

# Wake County

## 2020-2025 Consolidated Plan

**Prepared by:**

Wake County Department of  
Housing Affordability & Community Revitalization



## **Executive Summary**

### **ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

Wake County Housing Affordability and Community Revitalization (HACR) Department's 2020-2025 Consolidated Plan will address HACR's goals including increasing and preserving affordable housing, addressing policy barriers to housing affordability, and supporting vulnerable populations and communities. The Priority populations were determined through our extensive Citizen Participation process, and are as follows:

##### Priority One

- Households earning 50% or less of the area median income
- Vulnerable populations experiencing homelessness or at-risk of homelessness

##### Priority Two

- Households earning 51-60% of the area median income
- Vulnerable populations not experiencing homelessness

##### Priority Three

- Households earning 61-80% of the area median income

Grants from the U.S. Department of Housing and Urban Development (HUD) include the HOME Investment Partnerships grant (HOME), the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG) and the Housing Opportunities for Persons with AIDS grant (HOPWA).

#### **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

Over the next five years, there are three main objectives in the Plan. The first is to increase and preserve affordable housing; the second is to reduce barriers to affordable housing; and the third is to provide support for vulnerable populations and communities.

Outcomes for the first goals are affordable housing development and preservation includes programs to assist low-to-moderate income households or developers targeting those households with home

construction, rehabilitation and purchase activities. It also includes programs to create new or preserve existing affordable housing.

Outcomes for the second goal are addressing policy, regulatory and market barriers to housing affordability through providing technical assistance to local municipalities and broader community to understand effect on housing affordability. This includes planning, administration and fair housing activities. May also include activities to assist special needs populations with barriers to economic opportunity or affordable housing such as employment training.

Outcomes for the third goal are to sustain and leverage support for vulnerable populations and communities through programs that prevent and assist those experiencing homelessness, provide neighborhood revitalization, and permanent supportive housing including supportive services.

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

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 the next five years, we will implement a combination of the same types of projects and while introducing several new programs to address new needs.

We will continue projects such as affordable housing development, housing rehabilitation, public facilities and improvements, rental assistance, rental assistance for youth aging out of foster care, and a Multi-Services Center for the homeless and job training for homeless men.

In addition, new goals and projects reflect needs that were heard throughout the community during this Consolidated Plan cycle. These are a preservation warning system to provide data and advance warning of units needing continued affordability, an acquisition and preservation fund for increased power to acquire property for affordable housing, WakePrevent, a homelessness prevention program that helps households avoid entering homelessness.

### **4. Summary of citizen participation process and consultation process**

28 stakeholder group meetings throughout the County and two public hearings were held in order to hear the needs of different citizens in all parts of Wake County. The County presented at meetings in partnership with the City of Raleigh, wherein the data is relevant and applicable to both jurisdictions. The results directly impacted goal-setting because the feedback revealed the most common and most pressing needs which then determined the priority populations to serve and the types of programs to implement with future Wake County funding.

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

The summary of public comments include feedback on various topics of need including:

- Wrap-around services: Health & Safety; Services; Case Management
- Policy Changes: Land Use, Housing, Regional
- Transportation and Infrastructure
- Housing Assistance
- More Affordable Units
- Increased Living Costs
- Agency Coordination and Capacity
- Landlords
- Job Training and Economic Opportunity
- Preservation and Rehabilitation
- Supportive Housing
- Fair Housing
- Homeownership
- Neighborhood Revitalization

Populations with high priority needs that were mentioned include:

- Homelessness
- Criminal Background
- Seniors/Elderly
- Households near homelessness
- People with disabilities
- Veterans
- Young Adults
- LGBTQ
- Immigrants

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

All comments were accepted.

**7. Summary**

The 2020-2025 Consolidated Plan is the culmination of an extensive meeting, public participation, and consultation process, and the evaluation of successful past programs. As discussed in the paragraphs above, the Goals and Objectives are a combination of previous project types and several new programs. Wake County Housing looks forward to addressing the needs of our low-moderate income citizens, with a housing focus on our priorities populations:

#### Priority One

- Individual/Families at or below 50% AMI
- Vulnerable populations experiencing or at-risk of homelessness

#### Priority Two

- Individual/Families at or between 51-60% AMI
- Vulnerable populations not experiencing homelessness

#### Priority Three

- Individual/Families at or between 61-80% AMI

## The Process

### PR-05 Lead & Responsible Agencies - 91.200(b)

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

The following are the agencies/entities 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	Dept. of Housing Aff. & Community Revitalization
HOPWA Administrator	Wake County	Dept. of Housing Aff. & Community Revitalization
HOME Administrator	Wake County	Dept. of Housing Aff. & Community Revitalization
ESG Administrator	Wake County	Dept. of Housing Aff. & Community Revitalization

**Table 1 – Responsible Agencies**

### Narrative

### Consolidated Plan Public Contact Information

## **PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

Many consultations were held in preparation of this Consolidated Plan, some in partnership with the City of Raleigh, wherein the data is relevant and applicable to both jurisdictions. The consultations are identified in the checklist below, and revealed data and needs about different 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(I)).**

Wake County Housing Affordability and Community Revitalization staff coordinates efforts and aligns resources with the City of Raleigh, the Town of Cary and two Housing Authorities. For example, in the past year we formed a Consortium to prepare a Regional Analysis of Impediments to Fair Housing Choice document.

The County has partnered with the Raleigh Housing Authority to provide Ready to Rent classes. Applicants who partake in the class will receive points to be moved up the HCV waiting list and will have learned strategies to successfully maintain their housing and be a good tenant. Wake County is partnering with the Housing Authority of the County of Wake (HACW), the Veterans Administration, and community partners to effectively end veterans homelessness by 2021. Staff lead a veterans working group to align resources including HUD VASH, case management, rental assistance, and other community resources.

The Wake County Housing Affordability and Community Revitalization Department and Public Health Division of the Human Services Department coordinate efforts to work in tandem on the HOPWA grant. Public health Division case managers see clients that we assist with financial and other HOPWA eligible resources. In addition, we refer clients to Alliance Health, which manages care of mental health, intellectual and developmental disabilities, and substance use disorders for Wake County. These clients may be on Permanent Housing and Supportive Services (PHSS) vouchers through Wake County, or may be staying in funded units. PHSS clients also access their primary healthcare at Wakebrook. The WakeBrook Primary Care Office provides comprehensive longitudinal outpatient primary care to patients with serious mental illness. They work in an integrated way with the patients' behavioral health teams, community resources and sub-specialists to assure the highest quality care. They provide acute, chronic, and preventive health services to adolescents and adults and engage the patient, family, and/or significant others in treatment. Patients are referred to Wakebrook from behavioral health teams, from area hospitals, and from other community agencies.

We work with over thirty agencies in the Partnership to End Homelessness, a local collaborative applicant for the Continuum of Care, to coordinate housing and supportive services for all populations at risk of or experiencing homelessness in Wake County. We work directly with Oak

City Cares a services center that connects individuals and families at risk of, or currently experiencing, homelessness to coordinated services that help direct people to stable housing

**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**

The local CoC collaborative applicant holds full membership meetings bi-monthly and representatives from the County, City of Raleigh, Town of Cary, the two Housing Authorities, Public Schools, and over 30 agencies attend these meetings. To address the needs of homeless persons and persons at risk of homelessness, each entity shares updates, and committees discuss ways to enhance coordination, identify gaps in services, and work toward solutions. In addition, the Wake County Housing Director is on the Board of the CoC Lead Applicant. Both the City and the County provide operational funding to support and ensure coordination of services to address the needs of those experiencing homelessness.

The CoC implemented and is continuing to refine the coordinated entry process to improve the delivery of housing and crisis response services for people experiencing homelessness or at imminent risk of homelessness. A significant result of coordination with the CoC is the new Oak City Cares, which opened in April and is the main entrance point for people at risk or experiencing homelessness. Intake, assessment, services, and referrals are provided to those who present there and staff work to prioritize people according to need based on the assessment. There are also seven other access sites throughout the County where residents can receive the same services.

The CoC has set forth a standard that all permanent supportive housing programs will provide safe, affordable permanent housing that meets participants' needs in accordance with Coordinated Entry Policies and Procedures. PSH programs will pair permanent housing with intensive case management services to participants to ensure long-term housing stability. Programs will prioritize turnover beds for higher needs clients as described below:

- Agencies will hold turnover beds open for a period of 15 days while receiving a referral from the Coordinated Entry By Name List
- Search methods can include consulting existing waiting lists and coordinated assessment information, polling community partners and/or any other methods currently in practice Agencies will make efforts to help clients who are chronically homeless address program requirement barriers that might otherwise exclude them from qualifying
- If chronically homeless cannot be found within the 15-day time period, the turnover bed will be filled by the normal agency process



- Agencies are encouraged to use the sample form below for documentation until coordinated assessment implementation PSH beds will be filled in compliance with HUD Notice CPD-14-012 on Prioritizing Persons Experiencing Chronic Homelessness

To reduce veteran homelessness, Wake County, the City of Raleigh, and the Continuum of Care joined the Mayor's Challenge effort to end veteran homelessness. The task force aligns with a national movement to reach a point where there are no veterans sleeping on our streets and every veteran has access to permanent housing. Should veterans become homeless or be at risk of becoming homeless, our community will have the capacity to quickly connect them. Toward this effort, Wake County has:

- Established a preference for veterans at South Wilmington Street Center and use one of the dormitories to house all veterans;
- Adopted a services model that provides intensive case management services assigning staff at 1:20 ratio; moving away from the group/class instruction model currently used at South Wilmington Street Center
- Established and funded a Veteran Services Officer position assigned to provide leadership in the community-wide initiative as well as provide case management services in the SWSC Veterans dormitory; and
- Established 10 new Wake County Rental Assistance Vouchers to provide permanent supportive housing for veterans.

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

Wake County Housing Affordability and Community Revitalization staff consulted with the Continuum of Care (CoC) at one of its bi-monthly meetings to receive input for the Emergency Solutions Grant (ESG) received directly from HUD. The CoC, local homeless service agencies and the City of Raleigh were consulted on the proposed usage of ESG funds to create a comprehensive prevention program, targeting citizens who are at imminent risk of losing their housing and becoming homeless. Engagement and data from the Homeless Management Information System (HMIS) also identified homelessness prevention as a critical community need.

In addition, ESG funds also come to the region through an allocation to the City of Raleigh. The City of Raleigh partnered with Wake County to issue a joint request for proposals for Housing and Homeless Assistance funds. Both the City and the County work collaboratively to allocate funding based on agreed upon community priorities that have been endorsed by the CoC including Rapid Rehousing, Street Outreach, and Emergency Shelter. Wake County actively participated in the taskforce that developed performance standards for the CoC. Wake County participates in North Carolina's statewide implementation of HMIS and the local implementation of Coordinated Entry. The CoC adopted the System Performance Measures outlined by HUD.

Agencies of the COC can also apply directly for ESG funds allocated to the State of North Carolina.

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

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

1	<b>Agency/Group/Organization</b>	Housing Authority of the County of Wake
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Housing Authority of the County of Wake was consulted by email outreach. Anticipated outcomes of the consultation include continued coordination around VASH vouchers, assessing supportive housing needs, and potential collaboration on affordable housing development.
2	<b>Agency/Group/Organization</b>	Wake County Human Services
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with HIV/AIDS Services-Health Services-Employment Health Agency Child Welfare Agency Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Transportation
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	All Divisions of the Wake County Department of Human Services were consulted at a Human Services Networks meeting. Anticipated outcomes include: greater awareness for Human Services Divisions about housing options, improved agency coordination, and consideration of improved transportation connections between housing and services, especially for special populations.
14	<b>Agency/Group/Organization</b>	Continuum of Care
	<b>Agency/Group/Organization Type</b>	Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Continuum of Care was consulted at one of its monthly meetings. The anticipated outcome is increased coordination for the housing needs of people experiencing homelessness. Specific needs that emerged from the consultation include: affordable housing; landlord engagement; low barrier housing; safe housing and neighborhoods; living wage jobs; and homelessness prevention. Populations for specific focus include: elderly; single fathers; 18-24 year-olds; families with young children; and persons recently released from institutions. Supportive service needs include: childcare; transportation; free medical/dental services; mental health services, especially after 5 pm; access to healthy food; more street outreach; employment training/education; increasing access to certifications for trade jobs; budgeting/financial; and additional case management.
16	<b>Agency/Group/Organization</b>	Capital Area Metropolitan Planning Organization
	<b>Agency/Group/Organization Type</b>	Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Transportation and Housing connection
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Several staff members at the Capital Area Metropolitan Planning Organization were consulted at an in-person consultation. Areas for coordination include: working with municipalities on land use planning; improved transit for vulnerable populations; the need for improved infrastructure and public improvements; and coordination around tools and programs that support affordable housing.

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

All agency types were consulted.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Partnership to End Homelessness	Our goals for ending homelessness were developed in conjunction with the Continuum of Care (CoC).
Wake County Affordable Housing Plan	Wake County Government and Affordable Housing Plan Steering Committee	The goals of are our Strategic Plan are consistent with the goals of the Wake County Affordable Housing Plan. These goals include developing and preserving affordable housing, assisting people experiencing homelessness and prevention of homelessness, creating more permanent supportive housing, and working with our partner municipalities to further affordable housing development and community revitalization.
Town of Cary	Town of Cary	We have similar goals: The Town of Cary is part of our HOME entitlement, and we often partner on affordable housing development in the Town of Cary. Cary receives its own CDBG funding, which the Town uses to address the needs of low-moderate residents of Cary.
City of Raleigh	City of Raleigh	We have similar goals to Raleigh's regarding affordable housing development and preservation, and often partner on affordable housing development located within the City of Raleigh. In addition, like Wake County, Raleigh is interested in preserving and developing affordable housing near transit stops identified in the forthcoming transit plan. Finally, Raleigh is a significant partner in the new Oak City Center, the multi services and intake center that opened on April 8, 2019.
Community Health Needs Assessment	Wake County Human Services Public Health Division	This study identified addressing housing and homelessness as goals for the West Service Zone of the County. These areas lack affordable housing but are communities of opportunity, and the Department of Housing is looking to partner with the towns in this region to create more affordable housing. In addition, this study has prioritized Mental Health and Substance Abuse, and the Department of Housing discusses programs in this Action Plan that will provide housing stability and supportive services for people with behavioral health or substance use needs.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Population Health Task Force	Created by the Wake County Board of Commissioners and is composed of a broad spectrum of members	This report recommends policies and strategies to support healthy communities, active lifestyles, and thriving residents. It broadens the definition of health to include affordable housing because housing has a direct impact on the health of residents. The report specifically mentions serving frequent users of health and social services with intense case management and coordination among agencies and partners who serve them. Housing is a big component in stabilizing these residents and aligns with the programs provided by the Housing Department's Division of Permanent Housing and Supportive Services and Division of Homeless and Prevention Services. In addition, the report calls for housing for vulnerable populations and new housing developments with a mix of affordability, which are also goals of the Housing Department and this Action Plan.
Wake County Transit Plan	CAMPO, GoTriangle, Wake County, City of Raleigh, and the Town of Cary	The goals overlap in two main areas. First, the Transit Plan is extending bus service hours and routes as well as adding new routes. The additional services will benefit many low-moderate income residents who rely on bus transit. A second overlapping goal is that of locating affordable housing around the planned bus-rapid transit routes and stations. New residential and mixed-use development will grow in these areas, and it is important that affordable housing will be included in the development mix.
Analysis of Impediments to Fair Housing Choice	Wake County Consortium (Includes City of Raleigh, Town of Cary, and two Housing Authorities)	The goals of the Analysis of Impediments to Fair Housing Choice (AI) overlap with the Action's Plan's goals of: providing/preserving affordable housing in communities of high opportunity, encouraging municipal zoning regulations to support affordable housing, and including housing for people with disabilities in our housing programs.

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

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

Wake County partnered with the City of Raleigh in public outreach efforts for the Consolidated Plan. The county partnered with the City of Raleigh, Town of Cary, Housing Authority of County of Wake, and the

Raleigh Housing Authority to complete the Analysis of Impediments to Fair Housing. • Consultation with Municipal planning directors, Metropolitan Planning Organization, and Council of Governments. Invitation to all Municipalities in Wake County to participate in Analysis of Impediments. Partnerships in implementing programs – NRP, AHDP, Rehab, ESG, HOPWA.

## **Narrative**

## **PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)**

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

Participation opportunities included:

- Stakeholder Meetings – Meetings with key community groups that provided focus input on homelessness, housing, and community revitalization topics
- Public Meetings – Five public meetings were provided focused on understanding fair housing topics around the County
- Public Hearings – Opportunity to provide an official record of public feedback to be submitted

The Process included two public hearings are held. The first meeting happens to gather understanding of community needs and the second meeting will show the public the proposed actions and budget based on public input and analysis of data. Wake County Housing conducts community needs assessment with the residents. Notices are placed to comply with Opportunities to Participate and Publication of Notices. Consultations are facilitated with existing and potential partners to identify strategies to address needs identified by residents. A draft of the Consolidated Plan will be made available thirty (30) days for review at the following locations:

- Department of Housing Affordability & Community Revitalization, Wake County Office Building, 336 Fayetteville Street, Suite 440, P.O. Box 550, Raleigh, NC 27602
- County Regional Centers
- Municipal Town Halls
- Homeless Service Centers
- Wake County Housing Department
- Wake County Housing locations - [www.wakegov.com/housing/Pages/locations.aspx](http://www.wakegov.com/housing/Pages/locations.aspx)
- Wake County Human Services locations - [www.wakegov.com/humanservices/locations/Pages/default.aspx](http://www.wakegov.com/humanservices/locations/Pages/default.aspx)
- Mailed to citizen upon request



The 30-day comment period gives the residents opportunity to submit their comments in writing or via email to the contact listed on public comment notice to Wake County Housing at: Department of Housing Affordability & Community Revitalization, Wake County Office Building, 336 Fayetteville Street, Suite 440, P.O. Box 550, Raleigh, NC 27602. The comments from the meeting minutes are summarized in the final document along with the sign-in sheets. All written comments are included.

### Citizen Participation Outreach

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)
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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)
1	Public Hearing	Non-targeted/broad community	Five persons spoke at our first public hearing on December 2, 2019.	There has been tremendous growth in Wake County, so there is a need for thoughtful planning and an ever increasing need for affordable housing, Housing needs are still great, We need to wrap around the neediest families to prevent homelessness, Consider up to 50% AMI for Consolidated Plan High Priority, Support expressed for the current high priority populations, Homeownership is a way for people to build wealth, Naturally occurring affordable housing is ripe for redevelopment, so an Acquisition Fund is needed for preservation, We	All comments were accepted.	
	Consolidated Plan		Wake County		18	

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)
2	Public Meeting	Non-targeted/broad community	Six participants attended this combined public meeting for the Consolidated Plan and the Analysis of Impediments to Fair Housing Choice in the Town of Cary.	The City of Raleigh Fair Housing Board needs enforcement powers as they currently don't have them; Connect with people where they are to take the Fair Housing survey- go to neighborhood meetings, CACs (Community Action Committees), and hotels.	All comments were accepted.	
3	Public Meeting	Non-targeted/broad community	One resident attended this combined public meeting for the Consolidated Plan and the Analysis of Impediments to Fair Housing Choice in the Town of Fuquay-Varina.	No comments were made.	No comments were made.	

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)
5	Public Meeting	Non-targeted/broad community	Ten residents and one Town of Wake Forest Planning Department member attended this combined public meeting for the Consolidated Plan and the Analysis of Impediments to Fair Housing Choice in the Town of Wake Forest.	Focus on: extremely low-income populations- both renters and homeowners; looking at income alone doesn't give a clear picture of the challenges- housing costs are a big challenge and should be taken into consideration; there is displacement in Wake Forest; there is not enough affordable housing and people are living in housing that is not decent; \$4.5 million is not enough- what can residents do to encourage more funding for affordable housing?	All comments were accepted.	
	Consolidated Plan		Wake County	The greatest need in Wake Forest is affordable housing and that is a form	20	

**Table 4 – Citizen Participation Outreach**

## **Needs Assessment**

### **NA-05 Overview**

#### **Needs Assessment Overview**

The information on the following pages corroborates what was learned about community needs in the citizen participation process.

The tables reveal that the biggest housing problem is cost burden, indicating a need for more affordable housing. Information that was received from providers of Homeless Prevention funds reinforces this need.

The tables also indicate that substandard housing is a problem; rehabilitation of existing housing was an often heard need at the community input meetings.

Finally, there is great need for homeless assistance. This too, was heard in meetings, as described in the citizen participation section. Information on the following pages from Rapid Rehousing providers, as well as the Point in Time Count data shown later in the Consolidated Plan serve to illustrate the describe the extent of the need for help for homeless persons.

## NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

According to the 2017 Wake County Affordable Housing Plan, Wake County's rental housing prices have increased 35% between 2006 and 2015 while overall Median Household Income has increased 16% over that same time period and 10% for people without a Bachelor's Degree (This data includes the City of Raleigh). Wages are not keeping pace with the rising cost of housing in Wake County. This disparity is also reflected in the Demographics table below. The population in Wake County increased by 15% between 2009 and 2015, While Median Household income increased around 5%. The Rental Vacancy Rate has dropped by nearly half between 2010 and 2017, from 8.6% to 5.5%.

The Number of Households table below shows 60,323 households who are eligible to receive assistance from HUD because they are below 80% Area Median Income. Our citizen participation process has determined that housing needs are greatest among low-income (30-50% AMI) and extremely-low income (Under 30% AMI) people of whom there are 31,603, according to the tables below. Of these, we heard calls to focus on alleviating cost-burden among residents with Low and Extremely Low Incomes. Solutions designed to alleviate cost burden include increasing legally binding affordable housing production, reducing the loss of and preserving existing legally binding and naturally occurring affordable housing, and implementing a comprehensive homelessness prevention program to reduce new entries into homelessness for individuals and families who are at risk of losing their home. While Cost-Burden is the most substantial Housing Problem for people with low to moderate incomes (as indicated in the tables below), substandard housing and overcrowding also disproportionately affect this population.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	0	519,210	
Households	0	186,850	
Median Income	\$0.00	\$0.00	

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	467817	543499	16.2%
Households	160885	194303	20.1%
Median Income	\$64008	\$67309	5.16%

**Table 6 - Updated Demographics Data**



## Number of Households Table

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households	15,154	16,449	28,720	18,289	108,215
Small Family Households	5,413	6,749	11,660	8,399	68,015
Large Family Households	1,579	1,669	2,805	1,619	9,570
Household contains at least one person 62-74 years of age	2,511	3,313	5,612	3,984	17,982
Household contains at least one person age 75 or older	1,933	2,322	2,966	1,417	4,928
Households with one or more children 6 years old or younger	3,202	3,397	5,141	3,158	19,125

**Table 7 - Total Households Table**

**Data Source:** 2011-2015 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	155	139	145	94	533	35	15	90	14	154
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	219	70	15	60	364	24	135	55	44	258
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	529	429	435	310	1,703	155	124	294	160	733
Housing cost burden greater than 50% of income (and none of the above problems)	5,199	1,829	265	20	7,313	3,715	2,309	2,115	473	8,612
Housing cost burden greater than 30% of income (and none of the above problems)	1,035	3,530	3,764	529	8,858	864	2,515	5,455	2,740	11,574

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	399	0	0	0	399	785	0	0	0	785

**Table 8 – Housing Problems Table**

Data 2011-2015 CHAS  
Source:

## 2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	6,109	2,469	860	490	9,928	3,930	2,599	2,545	692	9,766
Having none of four housing problems	2,023	5,275	9,590	4,950	21,838	1,918	6,119	15,730	12,184	35,951
Household has negative income, but none of the other housing problems	399	0	0	0	399	785	0	0	0	785

**Table 9 – Housing Problems 2**

Data 2011-2015 CHAS  
Source:

## 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	2,853	2,859	1,518	7,230	1,523	1,908	3,359	6,790

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Large Related	977	413	264	1,654	400	468	958	1,826
Elderly	1,258	928	632	2,818	1,534	1,866	2,153	5,553
Other	1,925	1,642	1,710	5,277	1,258	682	1,214	3,154
Total need by income	7,013	5,842	4,124	16,979	4,715	4,924	7,684	17,323

**Table 10 – Cost Burden > 30%**

Data 2011-2015 CHAS  
Source:

#### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,308	914	64	3,286	1,419	894	1,060	3,373
Large Related	675	135	0	810	340	118	154	612
Elderly	973	455	130	1,558	1,007	849	667	2,523
Other	1,840	527	115	2,482	1,074	493	230	1,797
Total need by income	5,796	2,031	309	8,136	3,840	2,354	2,111	8,305

**Table 11 – Cost Burden > 50%**

Data 2011-2015 CHAS  
Source:

#### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	708	450	400	300	1,858	125	174	135	110	544
Multiple, unrelated family households	45	44	35	70	194	54	85	199	94	432
Other, non-family households	0	30	25	0	55	0	0	15	0	15
Total need by income	753	524	460	370	2,107	179	259	349	204	991

**Table 12 – Crowding Information - 1/2**

Data Source: 2011-2015 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 13 – Crowding Information – 2/2

Data Source  
Comments:

### Describe the number and type of single person households in need of housing assistance.

According to the 2019 Point in Time Count, single adults comprise 70% of the total population experiencing literal homelessness.

