HOUSING AND COMMUNITY DEVELOPMENT

FY25-26 CAPER Draft

Consolidated Annual Performance and Evaluation Report (CAPER)

City of Raleigh
Housing and Community Development
Phone: 919-996-4330
Email: housing@raleighnc.gov

Raleigh Housing

raleighnc.gov/housing

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Introduction

The FY 2025-2026 Consolidated Annual Performance and Evaluation Report (CAPER) highlights the results and benefits produced by the City of Raleigh as projected in the City's FY 2025-2026 Annual Action Plan.

The CAPER covers July 1, 2025, to June 30, 2026, and represents the first year of reporting within the City's Five-Year Consolidated Plan period (2026-2030). The Consolidated Plan (ConPlan) serves as a five-year road map and includes comprehensive goals and coordinated strategies to address the housing and community needs of low- and moderate-income residents.

During the program year, the City used Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and local resources to support affordable housing, housing stability, homelessness services, and community programs. This report compares planned and actual outcomes, explains factors affecting performance, and describes how the City administered and monitored these resources. Programs described in the CAPER are funded by both federal and local funds.

The following Results-at-a-Glance table provides a high-level summary of selected accomplishments, grouped by the source of the funds that produced them. Results achieved with the City's federal entitlement grants are shown first, followed by results achieved through a combination of federal and local resources, and results achieved with local resources alone. Subsequent sections provide detailed financial, program, and performance information, identify the applicable funding sources, and explain where reported results reflect federal funding alone or a combination of federal and local resources.

FY 2025-2026 Results-At-A-Glance	Results	Funding Source
Results of Federal Entitlement Grant Programs		
Individuals Provided Overnight Shelter	2,668	CDBG
Individuals Benefited by Community Enhancement Grants	407	CDBG
Combined Federal and Local Results		
Houses Repaired and Rehabilitated	46	CDBG, HOME, Local
New or Preserved Affordable Rental Units	793	Federal, Local
Households Provided Homebuyer Assistance	76	CDBG, HOME, Local

Results of Locally Funded Programs		
Individuals Benefited by Human Services Grants	17,854	Local – General Fund

CR-05 - Goals and Outcomes

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

Programs offered by the City of Raleigh provided assistance to homeowners, homebuyers, renters, and people experiencing homelessness. The City has also invested resources, particularly the 2020 bond funds, to provide targeted homebuyer downpayment assistance and housing rehabilitation programs to areas along the proposed Bus Rapid Transit (BRT) corridors.

These investments addressed the priorities of increasing affordable housing options, preventing and reducing homelessness, and increasing housing stabilization and supportive services. The following table provides a summary of activities completed to address each priority. The table lists 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 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) - Table 1 - Accomplishments

The public service outcome indicator below covers the CDBG-funded public service activities carried out under the FY 2025-2026 Annual Action Plan: the Community Enhancement Grant, which served 407 persons; homebuyer counseling, which served 551 persons; and Healing Transitions, which served 436 persons — a program-year total of 1,394 persons. The locally funded Human Services Agency Grant is reported under a separate Action Plan indicator and served 17,854 individuals during the program year; those persons are shown in the Results-At-A-Glance table and are not included in the federally reported figure below. Additional details on goals and accomplishments are included in CR-20.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Increase Affordable Housing Options	Affordable Housing	CDBG: $12,250,500 / HOME: $5,692,087 / Affordable Housing Fund/Bond: $39,847,470 / Other: $13,956,521	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1,795	236	13%	0	236	N/A
			Rental units constructed	Household Housing Unit	1,700	669	39%	490	669	137%
			Rental units rehabilitated	Household Housing Unit	0	124	0%	292	124	42%
			Homeowner Housing Rehabilitated	Household Housing Unit	95	46	48%	59	46	78%
			Direct Financial Assistance to Homebuyers	Households Assisted	247	76	31%	47	76	162%
			Buildings Demolished	Buildings	5	0	0%	1	0	0%
			Other	Other	0	0	0%	1	0	0%

Prevent and Reduce Homelessness	Homeless	CDBG: $1,000,000 / HOME: $1,500,000 / ESG: $1,264,390 / Other: $15,000,000/HSG	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	105	82	78%	28	82	293%
			Homeless Person Overnight Shelter	Persons Assisted	5,250	2,668	51%	1,050	2,668	254%
Increase Housing Stabilization and Supportive Services	Homeless, Non-Homeless, Special Needs, Non-Housing Community Development	CDBG: $1,183,585 /Other: $6,495,905	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5,750	1,394	24%	1,150	1,394	121%

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

The Expected values shown in Table 1 are the goal outcome indicator targets adopted in the 2026-2030 Consolidated Plan and FY 2025-2026 Annual Action Plan. Certain expected values in Table 1, particularly the affordable housing outcome targets, were established using a combination of federal and local resources. For example, the one-year target of 47 households receiving direct financial assistance to homebuyers, comprised 22 households under the CDBG- and HOME-funded citywide program and 25 households under the bond-funded Enhanced Homebuyer Program. For those indicators, actual results are reported on the same combined basis so that proposed and actual outcomes are compared consistently, as required by 24 CFR 91.520(g). Federal entitlement grant results are identified separately where required, including in CR-10, the federal program rows in CR-15, and the income-level table in CR-20.

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 CDBG, HOME, ESG, and local resources to make progress toward the three priorities identified in its 2026-2030 Consolidated Plan:

1. Increase Affordable Housing Options
2. Prevent and Reduce Homelessness; and
3. Increase Housing Stabilization and Supportive Services.

The following sections summarize the City's FY 2025-2026 activities and accomplishments under each priority.

<u>**Increase Affordable Housing Options**</u>

- **Rental Development**

Birch and Branch - 180 Rental Units of Affordable Housing

In FY 2025-2026, 793 rental units were constructed or preserved and made available to low-income residents. These developments were strongly supported by the City's investment of over $18 million.

A summary of the City's investments in completed or preserved subsidized apartment communities follows:

Rental Development	City Assistance	Number of Units	Funding Source
New Construction			
CASA – Small Scale	$700,000	9	Local – Bond
Hampton Spring	$1,500,000	56	Local – General Fund
Healing Transitions	$3,000,000	113	Local – Bond Revenue
New Bern Crossings	$4,250,000	192	Local – General Fund & Local – Bond
The Pines at Peach Road	$2,750,000	119	Local – Bond
Birch and Branch	$4,500,000	180	Local – Bond Revenue
New Construction Subtotal	$16,700,000	669	
Preservation			
Jeffries Ridge	$384,000	32	Federal – ERA
Tryon Grove	$576,000	48	Federal – ERA
Avonlea	$528,000	44	Local – General Fund
Preservation Subtotal	$1,488,000	124	
Total	$18,188,000	793	

Table 2 - Accomplishments – Program Year Rental Units Created and Preserved

In addition to completing and preserving units, the following projects were approved during the fiscal year for financing by the City Council for future construction and preservation:

Rental Development	City Assistance	Number of Units	Funding Source
East Cabarrus	$1,239,762	28	Local – General Fund & Local – Bond

15 Summit Avenue	$368,573	10	Local – Bond
Forward Together	$2,200,000	17	Local – Bond
Duplex Village	$2,880,000	129	Local – Bond
Brook Haven	$614,739	60	Local – General Fund
Eagle Trace	$1,000,000	90	Local – General Fund
Evolve Living at New Bern	$1,496,050	73	Local – General Fund
Heritage Park 1A	$3,983,056	112	Local – General Fund & Federal – CDBG
The Willow	$2,800,000	156	Local – General Fund & Federal – HOME
Total	**$16,582,180**	**675**	

Table 3 - Accomplishments – Program Year Rental Units Funded

Homebuyer Assistance Program

Purchasing a home helps families and individuals invest in their future. The City's homebuyer assistance programs help low- and moderate-income households who want to purchase a home but require additional funding.

