

**Wake County  
Housing and Community Revitalization**

**Annual Action Plan**

2017-2018



## Executive Summary

### AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

Wake County Housing Division's 2017-2018 Action Plan addresses the needs of our priority populations with our housing and community development programs. The Priority populations were determined in 2015 through our extensive Citizen Participation process for the 2015-2020, and were confirmed at public hearings and meetings this year as well. They are:

##### Priority One

- Renters 0-40% Area Median Income (currently \$32,080 for a family of four)
- Homeless individuals and families
- Non-homeless individuals and families with Special Needs

##### Priority Two

- Renters 41-50% Area Median Income (currently between \$32,080 and \$40,100 for a family of four)
- Homeowners at 41-50% Area Median Income

##### Priority Three

- Renters 51-80% Area Median Income (currently between \$40,100 and \$64,150 for a family of four)
- Homeowners at 51-80% Area Median Income

The affordable housing and community development grants from the U.S. Department of Housing and Urban Development (HUD) that allow us to help these populations are the HOME Investment Partnerships grant (HOME), the Community Development Block Grant (CDBG), the Housing Opportunities for Persons with AIDS grant (HOPWA), and the Emergency Solutions Grant.

In addition, Wake County Housing Division receives Capital Investment Program (CIP) funds from Wake County Government. These funds are spent on housing activities to supplement our HUD grants and to bolster support for our Priority One populations.

An exciting development for FY17-18 is the creation of a Countywide Affordable Housing Plan. The Plan will be completed in September 2017, and will offer recommendations for use of funds

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this year, as well as present broad goals, strategies and methods for achieving them for the next ten years. The Plan process and development is being led by a consulting team, and involves extensive community participation. Participants include Wake County, the City of the Raleigh, the Town of Cary, the smaller municipalities in Wake County, elected officials, a Steering Committee, and five subcommittees. All meetings are open to the public and meeting dates, times, and locations are posted on the Wake County website at Wakegov.com.

## **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

As Section AP-20 will describe in depth, objectives and outcomes for the FY2017-2018 Action Plan are the following:

Affordable Housing Development - Objective: Provide decent affordable housing. Outcome: Affordability, Approximately 28 rental units constructed

Tenant Based Rental Assistance - Objective: Provide decent affordable housing. Outcome: Affordability, Up to 15 youth aging out of foster care assisted.

Housing Rehabilitation - Objective: Provide decent affordable housing. Outcome: Affordability, Approximately 120 households served.

Public Services- Job training for homeless men at South Wilmington Street Center - Objective: Create economic opportunities. Outcome: Availability/Accessibility, Approximately 100 homeless men assisted.

Public Facilities and Improvements - Objective: Create suitable living environments. Outcome: Availability/Accessibility. Approximately 443 households served.

- Fuquay-Varina: Water line upgrades on Burton Street
- Knightdale: Construction of a sprayground at Knightdale Station Park
- Zebulon: Completion of a partially existing sidewalk on Arendell Avenue in downtown Zebulon  
Wake Forest: Completion of a sprayground at the Alston Massenburg Center

Rental Assistance for people with HIV/AIDS - Objective: Provide decent affordable housing. Outcome: Affordability, Approximately 175 households served.

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Outreach, Emergency Shelter and Rental Assistance for homeless men - Objective: Provide decent affordable housing. Outcome: Affordability, Approximately 279 households served.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Our past performance has shown success in meeting or surpassing our goals and being able to assist many low-moderate income households throughout Wake County. Thus, in choosing goals and projects for this year, we will implement the same type of projects that we described in our 2015-2020 Consolidated Plan.

We will continue projects such as affordable housing development, housing rehabilitation, public facilities and improvements, job training for homeless men, and rental assistance for: homeless men, youth aging out of foster care and people with HIV/AIDS.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

Our citizen participation process included:

- Two public hearings: one during morning hours and one during evening hours on a different day
- Community consultations with: the Continuum of Care (Partnership to End Homelessness), the Housing Advisory Committee of Wake County Human Services, and the Planners of the towns in the Wake County entitlement

In addition, we are broadening citizen participation this year by increasing opportunity for public comments to the Draft Plan. In addition to our usual distribution channels (the Wake County website, our office, and the Wake County town halls), we will place copies at our homeless shelters and at our Oak City Outreach Center, a center for weekend meals and connection with services.

We will also expand outreach by placing copies at the Wake County Human Services Building in Raleigh and the smaller Human Services outposts located throughout the County.

### **5. Summary of public comments**

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This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

- Wake County is in a housing crisis.
- Focus resources on people who are extremely low-income and homeless.
- We cannot build enough; we must use existing affordable housing.
- The new Affordable Housing Steering Committee and Affordable Housing Plan must develop innovative solutions.
- New tools in the toolbox are needed.
- Homeless men need more support to help them get out of shelters.
- The Point in Time Count is lower than reality because we don't count homeless people sleeping on peoples' couches.
- The new Affordable Housing Plan must be a Countywide effort.
- It would be good if every municipality in Wake County had an Affordable Housing Element.
- Let's make sure enough money is being invested in affordable housing. The current budget isn't enough.
- With the Affordable Housing Plan, new strategies will be developed, such as preservation of expiring tax credit properties.
- Wages are too low. There must be a living wage. This must be addressed in the Affordable Housing Plan.
- Charlotte has more strategies to look at.
- The Human Services Board Advocacy group will be advocating for housing.
- Wake County has a longer stay of people in homelessness than the national average.
- We need more housing inventory; more landlords willing to accept assistance.
- It is very hard for people earning minimum wage and for the agencies that help them to find housing.
- Priority should be put on development of affordable housing for single women because there is a homeless problem among this population.
- Preserve existing affordable housing.
- Focus on the proposed priorities of the Action Plan: lowest income, homeless, and people with special needs.
- Focus on permanent supportive housing.
- More supportive housing is needed sooner rather than later.
- The LIHTC program is at risk because of proposed corporate tax cuts.
- Housing Authority of Wake County (HACW)waiting list has never been opened.
- HACW values their partnerships with Wake County.
- The Mayor of Rolesville said the town needs workforce housing because the school principal is having trouble recruiting teachers because housing is too costly.
- The Mayor is concerned about homeless veterans and female homeless veterans.
- Increase access to homeownership to help create a more financially stable future for residents.

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Commissioner comments:

-Thank you to people for serving on the Affordable Housing Steering Committee for the Affordable Housing Plan.

-Can we quantify the smart public return for doing affordable housing differently rather than the consequences of not doing it well?

-It is obvious that federal and county dollars will not accomplish all the work that is needed.

-Educating people about affordable housing is needed because there is Nimbyism in Wake County and it must be addressed.

-It makes economic sense to find a solution for homelessness.

-The Town of Garner Planning staff would support efforts to help homeless people.

-The Continuum of Care received fewer ESG funds this year because some ESG funding went directly to Wake County.

-Are the programs that Wake County has planned with the ESG funds in line with the CoC uses of their ESG funds?

Answer: Yes, the uses are complementary. The Coc shifted funds around to make up for the loss directly to the CoC.

-Will the Outreach staff to be funded with ESG funds be a community liaison?

Answer: Yes.

-Will the Multi-Services Center be going forward even though it will not be funded with HUD funding?

Answer: Yes, the Multi-Services Center will be funded with other County funding, as well as City of Raleigh funding. It will be a total of between \$7-8 million.

-Funds directed toward employment opportunities should be more widely advertised and the opportunities should be open to all persons experiencing homelessness.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments were accepted.

## **7. Summary**

2017-2018 will be an active year for affordable housing in Wake County. This Action Plan lays out programs and projects that will assist many people in need. However, the need is larger than can be addressed with expected resources and due to barriers that exist in the community.

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The Affordable Housing Plan will address these barriers, recommend opportunities for additional resources, and provide a blueprint for long term planning of affordable housing of many types and in locations conducive to a good quality of life throughout the County.

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**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role		Name	Department/Agency
CDBG Administrator	WAKE COUNTY		Human Services/Division of Housing &Transportation
HOPWA Administrator	WAKE COUNTY		Human Services/Division of Housing &Transportation
HOME Administrator	WAKE COUNTY		Human Services/Division of Housing &Transportation
ESG Administrator	WAKE COUNTY		Human Services/Division of Housing &Transportation

**Table 1 – Responsible Agencies**

**Narrative (optional)**

**Consolidated Plan Public Contact Information**

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

Several consultations were held with organizations to enhance coordination between agencies and to ascertain needs for homeless, special needs, and low-income populations.

#### **Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))**

Wake County Housing Division staff has regular communication with the Housing Authority of County of Wake (HACW) to discuss goals, as well as the status of their Public Housing and Housing Choice Vouchers. A member of the HACW regularly attends our Housing Advisory Committee meetings. We coordinate closely with the Wake County Public Health Division. In addition, we refer clients to the Alliance for Behavioral Health, which addresses mental health, intellectual and developmental disorders, and substance abuse issues. Furthermore, we work with over thirty agencies in the Partnership to End Homelessness to coordinate housing and supportive services for all populations in need in Wake County.

#### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

Wake County Housing is a member of the Continuum of Care, also known as the Raleigh Wake Partnership to End and Prevent Homelessness (Partnership). In addition, the Deputy Director of Operations for Wake County Human Services is on the Board of the Partnership. Full membership meetings are held bi-monthly and representatives from the Wake County Housing, the City of Raleigh Community Development Department, the Town of Cary, the Housing Authority of the County of Wake, the Raleigh Housing Authority, the Public School System, and approximately 45 private agencies attend these meetings. In order to address the needs of homeless persons and persons at risk of homelessness, each entity shares updates on their work and achievements, and committees discuss ways to enhance coordination, identify gaps in services, and work toward filling identified gaps.

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The CoC has prioritized all PSH turnover beds funded through the annual NOFA to those that are chronically homeless including, unaccompanied youth, singles, veterans and families. Additionally, the CoC has begun to hold a bi-weekly, by-name list chronic work group with agencies currently serving chronically homeless individuals/families to prioritize for housing and dedicate resources to stabilize.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The Wake County Housing Division consulted with the Continuum of Care (CoC) at one of its bi-monthly meetings in order to receive input for the grants in this Action Plan, including the ESG, or Emergency Solutions Grant received directly from HUD. The CoC (Partnership) was consulted on the proposed usage of ESG funds for street outreach, emergency shelter, and rapid re-housing.

In addition, ESG funds also come to the region through allocations to the City of Raleigh, and the State of North Carolina. The CoC applied to the state for some of these funds, and then Wake County Housing, the City of Raleigh and the Wake County Continuum of Care partnered to issue a joint request for proposals for Housing and Homeless Assistance funds. These three entities are working collaboratively to allocate funding based on agreed upon community priorities that have been endorsed by the Continuum. Wake County actively participated in the taskforce that developed performance standards for the Continuum. Wake County and the Continuum have allocated funding for, and participate in North Carolina's statewide implementation of HMIS that is governed by representatives from across the state and have put policies and procedures in place for HMIS implementation. The CoC is adopting the System Performance Measures outlined by HUD along with existent community determined measures of success and accountability.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

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**Table 2 – Agencies, groups, organizations who participated**

**Identify any Agency Types not consulted and provide rationale for not consulting**

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Partnership to End Homelessness	Our goals for ending homelessness were developed in conjunction with the Partnership to End Homelessness.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

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**AP-12 Participation – 91.105, 91.200(c)**

**1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting**

Our citizen participation process included:

- Two public hearings: one during morning hours and one during evening hours on a different day
- Community consultations with: the Continuum of Care (Partnership to End Homelessness), the Housing Advisory Committee of Wake County Human Services, and the Planners of the towns in the Wake County entitlement

The citizen participation process impacted goal setting because attendees at the hearings and meetings let us know what populations to focus on with our resources, and what kinds of programs would best serve these populations.

In addition, we are broadening citizen participation this year by increasing opportunity for public comments to the Draft Plan. In addition to our usual distribution channels (the Wake County website, our office, and the Wake County town halls), we will place copies at our homeless shelters and at our Oak City Outreach Center, a center for weekend meals and connection with services.

We will also expand outreach by placing copies at the Wake County Human Services Building in Raleigh and the smaller Human Services outposts located throughout the County.

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**Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
<p><i>DRAFT</i></p> <p>1</p>	<p>Public Hearing</p>	<p>Non-targeted/broad community</p>	<p>Nine attendees spoke at the public hearing at the Wake County Human Services Board on January 26, and one</p>	<p>-Wake County is in a housing crisis.-Focus resources on people who are extremely low-income and homeless.- We cannot build enough; we must use existing affordable housing.-The new Affordable Housing Steering Committee and Affordable Housing Plan must develop innovative solutions.-New tools in the toolbox are needed.-Homeless men need more support to help them get out of shelters.-The Point in Time Count is lower than reality because we don't count homeless people sleeping on peoples' couches.-The new Affordable Housing Plan must be a Countywide effort.-It would be good if every municipality in Wake County had an Affordable Housing</p>	<p>All comments were accepted.</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
<i>DRAFT</i>				<p>-Wake County has a longer stay of people in homelessness than the national average.-We need more housing inventory; more landlords willing to accept assistance.-It is very hard for people earning minimum wage and for the agencies that help them to find housing.-Priority should be put on development of affordable housing for single women because there is a homeless problem among this population. -Preserve existing affordable housing.-Focus on the proposed priorities of the Action Plan: lowest income, homeless, and people with special needs.-Focus on permanent supportive housing.-More supportive housing is needed sooner rather than later.-The LIHTC</p>		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
<p>3</p> <p><i>DRAFT</i></p>	<p>Wake County meeting with community housing experts</p>	<p>Housing Advisory Committee of Wake County Human Services</p>	<p>Eight people attended the Housing Advisory Committee on February 16, 2017.</p>	<p>-The Continuum of Care received fewer ESG funds this year because some ESG funding went directly to Wake County.-Are the programs that Wake County has planned with the ESG funds in line with the CoC uses of their ESG funds?          Answer: Yes, the uses are complementary.          The Coc shifted funds around to make up for the loss directly to the CoC.-Will the Outreach staff to be funded with ESG funds be a community liaison?          Answer: Yes.-Will the Multi-Services Center be going forward even though it will not be funded with HUD funding?Answer: Yes, the Multi-Services Center will be funded with other County funding, as well as City of Raleigh funding. It will be a total of</p>	<p>All comments were accepted.</p>	



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Continuum of Care		-Funds directed toward employment opportunities should be more widely advertised and the opportunities should be open to all persons experiencing homelessness.	All comments were accepted.	
5	Internet Outreach	Planning Directors of Wake County Towns	None.	None.		

**Table 4 – Citizen Participation Outreach**

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## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The table below indicates the anticipated resources that Wake County will receive from HUD for the next fiscal year, July 2017-June 2018, and an estimate of resources for the following two years. It also presents the types of project and work that will be completed during the year.

The narrative below the table describes other funding sources that are expected to be made available to Wake County, including the funds used for HUD matching requirements.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,655,276	330,000	298,590	2,283,866	3,310,552	CDBG funds will be used for Acquisition, Admin and Planning, Housing Rehabilitation, Public Improvements, and Public Services. Prior year resources will be used for Rehabilitation.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	611,616	270,000	44,225	925,841	1,223,232	HOME funds will be used for Multifamily rental new construction or rehab, New construction for ownership, and TBRA.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	632,377	6,730	5,754	644,861	1,264,754	HOPWA funds will be used for Permanent Housing Placement, STRMU, Supportive Services, and TBRA.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	141,423	0	55,579	197,002	282,846	ESG funds will be used for Shelter, Rapid Re-housing (rental assistance) and Street Outreach..

**Table 5 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Federal funds for affordable housing construction will be leveraged with resources from developers, tax credit syndicators, the North

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Carolina Housing Finance Agency, private banks, other municipal funds, and Wake County Capital Improvement funds, where applicable. HOME match requirements will be met with Wake County Capital Improvement Funds.

Federal funds for public facilities and public improvements will be leveraged with funds from the town in which the construction is taking place. Each town will match at least 20% of the cost of the project.

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**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The towns of Fuquay-Varina, Knightdale, Wake Forest, and Zebulon will be constructing public facilities and improvements on public land in low-income neighborhoods with a combination of town and federal CDBG funds. Fuquay-Varina will be upgrading water lines and installing a required fire hydrant along a local road; Knightdale will be building a sprayground in the town's main park; Wake Forest will be finishing construction of a sprayground at a local community center; and Zebulon will complete a missing portion of sidewalk in its busy downtown, allowing safe crossing of railroad tracks and heavily traveled streets.

**Discussion**

As indicated in the table above, Wake County has a prior year CDBG balance due to a revolving loan fund and program income received that surpassed our projections. We will be spending prior year funds on housing rehabilitation, either for multifamily or single family units. In the case of single-family housing rehabilitation, we will increase the income eligibility from 40% Area Median Income (AMI) to 50% AMI. Funds used for multifamily housing rehabilitation would be available for people up to 80% AMI.

In order to speed up our spending, we are on a HUD workout plan that includes detailed projections, and will assist with maintaining timely spending requirements.

The various grants offer well rounded ways of helping low and moderate-income residents of Wake County. By combining and leveraging these with other funding sources, Wake County Housing is able to offer many different programs and have a positive impact on many peoples' lives.

