

City Council Q&A and Resident Comments
2026-2030 Consolidated Plan and 2025-2026 Annual Action Plan
Public Hearing on 4/15/25

Questions from City Council Members and Answers from Staff:

Q1: Can staff provide a comparison of engagement metrics from last year to this year?

A1: Last year (for the 2024-2025 Action Plan), the City held two (2) public hearings, four (4) public meetings, and six (6) consultations. A total of 690 resident surveys were completed. Total engagement included 725 participants. This year (for the 2026-2030 Consolidated and 2025-2026 Action Plans), the City held two (2) public hearings, nine (9) public meetings, 23 consultations, and five (5) outreach events. A total of 583 resident surveys were completed. Total engagement included 1,193 participants. Further information comparing Raleigh's engagement to that of peer cities is shown in the table below.

| City | # of Public Meetings | # of Stakeholders consulted | Survey? | # of Survey Responses |
|-----------------------------|----------------------|-----------------------------|------------|-----------------------|
| Raleigh | 9 | 23 | Yes | 583 |
| Charlotte | 1 | 4 | Yes | No data |
| Durham | 5 | N/A | No mention | N/A |
| Greensboro | 1 | 15 | Yes | 451 |
| Atlanta | 1 | 22 | Yes | 279 |
| Denver | 4 | 12 | Yes | 292 |
| Kansas City | 3 | 16 | No mention | N/A |
| Nashville | 4 | 19 | Yes | 184 |
| Portland | 3 | 33 | Yes | No data |
| Richmond | 3 | 12 | No mention | N/A |
| Seattle | 3 | 24 | No mention | N/A |
| Tampa | 2 | 24 - splits out CoC | Yes | 35 |

Q2: Is the Fourth Ward a geographic focus area in the Consolidated Plan?

A2: A portion of the Fourth Ward is located within the Downtown Neighborhoods geographic focus area. All housing programs the City provides are available in the Fourth Ward. The Public Housing section also discusses the Raleigh Housing Authority's Heritage Park redevelopment plan. Heritage Park is located in the historic Fourth Ward area.

| |
|----------------------------------------------------------|
| Comments from Residents and Responses from Staff: |
|----------------------------------------------------------|

C1: Fair Housing is not mentioned in the plan.

R1: As part of the submission to HUD, the City confirms a commitment to affirmatively furthering fair housing in accordance with the Fair Housing Act. Additionally, the City along with Wake County and the Raleigh Housing Authority, work together to produce the Analysis of Impediments to Fair Housing Choice (AI), which is completed every five years concurrent with the Consolidated Plan. Fair Housing is the focus of the AI.

C2: The City should not relocate Black citizens.

R2: The Citizen Participation Plan includes a Relocation Plan and Anti-Displacement Policy section, emphasizing the City's commitment to avoid relocation when possible. When unavoidable, this policy holds the City to adherence to the assistance and payments included in the federal statutes.

C3: The City should provide additional support to the Fourth Ward Neighborhood Association through: \$300,000 in CDBG funds, providing signage and markers, including a member of the association on the Chavis-Dix Strollway planning committee, granting permission to use Dix Park facilities, designating Fourth Ward as a Historic District, acknowledging Dix Park and Heritage Park as part of the Fourth Ward, and providing job training and youth programs.

R3: Opportunities for CDBG funding are available through the [Community Enhancement Grant \(CEG\) program](#). Other grant funding opportunities are available through the [Human Services Agency grant program](#), [Neighborhood Services Funds](#), and [more](#).

C4: The city should focus on housing support to those earning less than 30% of the Area Median Income (AMI).

R4: The Consolidated Plan identifies "Housing options for households earning <30% of the AMI" as one of the top three priority needs the City will address over the next five years. Ways the City targets support to households earning <30% AMI include:

- Small-Scale Rental Development program, which combines City-owned lots with funding support to create rental units with deeper income targeting. The program incentivizes building units that serve households up to 30% of the AMI.
- Affordable Rental Development Gap Financing program, which provides gap financing to developers to build affordable rental housing. The program requires a certain number of units be built for households at 30% AMI, and further incentivizes builders to set aside units for households at 20% AMI.
- Homeowner rehabilitation and repair programs, which largely serve households in the 30% AMI range including seniors living on fixed incomes.
- Wake Affordable Housing Preservation Fund (WAHPF), which the City partnered with Wake County, Truist Bank, Wells-Fargo Bank, First Horizon Bank, and Self-Help Ventures Fund to create in 2022. The WAHPF is a loan fund capitalized with \$61.6

million and provides financing for nonprofit and for-profit developers to acquire, refinance, rehabilitate, and preserve existing affordable multifamily rental housing across Wake County.

- In the coming years, the City plans to pilot Tenant-Based Rental Assistance (TBRA), which provides rental housing subsidies and security deposits to extremely low-income households including individuals and families experiencing or at risk of homelessness.