The Homebuyer Assistance Program provides up to $45,000 to qualified, low-income, first-time homebuyers purchasing a home anywhere in the City of Raleigh. Even with the City's financial assistance, high interest rates, and Raleigh's competitive housing market have presented challenges, and many first-time homebuyers have been unable to find homes at a price they can afford. The Enhanced Homebuyer Assistance Program, which is funded by the 2020 Affordable Housing Bond, provides up to $60,000 in financial assistance to income-eligible first-time homebuyers purchasing a home in targeted geographic areas within Raleigh. These targeted neighborhoods surround the planned Bus Rapid Transit (BRT) routes to create affordable homeownership opportunities near transit. Between the Homebuyer Assistance Program and the Enhanced Homebuyer Assistance Program, 76 households received $3,540,000 in financial assistance to purchase their homes: 37 households through the 2020 Affordable Housing Bond ($1,755,000), 29 through CDBG ($1,320,000), and 10 through HOME ($465,000).

Homeowner Rehabilitation Program

In 2025-2026, the City offered three homeowner repair programs to meet the diverse repair needs of Raleigh's low-income homeowners.

The City's Homeowner Rehabilitation Program provides financial assistance to eligible households to make critical repairs to their homes, enabling them to maintain ownership. 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. $231,345 in HOME funds, $321,379.13 in CDBG funds, and $329,933.45 in local funds assisted 9 low-income homeowners with substantial repairs (at least 3 systems failing). Note: expenditures include rehabilitations that are not complete and will be counted towards the production totals in future CAPERs.

The Raleigh Home Revitalization Program provides additional bond-funded home repair assistance for the transit-targeted neighborhoods for income-eligible homeowners. Twenty-two homes were repaired in the fiscal year, utilizing $233,279.92 in City bond funds for this program.

In addition, 15 households benefited from the City's CDBG-funded Limited Repair Program, which provides forgivable loans to very low-income homeowner households. This program is targeted towards homes with one failing system.

Funding Source	Amount Spent	Homes Completed and Underway
HOME-funded Homeowner Rehabs	$231,345.00	2
CDBG-funded Homeowner Rehabs	$321,379.13	4
CDBG-funded Limited Repair Rehabs	$203,269.18	15
City-funded Home Revitalization Rehabs	$233,279.92	22
City-funded Substantial Rehabs	$329,933.45	3
Total	**$1,319,206.68**	**46**

Table 4 - Accomplishments – Program Year Rehabilitations Completed

Prevent and Reduce Homelessness

The City provided Emergency Solutions Grants (ESG) funding to provide rapid re-housing assistance and street outreach (Haven House), and to support the Wake County Homeless Management Information System (HMIS). The City also provided Community Development Block Grant (CDBG) funds to the South Wilmington Street Men's Shelter for shelter operations and to support White Flag Shelter. Local funds were awarded to Catholic Charities for their Support Circles program, which provided rapid re-housing and homelessness prevention assistance. The City also provided local funds to Oak City Cares for 40,000 weekend and holiday meals.

The City addressed homelessness holistically during FY 2025-2026 — preventing housing loss before it occurs, reaching people living unsheltered, providing emergency shelter, and moving households into permanent housing.

On the prevention side, the City funded the Campbell University Law Clinic through the Housing Justice Project to provide legal representation to tenants facing eviction, and supported Legal Aid of North Carolina and the Wake County Legal Support Center through the Human Services Agency Grant. The City continued to participate in the Wake County Continuum of Care's Coordinated Entry system, through which households in crisis are assessed and prioritized for the intervention that best matches their need. These efforts are described further in CR-25 and CR-35.

The City also committed $855,000 in local funds to a Homelessness Prevention, Diversion, and Rapid Exit Program, including $75,000 dedicated to residents of the downtown district. Following a competitive Request for Proposals, five agencies were selected: Triangle Family Services ($407,000), Families Together ($180,000), Urban Ministries of Wake County ($105,000), Oak City Cares ($100,000), and Family Promise of the Triangle ($63,000). The program combines three evidence-based interventions — keeping households at imminent risk of housing loss in place, diverting people who have just become homeless to safe alternative housing before a shelter stay occurs, and moving households out of shelter into stable housing quickly. Across all three interventions and all five agencies, 227 households were assisted during FY 2025-2026.

Funding Recipient	Activity	Quantity Served
Haven House	Street Outreach and Rapid-Rehousing	49 individuals
South Wilmington Street Men’s Shelter	Emergency Shelter	1,162 individuals
Wake County Continuum of Care	White Flag Shelter	1,506 individuals
Catholic Charities	Homelessness Prevention	12 households
City Homelessness Prevention, Diversion, and Rapid Exit Program (five agencies)	Prevention, Diversion, and Rapid Exit	227 households

Table 5 - Accomplishments – Program Year Homeless Individuals Served

Oak City Cares

<u>Increase Housing Stabilization & Supportive Services</u>

The City supported housing stability through the CDBG-funded Community Enhancement Grant and the locally funded Human Services Agency Grant. During FY 2025-26, the City awarded $200,000 through the Community Enhancement Grant for nonprofit public services that benefited 407 people. The City also awarded $1,299,181 through the Human Services Agency Grant for services that benefited 17,854 people, including older adults, youth, people with disabilities, and households experiencing housing insecurity.

These activities provided emergency assistance, case management, housing-related services, and other support intended to help residents maintain stability and improve self-sufficiency.

The preceding sections summarize the City's progress toward its three Consolidated Plan priorities. CR-10 reports the racial and ethnic composition of people assisted across the federal programs, while CR-15 describes the resources available, program-year expenditures, and geographic distribution of investments.

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	988	3	5
Black or African American	2,704	10	40
Asian	30	0	0
American Indian or Alaska Native	49	0	0
Native Hawaiian or Other Pacific Islander	6	0	0
Asian and White	23	0	0
Black/African American and White	3	0	2

Other/Multi	441	1	2
Total	**4,244**	14	**49**
Hispanic	270	1	1
Not Hispanic	3,974	13	48

Table 6 - Table of assistance to racial and ethnic populations by source of funds

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available.

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	$3,026,817.00	$3,471,796.88
HOME	public - federal	$1,752,883.17	$913,543.05
ESG	public - federal	$252,878.00	$145,145.36
Other – Local (Bond and tax rate)	public - local	$26,225,196.00	$27,874,115.06
CDBG-CV	public - federal	$791,983.44	$791,983.44

Table 7 - Resources Made Available

Narrative

The City made available more than $26 million in City funds during the past program year, which accounted for the majority (82%) of all resources made available for programs for low- and moderate-income households and individuals. City funds accounted for 84% of total expenditures during the year. Local expenditures during the program year exceeded local resources made available because they include funds committed in prior years and drawn during FY 2025-2026.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CITYWIDE	80%	90%	Most of the housing and community development programs the City of Raleigh offers are available to low-income residents throughout the city.

