



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

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

## Table of Contents

Introduction.....	3
Goals and Outcomes CR-05.....	4
Racial and Ethnic composition of families assisted CR-10.....	10
Resources and Investments CR-15 .....	10
Affordable Housing CR-20 .....	18
Homeless and Other Special Needs CR-25 .....	20
Public Housing CR-30.....	23
Other Actions CR-35 .....	25
Monitoring CR-40 .....	29
CDBG CR-45 .....	31
HOME CR-50 .....	31
ESG CR-60 .....	33
Persons Assisted CR-65 .....	36
ESG Assistance Provided and Outcomes CR-70 .....	36
Expenditures CR-75 .....	37
Attachments.....	39

## Introduction

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 specifies three priorities for the City's use of federal and local housing funds:

- 1) Increasing the Supply of Affordable Housing
- 2) Enhancing the Homeless to Housing Continuum
- 3) 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 Solution Grant (ESG)

The local funds include:

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

Programs offered by the City of Raleigh positively impacted the lives of homeowners, homebuyers, renters, people experiencing homelessness, job seekers, and those assisted by non-profits. The City continued using CDBG funding for the activities of neighborhood revitalization, housing rehabilitation, infrastructure upgrades, emergency shelter operations, and public service grants to non-profits. HOME funds were used for housing rehabilitation and loans for affordable housing developers. ESG funds were awarded to nonprofits to provide assistance to homeless persons.

FY 2020-2021 Results-At-A-Glance	
Activity	Quantity Served
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

The City also received a special supplemental allocation of CDBG-CV and ESG-CV to assist low-income households during the pandemic. This allocation was authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act),

which was officially created on March 27, 2020, to respond to the growing effects of this historic public health crisis. In addition, the City received funding from the U.S. Department of Treasury for the Emergency Rental Assistance (ERA) program to assist renters affected by the pandemic.

## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

The FY 2020-2021 Consolidated Annual Performance and Evaluation Report (CAPER), describes the results and benefits produced by the City of Raleigh as projected by the City's FY 2020-2021 Annual Action Plan, which is contained in the 2021-2025 Consolidated Plan, and specifies three priorities for the City's use of federal and local housing funds:

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

Programs offered by the City of Raleigh provided assistance to homeowners, homebuyers, renters, people experiencing homelessness, job seekers, as well as households impacted by COVID-19. Specific geographic areas were chosen for neighborhood revitalization and focused funding. While most programs are available to income eligible residents citywide, the geographic focus areas are the College Park Neighborhood Revitalization Strategy Area (NRA) and downtown neighborhoods. In East College Park, 28 new affordable single-family homes were completed by builders and sold to buyers. Grants to businesses in these areas were also made available for façade improvement and business up-fit.

These investments addressed the priorities of increasing the supply of affordable housing, enhancing the homeless to housing continuum, and increasing services to build self-sufficiency and sustainability. The following charts provide a summary of activities completed to address each priority. The charts list the goal (priority), activity categories, funding sources, outcome indicators, accomplishments expected and achieved during the Consolidated Plan period, and the accomplishments expected and achieved during the 2020-21 program year.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Enhance the Homeless to Housing Continuum	Homeless	ESG: \$1,363,706	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	51	11	21.57%	11	11	100.00%
			Homeless Person Overnight Shelter	Persons Assisted	2,858	460	16.10%	458	460	100.44%
Increase & Preserve Supply of Affordable Housing	Affordable Housing	CDBG: \$16,148,578. / HOME: \$10,449,707 / Affordable Housing Property Tax: \$31,693,000 / Bond: \$665,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2,322	0	0.00%	1,131	0	0.00%
			Rental units constructed	Household Housing Unit	2,250	205	9.11%	450	205	45.56%
			Homeowner Housing Rehabilitated	Household Housing Unit	250	20	8.00%	50	20	40.00%
			Direct Financial Assistance to Homebuyers	Households Assisted	250	55	22.00%	50	55	110.00%
			Buildings Demolished	Buildings	6	0	0.00%	2	0	0.00%
			Other	Other	5	0	0.00%	0	0	0.00%
Increase Services to Build Self-Sufficiency & Sust	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ 2,750,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	0.00%	0	0	0.00%
			Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3,655	1,526	41.75%	1,585	1,526	96.28%

			Facade treatment/business building rehabilitation	Business	20	0	0.00%	4	0	0.00%
			Homeowner Housing Added	Household Housing Unit	0	28	100%	0	28	100%
			Tenant-based rental assistance / Rapid Rehousing	Households Assisted	32	0	0.00%	12	0	0.00%
			Homeless Person Overnight Shelter	Persons Assisted	6,000	151	2.52%	1,200	151	12.58%
			Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0	0.00%	0	0	0.00%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**



**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The City used federal and local funds to address the three priorities identified in its 2021-2025 Consolidated Plan and met its goals in most categories. Summaries of the City's FY 2020-2021 funding activities, were:

• **Increase and Preserve the Supply of Affordable Housing:**

The City's Affordable Housing Improvement Plan set a goal of increasing the pace and volume of affordable housing development. This goal was addressed through City-sponsored creation and preservation of affordable housing units as well as down payment assistance to eligible homebuyers.



*Housing in East College Park*

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

Rental Development	City Assistance \$	Number of Units
Beacon Ridge	\$920,000	120
Abbingtion Village	\$603,000	85
Total	\$1,523,000	205

In addition to these investments, the following developments were approved for City financing during the FY2020-2021 fiscal year:

Rental Development	City Assistance \$	Number of Units	Unit Type
New Bern Crossings	\$4,250,000	192	Family
Thrive at Renaissance	\$2,100,000	90	Family
Milner Commons	\$3,800,000	156	Elderly
Total	\$10,150,000	438	

The homebuyer assistance program helps low-and-moderate-income households who want to purchase a home but need additional funding. Purchasing a home helps families and individuals invest in their future. The City spent a total of \$1,080,000 (\$540,000 in CDBG, \$20,000 in HOME, and \$500,000 in local funds) to assist 55 low-income households to purchase their first house through down-payment assistance.

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. Staff also worked to provide homeownership opportunities in other neighborhoods.