Single persons make up 92% of the unsheltered homeless population and 62% of people living in Emergency Shelter or Transitional Housing. 91% of people experiencing chronic homelessness are single adults.

According to 2013-2017 ACS 5 Year Estimate, Single persons comprise 20% of housing occupied units and 34.4% of rental housing units.

### Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The number of disabled people in need of housing assistance is 1,162.

The numbers of people in need of housing assistance who are victims of domestic violence are as follows:

- Domestic violence - 6,960
- Sexual assault - 573, (which includes acquaintance violence)
- Stalking - 38

### What are the most common housing problems?

As indicated in the tables above, the most common housing problem in Wake County is cost burden, both for renters and homeowners. The data shows that 15,622 renter households under 80% AMI are

paying more than 50% of their income for housing. Severe Cost Burden or paying more than 50% of household income on housing disproportionately affects Extremely Low-Income and Low-Income renters. 4 out of 5 cost-burdened and Extremely Low Income renters are paying more than 50% of their household income on rent. Among homeowners 16,973 households under 80% AMI are paying more than 30% of their income on housing, of which half are paying more than 50% of their income. Severe Cost Burdened is most prevalent among Extremely Low Income and Low-income renters (Below 50% AMI). The next most common housing problem is overcrowding. The data in the tables above shows that 1,703 renter households are experiencing overcrowding, while among homeowners, overcrowding affects 733 households.

### **Are any populations/household types more affected than others by these problems?**

Yes, low and extremely low-income households (below 50% AMI) are more affected by the problem of cost burden. At these income levels, the tables illustrate that 5,712 small related renter households, pay more than 30% of their income on rent, while 3,431 homeowners pay more than 30% of their income on housing costs. When we look at significant cost burden (paying more than 50% of income toward housing), we see that again small related extremely low-income renters are disproportionately affected making up 70% of small related renter households and 42% of small related owner households under 80% AMI who are severely cost burdened.

Low and extremely low-income elderly households also are affected by cost burden. Within this group, the numbers are higher among homeowners. 5,553 elderly homeowners pay more than 30% of their income on housing, while 2,523 elderly homeowners spend more than 50% of income on housing.

### **Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Low-income earners are particularly susceptible to housing cost-burden and more-often spend a higher percentage of their earnings on housing compared to other tenants because of the relative cost-to-earnings ratio of even moderately priced housing. **Housing costs persistently consume income for low-income residents.** Fluctuations in income—which are more likely for low-income earners—place low-income, cost-burdened households at greater risk of experiencing housing instability or homelessness.

The characteristics and needs of low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered are the following:

- Cost burden: Families who are cost burdened have a hard time affording housing costs. They are more likely to fall behind in payment of housing costs (rent or mortgage and utilities). If there is

an event that requires an unexpected financial expenditure or reduction in income, it is likely that these households will need to make choices about which expenses to pay.

- Underemployment: The household does not make enough income to afford the market rent in the area. Underemployment often results in households being cost burdened.
- Precariously housed: Examples of this are: 1.) persons who are living in a hotel/motel and paying by the week or month 2.) persons with relatives or friends, but not officially on a lease (also known as doubled-up). In each of these scenarios, households are unable to access permanent housing, so are living in places that do not offer them the security of a long term lease.

The needs of formerly homeless people receiving rapid- rehousing assistance who are nearing[VK1] termination of their assistance include:

- Employment that pays a living wage
- Housing that is truly affordable
- Ongoing financial planning assistance by a sponsor or mentor
- Childcare
- Assistance overcoming challenges caused by inconsistent mainstream resources

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

N/A

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

According to consultation with service providers, the following housing characteristics are linked to instability and increased risk of homelessness:

- Multiple families living together
- Cost burdened
- Households experiencing inconsistency in mainstream benefits.

Additionally, research around homelessness prevention identifies risk factors to include:

- A history of literal homelessness
- Sudden and significant loss of income in the last 60 days such as job loss or a reduction in mainstream benefits.

- Major life-changing event in the last 6 months that directly impacts a household's ability to meet expenses such as the death of partner/spouse, birth of a child, car accident, or a recent hospitalization.

Households who are living “doubled-up” or “couch surfing,” paying for to stay in a hotel motel, currently fleeing or attempting to flee domestic violence, exiting an institution such as jails, prisons, hospitals, substance use recovery, or mental health hospitals, and households with a formal eviction notice.

## **Discussion**

In summary, the data from the tables above reveal that the populations in Wake County with the greatest housing needs are the low and extremely low-income, people experiencing homelessness, and seniors. The housing problems that these populations face correspond to their income levels; that is, housing cost burden and overcrowding, and indicate a lack of affordable housing. Our Citizen Participation Process has identified the same populations, among others, as needing assistance from Wake County. Input from thirteen public meetings and two public hearings suggested that priorities for housing assistance should be:

- Affordable Housing for the working low-income and extremely low-income
- Affordable Housing for seniors
- Housing Assistance for homeless and special needs populations



## NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

Widespread housing problems are found in Wake County in all income groups up to Area Median Income. This indicates that decent affordable housing is needed in the jurisdiction. The percentages are quite high within income category, but much lower when compared to the population of the jurisdiction as a whole. As evidenced in the tables below, within all income groups, the disproportionate need is found among White, African American, and Hispanics residents.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,923	2,060	1,184
White	6,643	1,223	853
Black / African American	2,849	513	109
Asian	568	29	125
American Indian, Alaska Native	67	0	15
Pacific Islander	0	0	0
Hispanic	1,623	229	47

**Table 14 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,109	5,358	0
White	6,747	3,411	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	2,672	964	0
Asian	354	40	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	1,189	889	0

**Table 15 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

#### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	12,609	16,084	0
White	8,274	10,788	0
Black / African American	2,627	2,703	0
Asian	515	529	0
American Indian, Alaska Native	40	45	0
Pacific Islander	0	0	0
Hispanic	1,024	1,838	0

**Table 16 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,434	13,848	0
White	3,003	9,964	0
Black / African American	682	2,364	0
Asian	264	610	0
American Indian, Alaska Native	0	68	0
Pacific Islander	0	29	0
Hispanic	345	588	0

**Table 17 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## Discussion

As discussed, low-income and extremely low income residents are disproportionately impacted by housing problems like cost burden, overcrowding and substandard housing. As shown in Tables 13-16 White and Black residents represent 83% of the population with 1 or more housing problem. represent a disproportionate share of households with housing problems. While there is no immediate racial disparity that emerges from the data, the City of Raleigh has identified a disparity within that jurisdiction that shows African American residents overrepresented among residents with housing problems. This is congruent with the race demographic spread across the county.

## NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

Widespread severe housing problems occur in Wake County in all income groups up to the Area Median Income. This indicates that decent affordable housing is needed in the jurisdiction. The percentages are quite high within income category, but much lower compared to the population of the jurisdiction as a whole. As evidenced in the tables below, within all income groups, the disproportionate need is found in White, African American, and Hispanic Residents.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,039	3,941	1,184
White	5,544	2,321	853
Black / African American	2,439	918	109
Asian	543	49	125
American Indian, Alaska Native	57	10	15
Pacific Islander	0	0	0
Hispanic	1,273	578	47

**Table 18 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,068	11,394	0
White	3,327	6,802	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Black / African American	979	2,660	0
Asian	264	125	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	430	1,648	0

**Table 19 – Severe Housing Problems 30 - 50% AMI**

**Data Source:** 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

#### **50%-80% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	3,405	25,320	0
White	2,280	16,795	0
Black / African American	454	4,882	0
Asian	215	830	0
American Indian, Alaska Native	0	85	0
Pacific Islander	0	0	0
Hispanic	438	2,428	0

**Table 20 – Severe Housing Problems 50 - 80% AMI**

**Data Source:** 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,182	17,134	0
White	627	12,310	0
Black / African American	310	2,742	0
Asian	14	864	0
American Indian, Alaska Native	0	68	0
Pacific Islander	0	29	0
Hispanic	225	708	0

**Table 21 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## Discussion

As discussed, low-income and extremely low income residents are disproportionately impacted by housing problems like cost burden, overcrowding and substandard housing. As shown in Tables 13-16 White and Black residents represent 82% of the population with 1 or more severe housing problems. represent a disproportionate share of households with housing problems. While there is no immediate racial disparity that emerges from the data, the City of Raleigh has identified a disparity within that jurisdiction that shows African American residents overrepresented among residents with severe housing problems. This is congruent with the race demographic spread across the county.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

Housing Cost Burden (or spending more than 30% of one's income on housing) seems to be a common housing problem, and even affects people who are earning the area median income or higher. While some people earning high incomes can afford to spend more than 30% of their income on housing, many people do not have a choice, and these are the populations that we are concerned with in our Consolidated Plan. These are the populations earning at or below 50% of the Area Median Income, and are eligible for HUD funding.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	142,519	25,532	17,547	1,240
White	106,038	16,554	11,379	883
Black / African American	16,569	5,197	3,551	144
Asian	10,440	1,095	884	125
American Indian, Alaska Native	342	74	64	15
Pacific Islander	64	0	0	0
Hispanic	7,273	2,237	1,368	47

**Table 22 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2011-2015 CHAS

### Discussion

As discussed, low-income and extremely low income residents are disproportionately impacted by housing problems like cost burden, overcrowding and substandard housing. White and Black residents represent 79% of the population that is cost burdened or extremely cost-burdened. While there is no immediate racial disparity that emerges from the data, the City of Raleigh has identified a disparity within that jurisdiction that shows African American residents overrepresented among residents who are extremely cost burdened. This is congruent with the race demographic spread across the county.

## **NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)**

**Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

Yes, for Housing Problems, in all income categories, White residents and African American residents are most affected by cost-burden and severe cost burden.

For severe housing problems, all income categories show disproportionately greater need among Whites, African Americans, and Hispanic residents.

**If they have needs not identified above, what are those needs?**

The needs are housing problems such as cost burden and substandard housing. They reflect a need for more affordable housing, rehabilitated housing, and possibly opportunities for earning higher incomes

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

African American and Hispanic households tend to be located in Eastern Wake County, in Zebulon, Wendell, Knightdale, and pockets of Garner, Cary, and Apex.

See two maps attached in the Needs and Market Analysis Discussion Section MA50 titled Wake County Hispanic Population 2010 Census, and Wake County African American Population 2010 Census.

White households are located throughout Wake County.



## NA-35 Public Housing - 91.405, 91.205 (b)

### Introduction

Wake County Department of Housing Affordability and Community Revitalization has an excellent working relationship with the Housing Authority of the County of Wake (HACW). We partnered with the HACW as members of a regional consortium in the Analysis of Impediments to Fair Housing process and preparation of the document. On a regular basis, we refer homeless veterans who present at our South Wilmington Street Center to Veterans Affairs and to the Veterans Affairs Supportive Housing voucher program. In addition, case managers sign up clients receiving HOPWA or Permanent Supportive Housing grant assistance for the Housing Choice Voucher waiting list.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	332	345	0	108	111	48	78

**Table 23 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

				Vouchers			SPV		
	Certificate	Mod-Rehab	Public Housing	Total	Project-Based	Tenant Based	VASH	FUP	Disabled*
# of units vouchers in use	0	6	345	564	10	105	323	48	78

**Table 24 - Public Housing Updated Data**

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	8,314	11,799	0	13,949	10,883	9,718
Average length of stay	0	0	5	3	0	3	0	5
Average Household size	0	0	2	2	0	2	1	3
# Homeless at admission	0	0	0	29	0	0	29	0
# of Elderly Program Participants (>62)	0	0	67	56	0	15	14	5
# of Disabled Families	0	0	97	135	0	19	54	6
# of Families requesting accessibility features	0	0	332	345	0	108	111	48
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 25 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

### Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	10889	15735	10784	14923	14523	22770
Average length of stay	0	0	8.67	31	4	11	6	10
Average Household size	0	0	2.6	11	2	2	2	5
# Homeless at admission	0	0	0	239	10	1	213	15
# of Elderly Program Participants (>62)	0	0	66	157	6	9	140	2
# of Disabled Families	0	0	10	109	5	8	96	5
# of Families requesting accessibility features	0	0	4	0	0	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	44

Table 24 – Characteristics of Public Housing Residents by Program Type

### Character of Residents Updated Data

#### Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	33	89	0	31	20	9	29
Black/African American	0	0	297	253	0	75	90	39	49
Asian	0	0	0	2	0	1	1	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Pacific Islander	0	0	2	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Table 26 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

#### Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	66	103	1	11	52	3	36
Black/African American	0	0	746	370	8	49	284	9	20
Asian	0	0	3	1	0	0	1	0	0
American Indian/Alaska Native	0	0	1	0	0	0	0	0	0
Pacific Islander	0	0	2	2	1	0	1	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Table 25 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

#### Race of Residents Updated Data

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	6	17	0	9	4	3	1
Not Hispanic	0	0	326	328	0	99	107	45	77
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 27 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	14	19	0	4	11	2	2
Not Hispanic	0	0	804	457	10	74	237	42	94
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 26 – Ethnicity of Public Housing Residents by Program Type

## Ethnicity of Residents Updated Data

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

We have 5 accessible units and often time the need for an accessible unit is not determined until requested by the applicant. For applicants who do not require major 504 accommodations, we generally try to offer them a unit and install assistive devices/hardware such as grab bars, toilet risers, grab bars, shower benches, etc. to assist them with their activities of daily living in an effort to allow them to live independently.

**What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?**

**PUBLIC HOUSING:**

There are currently have 394 applicants on the Waiting List which consist of the following: Elderly – 35, Near Elderly – 44, Disabled – 82, Hispanic – 17, and Families with children – 212.

The waiting list for one and two-bedroom units has the greatest number of applicants. Please see below...

Bedroom Types

OBR – 1 applicant; 1BR – 168 applicants; 2BR – 123 applicants; 3BR – 79 applicants; 4BR – 15 applicants; 5BR – 8 applicants

**SECTION 8**

There are currently have 7 applicants on our regular Waiting List and zero applicants on our Housing and Urban Development-VA Supportive Housing (HUD-VASH) due to homeless veterans receiving their disability benefits causing them to be over income for Section 8 housing assistance. The Waiting List consist of the following: Elderly – 0, Near Elderly – 2, Disabled – 2, Hispanic – 0, and Families with children – 2.

The waiting list for one bedroom units has the greatest number of applicants. Please see below...

Bedroom Types

OBR – 1 applicant; 1BR – 5 applicants; 2BR – 0 applicants; 3BR – 0 applicants; 4BR – 1 applicants; 5BR – 0 applicants

Public Housing Residents could benefit from revitalized or new communities with more 1 bedroom and ADA compliant apartments in addition to community centers and more safety and security features such as cameras and fencing. Beautification is always a need for the community as well as programs and activities for economic uplift. Housing Choice Voucher holders could benefit from more 1 bedroom housing options and landlords willing to participate in the program.

### **How do these needs compare to the housing needs of the population at large**

These needs are different because of the character and condition of the public housing. The availability of more landlords willing to participate in the Housing Choice Voucher program is also a need specific to the population who needs them. The housing needs of the population at large tend to be affordable housing

### **Discussion**

The additional text boxes attached above with each section provide the current corrected statistics from the Housing Authority of the County of Wake.

## NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

### Introduction:

According to the Raleigh/Wake County Continuum of Care 2019 Point in Time Count, a total of 970 persons were homeless on a given night. This includes households with children, households without children and households that are made up of only children. The specific demographics of those persons who were homeless on the night of the point in time count are discussed in detail below. This is a slight decrease from 2018 (983) however the unsheltered count increased to 236, the highest since 2009.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	272	18	966	303	287	117
Persons in Households with Only Children	3	0	77	71	75	9
Persons in Households with Only Adults	459	218	3,044	2,154	2,808	72
Chronically Homeless Individuals	57	58	536	0	0	0
Chronically Homeless Families	3	1	66	0	0	0
Veterans	41	26	434	225	285	79
Unaccompanied Child	24	12	331	306	304	39
Persons with HIV	7	1	46	0	0	0

**Table 28 - Homeless Needs Assessment**

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless



**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

According to Continuum of Care-wide data in the HMIS, there were a total of 4,088 persons who were homeless and served by homeless services agencies in Raleigh and Wake County in 2018. Of these, around 16% (517 households) exited homelessness to a permanent housing destination. The average length of time someone spends in the homeless system is 76 days (approx. 2.5 months).

Below is the Average Length of Time Homeless by population type according to the 2018 Longitudinal System Analysis submitted by the Continuum of Care :

- Adult Only households: 72 days
- Families with children: 117 days
- Child Only households: 9 days
- Veterans: 79 days
- Unaccompanied Youth 18-24: 39 days

## Nature and Extent of Homelessness: (Optional)

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	160	129
Black or African American	539	84
Asian	6	0
American Indian or Alaska Native	5	3
Pacific Islander	1	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	30	14
Not Hispanic	704	222

Data Source

Comments:

<b>Races</b>	<b>Sheltered</b>	<b>Unsheltered</b>
Multiple Races	23	20

**Table 29 - Nature and Extent of Homelessness - Multiple Races**

### **Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

According to information provided by the Raleigh/Wake Continuum of Care , there are approximately 66 Veteran households experiencing homelessness and in need of housing. This is congruent with Mayor's Challenge to End Veteran Homelessness By-Name List, which estimates between 40-70 veterans experiencing homelessness in any 60 day period. In 2018, 89% of Veterans were Male, 11% were Female, 47% were between the ages of 25 and 54, with the next highest age group between 55 and 64 years old at 37%. Veterans that experienced homelessness in 2018 were 67% Black and 27% White with all other racial groups comprising less than 5%. Veterans experiencing homelessness are 97% single adults. There were 63 Chronically Homeless Veterans in 2018. 57% of Veterans who experienced homelessness in 2018, experienced homelessness for the first time.

### **Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

#### Racial Demographics

Of the 734 people experiencing sheltered homelessness in 2019, 22% were White, 73% were Black, 3% identified as multiple races, with the remaining racial group comprising 2% of the total sheltered population. Of the 236 who were unsheltered, 55% were White, 36% were Black, 8.5% identified as multiple races, with all other racial groups comprising less than 1%.

## Ethnicity

Of those sheltered the night of the Point in Time Count who provided information about their ethnicity, 4% were Hispanic and 96% were non-Hispanic. Of the 236 persons who were unsheltered and provided ethnic data, 6% were Hispanic and 94% were non-Hispanic.

## **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

### Unsheltered Persons-Point in Time Count

- 236 people were unsheltered
- 18 people were in 4 families with children
- 58 people were chronically homeless individuals
- 26 persons were veterans
- 1 person reported being HIV positive or having AIDS
- 11 people were survivors of domestic violence
- 38 people reported having a serious mental illness
- 8 people reported having a substance use disorder

### Sheltered Persons - Point in Time Count:

- 734 people were unsheltered
- 290 people were in 88 families with children
- 57 people were chronically homeless individuals
- 41 persons were veterans
- 7 people reported being HIV positive or having AIDS
- 46 people were survivors of domestic violence
- 74 people reported having a serious mental illness
- 57 people reported having a substance use disorder

## **Discussion:**

The 2019 Point in Time Count data shows that 1 in 4 people experiencing homelessness in Wake County are experiencing unsheltered homelessness. 2019 was the first year there was a decrease in overall homelessness since 2016 but unsheltered homelessness was the highest it's been since 2009.

Black/African American citizens comprise 14% of Wake County's total population but are overrepresented in the homeless population at 64%. Family homelessness has decreased by 17% since 2014 with unsheltered family homelessness. Wake County's largest decrease was in veterans experiencing homelessness down 46% since 2015. This is largely due to coordinated efforts at the agency level and the Mayor's Challenge to End Homelessness, which uses a Veteran By-Name List to identify and connect with veterans experiencing homelessness as quickly as possible to identify housing

assistance options. The largest increase since 2014 is in people experiencing chronic homelessness, up 28% since 2014 (Note: HUD changed the way chronic homelessness was determined in 2015).

Wake County implemented the Coordinated Entry System in 2018, which is designed to help direct client to community-based resources congruent with their needs and streamline access to services. Wake County is hopeful that this system will improve access to Emergency Shelter and Street Outreach and ensure that our community's limited housing assistance gets to those clients who need it most. Also, Wake County's Department of Housing Affordability and Community Revitalization implemented a large homelessness prevention program designed to prevent and divert individuals and families from becoming homeless. Wake Prevent! partners with Passage Home, Dorcas Ministries, Oak City Cares, Coordinated Entry and the faith community to ensure a full menu of support to prevent new or recurring episodes of homelessness.

## NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

### Introduction

Non-Homeless Special Needs populations often require supportive housing or some form of ongoing case management. Successfully meeting the needs of these populations requires partnerships between housing providers and supportive service agencies. There are many agencies in Wake County whose mission is to assist people with special needs. Some of them are a part of Wake County Human Services, and some of them are private providers. Consultations were held with many of them in order to determine the needs of the people with special needs in Wake County.

### HOPWA

<b>Current HOPWA formula use:</b>	
Cumulative cases of AIDS reported	0
Area incidence of AIDS	97
Rate per population	0
Number of new cases prior year (3 years of data)	306
Rate per population (3 years of data)	0
<b>Current HIV surveillance data:</b>	
Number of Persons living with HIV (PLWH)	3,761
Area Prevalence (PLWH per population)	282
Number of new HIV cases reported last year	131

Table 30 – HOPWA Data

Data Source Comments:

### HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	0
Short-term Rent, Mortgage, and Utility	0
Facility Based Housing (Permanent, short-term or transitional)	0

Table 31 – HIV Housing Need

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

### HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	28
Short-term Rent, Mortgage, and Utility	75
Facility Based Housing (Permanent, short-term or transitional)	0

Table 30 – HIV Housing Need

Data Source: Coordinated Entry By-name List – Annual Data

### HIV Housing Need Updated Data

#### Describe the characteristics of special needs populations in your community:

In Wake County, non-homeless special needs populations include: elderly people, people with disabilities such as physical; mental; intellectual; and developmental, veterans, and people with HIV/AIDS. Special needs also includes those who have been involuntarily displaced or face imminent involuntary displacement from housing due to government action, loss of housing assistance, or natural disaster.

#### What are the housing and supportive service needs of these populations and how are these needs determined?

**People with HIV/AIDS:** Need is: for 46 vouchers and 20 facility based units. There is a need for handicapped units in properties for below age 55, assistance for water bills, transportation, child care, budgeting classes. Supportive service needs include housing, case management, and medical care. Needs are determined by the social work assessments.

#### Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the HIV surveillance data in the table above, there are 3,384 persons living with HIV/AIDS. 97 new cases were reported last year. This number is not included in the pre-populated table above, but is found in the Report widget of CPDMaps. The characteristics of the population are:

- Increasing number of people over 54 since 2010 (*Wake County Human Services HIV Clinic, 2014*)
- Decrease, then an increase in number of youth under 25 since 2010 (*Wake County Human Services HIV Clinic, 2014*)
- Young single males
- Young females with children
- Mostly without college degrees

#### Discussion:

Case management is a consistent need among special needs populations as a crucial element of Supportive Housing. In Wake County, there is not always enough funding for case management, so some needs are not being met. This lack of support in turn threatens peoples' housing stability, thus exacerbating their already fragile situations.

## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

Non-profit partners and municipal agencies serving low- and moderate-income populations or communities have needs for facility improvements to continue to serve their clientele. These facilities may be used for education, recreation, parks, transportation, housing, or technology infrastructure.

### **How were these needs determined?**

These needs were determined based on consultations with municipalities and non-profit partners. Wake County solicits proposals from municipalities and their partners annually through the Neighborhood Revitalization Program. Proposals meeting the eligibility requirements of public facilities, public infrastructure and housing elements are scored and funded.

### **Describe the jurisdiction's need for Public Improvements:**

Many municipal partners are requiring public infrastructure such as sidewalks, streets, water/sewer, stormwater, etc. in new developments within their jurisdiction; however, previously established neighborhoods lack those same amenities or have aging public infrastructure. In addition, municipalities are engaging in the revitalizations of their downtown cores to spur economic development and create walkable communities.

### **How were these needs determined?**

These needs were determined based on consultations with municipalities and non-profit partners. Wake County solicits proposals from municipalities and their partners annually through the Neighborhood Revitalization Program. Proposals meeting the eligibility requirements of public facilities, public infrastructure and housing elements are scored and funded.

### **Describe the jurisdiction's need for Public Services:**

Public Services to assist those who are experiencing homelessness or those at risk of homelessness are necessary in Wake County. Programs and services that assist families or individuals with employment opportunities, job training and placement, and additional education opportunities are needed. Among other needs, short-term rental assistance to prevent households from experiencing homelessness, street outreach for those who are literally homeless, and housing support services to keep vulnerable populations stably housed.



