



FY23-24 CAPER Summary Draft

Consolidated Annual Performance and Evaluation Report (CAPER)

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Raleigh
Housing

Consolidated Annual Performance and Evaluation Report (CAPER) Summary

FY 2023-2024 Results-At-A-Glance	
Activity	Quantity Served
Houses Repaired and Rehabilitated	28
New or Preserved Affordable Rental Units	576
Individuals Receiving Home-buying Counseling	120
Households Provided Homebuyer Assistance	63
Individuals Benefitted by Community Enhancement Grants	2,483
After-School Youth Supported	2,375
Individuals Provided Emergency Shelter	1,126
Households Receiving Rapid Rehousing Services	59
Individuals Receiving Job Training	12

Goals and Outcomes

The FY 2023-2024 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 2023-2024 Annual Action Plan.

The CAPER covers July 1, 2023 to June 30, 2024 and represents the fourth 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 2023-2024 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 \$11 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 2023-2024, the City completed or preserved 576 affordable rentals and committed another \$21,803,000 in local funds for 725 new affordable rentals.

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

Rental Development	City Assistance \$	Number of Units	Funding Source
Primavera	\$4,400,000	164	Local – General Fund
Oak Forest Pointe	\$2,500,000	120	Local – General Fund
Total	\$6,900,000	284	

In addition to these investments, the following developments were approved for City financing during the FY 2023-2024 fiscal year:

Rental Development	City Assistance \$	Number of Units	Funding Source
4314 Poole Road	\$668,000	9	City-Owned Land
919 @ Cross Link	\$3,100,000	142	Local - General Fund
Battle Bridge	\$5,000,000	200	Local - General Fund & Federal ERA2

Cottages of Idlewild	\$2,582,000	18	Local - Bond Fund
Hoke Street Apartments	\$3,175,000	120	Local - Bond & Federal ERA2
Iris Ridge	\$2,150,000	50	Federal – HOME
Lorimer Spring	\$1,250,000	60	Local- Bond Fund
Parkside Apartments	\$5,760,000	144	Local – General Fund & Local – Bond Fund
New Construction Subtotal	\$21,803,000	725	
Avonlea Apartments	\$528,000	44	Local – General Fund
Jeffries Ridge	\$384,000	32	Federal – ERA2
Madison Glen	\$1,440,000	120	Federal - HOME
Ripley Station	\$576,000	48	Federal – ERA2
Tryon Grove	\$576,000	48	Federal – ERA2
Preservation Subtotal	\$3,120,000	292	
Total	\$24,923,000	1,017	

Purchasing a home helps families and individuals invest in their future. The homebuyer assistance program helps low-and-moderate-income households who want to purchase a home but require additional funding. In FY23-24, the City increased the maximum assistance amount for the citywide Homebuyer Assistance Program from \$20,000 in FY 21-22 to \$45,000. The City spent a total of \$180,000 in CDBG to assist 6 low-income households in purchasing their first house through down-payment assistance. Twenty-six buyers utilized this program to purchase a home with \$600,000 in local bond funds.

Enhance the Homeless to Housing Continuum

In FY- 2023-2024, The City provided a total of \$255,809 in ESG funding to provide rapid re-housing assistance (Triangle Family Services), and to support 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 \$100,000 in CDBG funds to St. John’s Metropolitan Community Church to support white flag emergency shelter operations. 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.

Funding Recipient	Activity	Quantity Served
Triangle Family Services	Rapid Re-housing	47 households
South Wilmington Street Men's Shelter	Emergency Shelter	438 individuals
St. John's Metropolitan Community Church	White Flag Emergency Shelter	688 individuals
Catholic Charities	Homelessness Prevention	12 households

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 experiencing homelessness to coordinated services. The City contributed \$100,000 to Oak City Cares in local funds to assist weekend and holiday meal distribution.

Increase Services to Build Self-Sufficiency & Sustainability

In the past year, Homebuyer Training one-day workshops were held once a month 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 120 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 after-school tutoring and support services for 2,375 low-income students, and housing opportunities and wrap-around services for 84 foster youth transitioning out of the program when turning 18 years of age.

Neighborhood Revitalization Strategy Area (NRSA)

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. An NRSA is a primarily low-income area selected for specialized investment for greater impact, primarily for residents who fall under income levels of 80% of Area Median Income. The NRSA approach allows for flexible use of federal funds awarded through the Community Development Block Grant (CDBG) program and supports job creation and reduces restrictions on housing activities supported by federal and local tax dollars. In 2015 the City created the NRSA Plan for the area south and east of St. Augustine's University, including College Park and the former Washington Terrace Apartments.

In the NRSA the City has completed the development and sale of all 91 single-family homes. The City is in pre-development of additional townhome units in East College Park which lies in the southeastern portion of the NRSA. Infrastructure improvements including water lines, sewer lines, storm drains, and new streets and sidewalks are complete. Home construction began in the winter of 2017.