#### Homeowner Rehabilitation:

The City's homeowner rehabilitation program provides financial assistance to eligible households to make critical repairs to their homes. This enables homeowners to stay in their homes. Not only does this program help prevent homeowners from needing more expensive home repairs in the future, it also provides them with safe and healthy homes. \$700,554 in CDBG loans assisted 9 low-income homeowners (8 houses) and an additional \$95,161 in CDBG funds were used to pay for 12 limited repairs (20 low-income persons).

Funding Source	Amount Funded	Homes Completed
HOME Substantial Repair	\$0.00	0
CDBG Substantial Repair	\$700,554.49	8
CDBG Limited Repair	\$95,161.37	12
Total	\$795,715.86	20

- **Enhance the Homeless to Housing Continuum:**

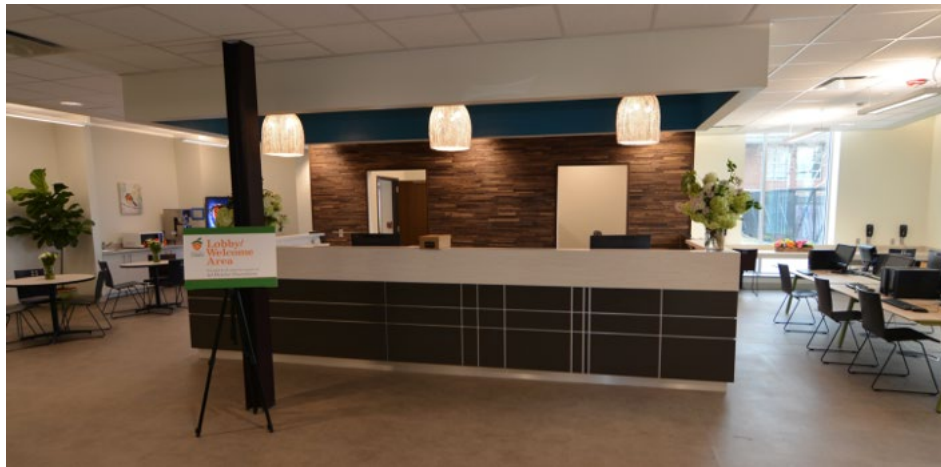
The City provided \$275,598 in ESG funding to Healing Transitions and Families Together to provide emergency shelter, Passage Home to provide rapid re-housing assistance, and The Raleigh/Wake Partnership to End &



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. Given the effects of COVID-19, emergency shelters implemented social distancing requirements, which resulted in reduced bed capacity.

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, by contributing \$74,444 annually in local funds to assist in weekend and holiday meal distribution to the homeless.



*Oak City Cares Lobby*

- **Increase Services to Build Self-Sufficiency and Sustainability:**

During 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.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

Race	CDBG	HOME	ESG
White	353	0	209
Black or African American	1,384	2	221
Asian	44	0	1
American Indian or American Native	16	0	3
Native Hawaiian or Other Pacific Islander	0	0	5
Other/Multi	201	0	21
<b>Total</b>	<b>1,998</b>	<b>2</b>	<b>460</b>
Hispanic	278	2	28
Not Hispanic	1,720	0	432

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

As shown in the table, the majority of program beneficiaries were members of racial minority groups. The largest group served was “Black or African-American.” A small but growing percentage of those assisted were of Hispanic ethnicity.

## CR-15 - Resources and Investments 91.520(a)

### Identify resources made available.

In addition to federal funds, \$13.6 million in City funds were made available during the past program year. City funding contributed 66% of the money spent on programs for low-and-moderate-income households and individuals.

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$7,484,181.24	\$3,062,868.47
HOME	public - federal	\$4,866,034.72	\$651,544.42
ESG	public - federal	\$275,598.00	\$275,598.00
Other – CDBG-CV	public - federal	\$4,550,487.00	\$551,094.74
Other – Local (Bond and tax rate)	public - local	\$13,567,985.90	\$8,918,969.76

Table 3 - Resources Made Available

## Narrative

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CITYWIDE	96%	70%	Most of the housing and community development programs the City of Raleigh offers are available to low-income residents throughout the city
Downtown Neighborhoods	3%	10%	11 households were relocated to continue the building of low-income apartments in this area
NRSA 2016 - College Park/ECP	1%	20%	28 infill homes were built and sold in the NRSA, with 16 sold to low-to-moderate income buyers, and 12 sold to market-rate buyers

**Table 4 – Identify the geographic distribution and location of investments**

## Leveraging

*Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.*

**City of Raleigh:** The City of Raleigh has prioritized investing in affordable housing and community development programs. In the past year, federal dollars were leveraged with local funding.



***Hill Street in East College Park***

As the City invests in affordable housing within its borders using federal grant funds, it also taps local City of Raleigh funds for projects and programs such as:

- Lending to private builders of affordable apartments;
- Repairing older owner-occupied houses;
- Assisting the NC 507 Wake County Continuum of Care's lead collaborative agency, the Raleigh Wake Partnership to End & Prevent Homelessness, with staff costs;
- Providing on-going support to Oak City Cares homelessness facility;

- Providing rapid re-housing and homelessness prevention funds to Catholic Charities for those who are homeless or at-risk of becoming homeless;
- Providing funds to Passage Home to assist families with children living in Raleigh hotels move into permanent housing;
- Providing funds to Passage Home and Triangle Family Services to help those households living in hotels avoid eviction during the coronavirus; and
- Annually supporting two nonprofit organizations engaged in affordable housing development and other services directed at low-income populations.



***Sunnybrook Pointe Apartments***

Affordable Apartments: Increasing the stock of rental apartments for low-and-moderate-income residents is an overwhelming need in the City of Raleigh. Using federal and local money, the City partners with other funders (such as Wake County and the NC Housing Finance Agency) and affordable housing developers to build rentals. Most of the affordable apartment loans provided by the City are a portion of the entire investment package to create new affordable apartments, with low-income housing tax credits and private loans being the other major sources of funds.

The City's rental units are City-owned properties that provide housing for low-income renters under 50% AMI. As mentioned in previous sections, the East College Park program utilized land acquired by the City to create homeownership opportunities for low-to-moderate income buyers.



Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$13,869,824.74
2. Match contributed during current Federal fiscal year	\$6,683,750.00
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$20,553,574.74
4. Match liability for current Federal fiscal year	\$457,567.61
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$20,096,007.13

Table 5 – Fiscal Year Summary - HOME Match Report

HOME Match Report		U.S. Department of Housing and Urban Development Office of Community Planning and Development		OMB Approval No. 2506-0171 (exp. 12/31/2012)				
<b>Part I Participant Identification</b>				Match Contributions for Federal Fiscal Year (yyyy) 2020				
1. Participant No. (assigned by HUD) 54077		2. Name of the Participating Jurisdiction City of Raleigh		3. Name of Contact (person completing this report) Jill Walsh				
5. Street Address of the Participating Jurisdiction 421 Fayetteville St., Suite 1200				4. Contact's Phone Number (include area code) 919-996-4330				
6. City Raleigh	7. State NC	8. Zip Code 27601						
<b>Part II Fiscal Year Summary</b>								
1. Excess match from prior Federal fiscal year				\$	13,869,824.74			
2. Match contributed during current Federal fiscal year (see Part III.9.)				\$	6,683,750.00			
3. Total match available for current Federal fiscal year (line 1 + line 2)				\$	20,553,574.74			
4. Match liability for current Federal fiscal year				\$	457,567.61			
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)				\$	20,096,007.13			
<b>Part III Match Contribution for the Federal Fiscal Year</b>								
1. Project No. or Other ID	2. Date of Contribution (mm/dd/yyyy)	3. Cash (non-Federal sources)	4. Foregone Taxes, Fees, Charges	5. Appraised Land / Real Property	6. Required Infrastructure	7. Site Preparation, Construction Materials, Donated labor	8. Bond Financing	9. Total Match
Amber Spring	10/03/2019	262,500.00						262,500.00
Amber Spring	03/12/2020	131,250.00						131,250.00
Beacon Ridge	09/10/2020						920,000.00	920,000.00
Beacon Ridge	11/21/2019	920,000.00						920,000.00
Beacon Ridge	03/05/2020	920,000.00						920,000.00
Beacon Ridge	05/28/2020	183,725.00					736,275.00	920,000.00
Booker Park	01/02/20						550,000.00	550,000.00
Raleigh North & Millba	01/02/20	200,000.00						200,000.00
Sunnybrook Pointe	11/07/2019	1,000,000.00						1,000,000.00
Villages of Washington	12/19/2019						860,000.00	860,000.00

page 1 of 4 pages

form HUD-40107-A (12/94)

Table 6 – Match Contribution for the Federal Fiscal Year

## HOME MBE/WBE Report

<b>Program Income</b> – Enter the program amounts for the reporting period				
<b>Balance on hand at beginning of reporting period</b>	<b>Amount received during reporting period</b>	<b>Total amount expended during reporting period</b>	<b>Amount expended for TBRA</b>	<b>Balance on hand at end of reporting period</b>
\$	\$	\$	\$	\$
<b>\$0</b>	<b>\$585,211.81</b>	<b>\$314,052.72</b>	<b>\$0</b>	<b>\$283,381.57</b>

Table 7 – Program Income



Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	7			1		6
Dollar Amount	\$644,678.00			\$101,400		\$543,278.00
Sub-Contracts						
Number	42			16	12	14
Dollar Amount	\$195,010.80			\$49,529.00	\$62,033.25	\$83,448.55
	Total	Women Business Enterprises	Male			
Contracts						
Number	7		7			
Dollar Amount	\$644,678.00		\$644,678.00			
Sub-Contracts						
Number	42		42			
Dollar Amount	\$195,010		\$195,010.80			

Table 8 - Minority Business and Women Business Enterprises

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	<b>Total</b>	<b>Minority Property Owners</b>				<b>White Non-Hispanic</b>
		<b>Alaskan Native or American Indian</b>	<b>Asian or Pacific Islander</b>	<b>Black Non-Hispanic</b>	<b>Hispanic</b>	
Number	0					
Dollar Amount	0					

Table 9 – Minority Owners of Rental Property

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		2		\$130,000		
Businesses Displaced						
Nonprofit Organizations Displaced						
Households Temporarily Relocated, not Displaced		11		\$247,633.28		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0					
Cost	0					

Table 10 – Relocation and Real Property Acquisition

## CR-20 - Affordable Housing 91.520(b)

**Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.**

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	14	12
Number of Non-Homeless households to be provided affordable housing units	275	288
Number of Special-Needs households to be provided affordable housing units	256	307
<b>Total</b>	<b>545</b>	<b>607</b>

**Table 11 – Number of Households**

	One-Year Goal	Actual
Number of households supported through Rental Assistance	22	18
Number of households supported through The Production of New Units	472	233
Number of households supported through Rehab of Existing Units	50	20
Number of households supported through Acquisition of Existing Units	1	4
<b>Total</b>	<b>545</b>	<b>275</b>

**Table 12 – Number of Households Supported**

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

Given the impacts of COVID-19, the City was unable to meet its target goal of rehabbing existing units. Homeowners did not want contractors going in and out of their houses. The City shut down both the Limited Repair and Substantial Rehabilitation programs at the beginning of the pandemic. Both programs had already been experiencing a lack of contractors. Spread of the COVID-19 virus affected available subcontracting labor. At certain points throughout the pandemic, building supplies were unavailable or severely backordered. In addition, the City of Raleigh permitting and inspection processes were delayed. All of the above contributed to lower results than initially anticipated. The City of Raleigh missed the one-year production goals set in the Annual Action Plan with the completion of 205 affordable apartments. Additional affordable apartment communities are still under construction (the units will be counted in future CAPERs once they are leased). Additionally, the City approved funding assistance for 438 more affordable apartments, which will be constructed after they are fully funded.