Downtown Neighborhoods	10%	0%	No activities with FY25-26 federal funds. Separately, and not included in the percentages shown, the City dedicated $75,000 in local funds to serve residents of the downtown district through its Homelessness Prevention, Diversion, and Rapid Exit Program.
NRSA 2016 - College Park/ECP	10%	10%	Improvements to the streets in College Park were made in 25-26. The redevelopment of the Zack's Grocery site at the corner of New Bern Avenue and Raleigh Boulevard will be another phase, with a Request for Proposals issued for mixed-use development including an affordable housing element.

Table 8 – Identify the geographic distribution and location of investments

Percentages reflect the distribution of CDBG funds expended during the program year, totaling $3,673,688 including program income, consistent with the basis on which the planned percentages were adopted in the Consolidated Plan. HOME and ESG funds are not allocated by target area; ESG-funded activities serve clients citywide. Local funds are not included in this table. This total of $3,673,688 comprises the $3,471,796.88 in CDBG entitlement draws reported in Table 7 plus $201,891.41 in CDBG program income expended during the program year, which is not separately reported in Table 7.

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. The City's HOME match liability of $160,576 was satisfied from local Affordable Housing Fund contributions and bond-funded investments in HOME-assisted developments, as reflected in Table 9. The City's ESG match requirement under 24 CFR 576.201 — $252,878, equal to 100% of the FY 2025-2026 ESG award — was satisfied through $200,000 in CDBG-funded emergency shelter operations at the South Wilmington Street Men's Shelter and White Flag Shelter, $68,000 in local funds for Catholic Charities Support Circles, and documented subrecipient cash and in-kind contributions.

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

- Lending to private builders of affordable apartments;
- Helping income-eligible households buy their first homes;
- Repairing older owner-occupied houses;
- Supporting nonprofit organizations engaged in affordable housing development and providing other services directed at low-income populations;
- Supporting the NC-507 Wake County Continuum of Care.

Affordable Apartments: Increasing the supply of rental apartments for low- and moderate-income residents is a significant need in the City of Raleigh. Using federal and local funds, the City partners with other funders (such as Wake County and the NC Housing Finance Agency) and affordable housing developers to create and preserve rental housing. 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 also directly owns and operates a portfolio of rental units serving households at or below 50% of area median income.

No leases were executed for City-owned land in FY 2025-2026.

Fiscal Year 2025-2026 Summary – HOME Match	
1. Excess match from prior Federal fiscal year	$41,555,447.96
2. Match contributed during current Federal fiscal year	$6,965,381.06
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	$48,520,829.02
4. Match liability for current Federal fiscal year	$160,576.16
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	$48,360,252.86

Table 9 – 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. 09/30/2023)

Match Contributions for **Federal Fiscal Year (yyyy)** 2025

Part I **Participant Identification**

1. Participant No. (assigned by HUD)	2. Name of the Participating Jurisdiction	3. Name of Contact (person completing this report)
54077	City of Raleigh	David Gray

5. Street Address of the Participating Jurisdiction	4. Contact's Phone Number (include area code)
421 Fayetteville St., Suite 1200	919-996-4330

6. City	7. State	8. Zip Code
Raleigh	NC	27601

Part II **Fiscal Year Summary**

1. Excess match from prior Federal fiscal year	$ 41,555,447.96	
2. Match contributed during current Federal fiscal year (see Part III.9.)	$ 6,965,381.06	
3. Total match available for current Federal fiscal year (line 1 + line 2)		$ 48,520,829.02
4. Match liability for current Federal fiscal year		$ 160,576.16
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)		$ 48,360,252.86

Part III **Match Contribution for the Federal Fiscal Year**

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
Milner Commons	2/3/2025						1,275,660.46	1,275,660.46
Milner Commons	2/21/2025						199,339.54	199,339.54
Pines at Peach	1/8/2025						1,375,000.00	1,375,000.00
Kings Ridge	4/30/2025						497,706.94	497,706.94
Kings Ridge	5/1/2025						139,938.00	139,938.00
Kings Ridge	5/23/2025						46,646.00	46,646.00
Kings Ridge	5/23/2025						349,151.29	349,151.29
Kings Ridge	6/30/2025						46,646.00	46,646.00
Kings Ridge	8/8/2025						46,646.00	46,646.00
Kings Ridge	9/15/2025						46,646.00	46,646.00
The Summit at Sawyer	2/3/2025	568,170.00						568,170.00

Table 10 – Match Contribution for the Federal Fiscal Year

Name of the Participating Jurisdiction								Federal Fiscal Year (yyyy)
City of Raleigh								2025
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
Preserve at Gresham l	11/21/24	1,396,171.09						1,396,171.09
Preserve at Gresham l	5/13/25	977,659.74						977,659.74

Table 10 – Match Contribution for the Federal Fiscal Year (continued)

HOME MBE/WBE Report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period $	**Amount received during reporting period $**	**Total amount expended $**	**Amount expended for TBRA $**	**Balance on hand at end of reporting period $**
$51,177.63	**$599,346.74**	**$595,678.12**	**$0**	**$54,846.25**

Table 11 – 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	3	0	0	2	0	1
Dollar Amount	$346,408	$0	$0	$245,238	$0	$101,170
Sub-Contracts						
Number	33	0	0	15	12	6
Dollar Amount	$211,525	$0	$0	$62,250	$126,400	$22,875

	Total	**Women Business Enterprises**	**Male**
Contracts			
Number	3	0	3
Dollar Amount	$346,408	$0	$346,408
Sub-Contracts			
Number	33	0	33
Dollar Amount	$211,525	$0	$211,525

Table 12 - Minority Business and Women Business Enterprises

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						
	Total	**Minority Property Owners**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number	0	0	0	0	0	0
Dollar Amount	$0	$0	$0	$0	$0	$0

Table 13 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition		
Parcels Acquired	0	$0
Businesses Displaced	0	$0
Nonprofit Organizations Displaced	0	$0
Households Temporarily Relocated, not Displaced	0	$0

Households Displaced	**Total**	**Minority Property Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number	0	0	0	0	0	0
Cost	$0	$0	$0	$0	$0	$0

Table 14 – 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 individuals* to be supported	1,078	2,668
Number of Non-Homeless households to be supported	4,306	4,908
Number of Special-Needs households to be supported	200	206
Total	**5,584**	**7,782**

Table 15 – Number of Households/Individuals*

	One-Year Goal	Actual
Number of households supported through Rental Assistance	38	82
Number of households supported through The Production of New Units	158	669
Number of households supported through Rehab of Existing Units	351	170
Number of households supported through Acquisition of Existing Units	1	0
Total	**548**	**921**

Table 16 – Number of Households Supported

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

Table 15 describes the number of households assisted grouped by type of household (homeless, non-homeless and special needs). Table 16 describes the number of households assisted grouped by type of assistance, and only includes rental assistance, unit production, rehab of existing units and acquisition of existing units. The difference in total actuals between these two tables reflects households and individuals assisted through activities outside the four assistance types in Table 16 — overnight shelter, the Community Enhancement Grant, Healing

Transitions, homebuyer assistance, and housing-related services under the locally funded Human Services Grant.