### **How were these needs determined?**

These needs were determined through several community consultations including consultations with individuals experiencing or formerly experiencing homelessness at the South Wilmington Street Center, Lennox Chase Apartments, and Brookridge Apartments. In addition, agencies participating in the Continuum of Care and other Human Service agencies recommended increased wrap around and supportive services. The Wake Directors Group comprised of law enforcement, the courts system, hospitals, behavioral health agencies, and municipal leadership advocated for increased supportive services.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Wake County Department of Housing Affordability and Community Revitalization is a crucial provider of affordable housing and community development in a competitive market environment. The economy is strong in Wake County, North Carolina, and is growing every day. Approximately 70 people move to Wake County every day, putting increased pressure on real estate costs and job competition. Wake County's rental vacancy rate in 2015 was 5.8% and the Owner vacancy rate was 1.9%. With limited housing stock and increased demand, home and rental property prices are increasing.

Housing has become expensive, and many people are stretching their budgets to pay for housing, as seen in the previous cost burden analysis sections. In addition, many of the older neighborhoods and homes which may be more affordable are deteriorating and require substantial investment to be maintained as decent housing.

This section of the Consolidated plan will examine statistics and circumstances that illustrate the high cost of living in Wake County. Because of these high costs, assistance for low-moderate income citizens through subsidized housing and creative partnerships continues to be necessary.

## MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

### Introduction

As the percentage of types of housing below suggests, Wake County (excluding the City of Raleigh), is mainly suburban and rural. Single family homes comprise 72% of housing types, with the next most common housing type being mobile homes, boats, RVs, or vans. There are almost four times as many homeowners (138854) as there are renters (47973) living in Wake County outside of Raleigh.

There are predominantly medium sized families with 92% of owners living in housing with three or more bedrooms, and renters divided somewhat evenly between two bedrooms (40%) and three bedrooms (40%).

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	143,625	72%
1-unit, attached structure	12,789	6%
2-4 units	4,412	2%
5-19 units	17,407	9%
20 or more units	9,009	5%
Mobile Home, boat, RV, van, etc	11,569	6%
<b>Total</b>	<b>198,811</b>	<b>100%</b>

**Table 32 – Residential Properties by Unit Number**

Data Source: 2011-2015 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	122	0%	980	2%
1 bedroom	742	1%	8,554	18%
2 bedrooms	9,650	7%	19,354	40%
3 or more bedrooms	128,340	92%	19,085	40%
<b>Total</b>	<b>138,854</b>	<b>100%</b>	<b>47,973</b>	<b>100%</b>

**Table 33 – Unit Size by Tenure**

Data Source: 2011-2015 ACS

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

Federal, State, and Local funds are often used in conjunction to build affordable housing, most commonly in the Low-Income Housing Tax Credit construction. Additionally, funds are used to support smaller developments.

There are an estimated 10,500 legally binding affordable housing units in Wake County (including in the City of Raleigh). These units are most concentrated to the Raleigh area. Approximately, 8000 are fully or partially funded by the Low-Income Housing Tax Credit program. There are an estimated 1215 units of Section 8 properties, 78 units of Section 202, 387 units of Section 515, and 2100 FHA units. There are around 3,000 units dedicated to Seniors and/or people living with a disability, 5500 units dedicated to families. The remaining units are for mixed population use.

Wake County's Department of Housing Affordability and Community Revitalization (HACR) funded approximately 3700 units of the 10,500 total legally binding properties. All HACR funding targets tenants at or below 80% AMI with most units are dedicated to tenants under 60% AMI.

Annually, Wake County Supportive Housing administers 300+ Permanent Supportive Housing rental subsidies funded through HUD. These vouchers provide long term rental subsidies to individuals and families exiting homelessness and who have a disability.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

Wake County continues to develop rapidly and is currently the one of the fastest growing counties with a population over one million in the nation. Redevelopment threatens existing older market rate affordable housing, and new construction that replaces it is generally higher end market rate.

According to the 2017 Affordable Housing Plan, Wake Count is estimated to lose 700 and 900 unit of naturally occurring affordable housing and 100 to 400 units of naturally occurring affordable housing each year. Further analysis shows that peak loss for legally binding affordable housing will occur over the next 5-7 years with peak loss in 2027.

In addition, fewer landlords are accepting rental assistance vouchers. To combat this loss, HACR is developing a Preservation Warning System that will alert the department to legally binding and naturally occurring affordable properties at risk of loss based on a series risk factors identified by the community and department. The Preservation Warning system will accompany a Preservation and Acquisition Loan fund that will be tapped to provide funding to preserve these properties and their affordability.

Unfortunately, the loss of project-based vouchers and other assisted affordable housing units has increase in the recent years. According to Millionacres, the Raleigh metro area is number six on "The Top 10 Hottest Demand Markets for Rental Investment in 2020". As such, developers are acquiring properties with project-based subsidies and discontinuing contracts. Wake has helps to rehousing several groups of low-income renters from apartment complexes that were transitioned to serve higher

income individuals. The counties definition of special needs includes those that have been involuntarily displaced or face imminent involuntary displacement from housing due to government action, loss of housing assistance, or natural disaster.

### **Does the availability of housing units meet the needs of the population?**

No, the needs of low-moderate income people are not being met because Wake County has become an expensive housing market. According to 2012-2016 CHAS data, there Wake County has a deficit of 60,775 units affordable to low and extremely low-income residents (includes City of Raleigh data). This includes individuals who are cost-burdened and at risk of losing their housing to market increase.

### **Describe the need for specific types of housing:**

In Wake County, there are specific needs for affordable housing: one bedroom units in multi-family developments.

### **Discussion**

Development pressure in Wake County has caused housing costs to continually rise, and affordable housing is being priced out of formerly humble neighborhoods. All family types are affected by this phenomenon. As a result, affordable options tend toward older housing that is increasingly dilapidated and in need of repair.

In addition, as the population ages, an increase in safe and decent affordable senior housing is needed as well.

## MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

### Introduction

Housing in Wake County is expensive at all income levels both for renters and owners. As we have seen in CHAS data, there are 60,775 cost burdened households (include City of Raleigh data) at 50% AMI and below, which means they are paying more than 30% of their income for housing costs. The trend for high cost housing is likely to continue because on the daily influx of new residents, low rental and homeowner vacancy rates, high land values and increasing rental prices.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	0	0	0%
Median Contract Rent	0	0	0%

Table 34 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	6,023	12.5%
\$500-999	28,022	58.4%
\$1,000-1,499	10,952	22.8%
\$1,500-1,999	1,972	4.1%
\$2,000 or more	1,009	2.1%
<b>Total</b>	<b>47,978</b>	<b>100.0%</b>

Table 35 - Rent Paid

Data Source: 2011-2015 ACS

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	213200	234000	9.8%
Median Contract Rent	826	948	14.8%

Table 33 – Cost of Housing

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

### Cost of Housing Updated Data

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	2,078	No Data
50% HAMFI	10,466	6,969

<b>% Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
80% HAMFI	27,272	24,487
100% HAMFI	No Data	38,446
<b>Total</b>	<b>39,816</b>	<b>69,902</b>

**Table 36 – Housing Affordability**

**Data Source:** 2011-2015 CHAS

## Monthly Rent

<b>Monthly Rent (\$)</b>	<b>Efficiency (no bedroom)</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
Fair Market Rent	741	893	1,026	1,327	1,656
High HOME Rent	741	893	1,026	1,327	1,641
Low HOME Rent	738	791	948	1,096	1,222

**Table 37 – Monthly Rent**

**Data Source:** HUD FMR and HOME Rents

## Is there sufficient housing for households at all income levels?

No, as the 2011-2015 CHAS data indicates and discussed in the Needs Assessment, there are 44,390 renter and owner households up to 100% AMI that are cost-burdened, so no, there is not enough housing for households at all income levels. (Note: This data excludes renters and owners in the City of Raleigh. That data is captured in the City of Raleigh Con-Plan)

The table above shows 2,078 rental units affordable to households at 30% and below AMI, but there are 7,125 cost burdened renter households and 4,945 cost-burdened owners at this level.

The table above tells us that there are 10,446 units affordable to renter households between 30%-50% AMI and 6,969 units affordable to homeowners between 30-50% AMI , but there are 5845 cost burdened renter households and 5050 cost burdened owners at this income level.

When we look at households with an income level of between 50%-80% AMI, we see that the number of affordable units listed above is 27,272 rental units 24,487 owner units affordable to this income level, while the renter population that is cost burdened is 4235 and the cost burdened owner population is 7695.

## How is affordability of housing likely to change considering changes to home values and/or rents?

Housing affordability is decreasing. Property values are increasing, new homes are being built at higher price points, and rents are increasing as landlords realize they can now ask for more competitive rental rates.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

Fair Market Rent (FMR) also includes a utility allowance, so in general the actual amount available for rent is less than the Area Median Rent in Wake County. For example, for a 2-bedroom unit, the median rental cost is \$948, and FMR is \$948, but this includes a utility allowance. When utility allowance is considered, the rent may be slightly higher than that which is covered with FMR.

High HOME rent limits are almost identical with Fair Market Rents.

This could impact our strategy by encouraging us to fund more construction of affordable housing, which allows the units to remain at a low rental price during the affordability period. Rental assistance programs are also a good option for populations that are working their way toward higher incomes and self-sufficiency.

**Discussion**

Because housing is expensive in Wake County, especially for people at the lowest income levels, it is fortunate that funding from HUD exists to allow creation of affordable housing to help some people, even if we cannot assist all. There are many program options that Wake County can select to balance the needs of various income groups and household types.

Our citizen participation process revealed that people experiencing homelessness and households at the lowest income levels are the groups that we should continue to focus on with our funds, as we did during the previous five-year Consolidated Plan period. These groups will be our top priority. In addition, we will also implement some programs that will address the needs of other low-income households earning up to 80% AMI.



## MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

### Introduction

Rehabilitation of substandard housing is a way to preserve the existing affordable housing stock and meet the needs of low- and moderate-income households.

### Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":

Substandard housing is defined as housing lacking adequate plumbing or heat. Overcrowded housing is also considered substandard, and overcrowded refers to having more than one person per room, excluding kitchens and bathrooms.

Housing that is in a "substandard condition but suitable for rehabilitation" would refer to housing that needs plumbing or heat, but is otherwise in a safe and decent condition.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	25,795	19%	18,258	38%
With two selected Conditions	405	0%	1,463	3%
With three selected Conditions	20	0%	85	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	112,620	81%	28,199	59%
<b>Total</b>	<b>138,840</b>	<b>100%</b>	<b>48,005</b>	<b>100%</b>

Table 38 - Condition of Units

Data Source: 2011-2015 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	52,323	38%	16,068	33%
1980-1999	61,983	45%	21,470	45%
1950-1979	22,069	16%	8,931	19%
Before 1950	2,495	2%	1,517	3%
<b>Total</b>	<b>138,870</b>	<b>101%</b>	<b>47,986</b>	<b>100%</b>

Table 39 – Year Unit Built

Data Source: 2011-2015 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	24,564	18%	10,448	22%
Housing Units build before 1980 with children present	30,445	22%	22,721	47%

**Table 40 – Risk of Lead-Based Paint**

**Data Source:** 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 41 - Vacant Units**

**Data Source:** 2005-2009 CHAS

### Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

According to the table above, over one third, (37%) of rental units in Wake County (9,346) suffer from one conditional housing problem. Only 3 %, or 673 rental units have two conditions, while less than 1%, or 21 rental units are afflicted with three types of housing conditions. There is clearly a need for some rental rehabilitation, which should be prioritized based on the severity of the conditions.

There is also a need for rehabilitation of some owner-occupied housing. Specifically, 22,514 units (24%) have one condition, 627 units (1%) suffer from two conditions, and ten units (less than 1%) carry three housing conditions. As with the rental housing, there is a need for rehabilitation of these houses to ensure they are safe and decent.

In addition, housing stock that is aging may be in need of repair or rehabilitation if the owner is low- or moderate-income and does not have the finances to fix it. According to the table above, 28% (6,993) of renter occupied units were built before 1980. Similarly, 21% (19,833) of owner-occupied units were built before 1980. Even if these older homes and apartments do not have a housing condition at present, there is an increased likelihood that they will require repair of some sort in the near future.

### Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

According to the tables above, there are 53,166 units (the data in the table is wrong) built before 1980 with children present. Since other HUD tables in the Needs Assessment Section show that approximately 31% of the total households in Wake County are considered low-moderate income, we can extrapolate from these figures to estimate that 6,848 low-moderate income families may be living in housing units with lead based paint hazards.

## **Discussion**

The details in the tables and discussion above indicate the following:

- Wake County possesses many apartments and houses built before 1980, and a small number built before 1950. Along with aging housing comes the need for rehabilitation, which can help to maintain the affordable housing stock.
- Substandard housing that lacks plumbing or heating is in need of rehabilitation to keep residents safe and healthy.
- Lead-based paint remains a hazard for low-moderate income families living in housing built before 1980.

## MA-25 Public And Assisted Housing - 91.410, 91.210(b)

### Introduction

The leadership for the Housing Authority of the County of Wake has recently changed. The County has met with new leadership and identified several opportunities for continued and increased partnerships. The County's Affordable Housing Plan also recommends working with the Housing Authorities to redevelop public housing to improve property conditions, increase density and preserve affordable housing.

### Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			345	341			891	427	831
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Table 42 – Total Number of Units by Program Type**

**Data Source:** PIC (PIH Information Center)

### Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	341	74	0	0	40	4	30
# of accessible units	0	0	5	0	0	0	0	0	

\*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 41 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

### Public Housing Units Updated Data

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Although the units were built 30-50 years ago, the Housing Authority maintains them by replacing outdated products with new and improved products. The walls are not well insulated, which can sometimes result in residents experiencing a financial hardship due to the cost of heating and cooling the units.

Currently, there are six (6) units undergoing modernization which will result in those units having new and improved materials that will last longer and will be more efficient in the future.

Apex: 10 PH Units

Fuquay-Varina: 48 PH Units

Garner: 24 PH Units

Wake Forest: 144 PH Units

Wendell: 35 PH Units

Zebulon: 82 PH Units

## Public Housing Condition

Public Housing Development	Average Inspection Score
Apex, Fuquay-Varina, Garner (total 82 units)	90
Wake Forest -144 units	91
Wendell, Zebulon (total 117 units)	85

Table 43 - Public Housing Condition

### Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Much of the housing is single level (brick and masonry) design. The single level units, built in the mid-1960s. Many of the HVAC units are aging and require major maintenance also. Plaster wall deterioration is prevalent throughout the single level homes, with mildew and mold susceptibility because water can be trapped inside. Bathroom exhaust fan ventilation is required for majority of the units. Each unit also requires attic, eave, and soffit ventilation. Non-insulated exterior walls (low-external thermal insulation values) are standard throughout the units. An aging sewer system is also an ongoing challenge for these units. Additionally, there is continuous encroachment of root systems into sewer line.

The Housing Authority is currently removing dead trees replacing outdated underground and indoor pipes with new and improved materials, replacing roofs, cleaning gutters, painting, pressure washing, installing shutters, and replacing flooring as needed in an effort to maintain housing that is decent, safe and sanitary for years to come.

The Housing Authority also partners with Resources for Seniors and Duke Energy to provide enhancements to make the units more energy efficient. Enhancements include, for example, updating exhaust fans, wrapping water heaters, updating thermostats, and replacing windows, which are all ways to assist residents with lowering the cost of their electric bills.

### Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

HACW receives a separate grant annually 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.

### Discussion:

As noted above, there are extensive rehabilitation efforts needed.

## MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

### Introduction

In Wake County, homeless facilities and services consist of an interwoven network of care provided by Wake County Housing Affordability and Community Revitalization, Wake County Human Services, non-profit organizations, and health clinics throughout the county. Client referrals are made between all the organizations to ensure appropriate care is given as soon as possible through a coordinated entry process. This coordinated entry process was initiated to improve the delivery of housing and crisis response services, and assist people experiencing homelessness or at imminent risk of homelessness by refining the community's process for access, assessment, eligibility determination and referrals across Wake County. Coordinated entry ensures consistent and uniform access, assessment, prioritization, and referral processes to determine the most appropriate response to each person's immediate housing needs. It is administered at multiple access points throughout Wake County by the Continuum of Care. The Continuum of Care, also known as The Partnership to End Homelessness is the umbrella organization for all homeless facilities and services agencies; and they foster coordination and cooperation among all providers toward improved outcomes for persons who are experiencing homelessness.

### Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	192	19	145	180	0
Households with Only Adults	296	92	98	223	0
Chronically Homeless Households	0	0	0	109	0
Veterans	0	0	0	5	0
Unaccompanied Youth	6	0	0	0	0

**Table 44 - Facilities Targeted to Homeless Persons**

Data Source Comments:



**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Health services that are targeted to homeless persons in Raleigh are provided by:

- Wake County Human Services, Division of Public Health
- Wake Health Services-Horizon Health- a nonprofit that has a healthcare for the homeless program and provides healthcare specifically targeted to persons who are homeless. Healthcare services are provided at the organization's main office, which is a family medicine practice and at the S. Wilmington St. Center, the largest men's emergency shelter in the community.
- Urban Ministries of Wake County-a nonprofit that operates the Open Door Clinic. This clinic serves persons who are low-income, including persons who are homeless.
- Project Access of Wake County- connects low-income, uninsured people to donated care across Wake County through safety-net primary care clinics.
- Raleigh Veteran Clinics- providing integrated primary care and mental health services as well as offering lab testing, women's health services and telehealth.

Mainstream mental health services in Raleigh and Wake County coordinated by Alliance Health Care. Alliance is the assurer of services and contracts with services providers in the community to deliver mental health services. In addition, there are a few mental health teams that specifically serve homeless persons:

- Wake County McKinney Team-outreach and on-going mental health services to persons who are homeless and formerly homeless
- Wake County's Community Outreach Team-a mental health team located at Cornerstone, a day center for homeless persons that is operated by Wake County
- SouthLight
- Monarch Behavioral Health Care
- Triangle Family Services
- WakeMed PATH Team

Employment services for persons who are homeless are provided by:

- Wake County/North Carolina Works Career Development Center
- South Wilmington Street Center's Homeless Employment Initiative-offered to men staying at the S. Wilmington St. Center emergency shelter
- Jobs for Life-a nonprofit that operates an intensive job training program for persons who are unemployed or under employed, including persons who are homeless
- Inter-Faith Food Shuttle-a nonprofit that operates a culinary job training program specifically for persons who are homeless.
- Dress for Success: Triangle NC- providing professional clothing, network support, mentoring and career development to help women thrive in work.

- North Carolina Division of Vocational Rehabilitation Services- providing vocational counseling, training, education, medical assistance and transportation to eligible persons with physical , learning, mental or emotional disabilities.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

The following agencies provide services and facilities for homeless persons. All agencies serve chronically homeless persons. Other populations as requested above are mentioned next to the agency listed below.

- Oak City Cares – multi-services center for assessment site for person experiencing homelessness
- Dorcas Ministries – Men, women and families – hotel vouchers and supportive services
- Wake County South Wilmington Street Center: Men - shelter and supportive services
- Raleigh Rescue Mission: Men, women, and families - shelter and supportive services
- Wake Interfaith Hospitality Network: Families - shelter, supportive services, transitional supportive housing, and rapid rehousing
- The Salvation Army: Female headed families - shelter and supportive services
- Families Together: Families - transitional supportive housing, rapid rehousing, and supportive services
- Triangle Family Services: Families - supportive services, self-sufficiency classes, and rapid re-housing
- Passage Home: Families - transitional supportive housing, permanent supportive housing, and rapid re-housing
- The Caring Place: Families - transitional supportive housing
- Catholic Charities: Families and Individuals - permanent supportive housing
- Urban Ministries/ Helen Wright Center: Women - shelter and supportive services
- Women's Center of Wake County: Women - supportive services and rapid re-housing
- Haven House/Wrenn House: Unaccompanied Youth: shelter, supportive services, and rapid re-housing
- Hope Center at Pullen Baptist Church: Unaccompanied Youth after Foster Care - supportive services and rapid re-housing

Veterans and their families:

- Veterans Affairs - connections to employment, supportive services, and housing and VASH vouchers

- South Wilmington Street Center- Supportive Services, connections to housing and VASH vouchers
- CASA- Permanent Supportive Housing
- Volunteers of America and Passage Home Coordinated Veteran's Intake- provides case management, rapid re-housing assistance, and outreach through a SURGE grant
- Passage Home-housing and services to veterans and their families through the Veteran's Affairs grant per diem program and an SSVF grant

#### Special Needs Populations:

- InterAct: Victims of domestic violence (men, women, and children): shelter, supportive services
- Healing Place for Men: Men - shelter, supportive services, transitional housing, Recovery for Substance Abuse
- Healing Place for Women: Women - shelter, supportive services, transitional housing, and Recovery for Substance Abuse
- SouthLight: Men and Women - supportive services and transitional housing

#### Mentally disabled homeless persons:

- CASA - permanent supportive housing
- Wake County Supportive Housing - Shelter Plus Care vouchers, Wake County vouchers, and comprehensive supportive services and case management

## MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

### Introduction

Helping people to remain stable in their housing is the Housing Department's goal for Wake County clients, yet this is often difficult for people with special needs or disabilities who require ongoing services or case management. Many supportive service needs are simply not being met because there is not enough funding in the case management arena. The shortage of case management makes partnerships and good referrals even more imperative, as a client will often need to seek help from various sources rather than finding a comprehensive package of assistance in one place. Wake County's housing and supportive housing plans consist of a robust combination of County offered services and partnerships with developers, agencies, and providers.

### HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	0
PH in facilities	0
STRMU	0
ST or TH facilities	0
PH placement	0

**Table 45 – HOPWA Assistance Baseline**

**Data Source:** HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

### HOPWA Assistance Baseline Table

Type of HOPWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	55
PH in facilities	5
STRMU	150
ST or TH facilities	0
PH placement	8

**Table 44 – HOPWA Assistance Baseline**

**Data Source:** HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

### HOPWA Assistance Baseline Updated Data

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

- Elderly and Frail Elderly: Case management, Education about housing options, Retrofits for elderly who are disabled to enable them to remain in their homes, such as: grab bars, tub/shower modifications, wheelchair ramps, and door widenings
- Persons with disabilities: Necessary services and in-home services, many services are not covered by Medicaid, transportation
- Persons with alcohol or drug addictions: More permanent supportive housing in sobriety housing with roommates, more temporary shelter beds
- Persons with HIV/AIDS and their families: Transportation, budgeting classes, and child care
- Public housing residents: Revitalized or new communities, economic improvement programs, safety and security such as cameras and fencing, beautification of communities for uplift
- Youth aging out of foster care: Housing case management

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

#### Persons Returning from Mental Health Institutions

When a person will be discharged from an institution, the Alliance for Behavioral Health is notified by the institution and the Alliance's Care Coordination program will make a referral to the Wake County Housing Division and private agencies. The McKinney Team and the Supportive Housing Team of Wake County will evaluate the individual for Shelter Plus Care, Housing First, or other supportive housing options.

The Alliance operates several other programs including:

- Transitions to Community Living Initiative in Wake County - This state-sponsored program assists adults with severe and persistent mental illness and serious mental illness in transitioning from institutional settings (group homes, adult care homes, hospitals) to independent community living. Assistance is provided through mental health services, housing subsidies, life skills training, and employment training.
- The Access and Information Center - a 24/7 access line to ensure that individuals receive timely access to needed mental health, intellectual and developmental disability, and substance abuse services.
- Provider Network Operations - develops and maintains the provider network with a sufficient number, mix, and geographic distribution of providers to ensure availability of easy access, quality care, and cost-effective services for consumers.
- Community Relations - a System of Care approach to coordinate partnerships between local community agencies, advocacy groups, schools, criminal justice, and other governmental agencies.

WakeBrook is a behavioral health facility located in Raleigh, NC that offers a continuum of services for people dealing with mental health and/or substance abuse disorders. The WakeBrook Campus currently consists of two buildings. In Building 107 we house the Facility Based Crisis Unit (FBC), the Alcohol and Drug Detoxification Unit (ADU), Crisis and Assessment Services Unit (CAS) and Primary Care Offices (PCO). The Inpatient Unit (IPU), with its new expansion is located in Building 111.

#### Persons returning from Physical Health Institutions

In 2015, WakeMed Hospital began development of a discharge outreach team of six social workers, to be expanded to 10, who will provide social service assistance to emergency department high utilizers who are uninsured. All the social workers are trained in SOAR (SSI/SSDI Outreach and Recovery). The anticipated number of the uninsured high utilizers is approximately 310-350, many of whom are homeless, mentally ill, and/or substance abusers. The objectives are to help guide the clients through the medical system, help get them the benefits they are eligible for, encourage them to obtain the prescriptions and services they need, and direct them to the most appropriate level of care to meet their needs. The goal is to be proactive and preventive rather than address problems in the emergency department.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

See below as Wake County is an entitlement/consortium grantee.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Next year, Wake County will address the housing and supportive service needs identified above for the below populations with the programs described below. These will also be described in the Action Plan One-year goal section of the Consolidated Plan.