**Discuss how these outcomes will impact future annual action plans.**

The impacts and uncertainties associated with COVID-19, including rising construction and material costs, may impact future affordable housing goals. City staff continues to monitor, and will update, if needed.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	1,447	0
Low-income	336	0
Moderate-income	472	1
<b>Total</b>	<b>2,255</b>	<b>1</b>

**Table 13 – Number of Households Served**

**Narrative Information**

As reflected in the table above, the City of Raleigh addresses the needs of a variety of income groups below 80% of area median income. 64% percent of people and households served using CDBG were classified as Extremely Low-Income (0-30% of area median income). CDBG resources were used last year to support the Wake County men's homeless shelter (151 men) located in the City, homebuyer training (190), homebuyer loans (27), Housing rehabilitation (19), limited house repair (12), and a variety of services delivered through local nonprofit partners/subrecipients (1,507 persons assisted with CDBG Public Services). 100% percent of those served using HOME funds were of Moderate-income (51-80% of area median income). The City focuses its HOME resources on helping create new affordable rental units, addressing severely-cost burdened renters, defined as a Worst Case Need by HUD, and providing homebuyer assistance (1 loan). See table below for income limits for FY 2020-2021.

Fifteen (15) LI (Low Income) and 12 MOD (Moderate Income) buyers received Homebuyer Assistance and Downpayment Assistance through CDBG, and 1 MOD through HOME. 8 ELI (Extremely Low Income), 9 LI and 3 MOD homeowners received Homeowner Rehab assistance through CDBG, progressing efforts to address substandard housing, also defined as a Worst Case Need by HUD. 1,419 ELI, 224 LI and 375 MOD individuals received Public Services assistance through the City's CDBG Community Enhancement Grant programs as mentioned in CR-25 and CR-05, including 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. The ELI, LI and MOD homeowners and renters assisted met HUD's Sec. 215 definition of affordable housing.

## HUD Income Limits for Raleigh Metropolitan Statistical Area – FY20-21

Percent of Area Median Income	Family Size							
	1	2	3	4	5	6	7	8
<b>Extremely Low - 30%</b>	\$19,800	\$22,600	\$25,450	\$28,250	\$30,550	\$32,800	\$35,050	\$37,300
<b>Very Low - 50%</b>	\$32,950	\$37,650	\$42,350	\$47,050	\$50,850	\$54,600	\$58,350	\$62,150
<b>Low - 80%</b>	\$52,750	\$60,250	\$67,800	\$75,300	\$81,350	\$87,350	\$93,400	\$99,400

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

The City of Raleigh partners with the NC 507 Continuum of Care (Coc), the Raleigh/Wake Partnership to End and Prevent Homelessness (the Partnership – NC-507's lead collaborative applicant agency and HMIS administrator), Wake County Human Services, and nonprofit homeless service providers to ensure everyone is working together to make homelessness rare, brief, and nonrecurring. One of the seats on the Partnership Board is reserved for a City representative, and one is reserved for a County representative. In addition, two City staff serve on the NC 507 governing board.

The Partnership works closely with the City, County, and service providers and conducts the annual Point-in-Time (PIT) count and Housing Inventory Counts (HIC) for the Annual Homeless Assessment Report (AHAR), as required by HUD. The PIT is an annual snapshot in time of persons meeting HUD's definition of "homeless" on a single night in the last ten days of January.

In order to receive an ESG grant from the City, service providers must complete individualized assessments to identify the need for shelter, prevention, or rapid rehousing. Most service providers and shelters are using the VI-SPDAT tool to conduct uniform assessments in HMIS to identify acuity/vulnerability. 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.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Strengthening the homeless to housing continuum and the need for permanent supportive housing for the homeless was identified as a top priority in the City of Raleigh's 2021-2025 Consolidated Plan. Two City staff have seats on the NC 507 Wake County Continuum of Care (CoC) governing board and are actively involved with the CoC in developing and promoting the Coordinated Entry system, plans, establishing priorities, and working with service providers. City ESG funds supported programs offered by Families Together (emergency shelter), Healing Transitions (emergency shelter), and Passage Home (rapid rehousing). ESG funds were also provided to the Partnership to support HMIS. Additionally, the City provided \$100,000 of CDBG toward operating expenses for the Wilmington Street Shelter, the County-owned emergency shelter for homeless men, and \$68,000 in local funds to Catholic Charities for homelessness prevention and re-housing.

In addition, the City's Community Enhancement Grant Program, funded from the City's CDBG entitlement, is an annual program that issues an RFP for public services to benefit low to moderate income individuals and families. Funds for this fiscal year awarded a programs that provided bridge housing to the homeless, distributed bed sets to formerly homeless families, helped connect victims of domestic violence to services, provided after school tutoring, and assisted unemployed persons with significant barriers to employment (felony record, substance misuse, etc.) with job training and placement.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Every two years, the City partners with Wake County to issue a "Combined RFP" for Emergency Solutions Grant (ESG) projects that serve those who are homeless or at-risk-of homelessness. Both the City and County apply similar criteria communitywide, requiring a Housing First approach, the use of the Homeless Management Information System (HMIS), and an involvement with Coordinated Entry. All ESG subrecipients are required to use HMIS, so data can be tracked and shared, and connect clients to mainstream resources. By partnering on this initiative, the City and County can better strategically deploy their ESG dollars to meet community needs.

The City and County (in partnership with the CoC and Catholic Charities) created the Oak City Cares facility and annually contributes \$74,444 in local funding to maintain this centralized referral facility to holistically address the various needs of the County's homeless/near-homeless populations. The City annually provides local funding to Catholic Charities "Support Circles" rapid rehousing and homelessness prevention program which uses a broader definition of homelessness than the federal government, as among their eligible clientele are low-income families living in hotels after having lost the apartment or house they previously were able to occupy. With a combination of counseling and financial assistance this program helps re-house families even before they become homeless by the federal definition.

**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**

The City is committed to helping ensure that those who are experiencing homelessness become rapidly and stably housed. As noted in the previous section, the City partners with the County to issue a



“Combined RFP” for ESG projects that serve those who are homeless or at-risk-of homelessness.

All ESG funded agencies are required to adhere to the CoC’s Written Standards and Coordinated Entry Policies and Procedures Manual. The Raleigh/Wake Partnership to End & Prevent Homelessness (Partnership) is the CoC Lead Collaborative Applicant, HMIS Lead, and manages the CoC’s Coordinated Access System. The CoC also follows a Housing First approach with Rapid Re-Housing, homelessness prevention, and emergency shelter, which has helped reduce the length of time (LOT) homeless for persons in emergency shelters. The model used in reducing veteran homelessness continues to be applied to single chronically homeless women, a demographic that has been increasing.