More specifically, in Table 15 the number of homeless households supported reflects individuals provided overnight shelter through the CDBG-funded South Wilmington Street Men's Shelter and the White Flag emergency shelter program. This figure is reported as a count of individuals rather than households, consistent with the basis on which the corresponding goal was established in the FY 2025-2026 Annual Action Plan, where the anticipated number of homeless households supported was derived from projected shelter counts. Households assisted through ESG-funded rapid re-housing and street outreach by Haven House, and through homelessness prevention by Catholic Charities, are reported in CR-25.

The 4,908 non-homeless households reported in Table 15 comprise 76 households receiving homebuyer assistance, 793 households in newly constructed or preserved rental units, 46 households receiving rehabilitation assistance, 407 individuals served by the Community Enhancement Grant, 436 individuals served by Healing Transitions, and 3,150 individuals served by the Human Services Grant program under service categories classified as housing-related. The 3,150 figure is a subset of the 17,854 total individuals served by the Human Services Grant program during the program year — specifically those receiving housing-related services — and is not an additional or duplicate count beyond the 17,854 reported in the Results-At-A-Glance table and CR-05.

Special needs households included the Limited Repair Program, supportive housing units and special populations housing through the Human Services Grant.

The City did not meet the goal for rehab of existing units because of difficulties in securing qualified contractors at reasonable cost, largely due to the limited number of contractors and high demand for their services. Despite these challenges in FY 2025-26, 46 low-income homeowners benefited from the City's rehabilitation programs. No buildings were demolished and no existing units were acquired during the year; both goals are carried forward. The one planned activity under the Other indicator was not initiated.

Elevated interest rates continued to delay multifamily construction by increasing lending costs for developers. Despite this, the City of Raleigh exceeded the one-year goals set in the Annual Action Plan with the production and preservation of 793 affordable apartments. Additional affordable apartment communities are still under construction (the units will be counted in future CAPERs once they are completed).

The locally funded Human Services Grant program supports directed services to older adults (age 55 and older), youth (age 19 and younger), persons with disabilities, persons with a substance use disorder, and people experiencing housing insecurity. Homeowner housing rehabilitation, downpayment assistance, and supportive rental units for people with disabilities and older adults also contributed to the City exceeding the goal for Special Needs households. Special needs households include older adults, persons with mental, physical, and developmental disabilities, persons with substance use disorders, persons with HIV/AIDS, and survivors of domestic violence. For most of these populations, the City of Raleigh can only report on these populations if they are self-identified.

Interest in the City of Raleigh's homebuyer assistance programs increased in FY25-26. While interest rates remained consistently high for many homeowners, layering the City's homebuyer assistance programs with other downpayment assistance programs offered by the County, State, or other agencies has allowed lower-income first-time homebuyers to secure housing. This year, 76 households were assisted through these programs.

Looking at the longer trends, the City's rehabilitation, rental development, and financial homebuyer assistance programs experienced gains in FY 25-26 compared to FY 23-24. The rental units created and homebuyers assisted increased by 38% and 21% respectively. Home rehabilitation rose 64%.

Progress Snapshot FY 23-24 to 25-26			
Activity	FY 2023-24 Served	FY 2024-2025 Served	FY 2025-2026 Served
Houses Repaired and Rehabilitated	28	30	46
New or Preserved Affordable Rental Units	576	972	793
Households Provided Homebuyer Assistance	63	81	76

Table 17 – Three-Year Progress Snapshot, FY 2023-24 through FY 2025-26

Discuss how these outcomes will impact future annual action plans.

The impacts of increased interest rates and inflation, including rising construction and material costs, may impact future affordable housing goals. City staff continue 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.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income (ELI)	737	1
Low-income (LI)	389	2

Moderate-income (MOD)	396	10
Total	**1,522**	**13**
Table 18 – 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 the area median income. Forty-eight percent of households served using CDBG and 8% of HOME households were classified as Extremely Low-Income (earning 0-30% of area median income). CDBG funding provided homebuyer loans (29), CDBG Housing rehabilitations (19), three HOME rehabilitations (two completed during the program year and one in progress at year end), and a variety of services delivered through local nonprofit partners/subrecipients (407 persons assisted with the CDBG Community Enhancement Grant). The City focuses its local general fund and bond resources on helping create new affordable rental units and addressing severely cost-burdened renters, defined as a Worst-Case Need by HUD.

Twenty-eight Moderate-Income (MOD) buyers and one Low-Income (LI) buyer received Downpayment Assistance through CDBG. Ten MOD buyers received downpayment assistance through HOME. Thirteen ELI, eight LI, and one MOD homeowner received Homeowner Rehab assistance through CDBG and HOME, progressing efforts to address substandard housing, also defined as a Worst Case Need by HUD. Six hundred and sixty-nine ELI individuals, 117 LI, and 57 MOD received Public Services assistance through the City's CDBG Community Enhancement Grant program, and partnership with Healing Transitions. The ELI, LI, and MOD homeowners and renters assisted met HUD's Sec. 215 definition of affordable housing.

Percent of Area Median Income	**Family Size**					
	1	**2**	**3**	**4**	**5**	**6**
Extremely Low - 30%	$27,900	$31,850	$35,850	$39,800	$43,000	$46,200
Very Low - 50%	$46,450	$53,100	$59,750	$66,350	$71,700	$77,000
Low - 80%	$72,950	$83,400	$93,800	$104,200	$112,550	$120,900
Table 19 – HUD Income Limits (Raleigh-Cary MSA) FY 2025-2026						

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 Wake County Continuum of Care (CoC), Wake County Government (CoC lead), and nonprofit homeless service providers to ensure all community partners are working together to make homelessness rare, brief, and nonrecurring. In addition, a City staff member serves on the CoC governing board.

The CoC 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 re-housing. Service providers and shelters currently use 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 those experiencing or at-risk of homelessness was identified as a top priority in the City of Raleigh's 2026-2030 Consolidated Plan. City staff are actively involved with the CoC in enhancing the Coordinated Entry system, creating strategic plans, establishing priorities, and coordinating with service providers.

City ESG funds supported rapid re-housing and street outreach provided by Haven House, and supported Wake County's Homeless Management Information System (HMIS). Additionally, the City provided $100,000 of CDBG toward operating expenses for the South Wilmington Street Shelter, the County-owned emergency shelter for homeless men, and $100,000 of CDBG funds for White Flag Shelter and $68,000 in local funds to Catholic Charities for homelessness prevention and re-housing.

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 issues a competitive Request for Proposals (RFP) solicitation for Emergency Solutions Grant (ESG) projects that serve those who are homeless or at risk of homelessness. This is done in coordination with Wake County. 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 funding to meet community needs.

