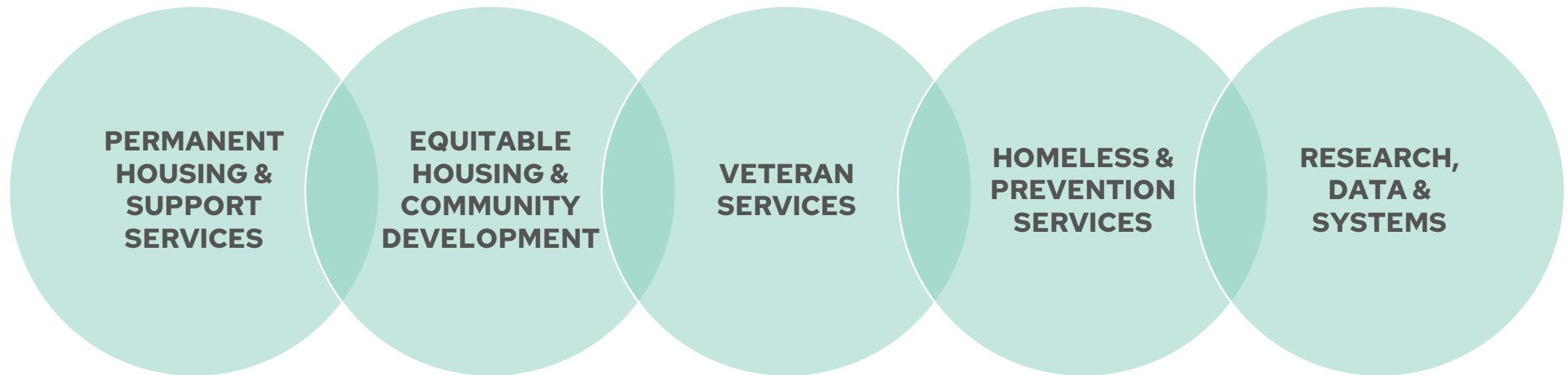


Housing Department Programming

Morgan Mansa

Deputy Director of Programs

Housing Department Programming



Housing Department Programs for Residents

- Affordable Homeownership Program
- Elderly & Disabled Rehabilitation Grant
- Emergency Rehabilitation Grant
- Veteran Services
- Wake Prevent!
- South Wilmington Street Center
- Homeless Prevention Partnership Programs
- Cornerstone Center
- PHSS McKinney Team
- Rental Assistance



Housing Department Programs for Systems

- Bridge 2 Home
- Landlord Engagement Unit
- Data & Research Technical Assistance
- Municipal Engagement
- Community Investment Partnership Program
- Preservation Fund
- Affordable Housing Development Program (AHDP)
- Public Land Disposition
- Affordable Housing Advisory Working Group



Housing Department Programs

Wake County Residents

Affordable Homeownership Program

- Program helps first-time homebuyers achieve the dream of homeownership
- Offers forgivable loans up to \$50,000 to low- to moderate-income households
- Serves all Wake County municipalities, outside of Raleigh and Cary
- DHIC administers the program on Wake County's behalf and provides homebuyer education and 1:1 sessions to clients
- Serves households or below 80% Area Median Income
- Individuals interested in purchasing their first home
- No maximum sales price; minimum credit score of 640
- **How to Apply: Call / email DHIC to apply for program**



Housing Rehabilitation Grants

Elderly & Disabled Rehab Grant

- Home repairs to address a variety of needs, including mobility needs
- Typical repairs: widening doorways, accessible bathrooms, and ramps
- One-time grant up to \$20,000
- Must be 62+ and/or disabled
- Up to 50% AMI
- Not delinquent on taxes
- Permanent foundation home
- **How to apply: Call EHCD Housing Division**

Emergency Rehabilitation Grant

- Emergency repairs to prevent immediate or near danger
- Typical repairs: heating systems, wells, septic tanks, and roof hazards
- Up to 50% AMI
- Must live in home
- Not delinquent on taxes
- Permanent foundation home
- **How to apply: Call EHCD Housing Division**