- Elderly and Frail Elderly: CDBG funds will be used for Rehabilitation Housing Retrofits for Elderly and Disabled citizens. Next year's goal is to assist approximately 40 persons.
- Persons with disabilities: Persons with physical disabilities but who are not homeless will be assisted through accessible units required in affordable housing developments. In addition, the Targeting Program ensures that 10% of all units in tax-credit developments are reserved for persons with physical, mental, or developmental disabilities. Supportive case management is a requirement of this program. Wake County also requires an additional 10% of units be set aside

for persons participating in the County Rental Assistance Housing Program (RAHP). Next year's goal is to develop approximately 50 Targeted and County set aside units.

- Persons with alcohol or drug addictions: Non-homeless persons with alcohol or drug addictions are referred to the Wake County Alcoholism Treatment Center and community agencies such as The Healing Transitions of Wake County, Wakebrook and Southlight
- Persons with HIV/AIDS and their families: Next year, Tenant-Based Rental Assistance and Short Term Rental, Mortgage, and Utility assistance will be provided along with supportive services for persons with HIV/AIDS and their families. The one year goal is to serve approximately 205 clients.
- Public housing residents: Wake County Housing will work with the Housing Authority of Wake County to partner with them where possible to help achieve their goals for their residents.

## **MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)**

### **Describe any negative effects of public policies on affordable housing and residential investment**

Municipalities in Wake County have significant influence on the development of affordability through their land use codes. Requirements such as parking, setbacks, materials, vegetation coverage, and other site specific regulations have direct influence on the cost of building housing.

State of North Carolina law does not allow for inclusionary zoning and efforts in the past to pass laws (or introduce bills) to allow it in specific jurisdictions were unsuccessful. Since North Carolina is a “Dillon Rule” state whereby cities only have the powers granted them by the state legislature, municipalities are limited their ability to innovate in creating additional affordable units beyond traditional methods already allowed in state law. Most of these involve financial investments by the County or municipalities.

The state Qualified Allocation Plan requirements make it difficult for jurisdictions to receive 9% low-income housing tax credit developments in proportion to the need demonstrated in large metro areas. The scoring system also discourages mixed income housing and significantly restricts the location of new developments. Additional requirements such as parking, per-unit per-project maximum costs and limit to materials and design make development of housing in urban areas difficult. In addition, the State has ruled that tax credits cannot be used to develop permanent supportive housing which is inconsistent with other QAP’s nationwide.

Affordable housing is a low priority at the state level and elimination of state housing tax credit for the development of low-cost housing has reduced the funds available to address housing needs statewide. In addition, the State failed to pass a budget this year which included funding for the Workforce Housing Loan Program to gap finance the development of affordable housing through LIHTC.

Minimal increases in CDBG and HOME has not allowed jurisdictions to keep pace with the increased cost of living and inflation of building materials/land. Therefore it is difficult to continue to serve the needs of the County with limited federal support.

The Raleigh, NC metro area was just named number six on the top ten hottest demand markets for rental investments. We are experiencing a significant loss of naturally occurring affordable housing (NOAH) to investors who are “flipping” properties and displacing residents who are low-income.

In addition, Federal funding for maintaining existing or building new public housing has been on a long-term downward trend (including the elimination of HOPE VI) and resources to address housing for the non-homeless hardest-to-serve (e.g., the working poor) is very limited.



Negative effects of public policies on affordable housing and residential development, as well as any other barriers to affordable housing will be described in the Analysis of Impediments to Fair Housing Choice document.

## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

### Introduction

The region's knowledge-based economy, diverse talent pool, and top-tier education opportunities provide companies economic advantages when selecting places for relocation, expansion, or establishing a new headquarters. In addition, investments in transportation and business sector growth create assets throughout the county that can have a significant economic impact in the coming years. Support of the workforce are offered through multiple organizations and partnerships that offer skills training programs for residents and a new focus on equitable economic development to expand opportunities for lower-income residents and communities. These program efforts support Wake County Housing goals by providing residents in the most need options to stabilized and grow income and subsequently achieving housing stability.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	590	375	0	0	0
Arts, Entertainment, Accommodations	17,586	13,095	12	13	1
Construction	9,221	9,829	7	9	2
Education and Health Care Services	23,749	9,561	17	9	-8
Finance, Insurance, and Real Estate	10,121	4,723	7	5	-2
Information	5,854	3,500	4	3	-1
Manufacturing	15,463	16,308	11	16	5
Other Services	4,997	3,295	4	3	-1
Professional, Scientific, Management Services	21,947	13,707	15	13	-2
Public Administration	0	0	0	0	0
Retail Trade	19,236	17,612	14	17	3
Transportation and Warehousing	3,285	2,806	2	3	1
Wholesale Trade	9,643	8,740	7	8	1
Total	141,692	103,551	--	--	--

**Table 46 - Business Activity**

**Data Source:** 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	193,859
Civilian Employed Population 16 years and over	181,160
Unemployment Rate	6.53
Unemployment Rate for Ages 16-24	16.40
Unemployment Rate for Ages 25-65	4.47

**Table 47 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	59,715
Farming, fisheries and forestry occupations	6,592
Service	13,588
Sales and office	42,245
Construction, extraction, maintenance and repair	12,998
Production, transportation and material moving	8,180

**Table 48 – Occupations by Sector**

Data Source: 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	95,642	58%
30-59 Minutes	60,432	37%
60 or More Minutes	8,189	5%
<b>Total</b>	<b>164,263</b>	<b>100%</b>

**Table 49 - Travel Time**

Data Source: 2011-2015 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	8,387	1,225	5,255
High school graduate (includes equivalency)	24,630	2,448	8,771
Some college or Associate's degree	45,510	2,890	10,400
Bachelor's degree or higher	78,710	2,548	13,385

**Table 50 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

**Educational Attainment by Age**

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	798	1,662	2,015	2,502	2,064
9th to 12th grade, no diploma	3,381	2,379	2,043	4,220	3,121
High school graduate, GED, or alternative	6,993	7,155	8,489	20,169	11,999
Some college, no degree	8,904	8,125	10,115	21,015	7,629
Associate's degree	694	3,183	5,236	11,281	2,628
Bachelor's degree	2,628	14,119	19,555	28,780	6,775
Graduate or professional degree	98	6,467	9,505	16,280	5,167

**Table 51 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

**Educational Attainment – Median Earnings in the Past 12 Months**

<b>Educational Attainment</b>	<b>Median Earnings in the Past 12 Months</b>
Less than high school graduate	426,667
High school graduate (includes equivalency)	918,246
Some college or Associate's degree	1,190,479
Bachelor's degree	1,987,524
Graduate or professional degree	2,067,844

**Table 52 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The major employment sectors in Wake County are:

1. Government
2. Retail Trade
3. Health Care and Social Assistance
4. Professional, Scientific, Management Services
5. Accommodation and Food Services

**Describe the workforce and infrastructure needs of the business community:**

A 2017 survey found that businesses were looking to expand indicating a the strong local economy: 73% of companies surveyed expected to grow within the next three years to hire between 22,000 and 36,700 people for new jobs. High growth industries include IT, Software & Analytics (87%), Life Sciences & Bioscience (85%), and Construction & Skilled Trades (84%). The survey indicated the need for degrees and technical education. Companies value employees with a four-year college degree, but there is variation in education expectations across industries. Some industries place a higher value on education, while others focus on technical training. Also, respondents across all industries revealed that there are missing qualities such as soft skills, initiative, and the ability to think critically.

Continued support and development is necessary for the workforce talent from the area's 171 public schools including magnet and early college options, 78 private schools, and 19 charter schools, as well as Wake Technical Community College, and 12 universities. Capitol Area Workforce Development (CAWD), Wake County Economic Development, the City of Raleigh, and Wake County Government maintain partnerships to strategize around these workforce needs in the Wake County.

Effective regional transportation is a critical need for Wake County and the Triangle region to remain connected and competitive economically for workforce development and business growth. Investments in enhanced transit options throughout the County and other innovative mobility solutions are necessary for access to jobs, education, and essential resources. Further development of fiber internet across the County will spur business growth and support entrepreneurs as affordable high speed internet is available across our community.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The first Bus Rapid Transit (BRT) project was submitted for federal funding in 2019 and entered into the design phase. The BRT routes (opening 2023-2027) will provide efficient transit service for residents to job centers and support the reduction of Vehicle Miles Travel (VMT) in the central urban core of Wake County. The 540 Extension to I-40 started construction in late 2019 and will be a major transportation route between the County and rural communities. A Regional Business Task Force to identify new funding for the RDU Airport was initiated which will lead to further infrastructure growth of the airport to support economic activity. Also, between Fall 2018 and Fall 2019, there were 107 announcements of new and expanding businesses to the area which are estimated to add 8,273 jobs and 1.2 million square feet of space equating to \$518,950,000 in capital investments.

Specific organizations invested in or began ventures that will have local economic impact. CAWD also helped a number of businesses improve their workforce by providing more than \$455,000 for incumbent worker training and on-the-job training of new hires. Local tech start-up, Pendo, announced 600 jobs, a move to a new tower, and raised \$100 million in Series E funding and Cary-based Epic Games announced an expansion of the campus, will add 2,000 jobs, and raised \$1.25 billion. In 2019, Raleigh added over

147,900 square feet of co-working space to the market. HQ Raleigh, Loading Dock, and WeWork opened new locations placed in areas that foster diverse and inclusive communities through shared workspace.

In addition, Wake County adopted an equitable economic development strategy to ensure support for all citizens to be given the opportunity to thrive as a result of growth, new jobs, and investment. As a result of this ongoing strategy for equitable economic development, on Oct. 1, 2018, Wake County Commissioners voted to amend the Wake County Business Investment Grant policy. With this vote, the county has added a new tier to the existing incentive policy focused on “Targeted Growth Areas.” This amendment further promotes and addresses equitable economic development in Wake County’s most vulnerable communities and looks to support development, job growth, and investment in these targeted growth areas.

### **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

A main driver of economic success in Wake County is the region's knowledge-based economy, diverse talent pool, and top-tier education pipeline. Highly educated talent is continuously a differentiator for Wake County, and often times the number one reason why companies select Wake County for a relocation, expansion, or establishing a new headquarters.

In 2019, talent remained a critical focus for Wake County and the greater region. From creating new opportunities for K-12 students, to welcoming a new president to Wake Technical Community College, talent continues to be one of the best and most valuable resources in Wake County

Talent pipeline development continues to be a critical priority for both Wake County educators and business leaders. In the Regional Workforce Skill Analysis, survey respondents expressed the need for degrees and technical education.

### **Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Wake County Public School System (WCPSS), Wake Technical Community College (WakeTech), Capitol Area Workforce Development (CAWD), and Wake County Economic Development (WCED) offer programs and initiatives that support the development of the County’s workforce. These availability of job training, continuing education, and employment programs specifically assisting vulnerable communities and populations support the goals and needs identified in the Consolidated Plan.

The NC Community College System (NCCCS) offers several training programs including Customized Industry Training (Manufacturing Skills, Leadership & Management, Lean Six Sigma, Computer Skills, etc.), Professional Development/Soft Skills Training, etc.

The Capital Area Workforce Development Board offers On the Job Training for companies and employees including programs for adults, young adults, and businesses, as well as other programs to support workforce needs. Wake County Public Schools and Wake Tech Community College provide training through the Vernon Malone College and Career Academy designed to prepare students for today's jobs, while Wake Tech and NCSU have partnered on programs like BTEC (Biotechnology Training & Education Center) to provide skills training for those interested in a job in biotechnology manufacturing. Furthermore, Wake Tech provides extensive workforce training initiatives through its Job Skills Training program. The tuition fees are waived for people who are unemployed, underemployed, have recently received notice of a layoff, seniors on a fixed income, or stay-at home spouses joining or rejoining the workforce.

In addition, many classes are offered at the South Wilmington Street Center (SWSC) through Homeless Employment Initiative (HEI) program. Classes are contracted through Wake Tech or other training academies and funded with CDBG public service dollars. Types of trainings classes include culinary arts certifications, construction trades, and truck driving.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

No

**Discussion**

Wake County partners with the local Chamber of Commerce who provides staffing for Wake County Economic Development, a public-private partnership for economic development in Wake County. The WCED program focuses on business recruitment & expansion, existing industry support, public relations and marketing efforts, talent recruitment & retention, and support for entrepreneurs and innovation.

Wake County has annual economic development goals as determined by the County Commissioners. One such goal led to the creation of an equitable economic development position focused on the following program efforts:

- Inclusive Economic Mobility
- Talent and Workforce Development
- Small Business & Entrepreneurship Support

Wake County has great economic opportunity and extensive educational options as indicated by the answers to the questions above regarding business needs and workforce development. However, the



abundance of opportunity may not necessarily be available to all people including those at lower incomes who are not able to take advantage of further training and education to increase their incomes.

In addition, housing costs are outpacing wages and the stock of available housing remains low due to the rate of growth. In a tight housing market with an influx of wealthy residents housing affordability remains an issue for those who work lower wage jobs or who are underemployed and unemployed. The Housing Department strives to use housing affordability as a platform for economic opportunity and upward mobility so that all families have access to the great quality of life that exist in Wake County.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

Nearly 75% of the repair/rehabilitation projects from the Wake County's Emergency Grant and Elderly and Disabled Grant programs have been completed in municipalities in the eastern part of the county. These municipalities follow a pattern showing increased need for investments and is likely due to the age of the housing stock in the east versus the more recently developed western part of the County which experienced rapid growth since the 1990's. The top 5 municipalities with household receiving grants included Garner, Wendell, Zebulon, unincorporated Raleigh, and Knightdale. Concentration of housing rehabilitation is defined by the amount of repair/rehabilitation projects completed through our rehab programs. Wake County anticipates needs will continue to be high in the eastern part of the county, but may increase drastically in the west as that housing stock begins to age.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

Maps below show Eastern Wake County shows higher percentages of African American and Hispanic populations and Western Wake is characterized by higher percentages of Asian Americans. The Spatial Clustering maps highlight areas that have statistically significant clusters of African-American, Hispanic American, and Asian American populations within the county. This means an area in red has a higher than average percentage of people from a particular ethnicity.

### **What are the characteristics of the market in these areas/neighborhoods?**

Eastern Wake County neighborhoods generally offer fewer services, retail opportunities, job centers, and minimal transportation options. It is predominantly rural, but in transition to a developed area. The area is marked by needs for infrastructure improvements, housing rehabilitation, new housing including new affordable developments with the rapid growth of market rate developments. The availability of housing priced under \$300,000 is a factor that can spur gentrification and displacement of low-income residents. With all the new development, many existing neighborhoods are in need of rehabilitation and revitalization. Eastern towns have also seen significant increases in residential property sales from 2015-2019, with some of the highest increases in the Wendell, Zebulon, and Garner.

Western Wake County neighborhoods, a significant portion built in 1990s and 2000s, are newer than the Eastern neighborhoods, and have a many services and retail options available. The Western neighborhoods are also close in proximity to more job centers and opportunities. Though, there are transit options available, it is a pre-dominantly a car-oriented, suburban area. The low-density of the established neighborhoods presents special hurdles to housing affordability and living costs.

### **Are there any community assets in these areas/neighborhoods?**

Community assets in the eastern portion of Wake County include human capital; community, recreational, and education centers; and a satellite branch of Wake County Human Services called the Eastern Regional Center. Much of Wake County's remaining undeveloped land and rural municipalities are located in the east.

In addition, Wake County Housing has bolstered the communities with CDBG public facility investments such as community centers, sidewalks, and playgrounds, and with housing investments such as new apartment communities and rehabilitation of homes.

### **Are there other strategic opportunities in any of these areas?**

Strategic opportunities include:

- Preservation of the large stock of naturally-occurring affordable housing (NOAH) through rehabilitation and revitalization
- Ensuring the development of affordable housing units keeps proportional pace with the development of market rate investments
- Investment in infrastructure and mobility networks that connect residents to services, job centers, healthy food options and other amenities
- Additional partnerships with Town municipal staff for strategic planning and development

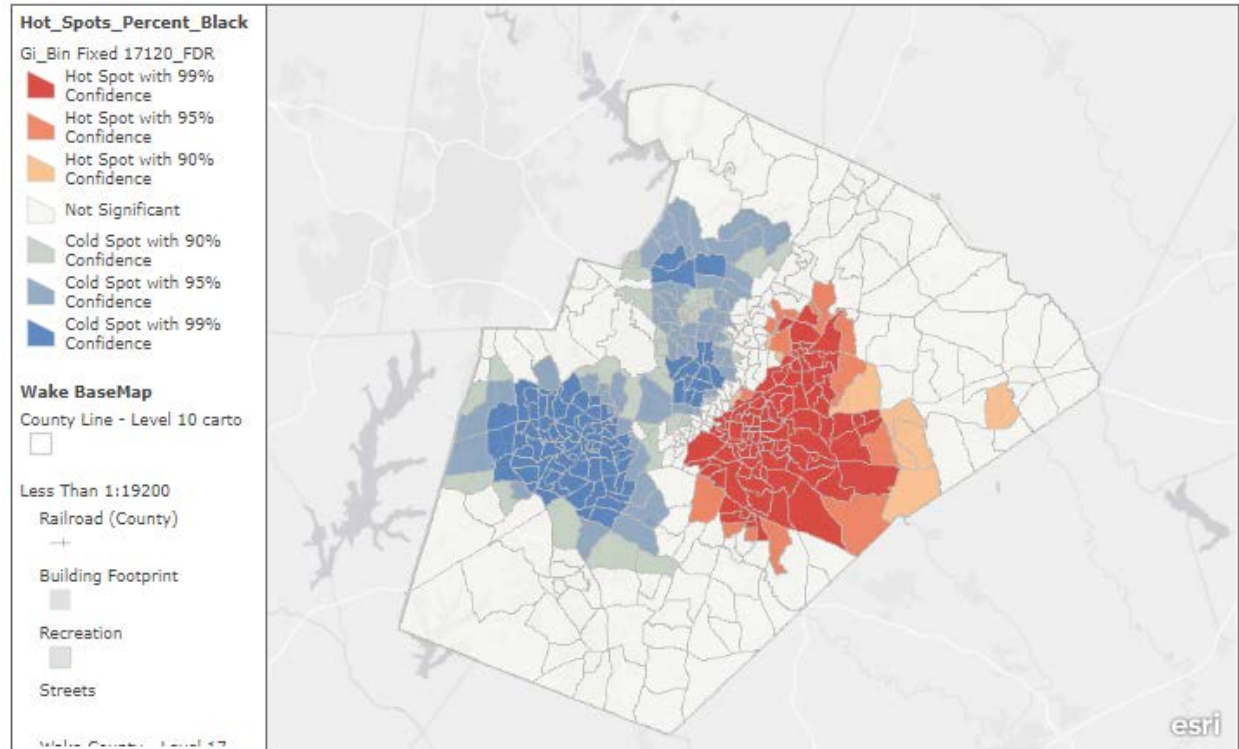
Develop new affordable housing in areas of high opportunity to avoid concentrations of poverty

Median Residential Property Sale Price 2015-2019 - Wake County

	2015	2016	2017	2018	2019	% Increase 2015-2019
Apex	286,000	318,000	346,000	355,000	388,000	35.7%
Cary	\$303,000	\$330,750	\$349,500	\$360,000	\$373,000	23.1%
Durham	\$243,500	\$253,500	\$277,500	\$281,250	\$291,000	19.5%
Fuquay-Varina	\$235,000	\$245,000	\$265,000	\$277,000	\$298,250	26.9%
Garner	\$174,000	\$183,000	\$195,000	\$216,000	\$253,750	45.8%
Holly Springs	\$283,000	\$322,500	\$345,000	\$330,000	\$335,000	18.4%
Knightdale	\$214,000	\$227,750	\$244,500	\$250,000	\$265,000	23.8%
Morrisville	\$295,000	\$291,750	\$330,000	\$347,750	\$349,500	18.5%
Raleigh	\$206,000	\$215,000	\$227,000	\$247,500	\$255,000	23.8%
Rolesville	\$320,500	\$335,000	\$334,500	\$346,000	\$372,500	16.2%
Wake Forest	\$275,000	\$285,500	\$303,500	\$305,000	\$325,000	18.2%
Wendell	\$178,000	\$209,750	\$237,000	\$208,500	\$246,000	38.2%
Zebulon	\$176,500	\$195,500	\$196,250	\$195,000	\$240,000	36.0%
All Property	\$247,500	\$260,000	\$273,500	\$290,000	\$303,500	22.6%

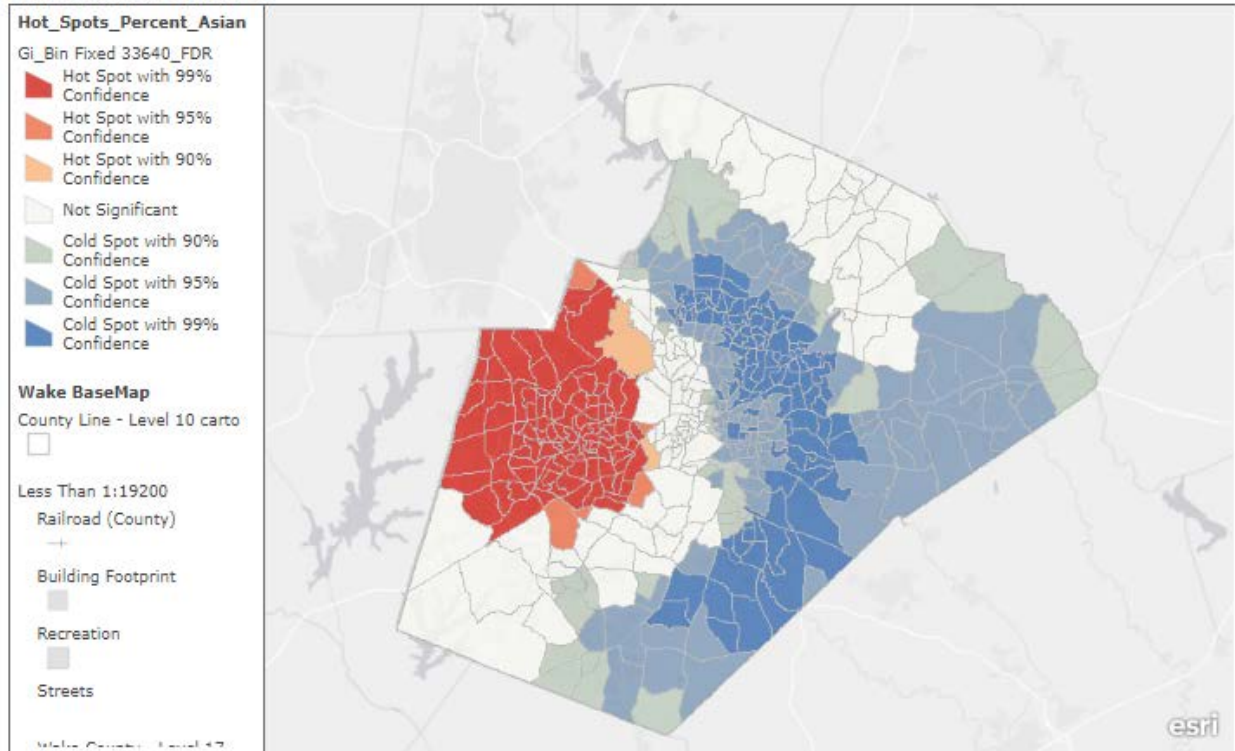
## Median Residential Property Sale Price

### Ethnic Concentrations



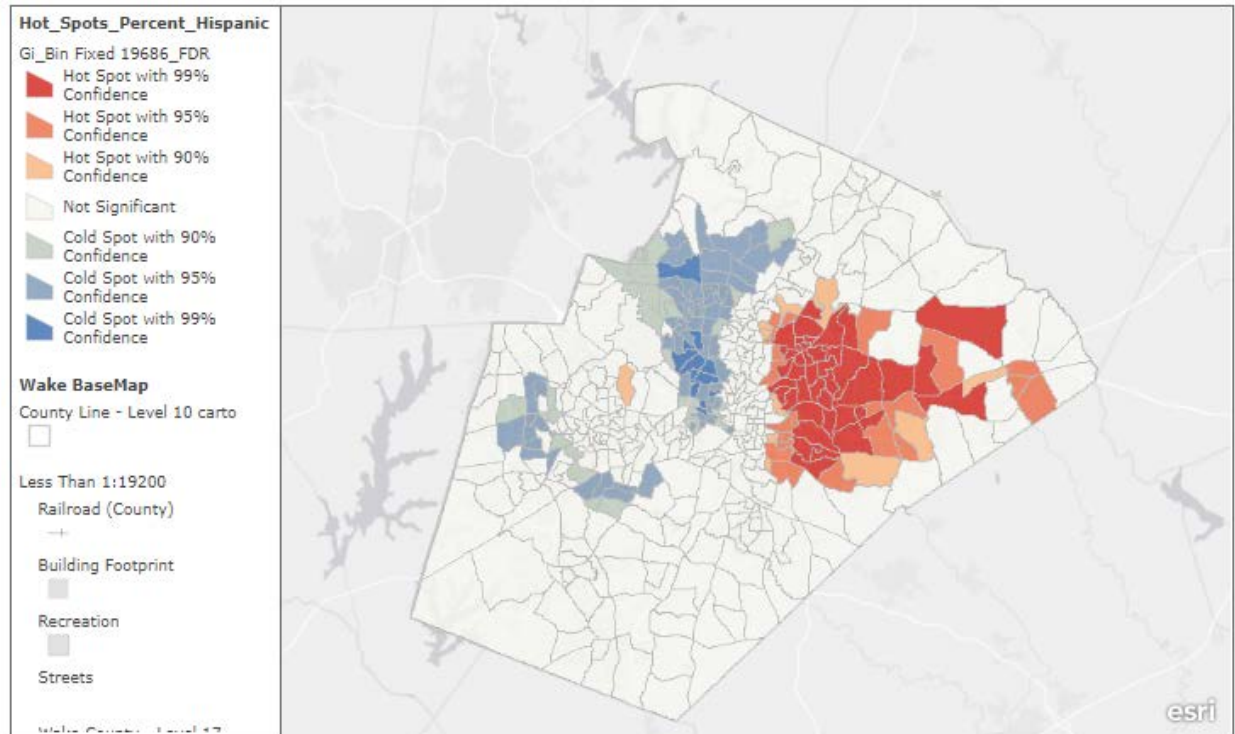
### African American Spatial Clustering\_Percent Race\_ACS 2013-2017