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## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Development	2015	2020	Affordable Housing Homeless Non-Homeless Special Needs		Affordable Housing	HOME: \$712,679	Rental units constructed: 28 Household Housing Unit
2	Tenant Based Rental Assistance for Youth	2015	2020	Non-Homeless Special Needs		Housing for Youth Aging out of Foster Care	HOME: \$152,000	Tenant-based rental assistance / Rapid Rehousing: 15 Households Assisted
3	Rental Assistance for Homeless Men	2015	2020	Homeless		Addressing Homelessness	ESG: \$197,002	Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted Homeless Person Overnight Shelter: 234 Persons Assisted Other: 25 Other

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<b>Sort Order</b>	<b>Goal Name</b>	<b>Start Year</b>	<b>End Year</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>	<b>Goal Outcome Indicator</b>
<b>4</b>	Rental Assistance for People with HIV/AIDS	2015	2020	Non-Homeless Special Needs		Affordable Housing Rental Assistance for People with HIV/AIDS	HOPWA: \$625,890	Tenant-based rental assistance / Rapid Rehousing: 55 Households Assisted Homelessness Prevention: 120 Persons Assisted
<b>5</b>	Job Training for Homeless Men	2015	2020	Homeless		Addressing Homelessness	CDBG: \$55,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
<b>6</b>	Housing Rehabilitation	2015	2020	Affordable Housing		Affordable Housing	CDBG: \$1,211,481	Rental units rehabilitated: 100 Household Housing Unit Homeowner Housing Rehabilitated: 20 Household Housing Unit
<b>7</b>	Public Facilities and Improvements	2015	2020	Non-Housing Community Development		Community Development in Low-Income Neighborhoods	CDBG: \$686,330	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1100 Persons Assisted

**Table 6 – Goals Summary**

**Goal Descriptions**

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<b>1</b>	<b>Goal Name</b>	Affordable Housing Development
	<b>Goal Description</b>	Affordable Housing development is the main use of our HOME funds. We will partner with developers selected through an RFP process to create as many safe, decent, and affordable rental projects and owner-occupied homes as we are able. We combine our HOME funds with our Wake County CIP funds to increase the amount of housing that can be constructed.
<b>2</b>	<b>Goal Name</b>	Tenant Based Rental Assistance for Youth
	<b>Goal Description</b>	Youth who have aged out of foster care, but do not have the financial stability to pay for their own housing run the risk of becoming homeless. In partnership with the Wake County Foster Care unit, and our partner agencies, the Wake County Housing Division intends to offer rental assistance to qualifying youth. This will mark the third year that we have provided rental assistance through this partnership. Our partner agencies will provide case management to the youth, and help them with school and employment options to advance their financial independence. Housing location assistance is also offered by case managers in the Wake County Housing Division.
<b>3</b>	<b>Goal Name</b>	Rental Assistance for Homeless Men
	<b>Goal Description</b>	Wake County will utilize ESG funds to provide: effective street outreach to persons living outdoors in places not meant for human habitation, emergency shelter for homeless individuals and families; and rapid rehousing assistance to enable people to move into permanent housing.
<b>4</b>	<b>Goal Name</b>	Rental Assistance for People with HIV/AIDS
	<b>Goal Description</b>	In fiscal year 2017-2018, Wake County will provide long term rental assistance, and short term rent, mortgage, and utility assistance to qualifying residents of Wake County living with HIV or AIDS. Case management, including help finding housing, is included for people searching for housing.

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5	<b>Goal Name</b>	Job Training for Homeless Men
	<b>Goal Description</b>	This public services project will offer on-the-job training, internships, classes through Wake Technical Community College, and certificates to men staying at and enrolled in the Progressive Housing Program at Wake County's South Wilmington Street Center, as well as to men staying at Wake County's Independent Housing Dormitory, located above the Cornerstone Center.
6	<b>Goal Name</b>	Housing Rehabilitation
	<b>Goal Description</b>	<p>Housing rehabilitation is an important method of preserving existing multifamily and single family affordable housing.</p> <p>It is also a way assist people who are able to live on their own, but whose homes are not in safe, decent conditon. Often, seniors or elders need retrofits to their homes, such as ramps, grab bars, and the like, to enable them to continue living independently.</p> <p>Through our CDBG funds, we will be able to preserve multi-family and single family affordable housing, offer modest housing repairs to elderly or disabled low income renters or homeowners, and conduct emergency repairs for low-income renters or homeowner.</p> <p>Rehabilitation salaries are also included to provide staff to assist Wake County residents.</p>
7	<b>Goal Name</b>	Public Facilities and Improvements
	<b>Goal Description</b>	With FY17-18 grant funds, public facility and infrastructure improvements will be made in low-moderate income neighborhoods in Fuquay-Varina, Knightdale, Wake Forest, and Zebulon. CDBG funds will pay for 80% or an anticipated maximum of \$330,000 of a project's total cost, and the town in which the project occurs will contribute a funding match of at least 20%.

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## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The projects in this section form the basis for our work for fiscal year 2017-2018. Some projects have simply one component, and others will have several components, known as activities. The information below conveys the expected grants and amounts, and the way those grants will be used.

#### Projects

#	Project Name
1	HOME Affordable Housing Development
2	HOME Tenant Based Rental Assistance for Youth aging out of foster care
3	HOME Administration
4	CDBG Housing Rehabilitation
5	CDBG Job training for homeless men
6	CDBG Public Facilities and Infrastructure Improvements
7	CDBG Administration
8	2017-2020 Wake County HOPWA Program NCH17F002 (WCHW)
9	2017-2020 Triangle Family Services NCH17F002 (TFS)
10	ESG Emergency Solutions Grant

**Table 7 - Project Information**

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**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

Allocation priorities were determined through the 2017 Action Plan citizen participation process, the priorities of the 2015-2020 Consolidated Plan (which were developed by a comprehensive citizen participation process involving approximately 35 meetings and consultations), the immediacy of needs in Wake County, and information about homeless needs from the Continuum of Care such as the Point in Time Count and other HMIS data.

Obstacles to addressing underserved needs include:

- A lack of landlords willing to accept subsidized rental assistance
- A shortage of developers to build or rehabilitate affordable housing
- "NIMBYism" (community opposition to location of affordable housing in their neighborhoods)
- High cost of land in Wake County, particularly in Communities of Opportunity, which would be good locations for affordable housing.

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**AP-38 Project Summary**  
**Project Summary Information**

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<b>1</b>	<b>Project Name</b>	HOME Affordable Housing Development
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing Development
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$925,841
	<b>Description</b>	Affordable Housing development is the main use of our HOME funds. We will partner with developers selected through an RFP process to create as many safe, decent, and affordable rental projects and owner-occupied homes as we are able. We combine our HOME funds with our Wake County CIP funds to increase the amount of housing that can be constructed.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 28 low-moderate income households will benefit from using HOME funds to develop affordable housing. We anticipate these households will be both family and senior households.
	<b>Location Description</b>	The location of the affordable housing will be throughout Wake County in areas close to transit, daily needs, recreational opportunities, and also schools, in the cases where family developments are funded.
<b>Planned Activities</b>	Activities include construction of affordable housing and affordable housing salaries.	
<b>2</b>	<b>Project Name</b>	HOME Tenant Based Rental Assistance for Youth aging out of foster care
	<b>Target Area</b>	
	<b>Goals Supported</b>	Tenant Based Rental Assistance for Youth
	<b>Needs Addressed</b>	Addressing Homelessness Housing for Youth Aging out of Foster Care
	<b>Funding</b>	HOME: \$152,000

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	<b>Description</b>	Wake County will use some of our HOME funds to provide rental assistance to youth who are aging out of foster care, and do not have the means to support their rental costs. We will be able to assist in preventing these youth from becoming homeless. Case management will be provided to the youth by one of our partner agencies. Many of the youth will be taking college courses and/or working in order to become self-sufficient in the future.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 15 low-income young people aging out of foster care will benefit from the rental assistance.
	<b>Location Description</b>	The location will be throughout Wake County in safe, decent, and affordable locations of the young peoples' choices.
	<b>Planned Activities</b>	The activity will be provision of rental assistance. Case management for the youth will be provided by partner agencies.
<b>3</b>	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing Development Tenant Based Rental Assistance for Youth
	<b>Needs Addressed</b>	Affordable Housing Housing for Youth Aging out of Foster Care
	<b>Funding</b>	HOME: \$61,162
	<b>Description</b>	The HUD required limit of 10% of HOME funds (\$61,162) will be used to administer the HOME grant and its activities.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Through administration of the grant, a total of 41 low-moderate income households are estimated to benefit from affordable housing development and rental assistance.
	<b>Location Description</b>	

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	<b>Planned Activities</b>	Planned activities will be administration of HOME projects and activities.
<b>4</b>	<b>Project Name</b>	CDBG Housing Rehabilitation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$1,211,481
	<b>Description</b>	Funds will be used for multi-family and single family housing rehabilitation for low-income people.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 120 low income households, including both multifamily and single family, will be assisted.
	<b>Location Description</b>	Locations of the homes will be throughout Wake County.
	<b>Planned Activities</b>	Rehabilitation of multifamily housing and single family housing will be carried out.  Rehabilitation salaries are also included to provide staff to assist Wake County residents.
<b>5</b>	<b>Project Name</b>	CDBG Job training for homeless men
	<b>Target Area</b>	
	<b>Goals Supported</b>	Job Training for Homeless Men
	<b>Needs Addressed</b>	Addressing Homelessness
	<b>Funding</b>	CDBG: \$55,000
	<b>Description</b>	This public services project will offer on the job training, internships, classes through Wake Technical Community College, and certificates to men staying at and enrolled in the Progressive Housing Program at Wake County's South Wilmington Street Center, as well as to men staying at Wake County's Independent Housing Dormitory, located above the Cornerstone Center.
	<b>Target Date</b>	6/30/2018