Veteran Services



- Assists veterans, their families in applying for benefits and services from the Department of Veterans Affairs and North Carolina Department of Military & Veterans Affairs
- Resources include:
 - Applying for NCDVMA benefits
 - Retrieving official Wake County documents in support of claims
 - Help at NCWorks Career Centers
 - Obtaining DD-214s
 - Affordable housing assistance for Veterans experiencing homelessness
- **How to apply: call / email Wake Veteran Services Division**

Wake Prevent! Program

- Emergency rental and utility assistance to prevent evictions / homelessness prevention
- Staff provide 1:1 support to divert the eviction process, engaging with landlords and other entities to help keep residents in their homes
- Staff are co-located at existing community service centers throughout Wake
- **How to apply: contact team via dedicated email address and phone number**



South Wilmington Street Center

- Largest men's shelter in North Carolina
- Co-located on campus with Oak City Center
- Uses Nationally Recognized Low Barrier Model
- Targeting Clients with the longest lengths of homelessness
- Providing Diversion Services to Rapidly End Homelessness
- **How to apply: call SWSC directly or utilize a coordinated entry site**



Homeless Prevention Partnership Programs

Funded Programs and Services – Contract Community Partnerships

- Enhanced Service Arrays with Low Barrier Service Models
- Expanded Street Outreach Services
- Expanded Rapid Rehousing Services
- Emergency Shelter Beds for Women
- Emergency Shelter Beds of Families
- Coordinated Entry Access for Persons Experiencing a Housing Crisis
- Quarantine and Isolations Beds to Support Emergency Shelter Efforts
- COVID-19 House Wake! Financial Assistance – Eviction Prevention
- **How to apply: contact partnering agencies directly for details**

Telamon
Triangle Family Services
Families Together
The Green Chair
Legal Aid of NC
Oak City Cares
Passage Home
Salvation Army
Urban Ministries
Haven House
InterAct
Healing Transitions
WakeMed
Bryant Center Drop-In
Shelter

Cornerstone Center

- 20 units for people experiencing chronic homelessness with physical and mental health needs
- Crisis intervention, clinical assessments and treatment, workforce development and case management provided on-site
- Residents receive PHSS housing vouchers
- First group of residents moved-in on February 26th
- **How to apply: Referrals through coordinated entry & community outreach teams**



PHSS McKinney Team

- Supports residents with mental health issues who are also experiencing homelessness
- Provides assessments, mental health nurse for clients, medication management, case management, housing assistance and on-going support to maintain housing
- Partnerships with non-profit housing organizations including CASA to help house these residents who have high barriers to accessing traditional housing
- **How to apply: coordinated entry process**

Rental Assistance Housing Program

- Permanent supportive housing that links rental assistance and support services to individuals who are experiencing homelessness with a diagnosed disability
- Residents receive ongoing case management from housing social workers to assist in maintaining housing and life skills training to help lead to clients living independently
- Tenant-based & project-based vouchers are utilized in this program – HOPWA, CoC, and Wake County vouchers
- Wake also has a team located at Cornerstone Center who serves anyone in PHSS with a voucher and also needs more intensive services
- The Cornerstone team provides specialty case management, housing navigation, there's a rehab counselor on-site, and SOAR resources
- **How to apply: coordinated entry process**



Housing Department Programs

Wake County Systems

Bridge 2 Home

Service expansion program aimed at helping to move as many people as possible into permanent housing

- 11 participating agencies
- 7 program pillars:
 - Comprehensive Case Management
 - Flexible Financial Assistance
 - Housing Navigation
 - Healthcare Connection
 - Access to Benefits
 - Transportation
 - Permanent Home Furnishings
- **How to apply: referral to one of the partnering agencies**



Landlord Engagement Unit

- Landlord Engagement Unit bridges gap between housing providers and County residents seeking affordable housing
- To receive assistance, residents must work with a community partner and be referred by case manager
- Includes the landlord incentive program, Lease 2 Home
- \$1,000 to cover damages above security deposit & standard turn costs
- Up to 2 mo. of rental payments if vacant 30+ days
- \$500 for every lease signed; \$750 if accepts housing voucher
- \$1,000 for lease renewals
- **How to apply: contact Wake County LEU team**



