



FY22-23 CAPER Summary - Draft

Consolidated Annual Performance and Evaluation Report
(CAPER)



City of Raleigh
Housing and Neighborhoods Department
Community and Small Business Development Division
Phone: 919-996-4330
Email: cd.info@raleighnc.gov

raleighnc.gov/housing



Raleigh
Housing

Consolidated Annual Performance and Evaluation Report (CAPER) Summary

FY 2022-2023 Results-At-A-Glance

Infill houses built and sold	4
Houses Repaired and Rehabilitated	9
New or preserved affordable rental units	388
Individuals Receiving Home-buying Counseling	257
Households Provided Homebuyer Assistance	9
Individuals Benefitted by Community Enhancement Grants	189
Individuals Receiving Job Training	58
Individuals Provided Emergency Shelter	1,382
Households Receiving Rapid Rehousing Services	27

Goals and Outcomes

The FY 2022-2023 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 2022-2023 Annual Action Plan.

The CAPER covers July 1, 2022 to June 30, 2023 and represents the third 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 2022-2023 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 2022-2023, the City completed or preserved 388 affordable rentals and committed another \$9,050,000 in local funds for 328 new affordable rentals. CDBG funds were invested for 8 substantial rehabs (3 or more failing systems). The City spent a total of \$180,000 in CDBG and \$180,000 in bond funds to enable 9 low-income families to purchase their first house in the City.

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

Rental Development	City Assistance \$	Number of Units	Funding Source
Booker Park South	\$1,200,000	68	Local – General Fund
Walnut Trace	\$2,250,000	180	Local – General Fund
Abbington Square	\$205,000	82	Local - General Fund
Subtotal	\$3,655,000	330	
Grosvenor Gardens – (Preserved)	\$2,000,000	58	Local - Bond
Total	\$5,655,000	388	

In addition to these investments, the following developments were approved for City financing during the FY 2022-2023 fiscal year:

Rental Development	City Assistance \$	Number of Units	Funding Source
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Birch & Branch	\$4,500,000	180	Local-General Fund
Lake Haven	\$1,050,000	56	Local – General Fund
Hampton Spring	\$1,500,000	56	Local-General Fund
Small Scale - Southeast Raleigh Promise (Scattered Site)	\$1,300,000	27	Local-Bond
Small Scale – CASA (1601 Method Rd)	\$700,000	9	Local-Bond
Total	\$9,050,000	328	

The City also awarded \$2 million in Small-Scale Development program funds from the 2020 Affordable Housing Bond to two infill development projects by Southeast Raleigh Promise and CASA, which will create a total of 36 affordable rental units.

The City continued implementation of its first Neighborhood Revitalization Strategy Area (NRSA) Plan. In FY 2022-2023, 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 4 infill single-family houses built on lots acquired by the City with CDBG and bond funds were within the NRSA – each of which were sold to low-and moderate-income (LMI) buyers.

Enhance the Homeless to Housing Continuum

In FY- 2022-2023, the City provided \$262,141 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 \$150,000 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.

Funding Recipient	Activity	Funding Source	Quantity Served
St. John’s Community Church	White Flag Emergency Shelter	CDBG	634 individuals
Healing Transitions	Emergency Shelter	ESG	348 individuals
Passage Home	Rapid Re-housing	ESG	16 households
Catholic Charities	Rapid Re-housing	Local	11 households
South Wilmington Street Men’s Shelter	Emergency Shelter	CDBG	400 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 experiencing homelessness to coordinated services. The City contributed \$74,444 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 257 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 98 individuals, bedding and essential furnishings to 68 formerly homeless families, and after-school tutoring to 23 students.

CARES Act and COVID-19

Throughout FY 2022-2023 the COVID-19 pandemic posed continued 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)

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 is facilitating the development of 98 single-family homes, 88 of which have been completed and sold to buyers, and 51 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.