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	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 100 homeless men will benefit from the variety of job training, internships, classwork, and certificates offered through this public services project.
	<b>Location Description</b>	The trainings and internships will take place at various employer sites, and the classes will be held at the South Wilmington Street Center.
	<b>Planned Activities</b>	Activities will include on the job training, internships, and community college classes.
<b>6</b>	<b>Project Name</b>	CDBG Public Facilities and Infrastructure Improvements
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities and Improvements
	<b>Needs Addressed</b>	Community Development in Low-Income Neighborhoods
	<b>Funding</b>	CDBG: \$686,330
	<b>Description</b>	With FY17-18 grant funds, public facility and infrastructure improvements will be made in low-moderate income neighborhoods in the towns of Fuquay-Varina, Knightdale, Wake Forest, and Zebulon. CDBG funds will pay for 80% or an anticipated maximum of \$330,000 of a project's total cost, and a funding match of at least 20% will be contributed by each town.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1100 households will benefit from the proposed improvements.
	<b>Location Description</b>	The projects will occur on Burton Street in Fuquay Varina, at the Knightdale Station Park, at the Alston Massenburg Community Center in Wake Forest, and on Arendell Street in downtown Zebulon.

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	<b>Planned Activities</b>	<p>CDBG funds will assist in upgrading 2 inch wide water lines to a fire safety width of 6 inches along Burton Street in Fuquay-Varina. A fire hydrant will also be placed at the end of Burton Street. The town of Fuquay-Varina is contributing funding. CDBG funds will also be used for a 5% project delivery cost for the water lines along Burton Street.</p> <p>CDBG funds will help to construct a sprayground at Knightdale Station Park in Knightdale. The sprayground will provide safe access to water relief and recreation to low and moderate income children during the hot North Carolina summers. The Town of Knightdale will contribute funding. CDBG funds will also be used for a 5% project delivery cost for the Knightdale Sprayground.</p> <p>CDBG funds will help to complete a sprayground at the Alston Massenburg Center in Wake Forest. In this low-income neighborhood, many people, especially children, do not have access to a pool, and the North Carolina summers become very hot. The sprayground will allow the children to cool down and play, contributing to their overall quality of life. The sprayground was initially funded with FY15 and FY16 funds, (as well as a match from the Town of Wake Forest), and a small amount of funding is needed in FY17 to complete the project.</p> <p>CDBG funds will be spent on completion of a sidewalk on Arendell Avenue, the main street through downtown Zebulon. The street crosses a railroad track, and the sidewalk will contribute greatly to public safety. The Town of Zebulon will contribute funding. CDBG funds will also be used for a 5% project delivery cost for the Zebulon sidewalk.</p>
7	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Rehabilitation Job Training for Homeless Men Public Facilities and Improvements
	<b>Needs Addressed</b>	Affordable Housing Addressing Homelessness Community Development in Low-Income Neighborhoods

	<b>Funding</b>	CDBG: \$331,055
	<b>Description</b>	The HUD stipulated limit of 20% of CDBG funds (\$331,055) will be used to administer the CDBG grant and its activities.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Through administration of the CDBG grant, an estimated 584 low-moderate income people will be assisted with our granted funds.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Activities include administration of the CDBG grant.
8	<b>Project Name</b>	2017-2020 Wake County HOPWA Program NCH17F002 (WCHW)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Rental Assistance for People with HIV/AIDS
	<b>Needs Addressed</b>	Rental Assistance for People with HIV/AIDS
	<b>Funding</b>	HOPWA: \$537,861
	<b>Description</b>	HOPWA funds will be administered through Wake County for long-term tenant based rental assistance, permanent housing placement, housing location services, and case management to people with HIV/AIDS.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 55 families will benefit from tenant based rental assistance, including permanent housing placement, housing location services, and case management.
	<b>Location Description</b>	Location of the assistance will be throughout Wake County in safe, decent, and affordable housing.
	<b>Planned Activities</b>	Planned activities include tenant based rental assistance, permanent housing placement, housing location services, and case management to people with HIV/AIDS.
9	<b>Project Name</b>	2017-2020 Triangle Family Services NCH17F002 (TFS)

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	<b>Target Area</b>	
	<b>Goals Supported</b>	Rental Assistance for People with HIV/AIDS
	<b>Needs Addressed</b>	Rental Assistance for People with HIV/AIDS
	<b>Funding</b>	HOPWA: \$107,000
	<b>Description</b>	Triangle Family Services will be the conveyer of payment for STRMU assistance for clients.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Short Term Rent, Mortgage, and Utility program will serve an estimated 120 low-moderate income households with HIV/AIDS.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Activities will include STRMU funding and administration of the STRMU funding.
<b>10</b>	<b>Project Name</b>	ESG Emergency Solutions Grant
	<b>Target Area</b>	
	<b>Goals Supported</b>	Rental Assistance for Homeless Men
	<b>Needs Addressed</b>	Addressing Homelessness
	<b>Funding</b>	ESG: \$197,002
	<b>Description</b>	ESG funds will be used to contribute to operations at the Wake County owned emergency shelter, the South Wilmington Street Center; to provide rapid re-housing assistance; and to perform outreach to homeless people living in unsheltered locations. A portion of the funds will be used for case management to assist clients who are located through outreach and to support clients who receive rapid re-housing assistance.
	<b>Target Date</b>	6/30/2018

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<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	<p>An estimated 234 homeless men will benefit from the portion of ESG funds that will used to support Wake County's emergency shelter, the South Wilmington Street Center.</p> <p>An additional 20 men will benefit from the portion of ESG funds that are used to provide rapid rehousing rental assistance.</p> <p>An estimated 25 people (some of whom will overlap with those listed above) will be served through street outreach and then connected to homeless assistance services.</p>
<p><b>Location Description</b></p>	
<p><b>Planned Activities</b></p>	<p>Activities planned with the ESG funds include: Emergency Shelter Operations, Rapid Re-housing Rental Assistance, and Street Outreach.</p>

**AP-50 Geographic Distribution – 91.220(f)**

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

CDBG funds invested in public facilities and improvements will be directed to low-income neighborhoods in Fuquay-Varina, Knightdale, Wake Forest, and Zebulon.

CDBG funds used for housing rehabilitation will be dispersed among qualifying homeowners and renters throughout the towns in Wake County and unincorporated areas of the county.

HOME funds used for development of affordable housing will be distributed on the basis of awarded development contracts, with a focus on the towns that have a lower than average percentage of affordable housing, according to a Wake County policy established in 2009.

HOME funds used for Tenant Based Rental Assistance will be spent in the locality selected by the recipient of the rental assistance.

Similarly, ESG funds used for Rapid-Rehousing assistance will also be spent in the area selected by the recipient.

HOPWA funds are available for use throughout Wake, Johnston, and Franklin Counties, and recipients of these funds may live anywhere in these three counties.

**Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>

**Table 8 - Geographic Distribution**

**Rationale for the priorities for allocating investments geographically**

Investments are not currently located in target or redevelopment areas, but will be allocated throughout Wake County according to need.

CDBG funds for public facilities are allocated for low-moderate income neighborhoods in four towns that are part of our CDBG entitlement area.

HOME funds for development of affordable housing will be distributed on the basis of awarded development contracts, with a focus on the towns that have a lower than average percentage of affordable housing, according to a Wake County policy established in 2009. the average percentage of subsidized housing in Wake County towns is 4.2%. Towns that have less than the

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average are highlighted for potential developers of affordable housing as geographically desirable areas in which to build.

## **Discussion**

In the future, Wake County will be identifying Communities of Opportunity for strategic investment. A consulting firm is currently working on an Affordable Housing Plan for Wake County, which will be finished in late 2017. In addition to offering other directives, the plan will indicate target areas throughout the County that offer a good quality of life and would be beneficial locations for affordable housing.

In addition, Wake County is working on a large scale Transit Plan. Areas near proposed transit stops and corridors will be important locations for affordable housing development and preservation. These will be considered by the consulting team in its analysis of Communities of Opportunity.

The Affordable Housing Plan will also offer strategies, mechanisms, and tools for the creation and preservation of housing, as well as expanded use of rental assistance and increasing the number of landlords who participate in our rental assistance program.