## CoC NOFA Funding

For FY2020-2021, the Wake County NC 507 Continuum of Care (CoC) received \$3,709,738 in CoC NOFA funding for the following activities:

- \$76,682 – HMIS
- \$171,440 – Rapid Rehousing
- \$68,066 – Coordinated Entry
- \$132,994 - CoC Planning Project
- \$2,392,457 - Wake Rental Assistance CoCR
- \$82,976 - Families at Home
- \$134,564 - Families Together Rapid Rehousing
- \$194,921- Mckinney
- \$241,299 - Ruth House II
- \$214,339 - Triangle Family Services PSH CoCR

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing.**

#### **Public Housing Program:**

The overall mission and operation of subsidized public housing is to provide safe, decent, affordable rental housing for low- to moderate-income families. In addition to creating an affordable living environment, opportunities are offered to promote personal responsibility and self-sufficiency of residents. Public housing rentals in our city come in all sizes and types; from scattered, single family houses to high-rise apartments for elderly families. RHA owns and operates 1,444 subsidized housing rentals. There is a waiting list of approximately 2,980 applicants for public housing. Most applications are seeking one- and two-bedroom units. Preferences are given to applicants including to those who live or work in Wake County, work full time, are elderly (62+), or are disabled. RHA operates four site-based incentive public housing properties which require that applicants meet additional criteria to qualify. Public housing maintains a 99% occupancy rate and turns over a vacancy in approximately ten days.

#### **Housing Choice Voucher (HCV) Program:**

RHA has 3,921 Housing Choice Vouchers and has a utilization rate of just under 100%. RHA's voucher program continues to be rated as a high performer by HUD. These tenant-based vouchers increase access to safe, affordable housing units and to provide opportunities for low-income families to choose and obtain rental housing outside areas of poverty or minority concentration. There are currently approximately 8,250 applicants on the voucher waitlist. Approximately 67% of these applicants either live or work in Wake County. Availability is based upon voucher turnovers and funding levels. There are local preferences for the elderly, disabled, working, residents who live or work in Wake County, and graduates of the Ready to Rent program. RHA also provides special admissions to homeless families and families experiencing domestic violence through the Coordinated Entry System, the Olmstead Act, and VAWA. At this time, almost 5,700 families qualify for one or more of our preferences.

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

The Raleigh Housing Authority (RHA) recognizes successful management of its local public housing developments input from those served. To this end, the existence and recognition of viable, representative, and democratic resident councils were developed in many public housing communities. These councils are critical for achieving participation and cooperation from RHA tenants. This organization knows the needs of their neighbors and coordinates the delivery of community service programs primarily for public housing residents. It is from this organization the Resident Advisory Board is chosen. RHA consults with the Advisory Board on all administrative and Agency Plans. These meetings provide an avenue for open dialogue between the residents and the agency. Resident input is important when considering changes to the operations, procedures or regulations which directly affect the residents or the services RHA provides. Additionally, resident input and feedback forms have been made available to all households.

### **Actions taken to provide assistance to troubled PHAs**

The Raleigh Housing Authority continues to be rated as a high performer by HUD's management assessment system for public housing. RHA just completed its 34th consecutive year with no financial audit findings. The Real Estate Assessment Center's (REAC) continues to score the RHA public housing portfolio with high scores when assessing the physical conditions of RHA's portfolio. RHA works efficiently and effectively to prevent misuse and waste of HUD resources. The Raleigh Housing Authority recognizes the growing need for affordable housing and seeks ways to protect and develop affordable housing for the citizens of Raleigh.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

In the 2020-2021 fiscal year, CD staff continued to improve and increase outreach efforts to low-income residents. The Analysis of Impediments to Fair Housing Choice (AI) included an independent review of the City's development ordinance and stakeholder and public meetings to develop solutions to local barriers to affordable housing.

The current political climate in North Carolina makes it unlikely that any city can receive state legislative approval of new local ordinances to require private developers to provide affordable housing, but new incentives in the rezoning approval process have been implemented. Duplexes and Townhome housing unit types by right in most of Raleigh are notable housing development options introduced through the City's development ordinance that hold potential to incentivize private unsubsidized housing that is within reach of renters or owners of moderate means. Raleigh is also working on a pilot program with a new community land trust to add to/preserve the supply of affordable ownership housing units in the City.

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

Last year the City managed and operated 220 affordable rental housing units that it owns. The average rent was \$627 and 86% of the units were rented to households below 50% of area median income. Seventy-seven percent of occupants in City-owned rentals were racial minorities.

The City continues to work in partnership with NC-507 Wake County Continuum of Care (CoC), Wake County Human Services, and nonprofit homeless service providers to address the needs of those experiencing or at risk of becoming homeless. City staff serve on both The Raleigh-Wake Partnership to End and Prevent Homelessness (NC 507's lead collaborative agency) as well as the CoC Governance Board.

City Council in June 2016 approved a tax increase to support affordable housing in the City. The introduction of this funding source has resulted in over \$6 million annually in commitments for affordable units through preservation of existing affordable units, creation of new affordable units, and single-family housing rehabilitation. In November 2020, Raleigh voters approved an Affordable Housing bond of \$80 million with a record 72% of voters in approval.

**Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

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 taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)



In previous years, the Raleigh Community Development Division has hosted a series of “job fairs” in the NRSA to connect residents of the low-income Census Tract with jobs being created by CDBG-supported infrastructure work. These were put on hold during the year due to COVID-19. This year, two additional grants for a total of \$80,000 were made for workforce development. The FY 2021-2022 CAPER will report on the benefits of these three grants. In FY 2019-2020, the City created the Compassion Fund and the Emergency Assistance Grant Fund - locally funded initiatives addressing low-income families living in hotels or in need of short-term assistance to prevent homelessness due to COVID-19.