## Ethnic Concentrations

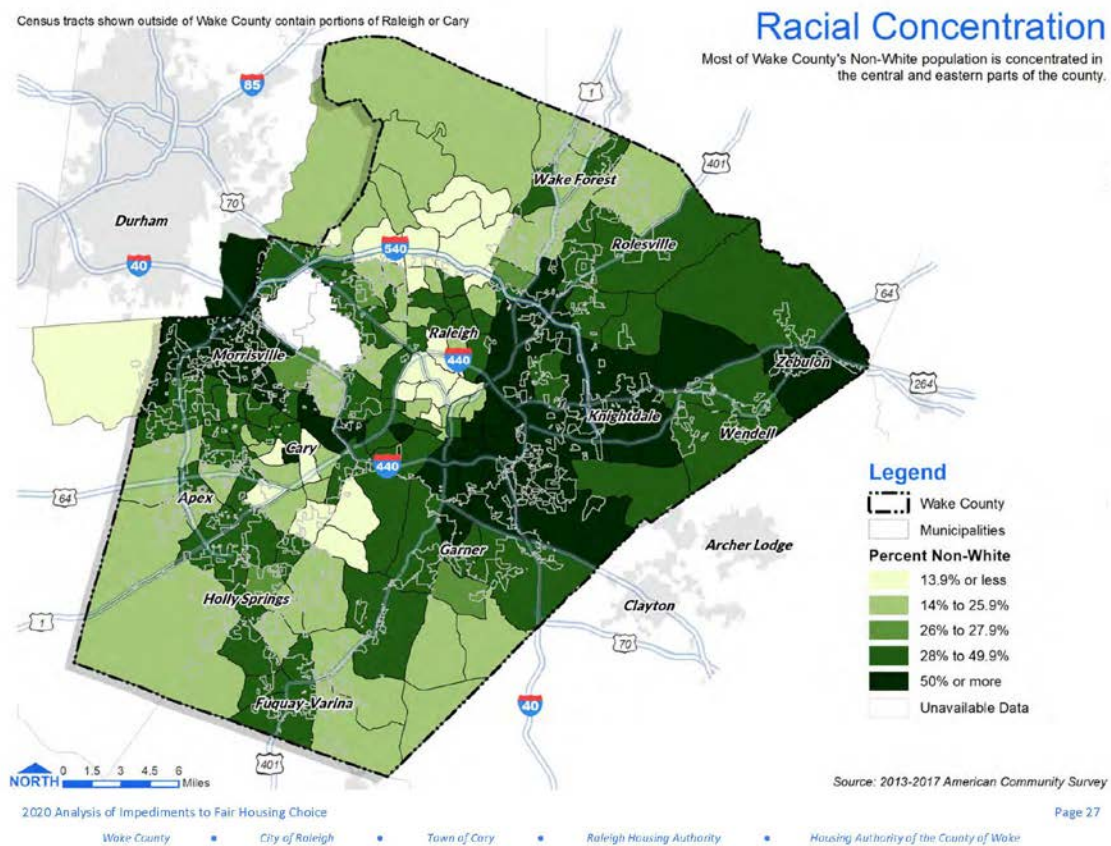


## Asian American Spatial Clustering\_Percent Race\_ACS 2013-2017

## Ethnic Concentrations



## Hispanic American Spatial Clustering\_Percent Race\_ACS 2013-2017



## Racial Concentrations\_ACS 2013-2017

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

In Wake County, there are 350,230 households with broadband of any type which is 89.7% of Wake County's households. There's 40,268 households without broadband access based on American Community Survey (ACS) 5-year data. There are 19,794 households with satellite internet service.

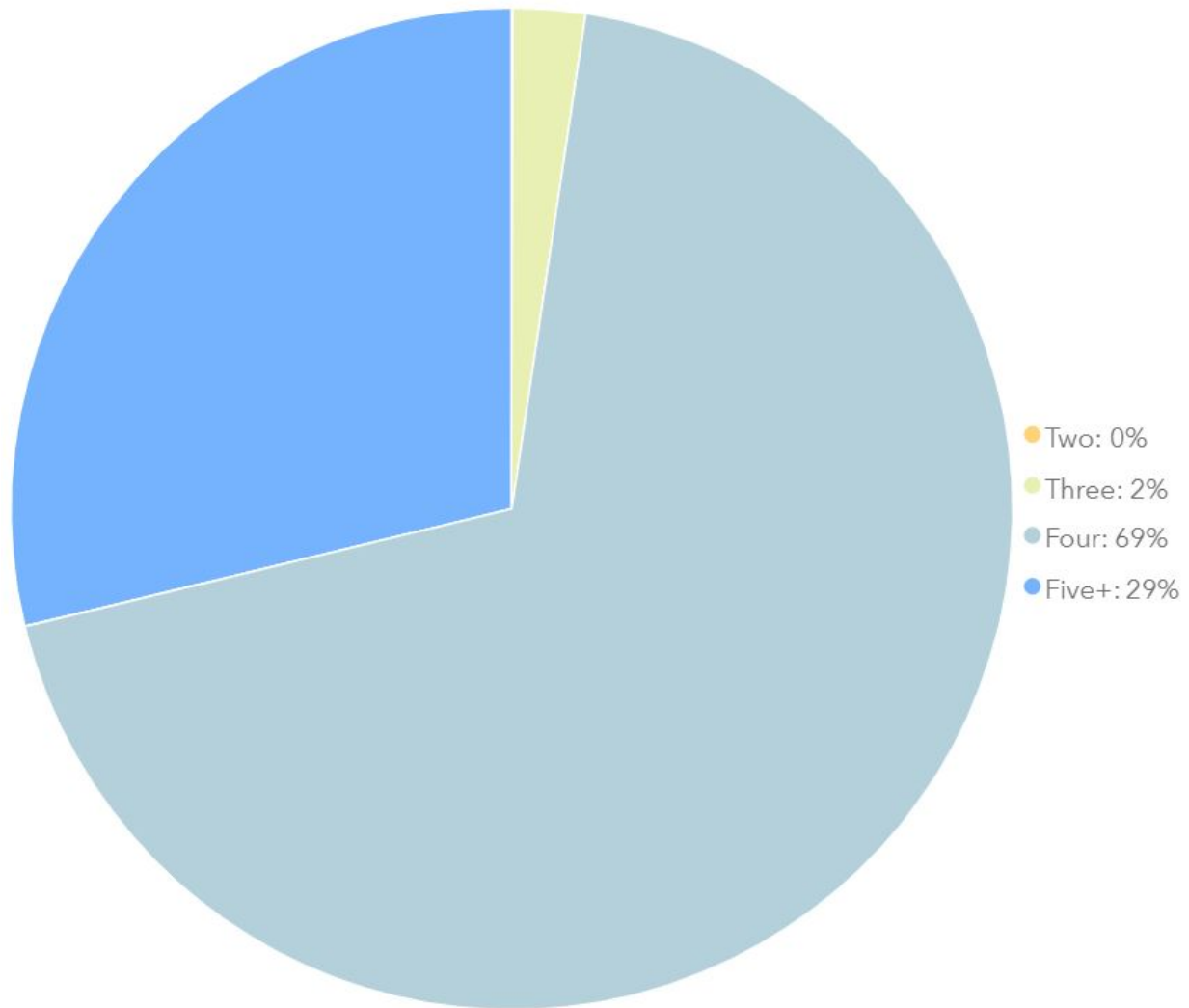
According to the 2017 ACS, there are 127,628 households in Wake County at or below 60% AMI, which is about 33% of all households in the County. In relation to the statistics above, it can be estimated, at minimum, that 23% of Wake County's households are in census blocks designated as being covered by high speed internet and are at 60% AMI or below.

However, since it only takes one high-speed internet customer for a census block to be designated as covered by high-speed, the NC Broadband Infrastructure Office has collected self-reported broadband speed data from North Carolina residents. The purple hexagons on the map below show the number of reports in each area where a customer has tested their speed to be below the 25 megabits/second threshold that the FCC defines as high-speed internet. Therefore, even if a census block is designated as covered, the map shows the reality of the service may be below consumer expectation.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

There is a fairly low need for increased competition given that Wake County has multiple options for broadband providers including AT&T, Spectrum, CenturyLink, Earthlink, Viasat, HughesNet, and Google Fiber. The largest need for additional service providers occurs in Rolesville, NC where there are only two available providers. The majority of Wake County jurisdictions have 4 internet providers or more.

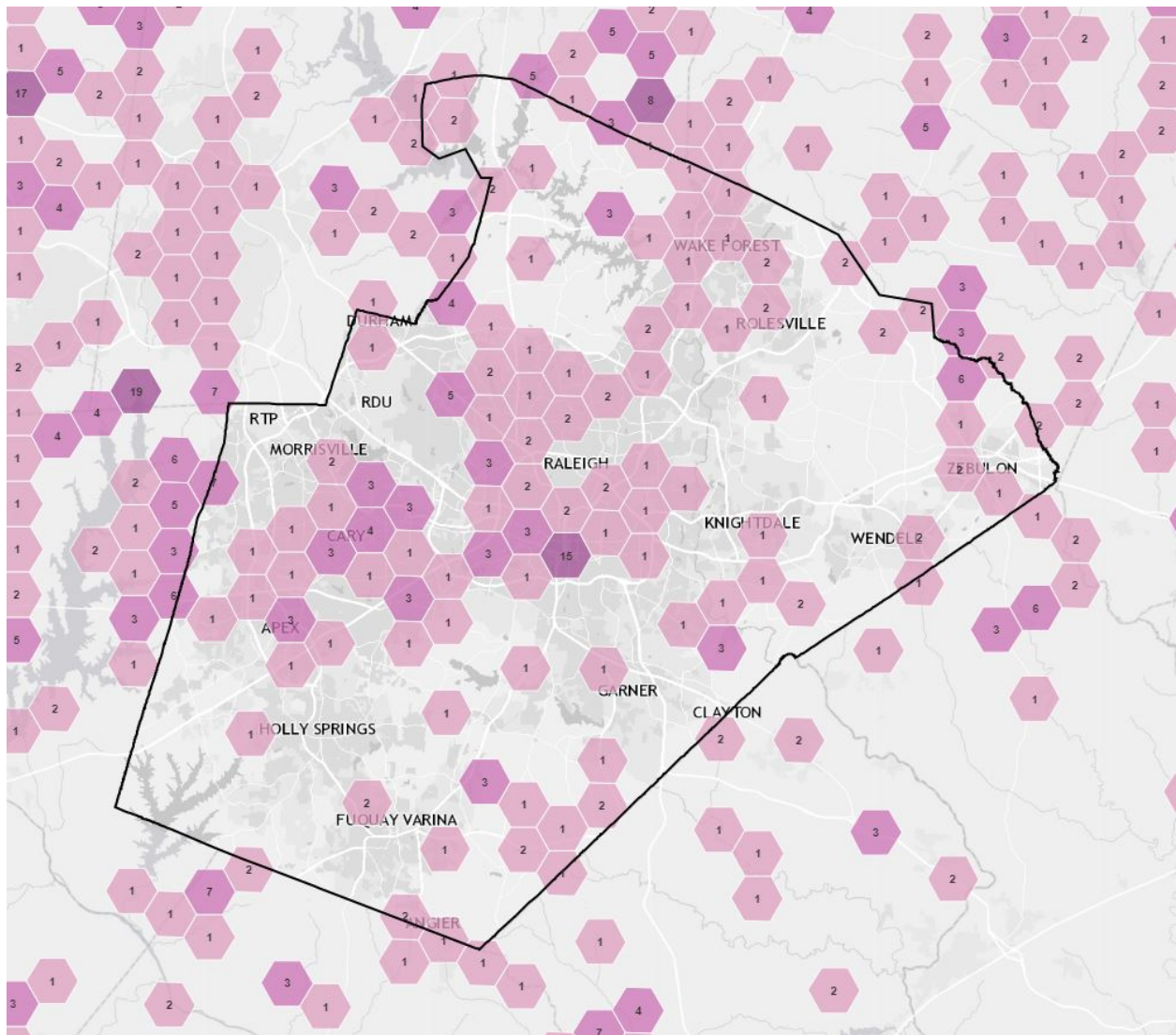
Number of Broadband Providers by Percent of Population (Wake County)



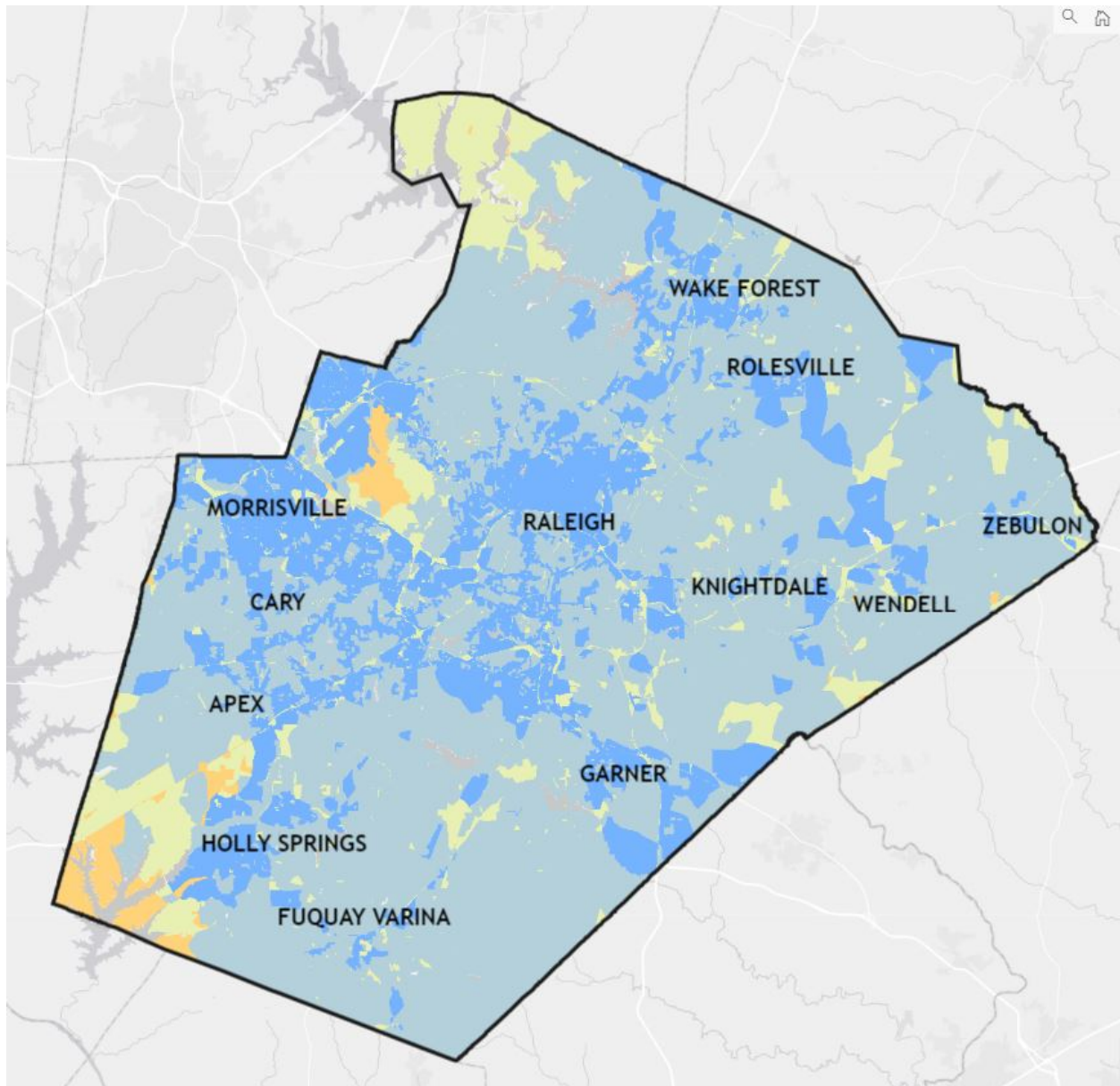
Broadband coverage data derived from 2018 FCC Form 477 data.  
Population data derived from ESRI's 2019 population estimates.

**Pie Chart of Providers by Pop\_2019 ESRI Population Estimates\_High-Speed Internet Providers**

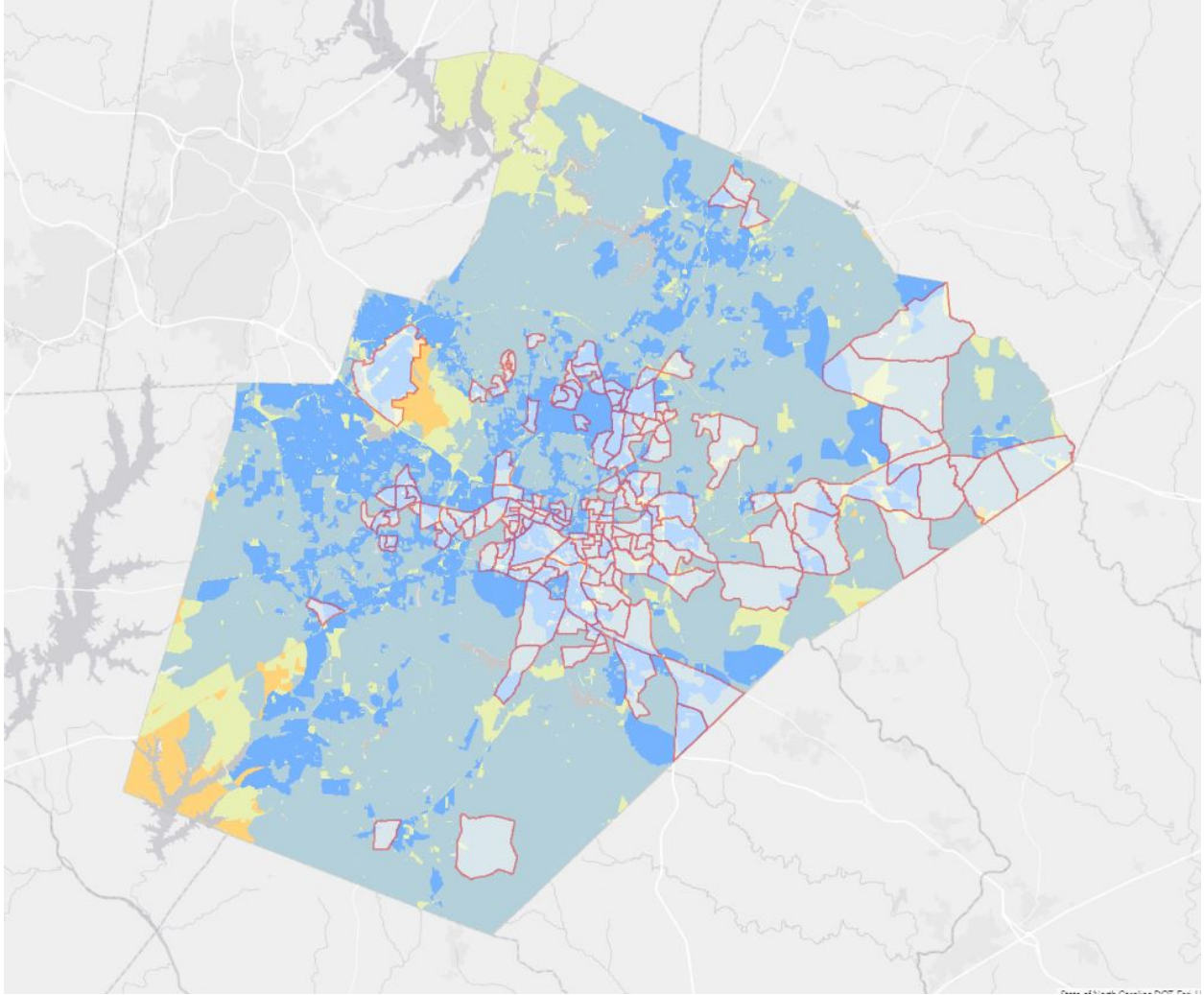




**NC Broadband Infrastructure**



2018 FCC Form 477 Data\_High-Speed Internet Providers



**AMI Under 60 - Broadband Providers**

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Historical evidence indicates that Wake County has a significant risk from severe weather including hurricanes, tropical storms, floods, urban flash floods, tornados and winter weather events. Since 2015, there have been three disaster declarations due to hurricanes or tropical storms (Matthew, Florence, and Michael). One of the primary factors contributing to the origin and growth of tropical storm and hurricanes systems is water temperature which is projected to increase according to the Fourth National Climate Assessment. There have also been several tornados and three state of emergencies have been issued for winter weather in 2014, 2015 and 2018.

According to the National Aeronautics and Space Administration (NASA), thunderstorm events in the future are likely to become more frequent in the southeast as a result of weather extremes. Severe weather events can cause damage through numerous additional hazards such as flooding, dam breaks, erosion, tornadoes and high winds, and precipitation, thus it is difficult to estimate total potential losses from these cumulative effects. It can be assumed that all existing and future buildings and populations are at risk to the severe weather hazards. Given some equal susceptibility across Wake County, it is assumed that the total population is at risk to the severe weather hazard.

In addition, historical evidence indicates that Wake County has a low risk to wildfire events. There are few reports of damage and annualized loss is considered negligible though it should be noted that a single event could result in significant damages throughout the region.

Upon conversion of the data and completion of the wildfire analysis, it was determined that less than 4,000 square feet in the entire county registered at over 1 on the Level of Concern scale for wildfire.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

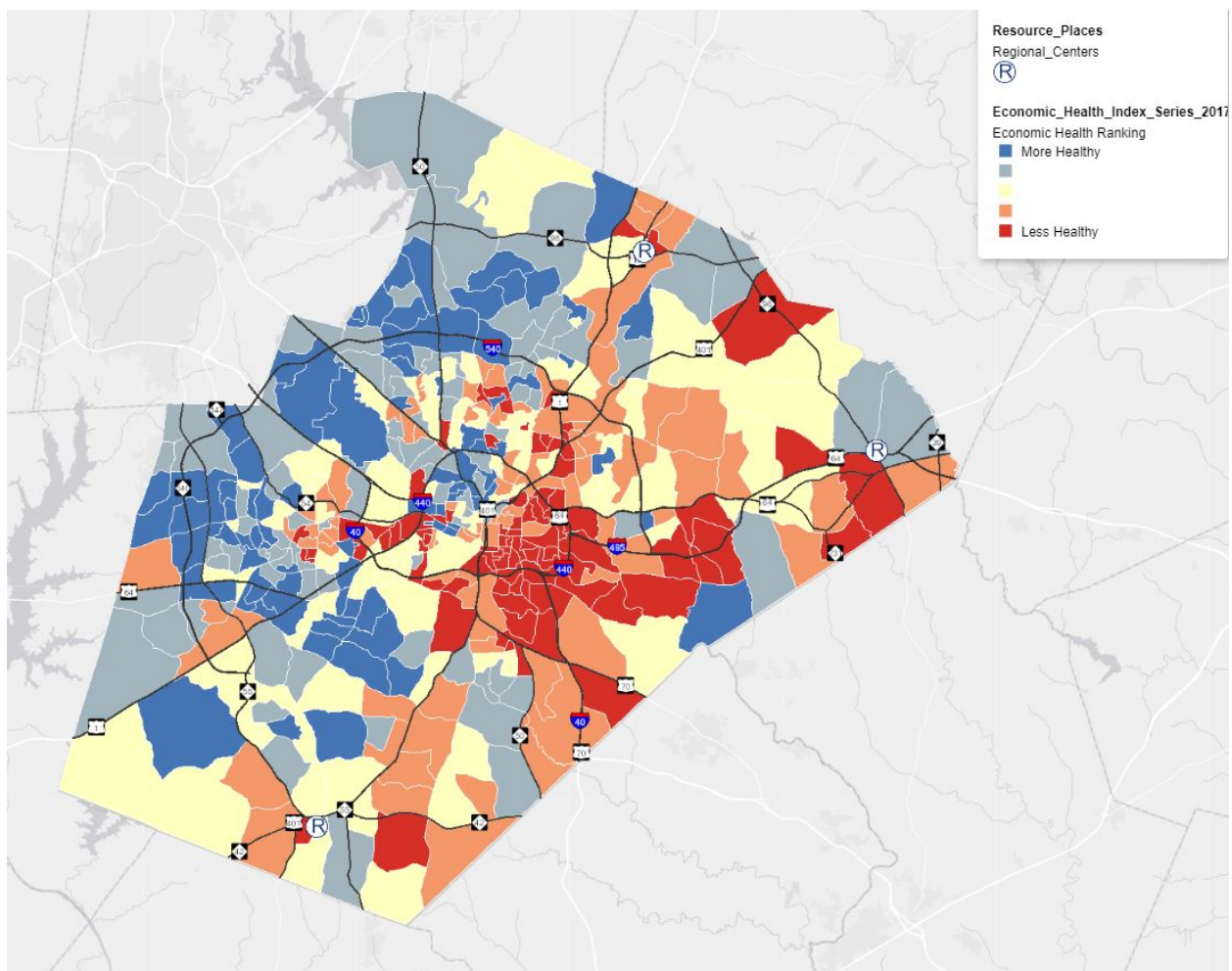
Wake County's risk assessment process identifies and profiles relevant hazards and assesses the exposure of lives, property, and infrastructure to these hazards. The process allows for a better understanding of the potential risk to natural hazards in the county and provides a framework for developing and prioritizing mitigation actions to reduce risk from future hazard events. This risk assessment followed the methodology described in the FEMA publication Understanding Your Risks—Identifying Hazards and Estimating Losses (FEMA 386-2, 2002), which breaks the assessment down to a four-step process: Identify Hazards, Profile Hazard Events, Inventory Assets, and Estimated Losses.