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## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

Our affordable housing program for the next year, FY 2017-2018 will focus on affordable housing construction, housing rehabilitation, and provision of rental assistance to people with special needs and homeless persons. The tables below illustrate the number of people estimated to be served by need and type of housing.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	20
Non-Homeless	148
Special-Needs	190
Total	358

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	210
The Production of New Units	28
Rehab of Existing Units	120
Acquisition of Existing Units	0
Total	358

**Table 10 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Through our multi-faceted approach to provision of affordable housing to citizens of Wake County, the Wake County Housing Division is able to address many different needs, work with a great variety of community partners, and offer case management services to special needs populations and homeless persons.

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## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

There are many activities that are planned to be addressed by the Housing Authority of the County of Wake regarding public housing improvement, residents, and homeownership.

### **Actions planned during the next year to address the needs to public housing**

The Housing Authority of the County of Wake (HACW) currently manages 343 conventional units. The six communities which offer conventional public housing are: Apex, Garner, Fuquay Varina, Wake Forest, Wendell and Zebulon. The HACW has received conditional funding for \$600,000 through the NC Housing Finance Agency to build 10 units of tenant based voucher housing in Garner. The Housing Authority has also secured additional funds towards the project in the amount of nearly \$278,000 through a bank loan, housing authority nonfederal funds and a Grant from the Wake County Housing Finance Corporation. The Authority has applied for a grant through the Federal Home Loan Bank in the amount of \$500,000 which, if awarded, will complete the financing for this project.

HACW receives a separate formula grant under the Capital Fund program. These funds are used for making capital improvements to existing public housing properties. These funds are used primarily for large-scale repairs and upgrades to existing units and sites.

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

Resident Councils remain active in all public housing areas. The Resident Advisory Board advises the HACW Board of Commissioners regarding policy decisions that affect all residents. They also meet with the Executive Staff to list their concerns. Often Resident Advisory Board input causes changes that improve resident capacity and quality of life. HACW's resident leadership is evolving and taking responsible positions about issues of importance to them.

The HACW continues to aggressively seek grants to provide the residents of HACW with the tools necessary to improve their quality of life. Currently the HACW is working on a Safety and Security Grant for the Wake Forest Public Housing Communities.

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The HACW continues to provide the home ownership opportunity through the Housing Choice Voucher Program. Additionally, they work with a number of agencies that provide home ownership opportunities or prepare residents for purchasing a home.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

N/A

**Discussion**

HACW continues to have success with the GAP Program, funded by the Wake County Housing Finance Corp., a nonprofit affiliate of the HACW. Funds are provided to those who otherwise may not have the ability to purchase items such as books for school, uniforms for work, parking decals, etc. This program, although small, has provided important financial assistance in helping those trying to help themselves.

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## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

For the Fiscal Year 2017-2018, activities for Homeless persons and people with Special Needs mirror the projects and programs described in the 2015-2020 Consolidated Plan, Five Year Strategic Plan section Homelessness Strategy. Efforts will be made this year on all of the projects described below.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Street outreach to homeless persons is central to Wake County's actions for reducing and ending homelessness. Street outreach will be conducted with a portion of our anticipated ESG funds through a staff member based at the South Wilmington Street Center. The South Wilmington Street Center is a men's shelter operated by Wake County Human Services that offers nightly emergency beds to men through a lottery system and program beds. A man who presents at the Center for the first time is guaranteed a bed, and does not need to go through the lottery. Staff encourages men who use an emergency bed to become part of the Center's Progressive Housing Program (PHP), which provides case management, job skills and job search training, and housing counseling, all towards the goal of self-sufficiency. If men participate in the PHP, they are guaranteed to have a bed during the time of their efforts toward permanent housing.

Street outreach is also performed through the Wake County Human Services operated Cornerstone, which offers a homeless outreach team that provides intensive community based services and a day shelter for persons who are homeless. Cornerstone provides case management, counseling services, food, showers, laundry services, employment services, mental health assessment, and medication management services. Cornerstone works with clients on progressive engagement and assists people in accessing housing, either through the Permanent Supportive Housing program or other community housing programs.

In addition, the Wake County Human Services' McKinney Team offers behavioral health support to persons who are mentally ill and homeless. Through a HUD grant, the team provides outreach, assessment, assistance with housing access and on-going support to maintain housing through medication management, therapy, and case management.

Finally, the Oak City Outreach Center was created and is operated by the Raleigh/Wake County

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Partnership to Prevent and End Homelessness (the Partnership), which is the Continuum of Care for Raleigh and Wake County. This center provides three meals a day to persons in need on Saturdays and Sundays. Most of the persons who present at and are served at Oak City Outreach are homeless, and connections to support services are offered by Catholic Charities, the organization that coordinates the services at the center. The Oak City Outreach Center is viewed by the City of Raleigh, Wake County, and the Partnership as a temporary solution for providing services and outreach to homeless persons. Over the next five years, Wake County, the City of Raleigh, and the Partnership plan to create a permanent Homeless Multi-Services Center for intake, coordinated assessment for the community, referrals, provision of meals, and other services to assist homeless persons.

The City of Raleigh and Wake County are contributing funding for the purchase and rehabilitation of a building accessible by transit. Catholic Charities has been engaged to be the operator.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The emergency and transitional housing needs of homeless persons will be addressed through emergency shelter, rapid rehousing, and case management. The following initiatives provide more detail:

1. The City of Raleigh, Wake County and the Partnership to Prevent and End Homelessness (the Continuum of Care) formed a single entity to release a combined Request for Proposals (RFP) for 2017-2018 to fund the following ESG-eligible activities: Homelessness Prevention, Emergency Shelter, Rapid Re-housing, and the computer based Homeless Management Information System. The RFP is for the CoC-wide distribution of City of Raleigh ESG entitlement funds, local Wake County funds for homeless housing services, and the annual application for State ESG funds, which is coordinated by the Partnership. This combined funding process will simplify the application for providers, streamline the contracting and reimbursement process, and enable the CoC to provide consistent services to consumers. The result will be more efficiency in working toward a seamless safety net for households who are

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homeless or at-risk of becoming homeless.

2. There is a great need in the Raleigh/Wake Continuum of Care for additional shelter beds for single women. There are typically five to ten women on a given night who are not sheltered; however, since we have seen a steady increase in the number of homeless, single women in our community, there is thought to be the need for an additional 25-30 beds. To address this need, Wake County Human Services has been working with other local agencies to operate more shelter beds. A Request for Qualifications will be issued to locate a developer/operator of increased shelter beds for single women.

3. The South Wilmington Street Center for men will continue to operate 234 beds for emergency shelter and its Progressive Housing Program, as described in Question 1 above. In addition, there are eight other agencies in Wake County that provide shelter, five agencies that provide transitional housing (including Wake County owned units at Cornerstone), and seven agencies that offer rapid re-housing assistance.

**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**

1. Wake County's Shelter Plus Care and Housing First programs are important means of helping chronically homeless individuals make the transition to permanent housing and independent living. In addition, current rapid rehousing programs and those created through the combined RFP described above will help families, veterans with families, and unaccompanied youth make the same transition.

2. Shortening shelter stays: It is required by the RFP referenced above that all shelter providers have at least one Memorandum of Agreement with a Rapid Re-Housing provider. It is thought that these purposeful connections will result in a decrease in the number of days of an average shelter stay. It is an expectation of the RFP that Rapid Re-Housing programs be operated on a Housing First model, which should also result in shorter stays at shelters and decrease barriers for access into Rapid Re-Housing programs and permanent housing.

3. Access to Affordable Housing: One of Wake County's priorities for the next five years is the creation of more affordable housing, through housing construction and tenant based rental

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assistance. Both of these programs will enable more access to housing for persons who are homeless or in rapid re-housing programs. For the second year, we will implement a tenant based rental assistance program for youth who have aged out of foster care and need help with housing while they solidify their employment and educational opportunities.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

Wake County seeks to achieve homeless prevention for people of all situations in the following ways:

First, the combined Request for Proposals (RFP) discussed above has a strong focus on Homelessness Prevention. The RFP is for the CoC-wide distribution of City of Raleigh ESG entitlement funds, local Wake County funds for homeless housing services, and the annual application for State ESG funds, which is coordinated by the Partnership.

Next, a portion of Wake County Capital Improvement Plan funds (CIP) will be spent on rental assistance for 50 low-income people diagnosed with a mental or behavioral disability.

In addition, the Wake County Housing Division works to prevent low-income individuals and families from becoming homeless in various ways. Many of our clients are also receiving mainstream assistance from Wake County Human Services. Efforts include:

- Contracts with Homeless Prevention providers for funding and case management
- Wake County Housing Information Sessions
- Ready to Rent Sessions to teach people how to maintain tenancy
- Partnerships with community agencies that provide case management, budget counseling, employment training, and financial assistance to help households who are at risk of homelessness to avoid becoming homeless.

To help people avoid becoming homeless after being discharged from a publicly funded institution or system of care, Alliance Behavioral Healthcare assures that services are provided to

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persons who are being discharged from mental health care facilities. In addition, one of the community non-profit agencies, Passage Home, specifically works to find housing for ex-offenders.