In FY 2025-2026, the City awarded $855,000 in local funds through a competitive Request for Proposals to five agencies — Triangle Family Services, Families Together, Urban Ministries of Wake County, Oak City Cares, and Family Promise of the Triangle — for a coordinated Homelessness Prevention, Diversion, and Rapid Exit Program, with $75,000 of that total reserved for residents of the downtown district. Prevention assistance serves households within 21 days of losing housing through case management, mediation, family reunification, and limited financial assistance. Diversion is a person-driven intervention that helps people who have just become homeless identify safe alternative housing rather than entering shelter or going unsheltered. Rapid Exit shortens shelter stays by moving households in shelter into stable housing. The five agencies assisted 227 households across the three interventions during the program year.

The City also contributed $75,000 in local funds to support weekend and holiday meal distribution at Oak City Cares, a multi-service center that holistically addresses the various needs of those experiencing or at-risk of homelessness, and $68,000 in local funds to Catholic Charities' "Support Circles" rapid rehousing and homelessness prevention program.

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

- Since 2015, the City of Raleigh and Wake County have partnered on funding ESG-eligible activities by collaborating on a Request for Proposals (RFP) with a two-year funding cycle. The grants are funded with the City's ESG entitlement and the County's local Homeless Funds and supported the following ESG-eligible activities: Emergency Shelter, Street Outreach, Rapid Re-housing, Homelessness Prevention, and Homeless Management Information System (HMIS). This collaborative funding process streamlines the process and enables the CoC to provide consistent services according to adopted communitywide standards for consumers. The City, County, and CoC meet regularly and continue to work with grant recipients and help them adapt to the Combined RFP approach.
- Shortening shelter stays: The collaborative RFP requires all shelter providers to coordinate with Rapid Re-Housing providers. These purposeful connections are intended to decrease the number of days involved in an average shelter stay. Rapid Re-Housing programs prioritize housing and provide support services appropriate to the household's need. The communitywide standard is no more than 45 days in shelter before being rehoused. The City's locally funded Rapid Exit component supports this standard directly by resourcing shelter providers' housing-placement work.
- Access to housing units: One priority in the City of Raleigh Consolidated Plan (Consolidated Plan) is to "Prevent and Reduce Homelessness." One strategy for achieving this goal is to increase the production of affordable and permanent supportive housing. Additional affordable and permanent supportive housing will help those experiencing homelessness with the greatest need.
- Preventing those recently experiencing homelessness from becoming homeless again: The goal is to help individuals avoid becoming homeless after being discharged from a publicly funded institution or system of care. Community partner Alliance Health assures that services are provided to persons who are being discharged from mental healthcare facilities.

CoC NOFO Funding

In FY 2025-2026, the Wake County NC 507 Continuum of Care (CoC) received $5,811,919 from HUD in CoC NOFO funding for the following organizations:

- Passage Home, Inc. – Ruth House: $319,747
- Wake County Government: $2,942,902 and $189,580
- CASA - McKinney: $233,550
- PLM Families Together: $186,399

- Triangle Family Services: $288,029
- Haven House Inc. - Homeless Youth: $116,728
- InterAct - DV: $1,280,899
- The Women's Center of Wake County: $254,085

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

Actions taken to address the needs of public housing.

The City of Raleigh works directly with the Raleigh Housing Authority (RHA) to support the preservation and replacement of public housing units in the jurisdiction. In FY 2025-2026, the City approved local funds and CDBG assistance for Heritage Park 1A, which will produce 112 affordable units as part of the redevelopment of RHA's former 122-unit Heritage Park community. This commitment follows the City's earlier gap financing award supporting the first phase of the redevelopment, a 51-unit senior development financed with 9% Low-Income Housing Tax Credits, and reflects the City's practice of layering local and federal resources with LIHTC awards from the North Carolina Housing Finance Agency. City staff also coordinated with RHA throughout the year on utility relocation, street alignment, and site plan review associated with the redevelopment.

Beyond project financing, City-assisted rental developments provided replacement housing options for households relocating from Heritage Park, including units subsidized through project-based vouchers administered by RHA. City departments — including Community Development, Police, Inspections, and Parks, Recreation and Cultural Resources — continue to coordinate service delivery in RHA communities.

The RHA continues its mission to provide safe, decent, affordable rental housing for low- to moderate-income families. Alongside maintaining quality housing in an affordable living environment, RHA emphasizes initiatives and opportunities for residents that support personal responsibility, resident engagement, and the long-term self-sufficiency of residents and participants. Public housing in Raleigh is offered through a diverse portfolio that includes scattered-site single-family homes as well as multifamily and high-rise communities. Applicants may join multiple waiting lists across various programs to increase access to subsidized housing opportunities.

Raleigh Housing Authority owns and manages 1,126 subsidized public housing units. This represents a decrease from the prior year due to the demolition of the Heritage Park community. The redevelopment of Heritage Park is proceeding under Section 18, enabling modernization of the site and expansion of affordable housing options within the city. In addition, HUD has approved RHA's request to remove 108 scattered-site homes from the public housing portfolio under Section 18; this conversion is pending final closing.

The Housing Authority has also received Commitments to Enter into Housing Assistance Payments (CHAPs) through the Rental Assistance Demonstration (RAD) program for the remaining public housing units. This conversion will transition those units to Section 8 assistance, supporting long-term preservation and improved financial stability. Extensive resident outreach and public engagement have taken place across all affected communities and will continue throughout the RAD and Section 18 processes.

These actions align with federal requirements for addressing public housing needs, supporting resident involvement, and advancing the long-term viability of the public housing portfolio.

Public Housing Program:

Each public housing community maintains its own site-based wait lists. Current waiting lists range from approximately 100 to 2,000 applicants, with the greatest demand for one- and two-bedroom units.

In the public housing program, RHA prioritizes applicants who live or work in Wake County, those with mobility impairments, elderly (62+) and disabled households, working households, and returning residents impacted by hardships. Special admissions status is available to households receiving assistance from agencies with an active memorandum of understanding, to displaced families, and to police officers.

Two mid- and high-rise communities provide designated housing to elderly and/or disabled individuals and families, as approved through RHA's Designated Housing Plan. RHA also operates four site-based incentive public housing communities, which have additional criteria beyond those of conventional public housing. Across the portfolio, RHA maintains a strong public housing occupancy rate of 98% and processes vacancies according to HUD's required standards.

Housing Choice Voucher (HCV) Program:

RHA administers 4,301 Housing Choice Vouchers and Project Based Vouchers while maintaining a utilization rate of 92%. These tenant-based vouchers expand access to safe, affordable housing and provide low-income families greater choice in securing housing outside areas of poverty or minority concentration. The HCV wait list currently includes approximately 3,500 applicants, with availability dependent on voucher turnovers and annual funding levels.

In the Section 8 program, RHA applies several local preferences, including those for displaced or returning families, Wake County residents, elderly or disabled families, individuals covered under the Violence Against Women Act (VAWA), and those covered under agency insufficient funding terminations. In addition, RHA provides special admissions through the Coordinated Entry System, the Olmstead settlement referrals, to displaced families, and to households terminated from other assistance due to insufficient agency funding.

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

RHA recognizes that successful management of its public housing communities depends on meaningful resident participation and input. To this end, several public housing communities have active, viable, representative, and democratically elected resident councils. These councils play a vital role in fostering communication, coordination, and collaboration between residents and RHA. Councils possess firsthand knowledge of community needs and help organize and support the delivery of community service programs tailored to public housing households. From the individual Resident Councils, a jurisdiction-wide resident body, known as the Inter-Community Council, is formed.