The City also received a special supplemental allocation of CDBG-CV and ESG-CV to assist low-income households during the pandemic. This allocation was authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), which was created on March 27, 2020, to respond to the growing effects

of this historic public health crisis. The City awarded \$1,877,051 in CDBG-CV1 funds to nonprofits providing emergency rental assistance, eviction prevention, foreclosure mitigation counseling, and coordinated access support. \$4,453,789 in ESG-CV1 and ESG-CV2 funds were awarded to nonprofits to provide emergency shelter, homelessness prevention, rapid re-housing, street outreach, and HMIS administration. All funds are helping the City in its efforts to prepare for, prevent and respond to the Coronavirus. The table on the following page lists the agencies and services funded.

In addition, the City received funding from the U.S. Department of Treasury for the Emergency Rental Assistance (ERA) program. Two separate federal programs have been established: ERA1 provides up to \$25 billion under the Consolidated Appropriations Act, 2021, which was enacted on December 27, 2020, and ERA2 provides up to \$21.55 billion under the American Rescue Plan Act of 2021, which was enacted on March 11, 2021. The City received \$14,298,566.90 in ERA1 funds and \$11,313,786.80 in ERA2 funds. The City partnered with Wake County Government to hire Telamon Corporation to administer the emergency assistance program in Raleigh and Wake County. The local program is called the House Wake COVID-19 Financial Assistance Program. As of August 23, 2021, Telamon has approved 2,051 applicants from both city and county residents, and \$3,945,526 of ERA1 funds has been used for direct assistance to Raleigh residents.

<b>CDBG-CV1</b>		
<b>Agency</b>	<b>Funded Amount</b>	<b>Activities</b>
DHIC	\$234,051	Foreclosure prevention
Legal Aid	\$634,000	Eviction prevention
Oxford House	\$66,000	Emergency rental assistance
Passage Home	\$300,000	Emergency rental assistance
Raleigh/Wake Partnership to End & Prevent Homelessness	\$199,000	Housing Navigation Unit & Access Hub
Telamon	\$144,000	Foreclosure prevention
Triangle Family Services	\$300,000	Eviction prevention
<b>TOTAL</b>	<b>\$1,877,051</b>	

<b>ESG-CV1 &amp; 2</b>		
<b>Agency</b>	<b>Funded Amount</b>	<b>Activities</b>
Catholic Charities	\$149,618	Rapid Re-Housing; Homelessness Prevention
Families Together	\$503,580	Rapid Re-Housing; Emergency Shelter
Healing Transitions	\$459,594	Emergency Shelter
InterAct	\$660,183	Shelter Operations and Rapid Re-Housing
Legal Aid	\$216,000	Homelessness Prevention
Passage Home	\$380,875	Rapid Re-Housing; Homelessness Prevention
Raleigh/Wake Partnership to End & Prevent Homelessness	\$360,850	HMIS
Salvation Army	\$69,800	Emergency Shelter
Triangle Family Services	\$1,039,706	Rapid Re-Housing; Homelessness Prevention; Emergency Shelter; Street Outreach
USCRI (U.S. Committee for Refugees and Immigrants NC Field Office)	\$98,952	Homelessness Prevention
Urban Ministries	\$514,293	Emergency Shelter
<b>TOTAL</b>	<b>\$4,453,451</b>	

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The institutional structure for delivering CDBG programs and services to low and very-low income families and individuals involves public, private, and non-profit agencies. Partnerships are utilized internally as well. In FY 2020-2021, Housing and Neighborhoods continued working with the City's Parks and Recreation Department on providing a new park in the NRSA, to be funded with City CDBG funds. Additional public meetings were held and design work started. The next two CAPERs will report on the results of this inter-departmental City initiative.

Nonprofit organizations also play a key role in providing rapid re-housing and emergency shelter services to those experiencing homelessness. Several nonprofits are providing various services, including medical and mental health services, on the site of Oak City Cares. The City also \$200,000 distributes CDBG funds to nonprofits providing public services to low-income households. Last year, the City provided funds (CDBG, HOME, local) for local nonprofit developers and for-profit firms to build affordable housing in the City. In FY 2020-2021, the City continued selling the 140 lots it assembled, primarily with CDBG funds, and worked with builders who will provide mixed-income homeownership opportunities in the NRSA. In addition, the City continues to utilize the pipeline of low-income residents that received job training and employment within this City-sponsored housing development within the NRSA.

### **Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The City requires written commitments from nonprofit organizations applying for financial assistance to provide affordable housing for persons with disabilities. The written commitments require social service agencies to be involved with the non-housing needs of their residents.

### **Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

Below are the City-related impediments identified in the regional AI completed in 2020, followed by City actions to address them:

- **Lack of affordable housing in high opportunity areas:** On September 3, 2015, the Raleigh City Council adopted the Affordable Housing Location Policy (AHLP) which encourages development of City supported affordable housing in high opportunity areas. The following year an affordable housing fund (>\$6 million per year) was created in the City General Fund. In November 2020, Raleigh voters approved an \$80 million Affordable Housing Bond that includes funds for projects and acquisition opportunities near planned transit routes, such as the forthcoming Bus Rapid Transit (BRT) lines. In early 2021, an RFP was issued for consultants to help complete an update to the AHLP and Affordable Housing Improvement Plan (AHIP) in FY2021-2022.

- **Limited housing choice restricts access to community assets for members of the protected classes:**



The Wake Transit Plan will increase the percentage of the County's jobs within ¾ mile of all day transit service. The City of Raleigh completed the Equitable Development Around Transit (EDAT) initiative to guide development expected to spring up near Bus Rapid Transit (BRT) stations and routes. The City is using annual affordable housing goals (570 total) to measure progress in providing additional affordable housing units and the City is looking for acquisition opportunities along proposed BRT lines for inclusion of affordable housing on City land. The City has created an excellent framework for advancing fair housing through its Comprehensive Plan, Raleigh 2030. Decision-making, particularly in rezoning matters, that is consistent with this document will further the City's commitment to affirmatively further fair housing choice.

- **Fair Housing Hearing Board has no legal authority to enforce its ordinance:** Local complaints received by the City are referred to the Fair Housing Project of Legal Aid of North Carolina and the Fair Housing Justice Center, who have the resources and expertise to address fair housing complaints. In the future, the City may join with Wake County to establish a countywide human relations commission with adequate enforcement and investigative authority to resolve local complaints. The City may also explore expanding the Board's own legal authority and hiring additional staff assigned to the Board.

