



# FY21-22 CAPER Summary

Consolidated Annual Performance and Evaluation Report  
(CAPER)

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Raleigh  
Housing

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## FY 2021-2022 Results-At-A-Glance

|                                                  |              |
|--------------------------------------------------|--------------|
| <b>Infill houses built and sold</b>              | <b>8</b>     |
| <b>Substantial housing rehab</b>                 | <b>7</b>     |
| <b>Limited repair</b>                            | <b>6</b>     |
| <b>New or preserved affordable rental units</b>  | <b>297</b>   |
| <b>Home-buying counseling</b>                    | <b>62</b>    |
| <b>Homebuyer Assistance</b>                      | <b>16</b>    |
| <b>Benefit from Community Enhancement Grants</b> | <b>455</b>   |
| <b>Job training</b>                              | <b>50</b>    |
| <b>Emergency shelter</b>                         | <b>1,599</b> |
| <b>Rapid rehousing</b>                           | <b>23</b>    |

## Goals and Outcomes

The FY 2021-2022 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 2021-2022 Annual Action Plan.

The CAPER covers July 1, 2021 to June 30, 2022 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
- New Housing Bond funds

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 2021-2022 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 \$7 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 2021-2022, the City spent \$5,600,000 in local funds to complete 297 affordable rentals and committed another \$23,628,774 in local funds for 560 new affordable rentals. \$456,101 in HOME funds and \$190,586 in CDBG funds were invested for 7 substantial rehabs (3 or more failing systems). In addition, \$50,512 CDBG was provided for six (6) Limited Repair loans. The City spent a total of \$302,662 in CDBG to enable 16 low-income families to purchase their first house in the City, and \$51,400 CDBG funds in first-time homebuyer counseling.

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

| Rental Development | City Assistance \$ | Number of Units |
|--------------------|--------------------|-----------------|
| Capital Towers III | \$5,600,000        | 297             |
| Totals             | \$5,600,000        | 297             |

In addition to these investments, the following developments were approved for City financing during the FY 2021-2022 fiscal year:

| Rental Development           | City Assistance \$ | Number of Units | Unit Type           |
|------------------------------|--------------------|-----------------|---------------------|
| King's Ridge                 | \$8,464,795        | 100             | Special Populations |
| Lake Haven                   | \$738,979          | 56              | Senior              |
| The Preserve at Gresham Lake | \$3,275,000        | 156             | Family              |
| The Terrace at Rock Quarry   | \$3,150,000        | 132             | Senior              |
| Totals                       | \$15,628,774       | 444             |                     |

The City also used \$8 million from the American Rescue Plan Act to purchase a 116-unit extended-stay hotel in September 2021. Renamed Studios at 2800, the property will be mixed occupancy, combining the existing

extended-stay model with permanent supportive housing units for people exiting homelessness and other flexible affordable housing options. The City has selected CASA as the non-profit operator to manage the property. The City and CASA are currently working on capital improvements to the property, which will include a new outdoor gathering space in addition to room and facility upgrades.

The City continued implementation of its first Neighborhood Revitalization Strategy Area (NRSA) Plan. In FY 2021-2022, 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 10 infill single-family houses built on lots acquired by the City with CDBG and bond funds were within the NRSA – 8 of which were sold to low-and moderate-income (LMI) buyers, and 2 to non-income restricted buyers.

### **Enhance the Homeless to Housing Continuum**

In FY- 2021-2022, the City provided \$272,266 in ESG funding to Healing Transitions 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 \$156,000 in CDBG funds to St. John’s Metropolitan Community Church to operate a white flag emergency shelter. In addition, \$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.

| <b>Funding Recipient</b>              | <b>Activity</b>              | <b>Funding Source</b> | <b>Quantity Served</b> |
|---------------------------------------|------------------------------|-----------------------|------------------------|
| St. John’s Community Church           | White Flag Emergency Shelter | CDBG                  | 715 individuals        |
| Healing Transitions                   | Emergency Shelter            | ESG                   | 376 individuals        |
| Passage Home                          | Rapid Re-housing             | ESG                   | 14 households          |
| Catholic Charities                    | Rapid Re-housing             | Local                 | 9 households           |
| South Wilmington Street Men’s Shelter | Emergency Shelter            | CDBG                  | 508 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 62 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 employment training for 56 individuals, equine therapy and tutoring for 14 young women, substance abuse services for 100 individuals, after-school-tutoring and engagement to 24 youth, street outreach to 18 individuals, and safety planning and a full continuum of emergency support to 243 individuals experiencing domestic violence.

## **CARES Act and COVID-19**

Throughout FY 2021-2022 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.