Additionally, representatives from these Resident Councils serve on RHA's Resident Advisory Board (RAB). RHA consults with the RAB on all administrative and Agency Plans. These meetings provide a consistent forum for open dialogue between the residents, participants, and the agency, ensuring client input and perspectives are considered when evaluating changes to operations, procedures, or policies that may affect them. RHA's engagement and mobility initiatives support broader fair housing goals by helping residents access housing opportunities throughout the community, including areas of lower poverty and greater opportunity.

Residents living in incentive public housing communities also participate annually in self-sufficiency and homeownership training programs, supporting their progress towards long-term housing and economic stability. Inclusive participation is ensured by offering translation, interpretation, and reasonable accommodations to support residents with language or accessibility needs. RHA plans to expand resident outreach, strengthen supportive services, and advance redevelopment and conversion efforts in the upcoming program year.

Actions taken to provide assistance to troubled PHAs

RHA continues to operate as a well-established agency and is not designated as 'troubled' under HUD's Public Housing Management Assessment System. Compliance is maintained through regular inspections, policy updates, and adherence to HUD requirements across all programs and activities. RHA operates efficiently and effectively, ensuring responsible stewardship of HUD resources and minimizing misuse or waste.

Recognizing the increasing need for affordable housing in Raleigh, RHA actively identifies opportunities to preserve and expand affordable housing options for low- and moderate-income residents. The Housing Authority collaborates with the City of Raleigh, Wake County, and community service partners to align housing stability, resident services, and efforts in the jurisdiction. The agency follows a five-year Strategic Plan that guides its operations, supports long-term Agency goals, and strengthens its capacity to meet the community's housing needs.

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)

North Carolina General Statutes do not currently authorize municipalities to adopt mandatory inclusionary zoning. Within that constraint, the City has implemented new incentives in the rezoning approval process. Duplexes, townhomes, and accessory dwelling units permitted by right in most of Raleigh are notable housing development options introduced through the City's development ordinance that hold the potential to incentivize private unsubsidized housing that is within reach of renters or owners of moderate means.

The City Council approved a Transit-Oriented Development zoning category to provide density bonuses for residential developments along the planned Bus Rapid Transit (BRT) routes.

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

In FY 2025-2026, the City managed and operated 190 affordable rental housing units that it owns. The average rent was $728.93, and 100% of the units were rented to households with incomes below 50% of the area median income. Ninety-two percent of occupants in City-owned rentals were racial minorities.

The City continued 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.

In June 2016, the City Council approved a tax increase to support affordable housing in the City.

The introduction of this funding source has resulted in over $11 million annually in commitments for affordable units through the 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 bond ballot record of 72% of voters in approval. In 2025-2026, the City utilized bond funds to support property gap financing for rental developments, particularly in areas in proximity to high-frequency transit.

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

Lead-based paint (LBP) remediation is an integral part of the City's housing 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)

The Consolidated Plan Needs Assessment, drawing on 2023 five-year American Community Survey estimates, reports that approximately 51,737 Raleigh residents — 11% of the population — live below the federal poverty level, along with 6.9% of families. Poverty falls disproportionately on renters: 13.9% of renting families live in poverty compared with 3% of families who own their homes. The City's anti-poverty strategy, set out in SP-70 of the 2026-2030 Consolidated Plan, works through four channels: raising incomes and building skills, lowering the cost of housing, preventing households from losing the housing they have, and expanding economic opportunity in low- and moderate-income neighborhoods.

The City awarded $200,000 in CDBG funds through the Community Enhancement Grant, a competitive request for proposals open to nonprofits serving households below 80% of area median income. The program requires each awardee to match at least half of its program cost from other sources. FY 2025-2026 awards supported employment and skills training through StepUp Ministry, post-purchase homeownership education and counseling through Consumer Education Services, home furnishings for low-income families through The Green Chair Project, and homeless care coordination through Oak

City Cares. The City also used CDBG funds for housing counseling delivered by a local nonprofit partner, providing credit readiness, credit repair, and first-time homebuyer education to residents preparing for homeownership.

Through the locally funded Human Services Agency Grant, the City awarded $1,299,181 to nonprofit agencies serving older adults, youth, people with disabilities, people with a substance use disorder, and people experiencing housing insecurity. Several of the funded agencies provide direct housing assistance alongside their primary services.

Housing cost is the single largest driver of household financial strain in Raleigh, and research cited in the Consolidated Plan finds that each $100 increase in a community's average monthly rent is associated with a 9% increase in homelessness. The City's largest anti-poverty investments are therefore its housing programs. During FY 2025-2026 the City provided downpayment assistance to first-time homebuyers, completed owner-occupied rehabilitations that allowed low-income homeowners to remain in their homes and avoid deferred maintenance becoming a housing crisis, and constructed or preserved affordable rental units across the city. The City also directly owns and operates a portfolio of rental units occupied entirely by households earning below 50% of area median income, at rents well below market.

The City funded the Campbell University Law Clinic through the City of Raleigh Housing Justice Project to expand legal representation for tenants facing eviction and to support settlements that keep eviction filings off tenants' rental records. Human Services Grant funding supported Legal Aid of North Carolina and the Wake County Legal Support Center. The City provided $68,000 in local funds to Catholic Charities for the Support Circles rapid re-housing and homelessness prevention program, and $75,000 in local funds to Oak City Cares for weekend and holiday meal distribution at its multi-service center.

In 2024, HUD approved the City’s Section 108 application, authorizing access to up to $14.2 million in loan guarantee financing. The FY 2025-26 Annual Action Plan anticipated establishing a loan pool to support eligible affordable housing, economic development, mixed-use, and community revitalization projects.

The City did not draw Section 108 funds or finance any Section 108 projects during FY 2025-26. Work to identify potential projects and further develop the program continued beyond the end of the reporting period, including the release of a Request for Information to identify potential projects that may be eligible for Section 108 financing and to better understand community financing needs.

The paragraphs below describe the status of Emergency Rental Assistance, HOME-ARP, and CARES Act allocations received in prior years.

The City received $25,612,354 in funding from the U.S. Department of Treasury for the Emergency Rental Assistance Program (ERAP). The ERAP funding was distributed in two separate grants called ERA1 ($14,298,567) and ERA2 ($11,313,787). A total of $23,357,770 in city ERA funds were used to provide direct assistance to 3,686 households in Raleigh. A total of $2,254,584 in City ERA funds were not needed for direct assistance to residents. Federal regulation allows the City to use the remaining ERA funds for affordable rental housing purposes, and these funds have been added to the City's affordable rental development program. $2,254,584 in ERA funds have been allocated to four affordable rental developments: Jeffries Ridge ($384,000), Ripley Station ($576,000), Tryon Grove ($576,000), and 919 at Cross Link ($718,584). Ripley Station and 919 at Cross Link are currently under construction.

The City's approved HOME-ARP Allocation Plan, which was submitted as an amendment to the City's FY21-22 Action Plan, outlines how the City will spend the $5.2 million in HOME-ARP funds it was awarded as part of the American Rescue Plan. These funds will be used to develop affordable rental housing and supportive services in future fiscal years.

