housing Bonds
- City of Raleigh’s General Fund

While most programs are available to income eligible residents citywide, the geographic focus areas are the College Park Neighborhood Revitalization Strategy Area (NRSA) and downtown neighborhoods. The FY 2020-2021 Action Plan was consistent with the ConPlan priorities and geographic focus areas. Citywide, Community Development Block Grant (CDBG) resources were provided to nonprofit partners for public services to low-income populations. City Council continued its financial commitment to increase and preserve affordable housing with General Fund dollars - over \$6 million annually. In addition, in November 2020, Raleigh voters approved an Affordable Housing bond of \$80 million with a record 72% of voters in approval.

Increase the Supply of Affordable Housing

In FY 2020-2021, the City spent \$1,523,000 in local funds to complete 205 affordable rentals and committed another \$10,150,000 in local funds for 438 new affordable rentals. Also, \$121,867.76 in HOME funds were provided for Capital Towers which is still under construction. \$700,554.49 in CDBG funds were invested for 8 rehabs. In addition, \$95,161 CDBG was provided for twelve (12) Limited Repair loans. The City spent a total of \$20,000.00 in HOME and \$540,000 in CDBG to enable 55 low-income families to purchase their first house in the City, and \$51,400 CDBG funds in first-time homebuyer counseling. The City also provided \$540,000 in local funds for homebuyer assistance.

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

<u>Affordable Apartments</u>	<u>Total City Loan</u>	<u># Units</u>
Beacon Ridge	\$ 920,000	120
Abbingtion Village	\$ 603,000	85
Totals	\$ 1,523,000	205

In addition to these investments, the following developments were approved for City financing during the FY 2020-2021 fiscal year:

<u>Affordable Apartments</u>	<u>Total City Loan</u>	<u># Units</u>
New Bern Crossings	\$ 4,250,000	192
Thrive at Renaissance	\$ 2,100,000	90
Milner Commons	\$ 3,800,000	156
Totals	\$10,150,000	438

The City continued implementation of its first Neighborhood Revitalization Strategy Area (NRSA) Plan. In FY 2020-2021, the City continued to work with selected builders to produce infill housing on lots acquired over

several years with CDBG and local bond funds, including the ten-block redevelopment area (East College Park) within the NRSA. The 28 infill single-family houses built on lots acquired by the City with CDBG and bond funds were within the NRSA – 16 of which were sold to low-and moderate-income (LMI) buyers, and 12 to non-income restricted buyers.

Enhance the Homeless to Housing Continuum

In FY- 2020-2021, the City provided \$275,598 in ESG funding to Healing Transitions and Families Together to provide emergency shelter, Passage Home to provide rapid re-housing assistance, and The Raleigh/Wake Partnership to End & Prevent Homelessness to administer the Wake County Homeless Management Information System (HMIS). The City also provided \$100,000 in CDBG funds to the South Wilmington Street Men’s Shelter for shelter operations, and \$68,000 in local funds to Catholic Charities for their Support Circle program, which provides rapid re-housing assistance.

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

How the \$275,598 in ESG funds were spent last year in Raleigh:

Funding Recipient	Activity	Quantity Served
Families Together	Emergency Shelter	34 individuals
Healing Transitions	Emergency Shelter	403 individuals
Passage Home	Rapid Re-housing	11 households
Catholic Charities	Rapid Re-housing	12 households
South Wilmington Street Men’s Shelter	Emergency Shelter	151 individuals

The City also continues to support Oak City Cares, which serves as a centralized access point for connecting individuals and families who are at risk of or are experiencing homelessness to coordinated services. The City contributes \$74,444 annually in local funds to assist in weekend and holiday meal distribution to the homeless.

Increase Services to Build Self-Sufficiency & Sustainability

In the past year, Homebuyer Training one-day workshops were held once a month, virtually, by our local partner, DHIC. These workshops provided potential homebuyers with information such as an understanding of the mortgage loan process, credit reporting, how to find a home, insurance, home inspections as well as information about various down payment assistance options. Homebuyer training was provided to 190 households.

The city of Raleigh continues to use the CDBG-funded Community Enhancement Grant program to provide funding to non-profits that administer essential public services to low- to moderate-income households such as providing furniture for 1,085 individuals, temporary bridge housing to 26 individuals, and safety planning and a full continuum of emergency support to 307 individuals experiencing domestic violence.

CARES Act and COVID-19

Throughout FY 2020-2021, the COVID-19 pandemic posed many new challenges to enhancing the homeless to housing continuum, increasing affordable housing, and increasing services to promote self-sufficiency. The City of Raleigh has worked towards efficiently and effectively utilizing funds from the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) to address these challenges.

Neighborhood Revitalization Strategy Area (NRSA) UPDATE

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

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



In 2020-2021, 28 homes were sold in East College Park. By the end of July 2021, 16 homes had been completed and sold to low-to moderate-income buyers in ECP, 12 houses were market rate. 74 homes have been sold to date. The ECP townhomes are anticipated to begin construction in Winter of 2022. Raleigh's Housing and Neighborhoods Department created an East College Park webpage (<https://raleighnc.gov/services/housing/east-college-park>) that houses information about all the opportunities in East College Park. The webpage was created to help citizens stay current on the project. This includes an up-to-date progress map, steps to becoming a homeowner, and housing floor plans by builder.