This past year, a partnership has formed focused on Supportive Housing. At present, the groups involved in this partnership include: Wake County Housing, Wake County EMS, Alliance Behavioral Health, Wake Med Hospital, the Wake County/ North Carolina prison system, the Partnership to End Homelessness, and the private software employer SAS. This group is determining how to provide housing for people who repeatedly present with emergency mental health needs at the area institutions, and do not have homes to return to. Using data on institutional system usage, and national models showing cost savings through provision of housing, the group is looking toward a housing first model of permanent supportive housing. In their homes, people would have a chance to become stable and receive the assistance they need. Consultants from the Corporation for Supportive Housing have been engaged to assist with spurring increased development of affordable housing in Wake County.

Finally, we will use a portion of our HOME funds on homelessness prevention for youth and young adults being discharged from foster care. Case management is provided by The Hope Center at Pullen, a nonprofit agency.

## **Discussion**

Plans for a Multi-Service Center for the homeless, existing day and night centers for the homeless, transitional housing needs, wrap around services and rental assistance for chronically homeless and homeless with a mental disability, rental assistance for rapid rehousing, and homeless prevention are the major methods Wake County and the community work to end and prevent homelessness.

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**AP-70 HOPWA Goals– 91.220 (I)(3)**

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	120
Tenant-based rental assistance	55
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
<b>Total</b>	<b>175</b>

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## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

After encountering years of increasing difficulty for residents to access affordable housing, Wake County is preparing a County wide Affordable Housing Plan to address the barriers listed above. Wake County is one of the fastest growing counties in the nation, and the development pressure and rental demand have driven up land costs, affecting residential home prices as well as availability of apartments and houses for rent. Landlords who were once charging rents affordable to moderate-income residents have been able to raise the rental fees and secure new tenants. Previously affordable supply is no longer affordable, while demand for affordable rents continues to grow without the supply to meet it.

### **Actions it planned 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**

The Affordable Housing Plan is a large scale effort led by national experts to address this shortage of affordable housing, as well as the shortage of landlords willing to accept Fair Market Rent through rental assistance. The average rent in Wake County exceeds Fair Market Rent, so as mentioned above, landlords are choosing to rent through the private market.

Strategies for changing, navigating around or working with the barriers listed above will be presented by the consulting team in the Affordable Housing Plan. A Steering Committee with diverse expertise has been tasked with guiding the strategies and producing realistic solutions for Wake County. At the time of submittal of this Action Plan, the consulting firm has finished examining existing conditions such as land use controls, tax policies, zoning, building codes, fees and charges, growth limitations and state, county, and return on residential investment, and has reported to the Steering Committee not only their findings, but also ways that other counties and municipalities around the country and state have addressed these barriers.

North Carolina state law prohibits inclusionary zoning (or, inclusionary housing), thus the strategies presented by the consulting team will be in the realm of incentives, land trusts, public/private partnerships, and other creative ideas to create and preserve affordable housing.

The Steering Committee has been broken into subcommittees that will work in small groups with a representative from the consulting team. Each subcommittee will present strategies to address the barriers related to that subcommittee's particular topic. The five subcommittees and topics are: Preservation of existing affordable housing, New rental production, Homeownership, Supportive Housing, and Community Engagement.

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**Discussion:**

Barriers and obstacles to provision of subsidized housing exist in many locales throughout the country. Wake County has been able to overcome some of them, some of the time, but not all of them, and not all of the time. The Housing Division, with its many partners, has consistently produced good quality affordable housing and rehabilitation, and is able to implement many forms of rental assistance for households with varying needs. Yet as the need has increased, we have recognized a need for growing the options available in Wake County. Creation and implementation of a County wide affordable housing plan is a necessary venture with great opportunity. It will enable the Wake County Housing Division and our funding to be an integral part of an even larger initiative to ensure safe, decent, and affordable housing for as many residents as possible.

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## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

This section references current programs and projects implemented by Wake County Housing, as well as future plans that will preserve and increase affordable housing, and expand access to it throughout the County.

### **Actions planned to address obstacles to meeting underserved needs**

As discussed in a previous section of this plan, obstacles to addressing underserved needs include:

- A lack of landlords willing to accept subsidized rental assistance
- A shortage of developers to build or rehabilitate affordable housing
- "NIMBYism" (community opposition to location of affordable housing in their neighborhoods)
- High cost of land in Wake County, particularly in "Communities of Opportunity", which are good locations for affordable housing

Wake County and its partnership jurisdictions recognized that a comprehensive approach was needed to address these obstacles and to meet underserved needs. A County wide Affordable Housing Plan was determined to be needed, and an experienced consulting team was hired to prepare the plan through extensive research, community engagement, strategy development, and policy proposals where needed. A Steering Committee is guiding the process, and five subcommittees have been formed: Preservation of existing affordable housing, New rental production, Homeownership, Supportive Housing, and Community Engagement.

At the time of submittal of this Action Plan, the consulting team has finished examining existing conditions, has reported their findings to the Steering Committee and identified ways that other counties and municipalities around the country and state have addressed similar obstacles, and is working with the subcommittees of the Steering Committee to determine the most realistic and practicable solutions for Wake County to maintain affordable housing and create increasing amounts of affordable housing in the future.

### **Actions planned to foster and maintain affordable housing**

The Affordable Housing Plan discussed above will present strategies to foster and maintain

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affordable housing.

Goals include, but are not limited to: preservation of affordable housing, increasing rental production, provision of additional rental assistance, and increased supportive housing units and providers.

Accomplishing these goals will require partnerships, engagement of private sector developers/financiers, potential policy changes, and other methods that will be recommended by the Steering Committee and the consulting team in the Affordable Housing Plan.

Currently, Wake County's housing rehabilitation, affordable housing development, and rental assistance programs serve to maintain and foster affordable housing. Details of these programs and projects description can be found in the AP-20 Annual Goals and Objectives Section and the AP-35 Projects Section of this Action Plan.

### **Actions planned to reduce lead-based paint hazards**

Wake County Housing and Community Revitalization (HCR) is actively involved in reducing lead based paint hazards in all federally funded housing rehabilitation projects, pursuant to the HUD Safe Housing Rule 24 CFR 35. This regulation went into effect in Fall 2000, and directs funding recipients to inspect for lead-based paint hazards in all dwellings built prior to 1978. Wake County HCR employs a qualified risk assessment firm to perform an inspection and risk assessment on all pre-1978 rehabilitation projects. This methodology follows guidelines for investigating dwellings, as included in HUD's *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*.

Recommendations are then made from the testing based on summary findings, and the level of lead hazard reduction activity is determined prior to bidding projects. The amount of funding for each project decides which method of lead hazard reduction to pursue, which may include an interim control measure or a full abatement measure. All lead hazard abatement activities are performed by a certified abatement contractor. General Contractors bidding on housing rehabilitation projects must have completed the Lead Safe Work Practices training. Once lead reduction work and all rehabilitation work have been completed, a lead clearance test is conducted to declare the dwelling safe for occupancy.

As part of housing policy and procedure, all rehabilitation projects are evaluated for lead testing based on summary findings, and the above actions are put in effect where necessary. Wake County's housing rehabilitation program makes up to \$10,000 available for any lead paint abatement or remediation that is necessary to declare the dwelling safe for occupancy.

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In addition, construction of new affordable housing development is an important action for increasing access to housing without lead based paint hazards.

### **Actions planned to reduce the number of poverty-level families**

Our CDBG public services program in job training provides homeless men with the opportunities for on the job training, internships, and classes to learn new skills and increase their employability. The goals are to help these clients locate employment, increase their income, and lift themselves above poverty.

In addition, Wake County Human Services implements the following programs to assist the low-income population in achieving economic self-sufficiency:

**Work First** - Work First is a self-sufficiency strategy developed by Wake County Human Services to address the needs of very low-income families. Wake County serves approximately 4,000 families in its Work First Program. It provides temporary financial assistance and supportive services such as day care, transportation, training opportunities, Medicaid, and has set-asides for affordable housing units.

**Supportive Housing Team** – The Supportive Housing Team provides referral to those who require services to maintain independent housing, and sponsors and teaches the Ready to Rent program throughout the County. The Ready to Rent curriculum teaches attendees about being a good renter; this in turn, helps people stay in stable housing and allows them to build favorable rental history. This program enables people to maintain decent, safe and affordable housing, thereby increasing the chances that they will be able to stabilize other areas of their lives, such as employment and health.

**Supportive Employment** - This program assists the disabled in finding and maintaining employment. Additional services include on-site vocational evaluation, career counseling and skills training.

**Wake County Vocational Services** -This program of Human Services empowers individuals to find, change, or maintain meaningful employment in the community. Employment services leverage external and internal partners to enable individuals to conduct career assessments and exploration, develop career goals, determine training and education options, conduct strategic job searches, and to succeed and grow in their new job.

Employment Services and Workforce Development Team develop business connections through

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community outreach, the Wake Area Business Advisory Council (BAC), various local chambers of commerce, and job development activities. These connections enable real time opportunities and insights into effective job search strategies.