During the pandemic, the City also received special supplemental allocations of CDBG-CV and ESG-CV to assist impacted low-income households. The CARES Act funds have assisted more than 20,000 people affected by the impacts of the pandemic within the City of Raleigh and during FY26 all remaining CARES Act funding was expended.

CDBG-CV1 & 3		
Agency	**Funded Amount**	**Activities**
DHIC	$234,051	Foreclosure prevention
Legal Aid	$634,000	Eviction prevention
Oxford House	$166,000	Emergency rental assistance
Passage Home	$425,387	Emergency rental assistance and public facility improvements
Raleigh/Wake Partnership to End & Prevent Homelessness	$199,000	Housing Navigation Unit & Access Hub
Telamon	$640,000	Foreclosure/eviction prevention and housing transition services
Triangle Family Services	$417,334	Eviction prevention and consumer credit counseling
Families Together	$693,000	Emergency shelter and transitional housing improvements
Green Chair Project	$444,291	Beds for formerly homeless families
InterAct	$300,001	Emergency shelter operations and improvements
Oak City Cares	$38,183	Laundry/shower facilities for persons experiencing homelessness
WakeMed	$358,840	Emergency after-care shelter for homeless patients with COVID-19
Total	**$4,550,087**	

ESG-CV1 & 2		
Agency	**Funded Amount**	**Activities**
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
Total	**$4,453,451**	

Table 20 – CDBG-CV and ESG-CV Funding Totals

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.

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 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 for site improvements and to build affordable housing in the City. The City also put parcels it owns in central downtown out for proposals to provide additional affordable rental units that will be captured in future performance reports.

The Housing and Community Development Department and the Planning and Development Department have worked together over the past couple of years to review policies and procedures that identify and eliminate obstacles to producing affordable housing. The coordination has reduced plan review times and fees for affordable housing projects.

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 goals from the impediments identified in the regional Analysis of Impediments, followed by City actions to address them:

- **Continue to Support the Creation and Preservation of Affordable Housing in Areas of Opportunity:**

  In FY26, the City supported the development and preservation of 793 rental units including 189 that were either in a high-opportunity area as defined by the City's Affordable Housing Location Policy or qualified for an exemption.

The City funded 37 homebuyers buying in targeted geographies through the Enhanced Homebuyer Assistance Program.

The City funded 22 homeowner rehabs for homeowners living in targeted geographies through the Raleigh Home Revitalization program.

- **Promote Fair Housing enforcement and education through interagency collaboration:**

  In 2025, the City participated with Wake County, the Town of Cary, and the area's public housing authorities in completing the regional Analysis of Impediments to Fair Housing. The plan establishes a goal of promoting fair housing enforcement and education through interagency collaboration. Identified actions include targeted education and outreach, improving access to fair housing information and services through community partnerships and print and digital resources, and exploring enforcement options for the City's Fair Housing Advisory Board. This framework will guide the City's ongoing efforts to expand fair housing education, improve access to assistance, and strengthen coordination with regional partners.

  The City also continued to support fair housing education and public awareness in partnership with the Fair Housing Advisory Board. The Board supported public education by maintaining access to fair housing information and resources, including the Tenant Resource Toolkit and information addressing fair housing rights, disability protections, and renting with a criminal history. In May 2026, the Board hosted the "Fair Housing is Still Law 2.0" conference, which provided education and discussion for housing providers, advocates, policymakers, and community members.

- **Address Socioeconomic Barriers to Housing Access:**

  The City supports 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.

  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 emerge near Bus Rapid Transit (BRT) stations and routes. The City continues seeking acquisition opportunities along proposed BRT lines for inclusion of affordable housing on City land.

- **Expand Housing Opportunities for People with Special Needs:**

  The City’s homeowner rehabilitation programs provide necessary repairs and maintenance to extend the life of homeowner-occupied homes, help seniors age in place, install accessibility measures to help persons with disabilities, and improve the quality of life for residents in targeted geographic areas. The City provides administrative support for Passage Home, a nonprofit that works to find housing for ex-offenders and homeless veterans. Nine of the Human Services Grant agencies awarded funding in FY 25-26 provided housing assistance to groups including domestic-violence victims, teens aging out of foster care, women exiting incarceration, and more.

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

The City of Raleigh's monitoring of CDBG and ESG-funded projects is designed to ensure that federal funds are administered in accordance with applicable federal requirements, City policies, executed agreements, and approved project activities. Monitoring is conducted throughout the grant lifecycle and incorporates risk-based, financial, programmatic, and performance reviews.

1. Application, Award, and Risk Assessment

Funding applications are submitted using standardized application materials and evaluated based on established criteria, which may include community need, program design and effectiveness, organizational capacity, financial condition, past performance, and the applicant's ability to comply with federal and City requirements. Funding recommendations are presented for approval through the City's established process and incorporated into the applicable Annual Action Plan.

Activities funded under the Annual Action Plan are reviewed for consistency with the Consolidated Plan and with the City's Comprehensive Plan, prior to funding recommendations being advanced.

The City uses risk-based considerations to determine the appropriate level and frequency of monitoring for each subrecipient. Risk factors may include prior monitoring or audit findings, financial condition, organizational capacity, compliance history, program complexity, funding level, reporting performance, and other factors that may affect the subrecipient's ability to successfully administer federal funds.

2. Pre-Award and Pre-Agreement Requirements

Prior to execution of the agreement, City staff meet with or otherwise communicate with each subrecipient to review applicable program requirements, eligible activities and costs, reimbursement procedures, documentation and recordkeeping requirements, performance expectations, reporting requirements, monitoring procedures, and closeout requirements.

These discussions provide subrecipients with an understanding of their responsibilities before program activities and expenditures begin.

3. Grant Agreements and Federal Compliance Requirements

The City enters into written agreements with each subrecipient that establish the amount and source of funding, approved activities and uses of funds, performance requirements, reporting requirements, record retention requirements, reimbursement provisions, applicable match requirements, and other project-specific conditions.

Agreements incorporate applicable federal requirements, including requirements related to civil rights, nondiscrimination, fair housing, procurement, financial management, conflict of interest, records retention, and other federal requirements applicable to the funded activity.

The City encourages the participation of minority- and women-owned business enterprises in CDBG- and HOME-funded contracting through bid notifications, the HUB vendor database, and subrecipient contract provisions. Prime contractors bidding on city contracts must show active outreach and identify certified minority and women-owned subcontractors. Results for FY 2025-2026 are reported in Table 12.

4. Financial and Reimbursement Monitoring

Financial monitoring is conducted to ensure that expenditures are allowable, allocable, reasonable, adequately supported, and consistent with the approved budget and applicable federal requirements.

As applicable, City staff review reimbursement requests and supporting documentation, including invoices, payroll and personnel documentation, receipts, contracts, procurement records, and other source documentation. Financial monitoring may also include review of budget-to-actual expenditures, internal controls, financial statements, audit information, and other indicators of the subrecipient's financial capacity and ability to manage federal funds.

Issues identified through financial review may require additional documentation, clarification, corrective action, or follow-up before expenditures are accepted or reimbursement is processed.