According to the 2012-2016 ACS 5-Year Estimates, there are 411,632 housing units in Wake County, of which 92.8 percent are occupied. Approximately 35.9% of occupied units are renter-occupied. A high

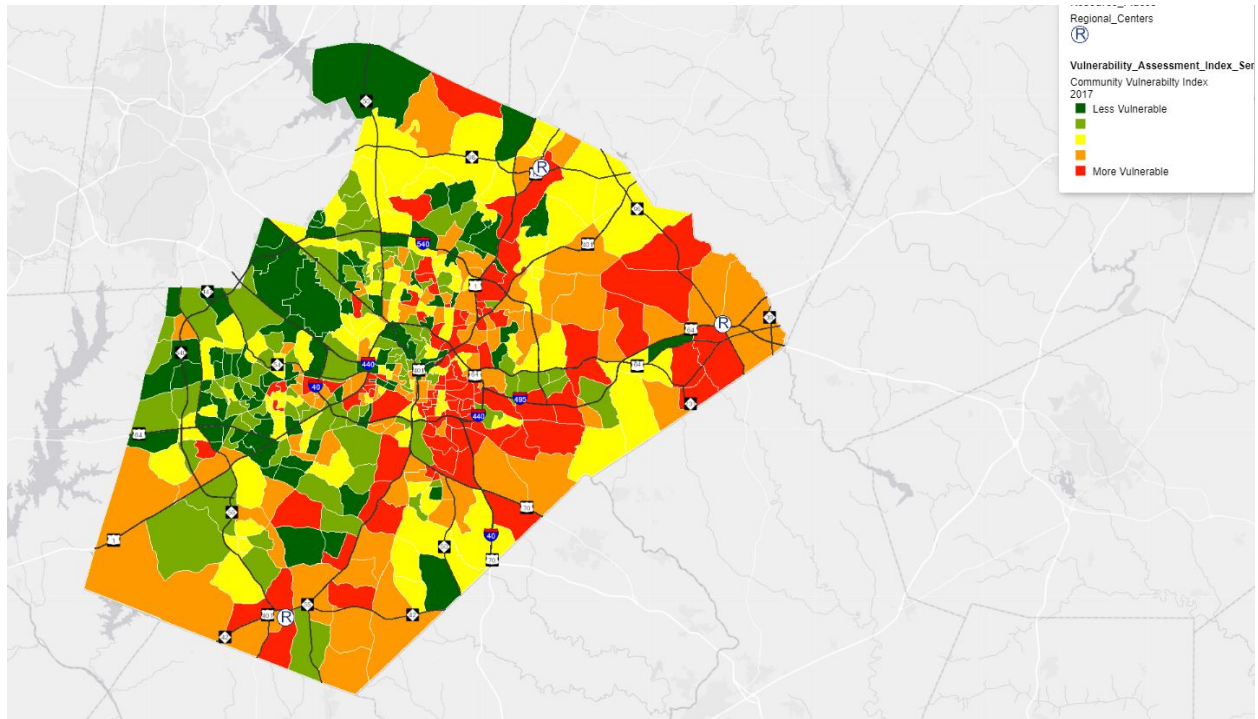


percentage of renters is an indicator of higher pre- and post-disaster vulnerability because renters often do not have the financial resources of homeowners, are more transient, are less likely to have information about or access to recovery aid following a disaster, and are more likely to require temporary shelter following a disaster. In addition, 4.1% of occupied households have no vehicle available to them; these residents may have difficulty in the event of an evacuation. Approximately 3.4% of units are mobile homes, which can be more vulnerable to certain hazards, such as tornadoes and wind storms, especially if they aren't secured with tie downs.

The CDC's Social Vulnerability Index (SVI) indicates the relative vulnerability within census tracts based on 15 social factors: poverty, unemployment, income, education, age, disability, household composition, minority status, language, housing type, and transportation access. Higher social vulnerability is an indicator that a community may be limited in its ability to respond to and recover from hazard events. Therefore, using this SVI information can help the County and jurisdictions to prioritize pre-disaster aid, allocate emergency preparedness and response resources, and plan for the provision of recovery support.



**Economic Health - Wake County**



**Community Vulnerability - Wake County**

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan provides a comprehensive snapshot of housing and community development needs in Wake County, of the institutional delivery system, and information about the local Public Housing Authority. Perhaps more importantly, this section presents Wake County Housing Department's goals for addressing the needs identified and the programs that will be used to achieve these goals. It includes a thorough community wide strategy toward ending and preventing homelessness and the multi-faceted issues related to helping people through and beyond a homeless episode.

The needs section and the goals section included in this Strategic Plan also provide the basis for the next section, the Annual Action Plan. Implementation of the programs described herein will create a holistic County wide effort to increase and preserve affordable housing, prevent and end homelessness, address policy barriers to housing affordability, and provide services and programs to support vulnerable populations and communities.

## **SP-10 Geographic Priorities - 91.415, 91.215(a)(1)**

### **Geographic Area**

**Table 53 - Geographic Priority Areas**

#### **General Allocation Priorities**

Describe the basis for allocating investments geographically within the state

Wake County prioritizes funding to support the upward mobility of low- and moderate-income households by investing resources in areas of opportunity. Wake County also prioritized areas which may be historically disenfranchised through neighborhood revitalization efforts that aim to minimize displacement of residents.

Programs accessible directly by clients, such as the rehabilitation program, will be allocated throughout Wake County on a first come, first serve basis. The county may undertake marketing or notification efforts within a specific neighborhood if requested by municipalities or partner agencies. Other programs such as the affordable housing development program (AHDP) prioritize development or preservation of affordable housing in areas of economic opportunities as defined by proximity to job centers, transportation, schools, and other desirable amenities. Wake County is mapping areas of economic opportunity and areas where displacement is occurring to prioritize the deployment of County resources. We are also developing a preservation warning system which will identify affordable properties that may be lost to the market and will work with the owners and other partners to preserve this existing housing and prevent displacements.

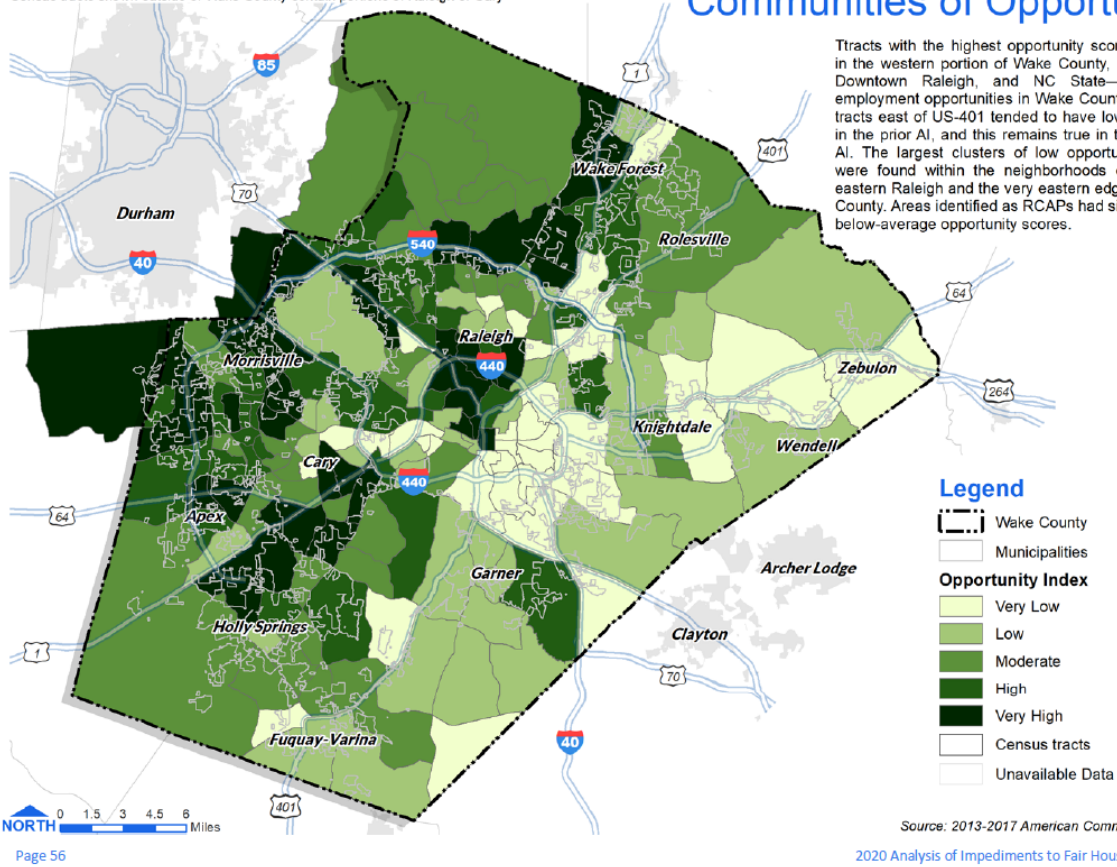
HOPWA funding is available for use throughout Wake, Johnston, and Franklin Counties, and recipients of these funds may live anywhere in these three counties.



Census tracts shown outside of Wake County contain portions of Raleigh or Cary

## Communities of Opportunity

Tracts with the highest opportunity scores remain in the western portion of Wake County, near RTP, Downtown Raleigh, and NC State—all major employment opportunities in Wake County. Census tracts east of US-401 tended to have lower scores in the prior AI, and this remains true in the current AI. The largest clusters of low opportunity tracts were found within the neighborhoods comprising eastern Raleigh and the very eastern edge of Wake County. Areas identified as RCAPs had significantly below-average opportunity scores.



### Communities of Opportunity - Wake County

## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

Table 54 – Priority Needs Summary

1	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Increase and preserve affordable housing Support for vulnerable populations and communities

	<b>Description</b>	<p>Affordable housing is a top priority need in Wake County. As one of the most popular places to live in the country, development pressure here is acute. Redevelopment is decimating the naturally occurring affordable housing stock, and land costs to build affordable housing continue to rise.</p> <p>During the next five years, we will take on these challenges by serving low-moderate income residents through affordable housing development, preservation, rehabilitation, and financial assistance.</p>
	<b>Basis for Relative Priority</b>	Affordable housing has been determined to be a high priority because of the high number of cost burdened households, the data provided by HUD, and the results of numerous community meetings, public hearings, and consultations.
<b>2</b>	<b>Priority Need Name</b>	Addressing barriers to housing affordability
	<b>Priority Level</b>	High
	<b>Population</b>	<p>Extremely Low  Low  Moderate  Families with Children  Elderly  Chronic Homelessness  Individuals  Families with Children  Mentally Ill  Chronic Substance Abuse  veterans  Persons with HIV/AIDS  Victims of Domestic Violence  Unaccompanied Youth  Elderly  Frail Elderly  Persons with Mental Disabilities  Persons with Physical Disabilities  Persons with Developmental Disabilities  Persons with Alcohol or Other Addictions  Persons with HIV/AIDS and their Families  Victims of Domestic Violence  Other</p>
	<b>Geographic Areas Affected</b>	

	<b>Associated Goals</b>	Reduce barriers to housing affordability
	<b>Description</b>	In addition to a lack of affordable housing, there are barriers that make accessing it difficult. Wake County will operate programs to help address these barriers.
	<b>Basis for Relative Priority</b>	Addressing barriers to housing affordability has been determined to be a high priority because of the sustained increase in cost of living that has outpaced the increase of wages. This need was identified in numerous community meetings, public hearings, and consultations.
<b>3</b>	<b>Priority Need Name</b>	Support vulnerable populations and communities
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development Other
	<b>Geographic Areas Affected</b>	

	<b>Associated Goals</b>	Support for vulnerable populations and communities
	<b>Description</b>	There is a need in Wake County for continued and additional programs and funding to support vulnerable populations with maintaining their housing and improving their communities. Vulnerable populations includes those groups identified as special needs within this plan.
	<b>Basis for Relative Priority</b>	Vulnerable populations experience higher rates of homelessness and may cycle through community based systems such the health care system, judicial system, and emergency service system. Vulnerable communities may experience disproportionate rates of displacement, slum/blight conditions, predatory investing or lending, among other actions. Housing programs and services to maintain housing stability and improve neighborhoods have been shown to reduce costs to communities and increase quality of life outcomes. This need was identified in numerous community meetings, public hearings, and consultations.

#### **Narrative (Optional)**

## SP-30 Influence of Market Conditions - 91.415, 91.215(b)

### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	Skyrocketing market rents and lack of affordable units as well as landlords willing to work with rental assistance (TBRA, RA, HCV) programs in general.
TBRA for Non-Homeless Special Needs	The rental cost in Wake County have increased by 35% from 2007 to 2017, while wages have only increased by 10% during that same time. There are special income challenges for persons living with HIV/AIDS. TBRA combined with supportive services for this population would function as a scattered site permanent supportive housing strategy.
New Unit Production	Land and development costs are increasingly expensive in Wake County, and affordable housing developers rely on gap financing from Wake County to leverage Low Income Housing Tax Credits or bank financing for construction of affordable housing. With Affordable Housing Development Program financing, Wake request developers build more units affordable to priority one populations where units do not naturally exist on the market.
Rehabilitation	Many older homes exist in Wake County, but cost of materials and labor is high. Often it is most affordable for elderly and/or disabled households to remain in their homes. Rehabilitation is needed for homes that have deferred maintenance, emergency needs or accessibility retrofits to keep them safe, decent and affordable.
Acquisition, including preservation	Wake is losing naturally existing and legally binding housing, as well as affordable land, due to market pressures primarily driven by rapid population growth. It is estimated that more than 60,000 households under 50% AMI are cost burdened in Wake and we are experiencing a lost of 800 affordable units annually.

**Table 55 – Influence of Market Conditions**

<b>Demographics</b>	<b>Base Year: 2009</b>	<b>Most Recent Year: 2015</b>	<b>% Change</b>
Population	467817	543499	16.2%
Households	160885	194303	20.1%
Median Income	\$64008	\$67309	5.16%

**Table 56 - Updated Demographics Data**

## SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

### Introduction

### 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: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,139,826	330,000	877,089	3,346,915	9,879,304	CDBG funds will be used for Admin and Planning, Homeownership Assistance, Public Facilities, Public Services, Housing Rehabilitation, Land Acquisition and Infrastructure. Reallocated unexpended prior funds.

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	965,130	270,000	0	1,235,130	4,940,520	HOME funds will be used for multifamily rental new construction and/or rehabilitation.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	911,546	6,730	0	918,276	3,673,106	HOPWA funds will be used for TBRA, STRMU, permanent housing, and Supportive Services.



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	181,772	0	0	181,772	727,088	ESG funds will be used for Prevention of Homelessness

**Table 57 - Anticipated Resources**

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

Wake County significantly contributes to housing and homeless service programs through the use of local property taxes. In County fiscal year 2019, Wake increased its annual tax contribution by \$15 million to support new and expanded programs to increase and preserve affordable housing. Federal funds are used alongside County dollars to support housing development, support services, emergency shelter, prevention, second mortgages, land acquisition, and tenant based rental assistance.

Wake County also partners with affordable housing developers who leverage with resources from Low Income Housing Tax Credit through tax credit syndicators, as well as other grant or loan sources from the North Carolina Housing Finance Agency and other local governments in Wake

County. In addition, private financing is leveraged through banks where applicable. HOME match requirements are met through loans made with developers from the County tax funded Housing Capital Improvement Fund.

In 2019, the County launched the WakePrevent! program which combines County funding with Emergency Solution Grant funds and CDBG Public services to prevent low-income residents from experiencing homelessness. County funds from this program meet the ESG match requirements.

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

In 2018, Wake County performed a public land disposition analysis to identify all County or school owned property which may be priority to disposition for the purpose of affordable housing. In 2019, Wake finalized its Evaluation and Disposition of County-owned Land for Affordable Housing Policy which establishes the expectation that all County or school owned land should be assessed for the purpose of affordable housing prior to disposition. It also identifies the criteria for which properties must be assessed and the process for disposition should the property be deemed a high priority for affordable housing. On January 1, 2020 Wake released its first Request For Proposal (RFP) to disposition 20 acres in the Town of Holly Springs for a mixed-use, mixed-density, and mixed-income project.

In addition, Wake County is working with its municipalities to encourage their own public land analysis and adoption of public land disposition policies that prioritize the use of publicly owned property for affordable housing.

**Discussion**

The various grants offer well rounded ways of helping low and moderate income citizens of Wake County. Combined together, and leveraged with other resources, Wake County is able to offer many different programs and have a positive effect on many peoples' lives.

## SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Raleigh/Wake Partnership to End and Prevent Homelessness	Continuum of care	Homelessness	Jurisdiction
Triangle Family Services	Non-profit organizations	Homelessness public services	Jurisdiction
Catholic Charities	Non-profit organizations	Homelessness	Jurisdiction
Passage Home Inc	CHDO	Homelessness Rental	Jurisdiction
COMMUNITY ALTERNATIVES FOR SUPPORTIVE ABODES (CASA)	CHDO	Rental	Region
DHIC, INC	CHDO	Ownership Rental	Region
Habitat for Humanity of Wake County	Non-profit organizations	Ownership	
Healing Transitions International, Inc	Non-profit organizations	Homelessness	Jurisdiction
Urban Ministries of Wake County	Non-profit organizations	Homelessness	Jurisdiction
Salvation Army	Non-profit organizations	Homelessness	Jurisdiction
North Carolina Housing Finance Agency	Government	Homelessness Ownership Rental	State
Housing Authority of the County of Wake	PHA	Public Housing	Jurisdiction
Alliance Behavioral Health Care	Regional organization	Homelessness	Region

**Table 58 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

Strengths include:

- Continuum of Care enables all agencies to coordinate with each other.
- Creative partnerships and receptivity of referrals among service delivery agencies.
- People continuing to move from homelessness to housing even during the extreme shortage of affordable housing.
- Ongoing assessment and desire for improved methods and results.

Gaps include:

- Limited case management support for persons experiencing homelessness.
- Limited housing support, especially for people who need mental health services.
- Limited support for persons leaving institutions and systems of care.
- Gap in telephone access for coordinated entry.

#### **Availability of services targeted to homeless persons and persons with HIV and mainstream services**

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X		X
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X		X
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X

Other			

Table 59 - Homeless Prevention Services Summary

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

All services targeted to persons with HIV/AIDS with HOPWA funds are used by persons with HIV/AIDS. Targeted services include Tenant based rental assistance, Short Term Rental, Mortgage, and Utility Assistance, and case management.

All homeless people who present at Wake County shelters or community agencies, or who are found through outreach and are willing to, will work with case managers who can refer them to mainstream services through Wake County Human Services, Veterans Administration and other state programs.

Their case managers connect them with the appropriate health and mental health providers, as well as the appropriate employment services that are a good fit for them depending on their situation.

Wrap around services are provided to chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

**Unaccompanied Youth** Strengths: Two local agencies provide case management and limited financial assistance to homeless unaccompanied youth and young people aging out of foster care. Gaps: Funding.

**Veterans** Strengths: Several local agencies and affordable housing developers provide case management and build housing for Veterans. HUD VASH vouchers are an excellent form of rental assistance. Veterans Affairs offers reliable services. Active Mayors' Challenge to End Veteran Homeless taskforce. County-funded leadership and rental assistance committed to veterans. Gaps: More housing and more rental assistance are needed.

**Homeless Individuals** Strengths: Homeless men are well served by the South Wilmington Street Center. Life skills, case management, job training, education, and short term rental assistance are all options of this program. Gaps: Additional emergency shelter beds needed for single women. Additional case management and outreach services needed for single women.

**Homeless Families** Strengths: Several agencies provide shelter with programs and case management, and transitional housing for homeless families with children. Rapid rehousing programs are a great tool to move people along the continuum into housing. Gaps: Lack of enough affordable housing to allow families to move out of shelters. Jobs that pay enough to allow people to pay their own rent after the term of their Rapid Rehousing assistance ends. Transportation.

**Chronically Homeless Individuals** Strengths: Rapid Rehousing programs for chronically homeless individuals. Long-term rental assistance for chronically homeless individuals with a mental illness. Gaps: Lack of enough affordable housing. Employment for people to achieve self-sufficiency.

**People with HIV/AIDS** Strengths: Tenant based rental assistance, short term rental, mortgage, and utility assistance, case management Gaps: Lack of enough funding for people on the wait list for vouchers, lack of capacity of community agencies.

**People with Disabilities** Strengths: The Wake County Permanent Housing & Supportive Services Division includes housing options and wrap-around services that may be currently insufficient but are critically needed for the level of care and support required by Wake County's most vulnerable citizens. The Targeting Program, which uses a combination of funding sources to maintain low rents for people with disabilities, and includes a case management component. Gaps: Lack of enough units for the Targeting Program. Tenancy supports for persons stabilized in housing.

### **Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The Raleigh-Wake Continuum of Care implemented and is continuing to refine a process to improve the delivery of housing and crisis response services and to assist people experiencing homelessness or at imminent risk of homelessness by refining the community's process for access, assessment, eligibility determination and referrals across the Continuum. This process, the Coordinated Entry System, institutes consistent and uniform access, assessment, prioritization, and referral processes to determine the most appropriate response to each person's immediate housing needs. Coordinated Entry is recognized nationally as a best practice which can improve efficiency within our system, provide clarity for people experiencing homelessness, and can help serve more people more quickly and efficiently with assistance targeted to address their housing needs. Wake County is working with the Continuum of Care to implement a telephone access component to the coordinated entry system

In Wake County, there is an insufficient number of emergency, overnight shelter beds for unaccompanied women experiencing homelessness. Urban Ministries has partnered with Wake County to expand their overnight bed capacity, and Wake County invested \$2.4 million dollars. Urban Ministries will move to a new location and is contracted to provide 73 beds, adding 37 new beds for single females.

In Wake County's next Request for Proposals (RFP) Wake County will specifically seek responses that include housing support services to keep vulnerable populations stably housed and support the case management needs of persons who are experiencing homelessness.

South Wilmington Street Center men's shelter is currently working to expand the efforts the Case Management Team, enabling skilled staff to refocus their efforts away from classroom instruction to more enhanced individualized services in a low-barrier environment so men who are experiencing homelessness can more quickly regain stability and live independently in housing of their choosing—shortening the length of their homeless episode and their stay at SWSC.