Municipal Engagement & Technical Assistance

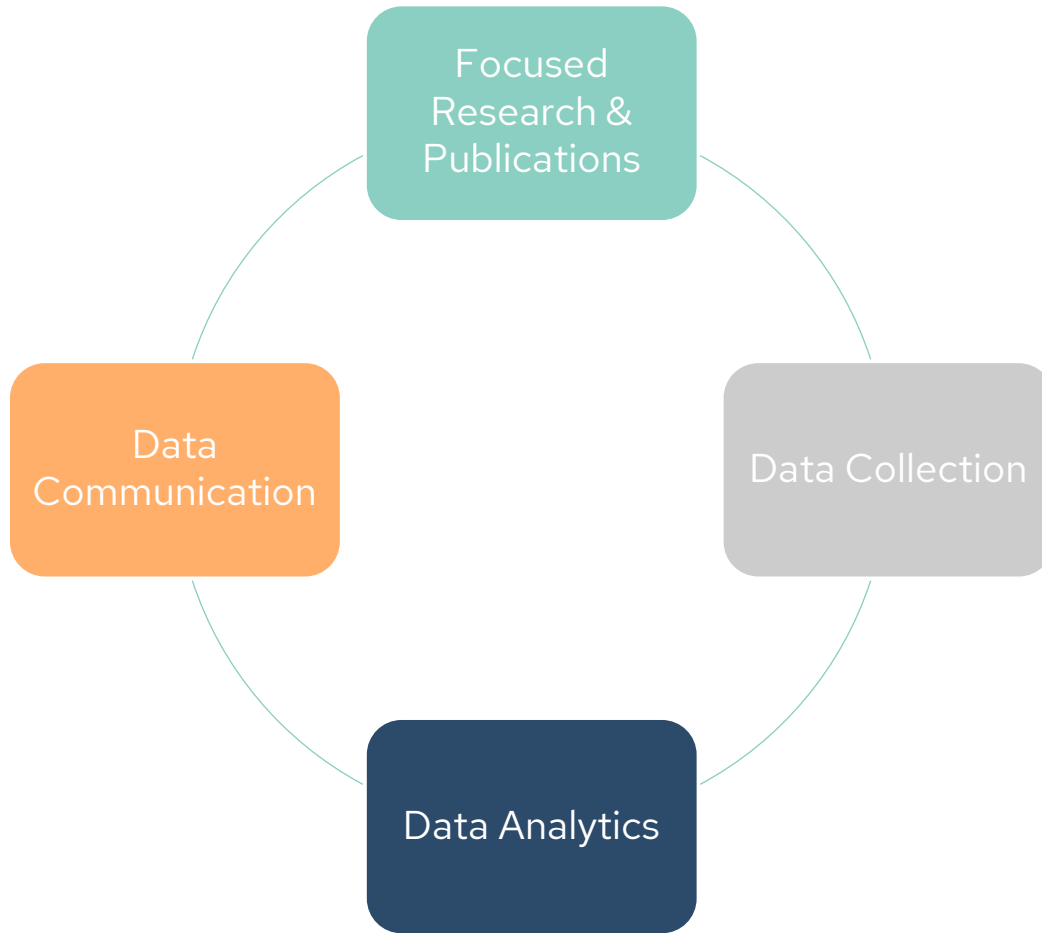
Field Inquiries from Municipal Staff and Elected Officials

- Build awareness of County housing programs and resources
- Provide housing development, grants, and planning technical assistance

Strategic Engagement

- Build awareness of affordable housing issues and strategies
- Help identify municipal goals and where affordability can be incorporated

Data & Research Technical Assistance



**How to apply: submit request form
via the Wake County website**

Community Investment Partnership Program

Assists the towns of Apex, Fuquay-Varina, Garner, Holly Springs, Knightdale, Morrisville, Rolesville, Wake Forest, Wendell and Zebulon with funding for community development projects, public facilities, and infrastructure that creates, preserves, or supports affordable housing in low-income neighborhoods.