5. Desk and Programmatic Monitoring

The City conducts desk monitoring to assess compliance with program requirements without requiring an on-site visit. Desk monitoring may include review of:

- Subrecipient monitoring questionnaires and certifications;
- financial and reimbursement documentation;
- performance and progress reports;
- beneficiary and eligibility documentation;
- program records and supporting documentation;
- procurement and contracting records;
- organizational policies and procedures;
- audit reports and financial statements;
- prior monitoring findings and corrective actions; and
- other documentation necessary to determine compliance.

Programmatic monitoring evaluates whether the subrecipient is carrying out the approved activities, serving the intended population, meeting contractual performance requirements, and maintaining adequate documentation to support reported accomplishments.

6. On-Site and Virtual Monitoring

Based on the City's risk assessment and program requirements, monitoring may include an on-site visit, virtual review, or a combination of monitoring methods.

On-site monitoring may include interviews with staff, review of original or supporting records, observation of program activities, verification of reported accomplishments, review of financial and program files, and assessment of internal controls and organizational capacity.

The frequency and scope of monitoring may be adjusted based on the subrecipient's risk level, prior performance, identified concerns, funding level, program complexity, and other relevant factors.

7. Monitoring Findings, Corrective Action, and Follow-Up

When monitoring identifies deficiencies, concerns, questioned costs, or other areas requiring improvement, City staff document the issue and communicate the applicable corrective action requirements to the subrecipient.

Subrecipients may be required to provide a corrective action plan, additional documentation, revised procedures, or other evidence demonstrating that the issue has been addressed. City staff conduct follow-up as appropriate to verify resolution and document the outcome. Monitoring documentation, including reviews, findings, corrective actions, and follow-up activities, is maintained in the City's grant management system to provide an auditable record of program oversight.

8. Performance Reporting and Closeout

Subrecipients are required to report program accomplishments and demonstrate that grant-funded activities achieved the approved objectives and served the intended beneficiaries. Performance information is reviewed in conjunction with reimbursement and other monitoring activities.

At the end of the grant period, the City completes applicable closeout activities to ensure that required programmatic, financial, and administrative requirements have been satisfied and that appropriate records are maintained.

HOME Monitoring

HOME funds are awarded through the City's established funding process to support eligible affordable housing activities. HOME-assisted projects are governed by written agreements that establish applicable federal requirements, affordability requirements, eligible uses of funds, project-specific obligations, reporting requirements, and other applicable conditions.

The City maintains a HOME Monitoring Plan to guide staff in monitoring HOME-assisted projects and ensuring compliance with applicable federal requirements.
HOME monitoring may include a combination of financial, programmatic, physical, tenant, unit, and property management reviews. Depending on the type and stage of the project, monitoring may include:

- review of project and loan agreement requirements;
- physical inspection of HOME-assisted properties and units;
- review of tenant and unit files;
- verification of tenant eligibility and applicable income requirements;
- review of rents and affordability requirements;
- review of property management records and practices;
- review of required financial and project documentation;
- verification of compliance with the applicable period of affordability;
- review of property condition and applicable property standards; and
- follow-up on identified findings and corrective actions.

The City's HOME monitoring process is designed to provide ongoing oversight of HOME-assisted projects throughout the applicable affordability and compliance periods and to ensure that projects continue to meet federal, contractual, and programmatic 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 FY 2025-2026 CAPER will be advertised for public comment in local newspapers and on the City's website for a 15-day comment period. Comments will be included in the Unique Appendices section submitted to HUD.

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 did not change its program objectives during FY 2025-2026.

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

No

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 on the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The results of the FY 25-26 onsite inspection monitoring are below.

Property Name	Management Company	Total # of HOME Units	2026 Onsite Inspection Date	Monitoring Status
Brookridge Apartments	CMC/DHIC	41	March 31, 2026	Compliant
Emerson Glen Apartments	CMC/DHIC	48	April 7, 2026	Compliant
Wakefield Manor	CMC/DHIC	96	April 21, 2026	Compliant
Water Garden Park	CMC/DHIC	88	April 28, 2026	Compliant
Lennox Chase	CMC/DHIC	36	May 5, 2026	Compliant
Water Garden Village	CMC/DHIC	60	May 12, 2026	Compliant
Village at New Hope Apartments	Evergreen/ECC	45	May 19, 2026	Compliant
Wakefield Springs	Evergreen/ECC	80	May 26, 2026	Compliant
Windsor Spring Apartments	Evergreen/ECC	39	June 2, 2026	Compliant
Perry Hill Apartments	AGP	48	June 9, 2026	Compliant
Elders Peak Apartments	First Rate	48	June 26, 2026	Compliant
Total		**629**		

Table 21 – HOME Monitoring

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

92.351(b)

Every developer receiving HOME funds from the City of Raleigh is required to adopt and implement an Affirmative Marketing Plan consistent with the requirements of 24 CFR 92.351. City staff ensure that HOME-assisted developers understand these requirements and monitor HOME-assisted rental communities for compliance. Recent monitoring reviews of HOME-assisted properties found that all reviewed projects maintained affirmative marketing plans and were operating in compliance with HOME affirmative marketing requirements.

Each loan agreement executed between the City and organizations receiving HOME-funded development assistance includes the following affirmative marketing provision:

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 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, property owners, and prospective tenants about fair housing laws and the City of Raleigh's affirmative marketing policy.
2. Requirements and practices the Borrower must follow to carry out affirmative marketing procedures and requirements.
3. Procedures to inform and solicit applications from persons in the housing market area who are least likely to apply for the housing without special outreach efforts.
4. Records describing actions taken by both the City of Raleigh and the Borrower to affirmatively market units and records used to evaluate the effectiveness of these actions.
5. A description of how the City of Raleigh will annually assess the success of affirmative marketing efforts and identify corrective actions when 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

A total of $541,228.07 in HOME program income was expended on projects during FY 2025-2026. Of that amount, $231,345.00 supported home rehabilitation assistance for three homeowners (two at 31-50% AMI and one at 0-30% AMI; two African American and one

White); $259,883.07 supported six Homebuyer Assistance projects (three at 51-60% AMI and three at 61-80% AMI; three African American, two White, and one Other Race); and $50,000.00 supported one joint-venture rental project, The Preserve at Gresham Lake, which remains open, so no beneficiary data are available to report at this time. An additional $54,450.05 in HOME program income was expended on program administration during the reporting period, bringing total program income expenditures to $595,678.12, consistent with the HOME Program Income table in CR-15.

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.

The City utilized $18,188,000 in local and federal funds to construct or preserve 793 rental units in FY 25-26. As one example, the Pines at Peach Road development created 119 new affordable units serving families earning between 30% and 60% AMI. The City's $2.75 million loan, alongside financial support from other public and private partners, facilitated that development. Separately, the City utilized 2020 Affordable Housing Bonds to purchase land near the future Bus Rapid Transit line for future affordable housing development.

The City has increased its commitment to proactively purchase and/or provide funding for rehabilitation to preserve existing affordable housing to counter significant market pressures on housing costs. The City recognizes that preservation of existing units is often a more effective method of keeping low-income tenants stably housed while reducing the high costs of constructing new units.