### **Actions planned to develop institutional structure**

Wake County is currently developing and strengthening two significant institutional structural relationships.

The first is a partnership focused on Supportive Housing. At present, the groups involved in this partnership include: Wake County Housing, Wake County EMS, Alliance Behavioral Health, Wake Med Hospital, the Wake County/ North Carolina prison system, the Partnership to End Homelessness, and the private software employer SAS. This group is determining how to provide housing for people who repeatedly present with emergency mental health needs at the area institutions, and do not have homes to return to. Using data on institutional system usage, and national models showing cost savings through provision of housing, the group is looking toward a housing first model of permanent supportive housing. In their homes, people would have a chance to become stable and receive the assistance they need.

The second significant development institutional structure is the approval for funding of a Multi-Services Center for homeless and housing assessment and referrals. The City of Raleigh and Wake County are both contributing funding for purchase and rehabilitation of a building, and Catholic Charities will operate the center. The Continuum of Care, known as the Raleigh-Wake Partnership to End Homelessness, has been instrumental in the planning of the center, and will continue to recommend uses and activities that will take place there.

A third development is an increasing partnership with the Wake County School System. A representative from the School System is a member of the Partnership to End Homelessness, and another representative is on the Steering Committee for the Affordable Housing Plan. According to the School System, there are approximately 2,000 homeless children, many of whom are staying with their families in hotels. Broad discussions are underway about how to best assist these children and their families.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

Wake County continues to participate in discussions with the Housing Authority of the County of Wake (HACW), the Raleigh Housing Authority and the City of Raleigh Community Development Department. These discussions revolve around best serving the community and

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common interests in housing. The meetings offer the opportunity for sharing of perspectives and insight.

A member of the HACW sits on the Wake County Housing Advisory Board, and the Chief Executive Officer of the HACW is a member of the Steering Committee for the Affordable Housing Plan.

A good example of a partnership is that between Wake County Housing, the Housing Authority of the County of Wake, and the Veterans Administration for the HUD VASH vouchers. HUD VASH vouchers are specifically for Veterans and their families and are provided by the Veterans Administration (VA). They are administered by the Housing Authority of the County of Wake. Referrals are made by the County's Director of the South Wilmington Street Center (SWSC), a shelter and program for homeless men. A veteran is referred to the VA by the SWSC and if he/she is qualified, the Housing Authority of the County of Wake will issue a voucher.

In addition, public and private housing providers are members of the Raleigh-Wake Partnership to End Homelessness (PEH) and have opportunity to coordinate, work with, and learn from all the social service agencies who are also members of PEH. The planned Multi-Services Center discussed above is a good example of the result of this coordination.

#### **Discussion:**

As seen in the descriptive actions above, Wake County Housing works closely with the broader community to provide housing, social services, and employment opportunities for low-moderate income citizens. As a part of Wake County Human Services, we are able to make seamless referrals to and from other divisions of Human Services.

The Continuum of Care, (the Partnership to End Homelessness) is an integral part of the social service system, and coordination is crucial and valued by all members of the Partnership.

In addition, we practice open communication, make referrals, and work toward even stronger partnerships with the Raleigh Housing Authority and the Housing Authority of the County of Wake.

The Affordable Housing Plan will produce workable solutions for meeting the challenge of the affordable housing situation in Wake County. As the population grows, so does the need for affordable housing. There is much work to do, but through a combination of our existing programs and supplemental strategies recommended in the plan, we will be able to continue our contribution to the Wake County community.

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## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

Program requirements specific to the Community Development Block Grant (CDBG), the HOME Investment Partnerships Grant, and the Emergency Solutions Grant (ESG) are described below.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	628,590
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>628,590</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	7
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

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**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(1)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Wake County Improvement Funds (CIP) funds will be used for the following activities:

- Affordable housing investment for low and extremely low-income people
- Rental assistance for people who are homeless and mentally disabled
- Salary for a coordinator for the Support Circles program. The Support Circles program is a collaboration between the faith community and Raleigh/Wake County Partnership to End Homelessness. The goal of the Support Circles program is to empower low-income families who are homeless to acquire skills necessary for finding long term, self-supporting employment and housing while enhancing and improving their quality of life. Each Support Circle is composed of members of a sponsoring congregation. The Circle supports the family as it works toward independence. The Support Circles coordinator acts as a liaison between the homeless families, the congregations and the case manager. The coordinator also trains support circles at participating congregations and recruits new congregations to form new support circles.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Wake County uses deed restrictions to ensure affordability for all loans for affordable housing. This ensures that Wake County recoups all of the HOME assistance to a property for single family housing if it does not continue to be the principal residence of the family for the duration of the period of affordability. The period of affordability is based upon the total amount of HOME funds invested in the property. One hundred percent (100%) of the HOME investment is recaptured upon the sale of the HOME assisted project during the period of affordability. The indebtedness is secured with a Promissory Note and Deed of Trust.

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3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Wake County Housing does not use HOME funds to acquire units.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Wake County Housing does not use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

**Emergency Solutions Grant (ESG)  
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

Written standards for providing ESG assistance will be attached.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

In compliance with the CoC Program Interim rule, the centralized/coordinated assessment system is as follows:

The Coordinated Entry currently takes place through a phone number that connects with Triangle Family Services. Phone staff assesses and directs the caller to one or more agencies in Wake County, or emergency care as needed. Through Coordinated Entry, persons experiencing homelessness will be able to access housing more swiftly, reduce the length of time in shelter and to divert those with a safe alternative from entering shelters/homelessness. All agencies receive training on the VI SPDAT, review community data, determine prioritization, develop strategies to increase affordable housing inventory, review referrals and share systems change with the community at-large, those experiencing homelessness and other community partners.

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3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Wake County does not intend to subaward the County received ESG funds. The funds will directly benefit the County operated men's emergency shelter where they will be used to bolster the operations, administer street outreach, and provide rapid re-housing funds where applicable.

The City and State ESG funds will be sub-awarded through an RFP process. These funds will be allocated to private non-profit organizations, including community and faith-based organizations through evaluation of the RFP responses, which shall convey proposed uses, objectives, outcomes of the funding and capacity of the agencies.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The men's shelter, South Wilmington Street Center has a Guest Advisory Council composed of the homeless men residing there. This council meets weekly, and has a president and vice president, who run the meeting. The Council makes recommendations and suggestions to staff, which are then evaluated and considered in policies and funding decisions.

In addition, there is a homeless or formerly homeless person on the Board of Directors of the Partnership to End Homelessness.

5. Describe performance standards for evaluating ESG.

Performance standards for evaluating ESG funds include:

- Number of people contacted through street outreach and moved into the homeless services system.
- The length of a homeless episode beginning at the determination of a rapid rehousing need.
- Percentage of clients that move from emergency shelter into permanent housing.

### **Housing Trust Fund (HTF)**

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**Reference 24 CFR 91.220(1)(5)**

1. Distribution of Funds

a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).

b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.

c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.

d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.

e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.

f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.

g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.

h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

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i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

4. **Performance Goals and Benchmarks.** The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

5. **Rehabilitation Standards.** The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter "N/A".

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

6. **Resale or Recapture Guidelines.** Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers,

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enter “N/A”.

**7. HTF Affordable Homeownership Limits.** If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter “N/A”.

**8. Limited Beneficiaries or Preferences.** Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter “N/A.”

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

**9. Refinancing of Existing Debt.** Enter or attach the jurisdiction’s refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction’s refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter “N/A.”

**Discussion:**

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Community Development Block Grant, HOME Investment Partnerships, and Emergency Solutions Grant program requirements are described above, and Wake County Improvement Funds will also be utilized to support the Wake County Housing Division housing and community development programs.

## **Attachments**

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## **Citizen Participation Comments**

### **Action Plan Public Hearing #1 Notes**

**January 26, 2017**

### **Human Services Board Meeting**

#### Public Comments

Jean Williams, Women's Center of Wake County

- She thanks the Board for their help and work
- Much work remains to be done for housing people
- Wake County is in a housing crisis
- Put as much money as possible toward helping people who are homeless and extremely low-income
- We cannot just build our way out of the crisis with bricks and mortar
- We must use existing affordable housing
- The new Steering Committee and Affordable Housing Plan must develop creative ways to make more affordable housing
- Use innovative solutions

Jeanne Tedrow, Passage Home

- She thanks the Board and the Commissioners
- Continue to set the priority for funding for people at or below 40% AMI, people who are homeless, and people who have barriers
- Jeanne also states that Wake County is in a housing crisis
- New tools in the toolbox are needed

Colby Crandall

- Homeless men need more support to get them out of shelters
- He started a non-profit group called The Prosay Ridge Recovery Services to help people and is interested in funding for the group

#### Human Services Board Comments

Stephanie Treadway

- She sits on the Housing Advisory Committee and knows good work is being done. But the numbers of people who are homeless are low because we can't count people sleeping on couches.
- She is excited about the new Affordable Housing Steering Committee and Plan and thinks things need to be achieved.