How to apply: Submit Application Through Wake County Website

Wake Housing Preservation Fund

- Provides financing for nonprofit and for-profit developers to acquire, refinance, rehabilitate and preserve existing affordable multifamily rental housing in Wake.
- Provides a lending platform that can move at market speed to enable developers to acquire and preserve properties in a competitive environment
- Fund fully capitalized at \$61.6 million, leveraging a \$10 million Wake County investment



Preservation Fund – How to Apply

ELIGIBLE PROJECTS

- Existing affordable housing development
- Development must be located in Wake County
- Preference for projects in areas of economic opportunity

ELIGIBLE BORROWERS

- Nonprofit developers
- For-profit developers
- Applicants must have recent, relevant affordable housing development experience
- **How to apply: Contact Self-Help Credit Union**

Affordable Housing Development Program

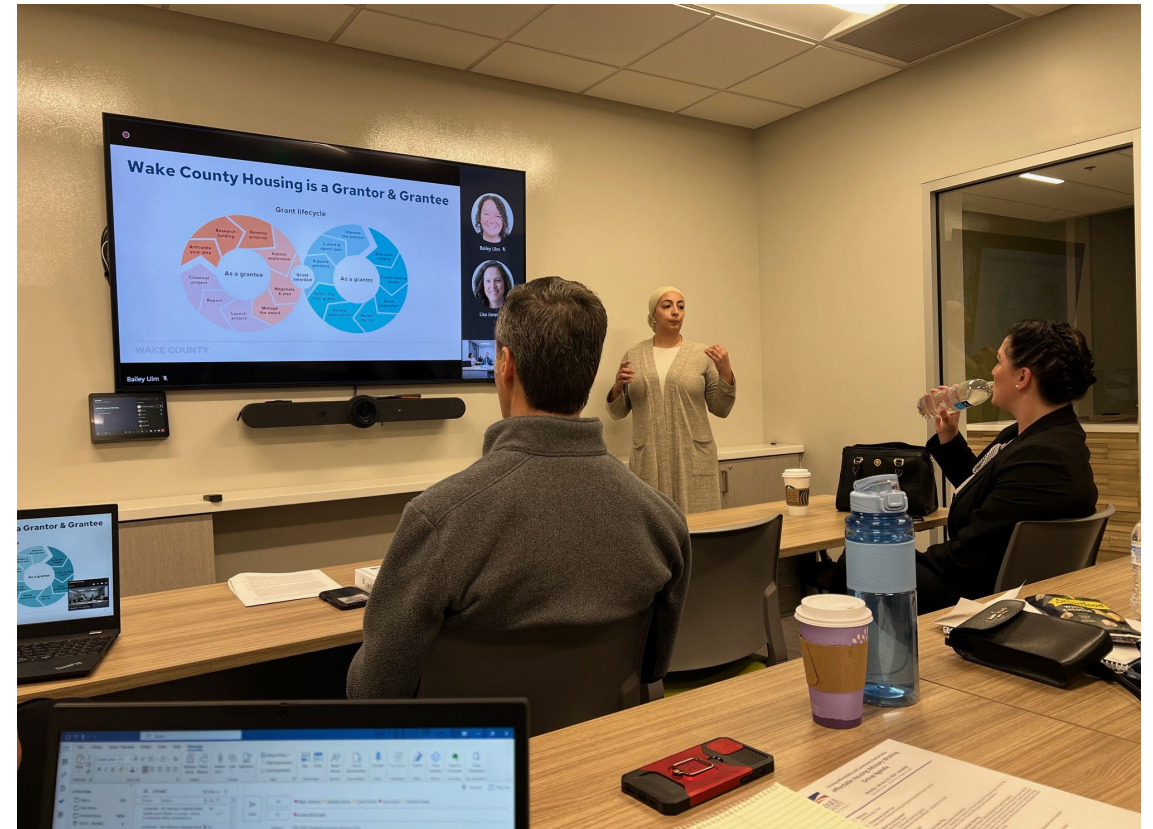
- Low-interest gap financing loans to for-profit and non-profit developers of affordable housing to make deeply affordable development feasible.
- Program has supported the creation and preservation of over 3500 units since 2019
- **How to apply: Submit application through Wake County Website**

Affordable Housing + Public Land Disposition

- Wake's Affordable Housing Land Disposition Policy
- Evaluate all properties to determine if they're suitable for affordable housing
- **How to apply: Available sites listed on the Wake County RFP page**

Affordable Housing Advisory Working Group

- The 17-member group provides guidance, contributes input and engages the public around affordable housing and homeless service efforts.
- Diverse industry representation
- Instrumental in providing feedback on County initiatives: Housing Annual Action Plan, 5-year Consolidated Plan & Wake County Strategic Plan
- **How to apply: Community members can apply via the website**





Thank You!