- **RCAPs are clustered in the City of Raleigh, found primarily where lower income Black and Hispanic residents live.** All of these areas are located within very low and low opportunity areas. In September 2015, the City adopted an Affordable Housing Location Policy (AHLIP) to steer most of its affordable housing investments only to areas outside of RCAPs. City staff created an updated AHIP working draft with current housing tables to help launch the new Plan that will be updated with the assistance of consultants in 2021-2022. The City continues to support homebuyer education, sponsors the building of affordable houses on City-owned sites, and provides low-interest second mortgages to make many sales within reach of lower-income families who otherwise may not be able to buy a house in the unsubsidized market.

## CR-40 - Monitoring 91.220 and 91.230

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

Monitoring CDBG, CDBG-CV and ESG projects consists of five major components:

1. **Grant Applications:** Request for funding applications are made on a standard form and are evaluated by a team. Points are given for each criterion covering community need, program effectiveness, financial record, and capacity of the organization. Recommendations for funding are based on evaluation of the above criteria and presented to City Council for approval and included in each Annual Action Plan.

2. Pre-agreement meeting: the project manager meets with each subrecipient to go over grant requirements, logistics for payments, record-keeping standards, future monitoring, and close-out.
3. Agreements: The City of Raleigh enters into standard grant agreements with each subrecipient that specify amount, source, and use of funds, match requirements, reporting standards, record-keeping, results to be achieved, and other conditions specific to the project. A standard attachment of all federal standards (Executive Orders, Civil Rights Act, etc.) with which the agency must comply is included.
4. On-site monitoring: project manager, based on a risk assessment, will visit each funded agency at least once in the 12-month term of the contract to assure compliance. Due to COVID-19, these visits are currently occurring virtually.
5. Progress reports: written statements of benefits produced with the grants provided are required with each payment request as well as a summary at the end of the project.

HOME funds are provided annually in a competition that leverages low-income housing tax credits. Loan agreements are executed with each borrower that includes federal requirements and on-site monitoring consistent with the HOME regulations are conducted to review unit condition and programmatic compliance.

The FY 2020-2021 Action Plan included a HOME Monitoring Plan to guide City staff in assuring program compliance with federal requirements.

#### **Citizen Participation Plan 91.105(d); 91.115(d)**

##### **Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The Draft 2020-2021 CAPER was advertised for public comment in two local newspapers and the City's website the week of September 8, 2021, providing 15 days for comments – September 8th – September 22nd. One comment was received and responded to. The comment is included as an attachment.

## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The City recently enhanced its housing rehabilitation program (funded in part with CDBG) to increase its use among existing low-income homeowners. The City also recently began to use its CDBG allocation to supplement other resources for low-income homebuyer assistance. Through these recent changes, the City is able to enhance participation in its housing programs.

The City also received a special supplemental allocation of CDBG-CV to assist low-income households during the COVID-19 pandemic. This allocation was authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), which was created on March 27, 2020, to respond to the growing effects of this historic public health crisis. The City awarded \$1,877,051 in CDBG-CV1 funds to nonprofits providing emergency rental assistance, eviction prevention, foreclosure mitigation counseling, and coordinated access support, serving 260 households during this reporting period. The City continues to monitor the effects of COVID-19 and whether any programmatic adjustments will be needed.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## **CR-50 - HOME 91.520(d)**

**Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

**Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.**

A HOME Monitoring Schedule Waiver was received from HUD to complete HOME monitoring by September 30, 2021. Due to the continued impact of COVID-19, monitoring visits have been scheduled for the Fall of 2021.

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.**

## 92.351(b)

There were no completed HOME apartment projects last year, therefore no new data on HOME rentals was received. All of the HOME-supported substantial rehabs and 80% of homebuyer assistance loans went to minority borrowers. Every developer receiving HOME funds from the City is required to have and follow an Affirmative Marketing Plan. All HOME borrowers are advised of the HOME requirements for affirmative marketing, and City staff monitor each HOME-financed apartment community to assure compliance. Recent monitoring of these communities has found compliance with HOME regulations.

Each loan agreement signed between the City and organizations receiving development loans contains the following:

Affirmative Marketing: Borrower shall adopt affirmative marketing procedures and requirements for the rental housing project pursuant to 24 CFR Section 92.351, as may be amended. Affirmative marketing steps consist of actions to provide information and otherwise attract eligible persons in the housing market area to the available housing without regard to race, color, national origin, sex, religion, familial status or disability.

The affirmative marketing requirements and procedures adopted must include:

1. Methods for informing the public, owners, and potential tenants about fair housing laws and the City of Raleigh's affirmative marketing policy.
2. Requirements and practices Borrower must adhere to in order to carry out the City's affirmative marketing procedures and requirements.
3. Procedures to be used by Borrower to inform and solicit applications from persons in the housing market area who are likely to apply for the housing without special outreach.
4. Records that will be kept describing actions taken by the City of Raleigh and by Borrower to affirmatively market units and records to assess the results of these actions; and
5. A description of how the City of Raleigh will annually assess the success of affirmative marketing actions and what corrective actions will be taken where affirmative marketing requirements are not met.

### **Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

There was a total of \$141,867.76 in HOME Program Income expended in 2020-2021 (from July 1, 2020 to June 30, 2021) on projects. Of this, \$20,000.00 was provided to 1 homebuyer for down payment assistance (homebuyer 51-80% AMI, African American/Hispanic). The remaining \$121,867.76 was for

the Capital Towers CHDO project (no beneficiary data yet).

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

Local funds have been made available for nonprofit developers to help create or preserve affordable housing in Raleigh. The City seeks to work with developers of affordable housing to purchase existing affordable apartment developments (sometimes unsubsidized) threatened with redevelopment to other uses in Raleigh's more attractive locations. Raleigh City Council in June 2016 approved a one cent tax increase for affordable housing, which is generating \$6 million every year since. In November 2020, Raleigh voters approved an Affordable Housing bond of \$80 million with 72% of voters in approval. The one cent tax increase and affordable housing bond are major sources of local dollars with which the City can aggressively address its need for additional affordable units as well as preserve existing units into the future.