## SP-45 Goals - 91.415, 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase and preserve affordable housing	2020	2025	Affordable Housing Homeless Non-Homeless Special Needs		Affordable Housing	CDBG: \$6,994,862 HOME: \$6,175,653	Rental units constructed: 200 Household Housing Unit  Rental units rehabilitated: 25 Household Housing Unit  Homeowner Housing Added: 15 Household Housing Unit  Homeowner Housing Rehabilitated: 150 Household Housing Unit  Direct Financial Assistance to Homebuyers: 50 Households Assisted
2	Reduce barriers to housing affordability	2020	2025	Affordable Housing Homeless Non-Homeless Special Needs		Addressing barriers to housing affordability	CDBG: \$2,239,826	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted  Other: 12 Other



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Support for vulnerable populations and communities	2020	2025	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Affordable Housing Support vulnerable populations and communities	CDBG: \$3,991,532 HOPWA: \$4,591,382 ESG: \$908,860	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted  Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 5000 Households Assisted  Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted  Tenant-based rental assistance / Rapid Rehousing: 105 Households Assisted  Homeless Person Overnight Shelter: 10000 Persons Assisted  Homelessness Prevention: 750 Persons Assisted

Table 60 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Increase and preserve affordable housing
	<b>Goal Description</b>	Affordable housing development and preservation includes programs to assist low-to-moderate income households in home construction, rehabilitation and purchase activities. It also includes programs to create new or preserve existing affordable housing.
2	<b>Goal Name</b>	Reduce barriers to housing affordability
	<b>Goal Description</b>	Address policy, regulatory and market barriers to housing affordability through providing technical assistance to local municipalities and broader community to understand affect on housing affordability. This includes planning, administration and fair housing activities. May also include activities to assist special needs populations with barriers to economic opportunity or affordable housing.
3	<b>Goal Name</b>	Support for vulnerable populations and communities
	<b>Goal Description</b>	Sustain and leverage support for vulnerable populations and communities through programs that prevent and assist those experiencing homelessness, provide neighborhood revitalization, and permanent supportive housing including supportive services.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Over the next five years, Wake County will provide affordable housing to approximately:

- 855 extremely low and low-income households through tenant based rental assistance and short-term rent, mortgage and utility assistance to people with HIV/AIDS, as well as homeless prevention for households at-risk or experiencing homelessness
- 440 extremely low-income, low-income and moderate income families through affordable rental and homeownership housing development and rehabilitation

## **SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

N/A

### **Activities to Increase Resident Involvements**

The Authority has a Resident Coordinator who works with partner agencies and service providers to connect residents with services that can help address barriers to their self-sufficiency. The Coordinator also works closely with Resident Councils to ensure that residents have a voice in their community. Residents discuss their issues and concerns, brainstorm ways to resolve those issues, and plan community events. Finally, residents are involved in surveys to determine needs and opinions on various matters and are encouraged to participate in the Five Year Plan and public hearing for the agency.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

### **Plan to remove the 'troubled' designation**

N/A

## **SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)**

### **Barriers to Affordable Housing**

Municipalities in Wake County have significant influence on the development of affordability through their land use codes. Requirements such as parking, setbacks, materials, vegetation coverage, and other site specific regulations have direct influence on the cost of building housing.

State of North Carolina law does not allow for inclusionary zoning and efforts in the past to pass laws (or introduce bills) to allow it in specific jurisdictions were unsuccessful. Since North Carolina is a "Dillon Rule" state whereby cities only have the powers granted them by the state legislature, municipalities are limited their ability to innovate in creating additional affordable units beyond traditional methods already allowed in state law. Most of these involve financial investments by the County or municipalities.

The state Qualified Allocation Plan requirements make it difficult for jurisdictions to receive 9% low-income housing tax credit developments in proportion to the need demonstrated in large metro areas. The scoring system also discourages mixed income housing and significantly restricts the location of new developments. Additional requirements such as parking, per-unit per-project maximum costs and limit to materials and design make development of housing in urban areas difficult. In addition, the State has ruled that tax credits cannot be used to develop permanent supportive housing which is inconsistent with other QAP's nationwide.

Affordable housing is a low priority at the state level and elimination of state housing tax credit for the development of low-cost housing has reduced the funds available to address housing needs statewide. In addition, the State failed to pass a budget this year which included funding for the Workforce Housing Loan Program to gap finance the development of affordable housing through LIHTC.

Minimal increases in CDBG and HOME has not allowed jurisdictions to keep pace with the increased cost of living and inflation of building materials/land. Therefore it is difficult to continue to serve the needs of the County with limited federal support.

The Raleigh, NC metro area was just named number six on the top ten hottest demand markets for rental investments. We are experiencing a significant loss of naturally occurring affordable housing (NOAH) to investors who are "flipping" properties and displacing residents who are low-income.

In addition, Federal funding for maintaining existing or building new public housing has been on a long-term downward trend (including the elimination of HOPE VI) and resources to address housing for the non-homeless hardest-to-serve (e.g., the working poor) is very limited.

Negative effects of public policies on affordable housing and residential development, as well as any other barriers to affordable housing will be described in the Analysis of Impediments to Fair Housing Choice document.

## **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

Wake County controls land in unincorporated areas and does not control land use policies in the municipalities. However, we work with the municipalities to address barriers to affordable housing. Since 2017, several municipalities have begun to create or have completed their own local affordable plans. We will work with them to promote the construction or rehabilitation of affordable housing. We will provide technical assistance to help with affordability strategies complementing their community-wide visions including dispositioning public land for the purpose of affordable housing.

North Carolina state law also prohibits inclusionary zoning (also known as inclusionary housing); thus, the strategies are incentives, land trusts, public/private partnerships, and other creative ideas to create and preserve affordable housing. We are also working to establish an acquisition and preservation loan fund, in partnership with philanthropic or mission-oriented investors, lenders and municipalities.

Our programs will continue to provide gap financing for affordable developments. We will continue to expand use of 4% tax credits, as well as 9% tax credit applications to result in more units to be built. This includes the continuation of the 10% set aside of the units for tenants who receive rental assistance from Wake County. To support this affordable housing construction, we plan to award a combination of grant and local funds.

Supporting changes to the North Carolina Housing Finance Agency's (NCHFA) process is needed for allocating federal Low Income Housing Tax Credits (LIHTC) to increased rental and supportive housing production.

Establishment of a Landlord Partnership Program in collaboration with the Raleigh Housing Authority and Housing Authority of Wake County (PHAs) will be used to increase private landlords' willingness to accept rental assistance vouchers. In addition to the Housing authorities, Wake County also administers approximately 300 vouchers.

Greater communication, coordination, and collaboration between the Towns and the County on the development and growth regarding housing to achieve the Affordable Housing Plan goals. An Affordable Housing Planner was hired to support housing needs related to planning activities in the County. The Planner will help the revision of Wake County's Uniform Development Ordinance (UDO) and also pursue revisions to local municipalities' UDOs to enable higher housing density. The proposed UDO changes focus on supporting higher residential density as-of-right in order to reduce interest groups' capacity to stop or decrease the size of higher-density projects. The changes also focus on ensuring that Wake County has zoning in place for sufficient density to accommodate growth. In addition to other regulatory mechanisms, the proposed changes include the Establishment of Affordable Housing Incentive Overlays and Expanded Capacity for Accessory Dwelling Units, discussed as separate recommended tools. The Affordable Housing Planner will advocate to Municipalities regarding the following areas:

- Greater density via flexible dimensional standards and reduced parking requirements

- Reduced minimum lot sizes in low-density residential neighborhoods
- More extensive area of higher density and multifamily zoning
- Streamlined development review processes
- Prioritization of infrastructure investment for areas supporting high density
- Expanded capacity for ADU in low-density neighborhoods
- Establishment of Affordable Housing Overlay districts
- Fee or Entitlement Waivers for Affordable Housing Development

Over the next five year period, Wake County also plans to implement actions recommended in the Analysis of Impediments to Fair Housing.

## **SP-60 Homelessness Strategy - 91.415, 91.215(d)**

Describe how the jurisdiction's strategic plan goals contribute to:

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

Oak City Cares is a newly established multi-services center that provides coordinated entry targeted to people experiencing or at-risk of homelessness. Through partnerships with more than 20 community providers the Center serves as an entry point for accessing programs operated by local partner agencies. Managed by Catholic Charities, the Center provides an integrated set of homelessness prevention, assessment, case management, advocacy, access, and referral services and resources targeted to:

- Reduce the number of contacts people experiencing homelessness must make before finding crisis housing or services;
- Reduce new entries into homelessness through coordinated, system wide diversion and prevention efforts;
- Prevent people experiencing homelessness from entering and exiting multiple programs before getting their needs met;
- Minimize the need for individual provider wait lists for services;
- Foster increased collaboration between homelessness assistance providers; and
- Improve a community's ability to perform well on Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH Act) outcomes and make progress on ending and reducing homelessness.
- Make efficient use of system resources, ensuring persons receive services appropriate to their level of need.
- Support a Housing First approach and will work to connect households with the appropriate permanent housing opportunity, as well as any necessary supportive services to help maintain housing, as quickly as possible.

Wake County operates Cornerstone, which offers a homeless outreach team that provides intensive community-based services and a day shelter for persons who have a series mental health diagnosis and are experiencing homeless. Cornerstone works with clients through a progressive engagement model and assists people in accessing housing, either through the Permanent Supportive Housing program or other community housing programs. The WakeMed PATH team is also working to engage persons with behavioral health diagnoses who have never been connected to services.

Wake County funds street outreach services provided by Triangle Family Services specifically to further engage with people who are living in places not meant for human habitation and are unwilling to come inside to an emergency shelter. Outreach specialists provide street-based assessment, case management, referral services and emergency survival supplies. They work collaboratively with

representatives from other agencies. Other outreach teams are working to target the needs of youth experiencing homelessness.

Wake County's McKinney Team offers behavioral health support to persons who have a mentally health diagnosis and are experiencing 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.

South Wilmington Street Center is a men's shelter operated by Wake County. SWSC is experiencing a sustained demand for services, operating at or over capacity with a fixed bed capacity of 234. On White Flag days, they convert the cafeteria into additional sleep quarters and house additional guests. Last year SWSC served 2,120 unduplicated men. This clientele often presents with complex needs that require individualized services and critical time interventions. The Center is currently working to right-size the efforts the Case Management Team.

### **Addressing the emergency 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 and Wake County have formed a single entity for the funding of ESG-eligible activities. The two jurisdictions release a combined Request for Proposals (RFP) 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 CoC-wide distribution of City of Raleigh ESG entitlement funds and local Wake County funds for homeless housing services. This combined funding process simplifies the application for providers, streamlines the contracting and reimbursement process, and enables the jurisdictions to provide consistent services to consumers. This unified process results in more efficient work toward a seamless safety net for households who are homeless or at-risk of becoming homeless. Wake County has issued contracts with non-profit providers for the provision of street outreach, rapid rehousing, emergency shelter for single women, and emergency shelter for families.
2. In Wake County, there is an insufficient number of emergency, overnight shelter beds for unaccompanied women experiencing homelessness. Urban Ministries has partnered with Wake County to expand their overnight bed capacity, and Wake County invested \$2.4 million dollars. Urban Ministries will move to a new location and is contracted to provide 73 beds, adding 37 new beds for single females.
3. The South Wilmington Street Center for men will continue to operate 234 beds for emergency shelter 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 Rental Assistance 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: Purposeful connections made through the coordinated entry process will result in a decrease in length of homeless episodes. It is an expectation of that all service providers implement Housing First models with their interventions, 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 assistance. Both programs will enable more access to housing for persons who are homeless or in rapid re-housing programs.

4. The Mayors' Challenge task force aligns with a national movement to reach a point where there are no veterans sleeping on our streets and every veteran has access to permanent housing. Should veterans become homeless or be at risk of becoming homeless, our community will have the capacity to quickly connect them to the help they need to achieve housing stability. Our local group is comprised of the federal veteran administration, local government, nonprofit veteran providers, nonprofit housing providers, and nonprofit homeless providers. It is a collective that is working to consolidate efforts and circle around the known veterans in our community. This group manages a by-name list of all the homeless veterans in our community and our working diligently to place them into housing. Wake County veteran strategies:

- Establish a preference for veterans at South Wilmington Street Center and use one of the dormitories to house all veterans.
- Adopt a services model that provides case management services assigning staff at 1:20 ratio; moving away from the group/class instruction model currently used at South Wilmington Street Center.

- Establish and fund a Veteran Services Officer position assigned to provide leadership in the community-wide initiative as well as provide case management services in the SWSC Veterans dormitory.
- Establish Wake County Rental Assistance Vouchers as permanent supportive housing for veterans.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

1. In 2019, Wake County implemented the Housing Resource Team tasked with offering a full array of diversion services to prevent homelessness for people seeking shelter by helping them identify immediate alternate housing arrangements and, if necessary, connecting them with services and financial assistance to help them return to permanent housing; prevention/relocation services providing short-and/or medium-term rental assistance as necessary to prevent the household from moving to an emergency shelter or a place not meant for human habitation; and housing identification/navigation services that quickly find and identify housing for citizens who are experiencing a housing crisis. Staff conduct continuous recruitment of landlords with units in the communities and neighborhoods where citizens want to live and negotiate with landlords to help citizens access housing. These services help ensure that fewer citizens become homeless and that citizens who need affordable housing are matched to the affordable housing available in Wake County.

Prevention rental assistance and case management is targeted for Wake County Residents who are at or below 50% of the Area Median Income (AMI), and are less than 30 days to literal homelessness. There is huge community need for these services; the program has received 194 referrals during the first two months of operation, and staff is not able to keep pace with demand. The program has received an outpouring of community support from faith communities and other organizations who are excited to partner with us to expand our services. These organizations have additional financial assistance resources, but they do not have the ability to provide case management services or housing navigation. Given the number of cost burdened families and the increasing cost of living, it is extremely important to provide financial assistance and support services to residents to prevent the loss of the affordable housing they currently have. Also, given the highly competitive real estate market for existing affordable housing properties, expertise in locating and matching affordable housing with residents seeking housing is critical. Wake County is working to expand its prevention services to match demand.

In addition, the Wake County works to prevent low-income individuals and families from becoming homeless in various other ways. Efforts include:

- Wake County Housing Information Sessions
- Wake County 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.
- Mainstream assistance from Wake County Human Services.

To help people avoid becoming homeless after being discharged from a publicly funded institution or system of care, Alliance Healthcare assures that services are provided to 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. Homelessness prevention for youth is provided by The Hope Center at Pullen, a nonprofit agency that works with youth and young adults being discharged from foster care.

## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Wake County Housing Affordability and Community Revitalization Department 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 HACR 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.

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

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

The level of lead hazard reduction activity is determined prior to bidding rehabilitation 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.

In addition, Wake County Housing works closely with the Public Health Division to monitor and identify lead based hazards. According to 2017 North Carolina Childhood Blood Lead Surveillance Data, the occurrence of lead in children age birth to six was less than 1% which is below the State average of 1.3%.

### **How are the actions listed above integrated into housing policies and procedures?**

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 into 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.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The State of North Carolina does not allow jurisdictions to mandate a living wage; therefore, Wake County is unable to directly impact the primary driver of families experiencing poverty. Wake County has taken steps through economic development incentives to encourage business recruitment that offers living wage positions.

Furthermore, Wake County and its partners advocate for policies and provide programs which aim to mitigate disadvantages for vulnerable populations to achieve economic self-sufficiency. Through a comprehensive approach which encourages housing as a platform for economic opportunity, our goal is to not only house individuals and families affordably, but to provide programs critical to their success to remain stably housed, healthy, happy, and involved members of the community.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Wake County Housing partners and consults with the Human Services Department and other community anti-poverty agencies to receive feedback on the impact of our housing strategies contained in the Consolidated Plan. Supportive housing services and financial assistance offered by the County are coupled with job skills and interpersonal training programs, continuing education, employment opportunities, healthcare access, transportation, healthy food networks and many other anti-poverty services to support and lift-up families in poverty.

In addition, federal funding is used to support anti-poverty programs such as street outreach, case management services and the homeless employment initiative. We also partner closely with Passage Home, the County's designated Community Service Block Grant (CSBG) agency to align strategies and identify additional community needs.

## **SP-80 Monitoring - 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

County Housing staff monitor the programmatic and financial compliance of its CDBG, HOME, HOPWA, ESG and other federally funded activities to ensure that they are implemented accurately and in a timely manner. Other staff in the County's Budget, Finance, and the County Attorney's Office provide support to Housing staff.

The Housing Department maintains a policy and procedure manual that describes each program in-depth including the monitoring requirements. Staff are assigned and accountable for working within the programs and supervisors monitor compliance of staff activities. Furthermore, Wake County uses the several software systems such as Advantage ERP, Community Development Manager (CDM), and IDIS to organize and reconcile financial and programmatic data. Staff performs onsite monitoring of physical and programmatic standards, as well as monitoring of contract/agreement compliance during the period of performance.

Staff also tracks progress and prepares the annual CAPER. Documents are stored in a safe and secure location within the Housing Offices, as well as the County's General Services Administration (GSA) warehouse. When documents are eligible for disposal, staff utilized secure methods to appropriately recycle the physical files. Minority business outreach includes language in our development contracts to encourage developers to hire minority or women owned businesses in their construction. Data is collected and sent to HUD annually in the form of Section 3 and Minority Business Enterprise reports.

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

#### 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: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,139,826	330,000	877,089	3,346,915	9,879,304	CDBG funds will be used for Admin and Planning, Homeownership Assistance, Public Facilities, Public Services, Housing Rehabilitation, Land Acquisition and Infrastructure. Reallocated unexpended prior funds.



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	965,130	270,000	0	1,235,130	4,940,520	HOME funds will be used for multifamily rental new construction and/or rehabilitation.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	911,546	6,730	0	918,276	3,673,106	HOPWA funds will be used for TBRA, STRMU, permanent housing, and Supportive Services.

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	181,772	0	0	181,772	727,088	ESG funds will be used for Prevention of Homelessness

**Table 61 - 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**

Wake County significantly contributes to housing and homeless service programs through the use of local property taxes. In County fiscal year 2019, Wake increased its annual tax contribution by \$15 million to support new and expanded programs to increase and preserve affordable housing. Federal funds are used alongside County dollars to support housing development, support services, emergency shelter, prevention, second mortgages, land acquisition, and tenant based rental assistance.

Wake County also partners with affordable housing developers who leverage with resources from Low Income Housing Tax Credit through tax credit syndicators, as well as other grant or loan sources from the North Carolina Housing Finance Agency and other local governments in Wake

County. In addition, private financing is leveraged through banks where applicable. HOME match requirements are met through loans made with developers from the County tax funded Housing Capital Improvement Fund.

In 2019, the County launched the WakePrevent! program which combines County funding with Emergency Solution Grant funds and CDBG Public services to prevent low-income residents from experiencing homelessness. County funds from this program meet the ESG match requirements.

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

In 2018, Wake County performed a public land disposition analysis to identify all County or school owned property which may be priority to disposition for the purpose of affordable housing. In 2019, Wake finalized its Evaluation and Disposition of County-owned Land for Affordable Housing Policy which establishes the expectation that all County or school owned land should be assessed for the purpose of affordable housing prior to disposition. It also identifies the criteria for which properties must be assessed and the process for disposition should the property be deemed a high priority for affordable housing. On January 1, 2020 Wake released its first Request For Proposal (RFP) to disposition 20 acres in the Town of Holly Springs for a mixed-use, mixed-density, and mixed-income project.

In addition, Wake County is working with its municipalities to encourage their own public land analysis and adoption of public land disposition policies that prioritize the use of publicly owned property for affordable housing.

**Discussion**

The various grants offer well rounded ways of helping low and moderate income citizens of Wake County. Combined together, and leveraged with other resources, Wake County is able to offer many different programs and have a positive effect on many peoples' lives.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase and preserve affordable housing	2020	2025	Affordable Housing Homeless Non-Homeless Special Needs		Affordable Housing	CDBG: \$1,227,861 HOME: \$1,235,131	Rental units constructed: 45 Household Housing Unit Rental units rehabilitated: 5 Household Housing Unit Homeowner Housing Added: 5 Household Housing Unit Homeowner Housing Rehabilitated: 32 Household Housing Unit Direct Financial Assistance to Homebuyers: 10 Households Assisted
2	Reduce barriers to housing affordability	2020	2025	Affordable Housing Homeless Non-Homeless Special Needs		Addressing barriers to housing affordability	CDBG: \$447,965	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted Other: 12 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Support for vulnerable populations and communities	2020	2025	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Support vulnerable populations and communities	CDBG: \$794,000 HOPWA: \$918,276 ESG: \$181,772	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 30 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 21 Households Assisted Homeless Person Overnight Shelter: 2000 Persons Assisted Homelessness Prevention: 150 Persons Assisted

Table 62 – Goals Summary

## Goal Descriptions

1	Goal Name	Increase and preserve affordable housing
	Goal Description	<p>The activities to be funded under this goal include:</p> <ul style="list-style-type: none"> <li>• Construction, acquisition and/or rehabilitation of homeowner units</li> <li>• Construction, acquisition and/or rehabilitation of rental units</li> <li>• Homeownership assistance</li> </ul>

<b>2</b>	<b>Goal Name</b>	Reduce barriers to housing affordability
	<b>Goal Description</b>	<p>The activities to be funded under this goal include:</p> <ul style="list-style-type: none"> <li>• Administration, planning and fair housing activities</li> <li>• Job training for individuals experiencing homelessness</li> </ul>
<b>3</b>	<b>Goal Name</b>	Support for vulnerable populations and communities
	<b>Goal Description</b>	<p>The activities to be funded under this goal include:</p> <ul style="list-style-type: none"> <li>• Public service activities supporting households experiencing or at-risk of homelessness</li> <li>• Tenant Based Rental Assistance and Short-Term Rent, Utilities and Mortgage including supportive services for individuals and families with HIV/AIDS</li> <li>• Homelessness Prevention</li> <li>• Neighborhood Revitalization Projects which may include housing, public facility, and community revitalization activities</li> </ul>

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

The projects in this section form the basis for our work for fiscal year 2020-2021. Some projects have one activity, and others will be comprised of several activities. The information below conveys the expected grants and amounts, and their uses.

#	Project Name
1	CDBG Administration
2	CDBG Rehabilitation
3	CDBG Housing Activities
4	CDBG Public Services
5	CDBG Neighborhood Revitalization
6	HOME Administration
7	HOME Affordable Housing Development
8	2020-2023 Wake County HOPWA Program NCH20F002 (WCHW)
9	2020-2023 Triangle Family Services NCH20F002 (TFS)
10	HESG Homelessness Prevention

**Table 63 – Project Information**

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

Allocation priorities were determined through a comprehensive citizen participation process involving more than 25 meetings and consultations. In addition, the Wake County Affordable Housing Plan, adopted in 2017, examined relevant data and trends supporting the priorities of this plan. Information about homeless needs was gathered from the Continuum of Care lead applicant through documents such as the Point in Time Count, Housing Inventory Count and other HMIS data.

Obstacles to addressing underserved needs include:

- Population growth versus speed of development has created a tight and increasingly expensive market
- Acquisition and redevelopment of legally binding and naturally occurring affordable housing has led to significant displacement including the lack of landlords willing to accept subsidized rental assistance
- The cost of living has increased faster than wages
- A shortage of public, private and philanthropic resources to build or rehabilitate affordable housing to meet the need within the community
- "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.



