

Item Title: Approval of U.S. Housing and Urban Development (HUD) Plans

Specific Action Requested:

That the Board of Commissioners approves the 2025-2030 Consolidated Plan and 2025 Annual Action Plan and authorizes the Chair to sign documents necessary to submit to HUD to carry out activities described in the plans.

Item Summary:

Purpose: The Consolidated Plan and Annual Action Plan are required by the U.S. Department of Housing and Urban Development (HUD) for Wake County to receive federal entitlement grant funds.

Background: The Wake County 2025-2030 Consolidated Plan outlines the five-year strategy focused on addressing affordable housing, homeless services and community development needs for low- and moderate-income families. The plan identifies community goals and informs public programs administered with federal entitlement grant funds from HUD. The plan is accompanied by the 2025 Annual Action Plan, which details programming and funding scheduled for the upcoming fiscal year from July 1, 2025, to June 30, 2026.

HUD requires Wake County to engage citizens and receive public input on how funds will be used. Wake County staff held 51 consultation meetings with community groups and partner agencies. Five public meetings have been held across the County and a survey was issued collecting 160 responses. Two public hearings were held in October 2024 and April 2025 to support plan preparations. Public comments were also received online during a 30-day comment period. All comments were considered and documented in the Plan.

Strategic Plan: This action supports Community Health and Wellbeing Goal 1: create and preserve 2,500 affordable housing units by 2029; and Community Health and Wellbeing Goal 2: By 2029, make homelessness rare, brief, and non-recurring by reducing the number of people experiencing unsheltered homelessness by 10% from 2024 levels.

Fiscal Impact: This 2025-2030 Consolidated Plan is expected to appropriate approximately \$24,850,160 in federal funds to Wake County over the next five years. The 2025 Action Plan will appropriate \$4,970,032 to the Housing Affordability and Community Revitalization Special Revenue Fund. Funds will be allocated through the fiscal year 2026 budget process.

Additional Information:

The 2025-2030 Consolidated Plan and Annual Action Plan will be implemented by the Department of Housing Affordability and Community Revitalization (Housing) and community partners using a combination of federal and local funds. The plans are intended to satisfy federal regulatory requirements as required by HUD regarding federal entitlement housing funding. County funds will be used to match or leverage federal funds.

Additionally, the Consolidated Plan and Annual Action Plan are not intended to represent the full scope of housing and homeless programs offered by the Housing Department; they describe programs funded through federal entitlement funding. The four HUD Federal entitlement funding sources are described below.

Community Development Block Grant (CDBG) – The purpose of the CDBG program is to improve communities by providing decent housing and a suitable living environment and expanding economic opportunities for low- and moderate-income households. CDBG funds can be used for a wide range of affordable housing and community development activities such as acquisition for affordable housing, rehabilitation, homeownership, public facilities and infrastructure, and public services.

HOME Investment Partnerships Program (HOME) – The purpose of the HOME program is to provide decent, affordable housing to low- and moderate-income households, expand the capacity of nonprofit housing providers, strengthen the ability of state and local governments to provide housing, and leverage private-sector participation. The HOME grant requires a 25% matching contribution from a non-federal source. HOME funds are primarily used to develop, rehabilitate or access affordable housing.

Housing Opportunities for Persons with AIDS (HOPWA) – The purpose of the HOPWA program is to address the specific housing needs of persons living with HIV/AIDS and their families by providing funds for short and long-term rental assistance and a wide range of support services.

Emergency Solutions Grant (ESG) – The purpose of the ESG grant is to assist individuals and families quickly regain stability in permanent housing after experiencing a housing crisis or homelessness. ESG can be used to provide street outreach, homelessness prevention, rapid re-housing assistance, emergency shelter and operation of the Homeless Management Information System (HMIS).

The federal grants described above are expected to allocate the following funding for Federal Fiscal Year (FFY) 2025:

FFY 2025-2026 Funding Sources	Funding	Program Income*	Total
Community Development Block Grant (CDBG)	\$2,178,737	\$330,000	\$2,508,737
HOME Investments Partnership Act	\$887,753	\$300,000	\$1,187,753
Housing Opportunities for Persons with Aids (HOPWA)	\$1,713,482	\$10,000	\$1,723,482
Emergency Solutions Grant (ESG)	\$190,060	\$0	\$190,060
Total	\$4,970,032	\$610,000	\$5,580,032

*Program Income is the income from projected payments of loans made in previous years.

Based on citizen participation and data analysis, the 2025–2030 Consolidated Plan and 2025-2026 Annual Action Plan identified the following top priorities for addressing housing affordability over five years:

1. Increase and preserve affordable housing
2. Reduce obstacles to housing affordability
3. Support low-to-moderate income communities in need

The plans outline programs that will utilize the anticipated federal grant and local funding resources to advance the goals. The tables below illustrate the proposed programs one-year budget and five-year program budgets:

CDBG Grant Activity	1-Year Budget Action Plan	5-Year Budget Con. Plan
Rehabilitation of homes (includes administrative costs)	\$702,990	\$3,514,950
Housing Activities: Acquisition	\$300,000	\$1,500,000
Housing Activities: Home Purchase	\$750,000	\$3,750,000
Public Services: Job training	\$20,000	\$100,000
Public Services: Rental assistance	\$30,000	\$150,000
Public Services: Street Outreach	\$50,000	\$250,000
Public Services: Enhanced Shelter Services	\$220,000	1,100,000
Grant Administration (salaries and operating costs)	\$435,747	\$2,178,735
Total	\$2,508,737	\$12,543,685

HOME Grant Activity	1-Year Budget Action Plan	5-Year Budget Con. Plan
Development or preservation of affordable housing (includes administrative costs.)	\$1,098,978	\$5,494,890
Grant administration (salaries)	\$88,775	\$443,875
Total	\$1,187,753	\$5,938,765

HOPWA Grant Activity	1-Year Budget Action Plan	5-Year Budget Con. Plan
Long-term rental assistance	\$829,879	\$4,149,395
Short-term rental assistance	\$375,592	\$1,877,960
Case management and supportive services	\$466,607	\$2,333,035
Grant administration – salaries	\$51,404	257,020
Total	\$1,723,482	\$8,617,410

ESG Grant Activity	1-Year Budget Action Plan	5-Year Budget Con. Plan
Homelessness Services	\$190,060	\$950,300
Total	\$190,060	\$950,300

Attachments:

1. 30-day Public Comment Notices
2. 2025-2030 Consolidated Plan and 2025 Annual Action Plan