Kent Jackson

- He is honored to start working with the Affordable Housing Steering Committee
- It must be a countywide effort

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- It would be nice if every municipality in Wake County had an Affordable Housing Element, regardless of the status of affordable housing in their community. He intends to work with them on this goal.

Angie Welsh

- We can't find our way out of this problem with \$5.3 million dollar
- Let's make sure there is enough money being invested in affordable housing. She looked at the budget and \$1.6 million isn't enough.

David Ellis

- With the new Affordable Housing Plan, new strategies will be developed
- For instance, looking at preservation of expiring tax credit properties will be included in the strategies

Fiorella Horna-Guerra

- Wages are too low. There must be a living wage.
- People cannot afford a place to live because of their wages.
- This must be addressed in the Affordable Housing Plan.

Commissioner West

- In 2008, the City of Raleigh had an Affordable Housing Task Force, and he remembers that Jeanne Tedrow was on it also.
- The same issues were being addressed then, but there is more awareness now.
- More strategies are needed. For example, Charlotte has various strategies.

The Board Chair stated that the Board Advocacy group will be advocating for housing.

Comment received via email:

The Town of Garner Planning staff would support efforts to help homeless people.

**Action Plan Public Hearing #2  
Wake County Board of Commissioners  
February 6, 3017**

Questions from the Board:

- Do we post the public comment period notice at South Wilmington Street Center or other centers?
- Commissioner Holmes would like to see advocacy to the Congressional delegation. She states that the Board of Commissioners should send a letter to Congress.
- 

The public hearing was opened.

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#### Shana Overdorf, Partnership to End Homelessness

- Shana thinks the Commissioners for their work and their vision
- The average length of stay in homelessness in Wake County is 45 days and the national average is 30 days. So we have a “little” work to do.
- Shana gives more statistics on homelessness/
- Wake County needs more housing inventory. Needs more landlords willing to accept rental assistance.

#### Bage Shade, Triangle Family Services

- Bage thanks the Board for their support
- Triangle Family Services (TFS) works with low wage workers earning a minimum wage of \$7.25 per hour.
- It is very hard to find housing that these families can afford.
- TFS helps them by being a village

#### Kayla Rosenberg Streithe , (*check spelling*) DHIC

- DHIC constructs housing developments
- They have 18 developments, 1250 units, and 2 supportive housing developments
- They are at least 92% occupied.
- Pennington Grove in Garner is their latest development.
- They focus on Priority populations 2 and 3 of the Wake County Consolidated Plan and Action Plan Priority populations.
- They are beginning to focus on homeownership, and had a sell-out event for down-payment assistance.
- They are seeing many potential homeowners at 80% AMI.

#### Briana Warren, Women’s Center of Wake County

- WCWC wants to put a priority on development of affordable housing for single women, such as one bedroom apartments, studios, efficiencies
- They ask the Board of Commissioners to offer incentives to developers for this type of development
- They also see great need for preservation of existing affordable housing.

#### Debra King, CASA

- She thanks the Board for their support
- They support the Consolidated Plan and the proposed Action Plan priority one population of people at less than 40% Area Median Income, people who are homeless, and people with special needs.
- She wants to see a focus on permanent supportive housing

#### Tim Morgan, Evergreen Construction

- Evergreen has constructed 17 rental communities over 20 years
- They work with all three priority populations of the Consolidated Plan and the proposed Action Plan
- They just completed 48 units in Wood Spring in Fuquay-Varina

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- He comments that at the federal level, the LIHTC program is at risk because of proposed corporate tax cuts

Burnetta Smith, CEO, Housing Authority of the County of Wake

- HACW manages 345 public housing units
- Their Section 8 waiting list has never been opened
- Their partnerships with Wake County are important and valued

Frank Eagles, Mayor, Town of Rolesville

- Rolesville needs workforce housing
- The school principal said she is having trouble recruiting teachers because housing is too costly.
- Wake County Schools owns 13 acres of land near the school and affordable housing is needed.
- Mayor Eagles asks the Board of Commissioners to look into this possibility.
- He is also concerned about homeless veterans and female homeless veterans.

Comments from the Board of Commissioners

Commissioner Burns:

- He will appreciate seeing the final report and thanks the Board

Commissioner Holmes:

- Thanks people for serving on the Affordable Housing Steering Committee
- People in Wake County should hold the BoC accountable.

Commissioner Portman:

- Can we quantify the smart public return for doing affordable housing differently rather than the consequences of not doing it well.

Commissioner West:

- It is pretty obvious that the amount of federal dollar and County CIP funds will not do all this work
- He left the Affordable Housing Plan Steering Committee Meeting on January 31<sup>st</sup> with the word, Education, on his mind. There is nimbyism in Wake County and it must be addressed.

Commissioner Hutchinson:

- It makes economic sense to find a solution for homelessness.

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**Received by Email**  
**-Jeanne Tedrow**

Alicia and Emily,

I attended the One Year Action Plan Public Hearing and did not speak. This was not for lack of support regarding the Plan. I just wanted to step back and listen, and consider what has changed over the past few years to address the strategy and the plan to alleviate our housing crisis. Rather than stand up and state the same case and information as we probably have for the past few years, I would like to prepare some remarks to go to the County Commissioners in support of the Plan and also to heighten our awareness of the real crisis in housing we face. It was apparent from the data that we are not going to be able to make significant changes or reduce gaps with business as usual. What would we do otherwise to advance our strategy? I think we share the sentiment that we cannot simply “build our way out” in the short run, and perhaps not even in the long run, and that we truly need some new tools and models. I appreciate the opportunity to serve on the AH Steering Committee and the Commissioners’ forethought and support to engage a body of stakeholders to this cause. I appreciate your diligence and focus given the limited resources we have to address this mounting challenge.

I look forward as well to further discussion around the “supportive housing” partnership and ways and means to put more housing on the ground sooner than later, to preserve what we have and to strengthen the landlord networks we use. We met a while ago on this and have not heard much by way of follow up. We are very interested in working as a partner with the county on this. While we are not a “big box” developer, we (PH) has a very successful model and track record working in an integrated and holistic manner to provide supportive housing for those in need of this targeted approach. As you know we do have county commissioners (West and Ford) on our PH board and I will be meeting with them to discuss some of my thoughts on opportunities and directions. I have also recently met with Congressman Price to address some of my concerns about the present and the future of affordable housing at the federal level that may impact our local resources and strategies.

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*February 6, 2017*

Thank you to the Wake County Board of Commissioners for your engagement on the issue of affordable housing, particularly through the recent creation of the Affordable Housing Steering Committee.

As you know, at Habitat Wake, we partner with families to build safe, decent, and affordable homes. Homebuyers work alongside sponsors and community volunteers to build their house, and then purchase the completed home with an affordable mortgage. Since our founding in 1985, we've built over 550 homes in Wake County.

In the FY17-18 Annual Action Plan, we support efforts to increase access to affordable housing across the housing continuum – this includes both rental and owner-occupied units. Housing choice is a key component of thriving communities and that includes both geographic choices as well as choice in housing types.

Homeownership is an important tool for addressing housing need. It can provide families with a stable future and offers a secure way to build equity. It's one of the major wealth-building measures available to low- and moderate-income families and should be a key part of any affordable housing strategy.

According to a [recent study](#) by the Federal Reserve, the average net worth of a homeowner is 36 times greater than that of a renter. By making homeownership accessible to low- and moderate-income households, we are investing in future stability for local families.

Considering this, we appreciate Wake County's effort to increase homeownership opportunities in the coming year, and we support this priority in the FY17-18 Annual Action Plan. We are particularly appreciative of the four lots the County has sold Habitat Wake for the purpose of building affordable homes.

This investment is particularly vital now, at a time when Wake County is experiencing considerable growth. We must do this and more in order to keep pace with the growing need for

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affordable housing. By increasing homeownership, the County can help to remove barriers to a better, healthier and more financially stable future for residents.

We are grateful for Wake County's work to provide numerous affordable homeownership opportunities in the coming year, and we hope to see this focus continue and grow. Many thanks to each of you for your service and dedication to affordable housing in our community.

Comments Received during Public Comment Period

Comments from the Housing Advisory Committee

Stephanie Treadway

You have my endorsement however I'm once again saddened that there is no funding and/or housing for women and in particular single women.

Stephen Player

1. I was pleased to see many references to the Affordable Housing Plan, both in your text and in the citizen participation comments. Nothing like validation for the work being put forth by the staff, the consultants and steering committee.
2. Page 22- goal of 28 families assisted with \$728k of HOME funds. How was the 28 unit goal derived?
3. Page 41- note the Housing Authority of the County of Wake was not successful with their FHLB application. The Authority is now arranging private financing to cover the \$500k gap. Hopefully, there will be a round of non-tax credit applications this year, and the Authority will be able to use these proceeds to substitute for the conventional financing.
4. Page 53- you cite three (not two) significant institutional structural relationships.
5. Pages 65-66- can you cite the source of the email?

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