**CR-60 - ESG 91.520(g) (ESG Recipients only)**

**ESG Supplement to the CAPER in *e-snaps***

**For Paperwork Reduction Act**

**1. Recipient Information—All Recipients Complete**

**Basic Grant Information**

<b>Recipient Name</b>	Raleigh
<b>Organizational DUNS Number</b>	044379568
<b>EIN/TIN Number</b>	566000236
<b>Identify the Field Office</b>	GREENSBORO
<b>Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance</b>	

**ESG Contact Name**

<b>Prefix</b>	Mr.
<b>First Name</b>	Nicholas
<b>Middle Name</b>	0
<b>Last Name</b>	Dula
<b>Suffix</b>	0
<b>Title</b>	Housing & Neighborhoods Program Development Administrator

**ESG Contact Address**

<b>Street Address 1</b>	PO Box 590
<b>Street Address 2</b>	0

<b>City</b>	Raleigh
<b>State</b>	NC
<b>ZIP Code</b>	-
<b>Phone Number</b>	9199964330
<b>Extension</b>	6935
<b>Fax Number</b>	0
<b>Email Address</b>	nicholas.dula@raleighnc.gov

**ESG Secondary Contact**

<b>Prefix</b>	Mr.
<b>First Name</b>	Lamont
<b>Last Name</b>	Taylor
<b>Suffix</b>	0
<b>Title</b>	Housing & Neighborhoods Assistant Director
<b>Phone Number</b>	9199964330
<b>Extension</b>	4278
<b>Email Address</b>	lamont.taylor@raleighnc.gov

**2. Reporting Period—All Recipients Complete**

<b>Program Year Start Date</b>	07/01/2020
<b>Program Year End Date</b>	06/30/2021

**3a. Subrecipient Form – Complete one form for each subrecipient**

**Subrecipient or Contractor Name:** Families Together  
**City:** Raleigh  
**State:** NC  
**Zip Code:** 27620-4395  
**DUNS Number:** 945084887  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 12,651

**Subrecipient or Contractor Name:** Healing Transitions International, Inc

**City:** Raleigh

**State:** NC

**Zip Code:** 27603-2261

**DUNS Number:** 613591432

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 130,576

**Subrecipient or Contractor Name:** Passage Home Inc

**City:** Raleigh

**State:** NC

**Zip Code:** 27601, 2709

**DUNS Number:** 958016297

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 55,871

**Subrecipient or Contractor Name:** Raleigh/Wake Partnership to End and Prevent Homelessness

**City:** Raleigh

**State:** NC

**Zip Code:** 27619, 8411

**DUNS Number:** 929401508

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 76,500



## CR-65 - Persons Assisted

See attached SAGE-HMIS report.

## CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

### 10. Shelter Utilization

Number of New Units – Rehabbed	
Number of New Units – Conversion	0
Total Number of bed - nights available	7,876
Total Number of bed - nights provided	7,219
Capacity Utilization	92%

Table 24 – Shelter Capacity

### 11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

#### Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

The City of Raleigh provided ESG funds to Families Together and Healing Transitions during FY20-21 for Emergency Shelter. The numbers above are aggregates from those agencies. As a result of the pandemic, less bed nights were available.

## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Expenditures for Rental Assistance	149,198.60	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	25,851.00	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Homelessness Prevention</b>	<b>175,049.60</b>	<b>0</b>	<b>0</b>

Table 25 – ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Expenditures for Rental Assistance	0	50,581.00	51,681.00
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Rapid Re-Housing</b>	<b>0</b>	<b>50,581.00</b>	<b>51,681.00</b>

Table 26 – ESG Expenditures for Rapid Re-Housing

#### 11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Essential Services	0	23,056	33,058
Operations	34,191	117,790	110,169
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
<b>Subtotal</b>	<b>34,191</b>	<b>140,846.00</b>	<b>143,227.00</b>

Table 27 – ESG Expenditures for Emergency Shelter

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Street Outreach	0	0	0
HMIS	37,809.07	76,500.00	76,500.00
Administration	11,533.00	4,100.00	4,190.00

**Table 28 - Other Grant Expenditures****11e. Total ESG Grant Funds**

Total ESG Funds Expended	2018	2019	2020
	258,582.68	272,027.00	275,598.00

**Table 29 - Total ESG Funds Expended****11f. Match Source**

	2018	2019	2020
Other Non-ESG HUD Funds	100,000	100,000	100,000
Other Federal Funds	72,614.00	0	0
State Government	0	0	0
Local Government	68,000.00	68,000.00	68,000.00
Private Funds	176,519.00	272,027.00	287,870.39
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
<b>Total Match Amount</b>	<b>417,133.00</b>	<b>440,027.00</b>	<b>455,870.39</b>

**Table 30 - Other Funds Expended on Eligible ESG Activities****11g. Total**

Total Amount of Funds Expended on ESG Activities	2018	2019	2020
	675,715.68	712,054.00	731,468.39

**Table 31 - Total Amount of Funds Expended on ESG Activities**

## Fiscal Year 2020-21 CAPER

### Attachments: Homeless Services

#### Overview

The data that follows is drawn from the Homeless Management Information System (HMIS), the centralized database that homeless services agencies use within Raleigh and Wake County. The reports that follow are from the agencies funded by the City of Raleigh with Emergency Solutions Grant (ESG) funds.

The report provides aggregated information on the persons served during Fiscal Year 2020-21 (July 1, 2020 – June 30, 2021) from these agencies:

FY2020-21 ESG Funded Homeless Services	
Agency	Service Provided
Families Together	Emergency Shelter
Healing Transitions	Emergency Shelter
Partnership to End and Prevent Homelessness	HMIS
Passage Home	Rapid Re-Housing

The reports that follow have been uploaded into HUD's Integrated Disbursement & Information System (IDIS) electronically in preparation for formal submission of the CAPER to HUD (the federal Department of Housing and Urban Development). Including these reports as a separate attachment for public review was considered by the City of Raleigh Community Development Division to be the best way to present the detailed information being submitted to HUD.

# **Families Together Emergency Shelter**

# Healing Transitions Emergency Shelter

# Partnership to End and Prevent Homelessness HMIS

No data included as the Partnership used ESG funds to administer HMIS.

# **Passage Home Rapid Re-Housing**