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

<b>1</b>	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Reduce barriers to housing affordability
	<b>Needs Addressed</b>	Addressing barriers to housing affordability
	<b>Funding</b>	CDBG: \$427,965
	<b>Description</b>	No more than 20% of entitlement funds and 20% of annual program income will be used to administer the CDBG activities.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Administration of CDBG activities will directly and indirectly benefit all extremely low-income, low-income, and moderate-income households throughout the Wake County entitlement.
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Administration & Planning
<b>2</b>	<b>Project Name</b>	CDBG Rehabilitation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase and preserve affordable housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$1,306,030
	<b>Description</b>	Funds will be used for housing rehabilitation activities for people who are below 50% AMI and are elderly, disabled, or experiencing emergent needs. Funds may also be used for rehabilitation of multifamily rental properties serving households at or below 80% AMI. Program administration costs are included.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Serving approximately 37 households who are below 50% AMI and are elderly, disabled, or experiencing emergent needs, as well as rehabilitation of multifamily rental properties serving households at or below 80% AMI.
	<b>Location Description</b>	Wake County Entitlement
	<b>Planned Activities</b>	Elderly & Disabled, Emergency and Multifamily Rehabilitation

3	<b>Project Name</b>	CDBG Housing Activities
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase and preserve affordable housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$777,388
	<b>Description</b>	Funds will be used for the purpose of creating affordable housing through various CDBG eligible activities such as acquisition, site improvements, and homeownership assistance.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Serving 21 extremely low-income, low-income, and moderate-income families.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Homeownership Assistance, Acquisition and Site Improvements
4	<b>Project Name</b>	CDBG Public Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Reduce barriers to housing affordability Support for vulnerable populations and communities
	<b>Needs Addressed</b>	Addressing barriers to housing affordability Support vulnerable populations and communities
	<b>Funding</b>	CDBG: \$310,000
	<b>Description</b>	Public Services funds will be used for job training, short term rental assistance, street outreach to the homeless, as well as new as well as new services for individuals experiencing homelessness offered at the South Wilmington Street Center.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Serving 2,050 extremely low-income and low-income individuals and families.
	<b>Location Description</b>	Countywide

	<b>Planned Activities</b>	Job training, homeless prevention through rental assistance, street outreach, and new shelter operations
<b>5</b>	<b>Project Name</b>	CDBG Neighborhood Revitalization
	<b>Target Area</b>	
	<b>Goals Supported</b>	Support for vulnerable populations and communities
	<b>Needs Addressed</b>	Support vulnerable populations and communities
	<b>Funding</b>	CDBG: \$525,532
	<b>Description</b>	Community Revitalization, Housing and Public Facility activities will focus on revitalization of specific neighborhoods as nominated by the municipalities in the Wake County entitlement.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Serving 1,000 extremely low-income, low-income and moderate-income families.
	<b>Location Description</b>	Wake County Entitlement
	<b>Planned Activities</b>	May include Community Revitalization, Housing and/or Public Facility activities depending upon the needs of the neighborhoods nominated. Includes the reallocation of unexpended prior year public facility funding.
<b>6</b>	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase and preserve affordable housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$88,293
	<b>Description</b>	HOME funds used for administration will consist of no more than the allowable 10% of the grant award to support activities related to increasing and preserving affordable housing.
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Administration of HOME activities will directly and indirectly benefit all extremely low-income, low-income, and moderate-income households throughout the Wake County entitlement.
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Administration of activities to newly construct or rehabilitate affordable housing.
7	<b>Project Name</b>	HOME Affordable Housing Development
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase and preserve affordable housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$1,146,838
	<b>Description</b>	Development through new construction or rehabilitation of affordable housing.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Serving 45 extremely low-income, low-income, and moderate-income households.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	New construction, acquisition or rehabilitation of affordable housing.
8	<b>Project Name</b>	2020-2023 Wake County HOPWA Program NCH20F002 (WCHW)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Support for vulnerable populations and communities
	<b>Needs Addressed</b>	Support vulnerable populations and communities
	<b>Funding</b>	HOPWA: \$757,776
	<b>Description</b>	Administration, Tenant Based Rental Assistance, and Supportive Services for individuals with HIV/AIDS.
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Serving 21 extremely low-income and low-income families containing an individuals who is living with HIV/AIDS/
	<b>Location Description</b>	Wake, Johnston and Franklin Counties
	<b>Planned Activities</b>	Administration, permanent housing placement, TBRA vouchers, supportive services, housing information and resource identification.
9	<b>Project Name</b>	2020-2023 Triangle Family Services NCH20F002 (TFS)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Support for vulnerable populations and communities
	<b>Needs Addressed</b>	Support vulnerable populations and communities
	<b>Funding</b>	HOPWA: \$160,500
	<b>Description</b>	Contract with local non-profit to provide short-term rent, utility and mortgage assistance to prevent homelessness for households containing an individuals living with HIV/AIDS
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Serving 50 extremely low-income and low-income families containing an individual living with HIV/AIDS.
	<b>Location Description</b>	Wake, Johnston, and Franklin Counties
	<b>Planned Activities</b>	STRMU including project delivery
10	<b>Project Name</b>	HESG Homelessness Prevention
	<b>Target Area</b>	
	<b>Goals Supported</b>	Support for vulnerable populations and communities
	<b>Needs Addressed</b>	Support vulnerable populations and communities
	<b>Funding</b>	ESG: \$181,772
	<b>Description</b>	Housing relocation and stabilization services and/or short and/or medium-term rental assistance necessary to prevent the individual or family from moving into an emergency shelter or another place described in paragraph (1) of the homeless definition
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Serving 100 extremely low-income and low-income families through combination of funding streams
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Homelessness Prevention

## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

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

Our grant funds will cover the entire Wake County entitlement area as follows:

- CDBG homeownership rehabilitation, neighborhood revitalization, and homeownership assistance will be used outside of Raleigh and Cary
- CDBG multi-family rental rehabilitation, acquisition and public services may be used countywide if supporting residents in the entitlement area
- HOME funds used for development of affordable housing will be distributed on the basis of awarded development contracts and their locale in Wake County. Affordable housing is needed throughout the county.
- ESG funds used for homelessness prevention will be spent in the Wake County area in which the recipient is located.
- 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**

Target Area	Percentage of Funds

**Table 64 - Geographic Distribution**

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

Wake County prioritizes funding to support the upward mobility of low- and moderate-income households by investing resources in areas of economic opportunity. Wake County also prioritized areas which may be historically disenfranchised through neighborhood revitalization efforts that aim to minimize displacement of residents.

Programs accessible directly by clients, such as the rehabilitation program, will be allocated throughout Wake County on a first come, first serve basis. The county may undertake marketing or notification efforts within a specific neighborhood if requested by municipalities or partner agencies. Other programs such as the affordable housing development program (AHDP) prioritize development or preservation of affordable housing in areas of economic opportunities as defined by proximity to job centers, transportation, schools, and other desirable amenities. Wake County is mapping areas of economic opportunity and areas where displacement is occurring to prioritize the deployment of County



resources. We are also developing a preservation warning system which will identify affordable properties that may be lost to the market and will work with the owners and other partners to preserve this existing housing and prevent displacements. Funding for development is awarded based upon a request for proposal process.

## **Discussion**

The Wake County Affordable Housing Plan was completed and approved by the Board of Commissioners in late 2017. The Plan offers strategies and tools for the creation and preservation of affordable housing, use of rental assistance and increasing the amount of landlords who participate in our rental assistance program.

In addition to offering other directives, the plan recommends areas along proposed transit corridors and near proposed transit stops as important locations for affordable housing development and preservation. Thus transit-oriented development is an important consideration for affordable housing funding decisions. At present there is a bus system in Wake County, but a large scale transit plan is in development and will include bus rapid transit in the short term and commuter rail transit in the longer term. The Department of Housing Affordability & Community Revitalization is involved in partnerships and initiatives to ensure that affordable housing is an integral part of transit and land use planning.

Another important consideration is locating new affordable housing and preserving existing affordable in Neighborhoods of Opportunity. Neighborhoods of Opportunity are areas which have good access to: good schools, jobs, stable housing, transit, low crime, and minimal health hazards. By doing this, Wake County is able to use funding to support housing options that are a platform for economic opportunity. Households will have improved access to education, employment, transit, and safe neighborhoods, and thereby greater potential to increase incomes. For neighborhoods in need of significant infrastructure investments, needs will be assessed to allocated funding to promote neighborhood stability, economic growth, and support of housing affordability.

## Affordable Housing

### AP-55 Affordable Housing - 91.420, 91.220(g)

#### Introduction

Our affordable housing program for the next year, FY 2020-2021 will focus on affordable housing construction, rehabilitation, acquisition, and homeownership assistance. It will also provide public services, rental assistance and supportive services to vulnerable populations. The tables below illustrate the number of people estimated to be served by need and type of housing.

One Year Goals for the Number of Households to be Supported	
Homeless	2,140
Non-Homeless	2,065
Special-Needs	103
Total	4,308

**Table 65 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	171
The Production of New Units	50
Rehab of Existing Units	37
Acquisition of Existing Units	5
Total	263

**Table 66 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Through our multi-faceted approach to provision of affordable housing to residents of Wake County, the Housing Department 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. In addition, we leverage significant resources through County tax-payer revenue to produce additional outcomes or increased services than support those reflected above.

## **AP-60 Public Housing - 91.420, 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 provides housing to residents through its public housing and Housing Choice Voucher Programs. We continue seeking opportunities to increase vouchers through Special Use Vouchers and VASH Vouchers offered through HUD. The housing authority has broken ground on a new development in Garner, which will be affordable housing and will be known as Mitchell Park Apartments in which a grant in the amount of \$450,000.00 was received in November 2019 from the NC Housing Finance Agency to fund the new development. The housing authority has plans to redevelop much of its current housing stock and to add additional affordable units through strategic planning and taking advantage of and creating development opportunities.

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

The Resident Advisory Board, comprised on resident leaders, 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.

The HACW continues to aggressively seek grants to provide the residents of HACW with the tools necessary to improve their quality of life. The Agency was recently awarded a \$52,000 renewal grant to employ a Family Self Sufficiency Coordinator. Through the implementation of the Family Self-Sufficiency program, income has increased to \$300,000.00 collectively for participating families. This increase in income will allow families to realistically participate in the homeownership program.

The HACW continues to provide the home ownership opportunity through the Housing Choice Voucher Program. Additionally, we work with several 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 has many plans to assist the Public Housing units, and is continually looking for funding sources to do so. HACW is responsive to its residents and is focused on empowering them to become self-sufficient. The County and HACW are looking forward to enhancing their partnership to mitigate growing housing affordability issues.

## **AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)**

### **Introduction**

For the Fiscal Year 2020-2021, activities for Homeless persons and people with Special Needs mirror the projects and programs described in the 2020-2025 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**

- Coordinated Assessment/Entry - Oak City Cares is an innovative, first-of its kind facility where residents experiencing homelessness can easily access all the services they need to get on the path to a stable future. This collaborative facility aims to quickly and effectively connect people at risk of or currently experiencing homelessness with services that will help them secure housing, find employment, obtain substance abuse treatment and improve their health through partnerships with more than 20 community providers. We will also implement a coordinated entry telephone access to complement walk-in services at access points.
- Street Outreach - Wake County presently funds street outreach services to further engage with people who are living in places not meant for human habitation. Outreach specialists provide street-based assessment, case management, referral services and emergency survival supplies. Street outreach services work collaboratively with representatives from other agencies. This year Wake County will provide technical assistance to providers and facilitate cooperation among other outreach teams who working in the community to target the needs of youth experiencing homelessness and persons with mental illness experiencing homelessness.
- Low Barrier Shelter - South Wilmington Street Center is a men's shelter operated by Wake County. SWSC is experiencing a sustained demand for services, operating at or over capacity each night most of the year with a fixed bed capacity of 234. Last year SWSC served 2,120 unduplicated men who were experiencing homelessness. This high volume of clientele often presents with complex needs that require individualized services and critical time interventions. This year the Center is currently working to right-size the Case Management Team, enabling skilled staff to refocus their efforts away from classroom instruction to more enhanced individualized services in a low-barrier environment to shorten the length of homeless episodes.
- Prevention Services - The Housing Resource Team operates is a unit of the Homeless and Prevention Services Division tasked with offering a full array of diversion, prevention/relocation and housing identification/navigation services to prevent homelessness for people seeking

shelter by helping them identify immediate alternate housing arrangements and, if necessary, connecting them with services and financial assistance to help them return to permanent housing. This year Wake County will provide a great focus on diversion strategies at both South Wilmington Street Center and on the Housing Resource Team.

- Rapid Rehousing Services - Wake county will provide funding for rapid re-housing services through partner community agencies.
- Emergency Shelter Services - Wake county will provide funding for emergency shelter services through partner community agencies.
- Permanent Supportive Housing for Persons Experiencing Homelessness - Wake county provides PSH vouchers and supportive services for vulnerable families. Services are offered by the Rental Assistance Housing Program, Cornerstone Community Outreach and McKinney teams. These teams provide intensive community-based services. This years goal is to reduce caseloads per FTE using a more flexible team-based approach that will support this initiative while providing a higher level of quality services and programs.

### **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 tenancy support/care coordination. The following initiatives provide more detail:

- Targeting High Needs Clients - The Raleigh-Wake Continuum of Care implemented and is continuing to refine a process to improve the delivery of housing and crisis response services and to assist people experiencing homelessness or at imminent risk of homelessness by refining the community's process for access, assessment, eligibility determination and referrals across the Continuum. This process, the Coordinated Entry System, institutes consistent and uniform access, assessment, prioritization, and referral processes to determine the most appropriate response to each person's immediate housing needs. Coordinated Entry is recognized nationally as a best practice which can improve efficiency within our system, provide clarity for people experiencing homelessness, and can help serve more people more quickly and efficiently with assistance targeted to address their housing needs. Coordinated Entry is helping to establish a protocol for prioritizing higher needs clients presenting for emergency shelter and transitional housing. This year South Wilmington Street Center will implement low barrier principles that target higher needs clients above other clients for shelter.
- Shelter and Supportive Services - The City of Raleigh and Wake county partnered to release a combined Request for Proposals to fund: emergency shelter, rapid re-housing, street outreach, and the Homeless Management Information System. This combined funding process simplifies the application for providers, streamlines the contracting and reimbursement process, and enables agencies to provide consistent services to consumers. Three agencies were awarded

funds by the County for a total of \$545,725, and four agencies (one in common with the County awards) were awarded funding by the City for a total of \$183,500. The result is more efficiency in working toward a seamless safety net for households who are homeless or at-risk of becoming homeless. This year Wake county will monitor contracted agencies and issue a new RFP in the fall.

- Emergency Shelter for Single Women - In Wake County, there is an insufficient number of emergency overnight shelter beds for unaccompanied women experiencing homelessness. Wake county currently contracts with Urban Ministries of Wake county and Healing Transitions of Wake county to provide emergency overnight and program beds for women. Using Homeless Management Information System (HMIS) data, in combination with the Point-In-Time count data, a gap analysis was performed to determine the additional need within the community. A meeting was held with community providers assisting women experiencing homelessness, in which needs for this facility and the population were further specified. Urban Ministries has partnered with Wake County to expand their overnight bed capacity and supportive services, and Wake County invested \$2.4 million dollars. This year Urban Ministries will move to a new location and is contracted to provide supportive services and 73 beds, adding 37 new beds for single females.
- Emergency Shelter for Single Men - South Wilmington Street Center for men will continue to operate 234 beds for emergency shelter and supportive services, 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. Furthermore, Dorcas Ministries also provides hotel vouchers as emergency shelter.

**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**

Persons Experiencing Chronic Homelessness / Behavior Health Diagnoses - The Permanent Housing and Supportive Services Division seeks to provide safe, clean, affordable housing and comprehensive services across Wake County. This includes housing options and wrap-around services that are critically needed for the level of care and support required by Wake County's most vulnerable citizens. Using the Housing First Model is cost effective, reducing the necessity for more expensive emergency interventions for those who are experiencing chronic homeless. Housing First recognizes that each

person is a unique individual and prioritizes housing people first, without preconditions understanding that once their basic needs met they are better equipped to work on other issues such as mental health treatment, substance use and/or job hunting. To address the subpopulations, Wake county uses various funding sources including: the Continuum of Care grant, Housing Opportunities for Persons with AIDS (HOPWA) grant, and County funds. Coordinated Entry efforts have prioritized citizens who have disabling conditions, are unsheltered or have longer lengths of homelessness.

Veteran Homelessness - To reduce veteran homelessness, the City of Raleigh, Wake County, and the Partnership to End and Prevent Homelessness joined the Mayor's Challenge effort to end veteran homelessness. Should veterans become homeless or be at risk of becoming homeless, our community will have the capacity to quickly connect them to the help they need to achieve housing stability. Toward this effort, Wake County has (1) established a preference for veterans at South Wilmington Street Center and use one of the dormitories to house all veterans; (2) adopted a services model that provides intensive case management services assigning staff at 1:20 ratio; moving away from the group/class instruction model currently used at South Wilmington Street Center. (3) established and funded a second Veteran Services Officer position assigned to provide leadership in the community-wide initiative as well as provide case management services in the SWSC Veterans dormitory; and (4) established 10 new Wake County funded Rental Assistance Vouchers to provide permanent supportive housing for veterans. This year Wake county will continue its efforts toward ending veteran homelessness.

Access to Affordable Housing for Person Experiencing Homelessness – This year Wake county is working to create and preserve affordable housing through housing construction and tenant based rental assistance. Both programs will enable greater access to housing for persons who are homeless or in rapid re-housing programs. This year, the Request for Proposals for tax-credit developments required units be set aside for clients with a supportive housing voucher through Wake county.

Supportive Housing – Wake County has recently issued a request for proposals for a permanent supportive housing project. The project will provide housing as a platform for improving health, decreasing public system utilization, increasing economic opportunities, and preserving a diverse community with a high quality of life. By expanding the number of affordable rental units with wrap-around services available to lower income households, the number of individuals and families experiencing homelessness or at imminent risk of homelessness will be reduced. Wake county is providing up to \$7 million dollars to support capital investment in the project and \$1 million to fund supportive service coordination efforts.

**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.**

Homeless Prevention - This year Wake county is fully implementing the Housing Resource Team tasked with offering a full array of diversion services to prevent homelessness by helping them identify immediate alternate housing arrangements and, if necessary, connecting them with services and financial assistance to help them return to permanent housing; prevention/relocation services providing short-and/or medium-term rental assistance as necessary to prevent the household from moving to an emergency shelter or a place not meant for human habitation; and housing identification/navigation services that quickly find and identify housing for citizens who are experiencing a housing crisis. Staff conduct continuous recruitment of landlords with units in the communities and neighborhoods where citizens want to live and negotiate with landlords to help citizens access housing. These services help ensure that fewer citizens become homeless and that citizens who need affordable housing are matched to the affordable housing available in Wake County.

Prevention rental assistance and case management is targeted for Wake County Residents who are at or below 50% of the Area Median Income (AMI), and are less than 30 days to literal homelessness. There is huge community need for these services; the program has received 194 referrals during the first two months of operation, and staff is not able to keep pace with demand. The program has received an outpouring of community support from faith communities and other organizations who are excited to partner with us to expand our services. These organizations have additional financial assistance resources, but they do not have the ability to provide case management services or housing navigation. This year Wake county is working to expand its prevention services to match demand.

Educational Opportunities and Partnerships - In addition, the Wake County works to prevent low-income individuals and families from becoming homeless in various other ways. Efforts include Wake County Housing Information Sessions; Wake County Ready to Rent Sessions to that provides education, guidance and resources to help families and individuals develop the skills necessary to break down leasing barriers and cultivate positive leasing habits, while linking them with landlords and other mainstream services; Partnerships with community agencies that provide case management, budget counseling; and employment training, and financial assistance to help households who are at risk of homelessness to avoid becoming homeless.

Institutions and Systems of Care - 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 persons who are being discharged from mental health care facilities, and many of the vouchers provided by Wake County's Rental Assistance Housing Program are for people with behavioral health disabilities.

Passage Home, one of the community non-profit agencies, works to find housing for ex-offenders. In addition, a member of the Housing Department staff is a liaison to the Reentry Council, a coalition of community stakeholders that works to reduce/eliminate barriers to successful reentry, in part, by providing supportive services to help overcome reentry challenges.

## **Discussion**

Wake county is expanding its efforts to assist people who are experiencing homelessness, at risk of homeless, and/or have special needs through the many programs described above. These include: the opening of Oak City Cares; the creation of a Homeless Services and Prevention Division and a Permanent Housing and Supportive Services Division; development of a Supportive Housing project, additional funding for homelessness prevention and street outreach, increased community partnerships, additional efforts and funding to assist Veterans, a strong rental assistance program, and the many other programs and projects described in the sections above.

**AP-70 HOPWA Goals - 91.420, 91.220 (I)(3)**

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	50
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
Total	105

## **AP-75 Barriers to affordable housing - 91.420, 91.220(j)**

### **Introduction**

Municipalities in Wake County have significant influence on the development of affordability through their land use codes. Requirements such as parking, setbacks, materials, vegetation coverage, and other site specific regulations have direct influence on the cost of building housing. In addition, zoning ordinances have become more restrictive of fair housing choice since 2015, placing jurisdictions at a potentially higher risk for discrimination against members of the protected classes. Zoning ordinances for municipalities within the Urban County continue to restrict housing choice for members of the protected classes. This jeopardizes Wake County's ability to affirmatively further fair housing. Because members of the protected classes are disproportionately affected by a lack of affordable housing, zoning that effectively restricts affordable housing development can be an impediment to fair housing choice.

State of North Carolina law does not allow for inclusionary zoning and efforts in the past to pass laws (or introduce bills) to allow it in specific jurisdictions were unsuccessful. Since North Carolina is a "Dillon Rule" state whereby cities only have the powers granted them by the state legislature, municipalities are limited their ability to innovate in creating additional affordable units beyond traditional methods already allowed in state law. Most of these involve financial investments by the County or municipalities.

The state Qualified Allocation Plan requirements make it difficult for jurisdictions to receive 9% low-income housing tax credit developments in proportion to the need demonstrated in large metro areas. The scoring system also discourages mixed income housing and significantly restricts the location of new developments. Additional requirements such as parking, per-unit per-project maximum costs and limit to materials and design make development of housing in urban areas difficult. In addition, the State has ruled that tax credits cannot be used to develop permanent supportive housing which is inconsistent with other QAP's nationwide.

Affordable housing is a low priority at the state level and elimination of state housing tax credit for the development of low-cost housing has reduced the funds available to address housing needs statewide. In addition, the State failed to pass a budget this year which included funding for the Workforce Housing Loan Program to gap finance the development of affordable housing through LIHTC.

Minimal increases in CDBG and HOME has not allowed jurisdictions to keep pace with the increased cost of living and inflation of building materials/land. Therefore it is difficult to continue to serve the needs of the County with limited federal support.

The Raleigh, NC metro area was just named number six on the top ten hottest demand markets for

rental investments. We are experiencing a significant loss of naturally occurring affordable housing (NOAH) to investors who are “flipping” properties and displacing residents who are low-income.

In addition, Federal funding for maintaining existing or building new public housing has been on a long-term downward trend (including the elimination of HOPE VI) and resources to address housing for the non-homeless hardest-to-serve (e.g., the working poor) is very limited.

Negative effects of public policies on affordable housing and residential development, as well as any other barriers to affordable housing will be described in the Analysis of Impediments to Fair Housing Choice document.

**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**

Strategies for changing, navigating around or working with the barriers described above were developed in 2017 in the formation of the Twenty-Year Affordable Housing Plan. A Steering Committee with diverse expertise guided the strategies and produced realistic solutions for Wake County.

Wake County only controls land in unincorporated areas. Thus we work with the municipalities to address barriers to affordable housing that may exist in their policies. We provide technical assistance to help them with affordability planning. Also, we plan to work with municipal staff and developers regarding dispositioning public land for the purpose of affordable housing.

An Affordable Housing Planner was hired to support housing needs related to planning activities in the County. The Planner will help the municipalities to focus on policy mechanisms, such as establishment of Affordable Housing Incentive Overlays and Expanded Capacity for Accessory Dwelling Units. It will also advocate to Municipalities regarding the following areas greater density via flexible dimensional standards and reduced parking requirements, reduced lot sizes, higher density and multifamily zoning, streamlined development review processes, and fee or entitlement waivers for affordable development.

Our programs will continue to provide gap financing for affordable developments. Where possible, we will use additional funding to leverage deeper affordability in affordable developments. We will continue to use the 4% tax credits because they are not subject to a competitive process as 9% tax credit applications are, resulting in greater likelihood that more units from 4% applications will be built. This includes supporting changes to the NC Housing Finance Agency’s process is needed for allocating federal LIHTC. We will continue to include a requirement that 10% of the units must be set-aside for tenants who receive rental assistance from Wake County. To support this affordable housing construction, we

plan to award a combination of grant and local funds.

A strategy regarding funding is to establish an acquisition loan fund, in partnership with philanthropic or mission-oriented investors, motivated lenders and municipalities, to acquire sites for affordable housing development, especially in strategic locations. An acquisition fund is a dedicated revolving pool of capital used to acquire sites for future affordable housing or mixed-income development.

Establishment of a Landlord Partnership Program is needed to increase private landlords' willingness to accept rental assistance vouchers. The County and the PHAs can work together to streamline the voucher administration system and increase support for landlords, including mitigating risk associated with tenants who may experience challenges remaining stably housed.

North Carolina state law prohibits inclusionary zoning (also known as inclusionary housing); thus, the strategies are incentives, land trusts, public/private partnerships, and other creative ideas to create and preserve affordable housing.

Over the next five year period, Wake County also plans to implement actions recommended in the Analysis of Impediments to Fair Housing.

## **Discussion**

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

This section references current programs and projects implemented by Wake County Housing, as well as 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, actions planned to address obstacles to meeting underserved needs include:

- Create additional housing at higher levels than in previous years
- Address access through the Request for Proposals process and a 10% set-aside for tenants receiving rental assistance through Wake County
- Work with landlords to increase participation voucher programs and access to units
- Work with municipalities to address land use and zoning barriers
- Allocate additional funding for affordable housing to meet the high cost of land in Communities of Opportunity, which offer better access to education, employment, transit, and quality of life

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

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.

In addition, plans for this year to foster and maintain affordable housing include but are not limited to: a warning system to monitor expiring or threatened affordable housing, funding dedicated to the preservation of affordable housing, increasing rental production through additional subsidies, launching an acquisition and preservation fund, and building more supportive housing units. These plans will be achieved through strong partnerships and leveraging of other funding sources.

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

Wake County Housing Affordability & Community Revitalization 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 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.

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**

Housing affordability has a strong impact on economic opportunity and upward mobility. If a household is paying more than 30% (a commonly used percentage in assessing affordability and that used by the Department of Housing and Urban Development) of its income on housing, it does not have the remaining resources to cover other life expenses. Thus by providing and preserving more affordable housing, Wake County can assist households in reducing household expenses on housing, enabling them to create more balance and opportunities for themselves.

Wake County provides referral to those who require services to maintain independent housing and sponsors the Ready to Rent program. 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 a favorable rental history. The program enables people to maintain decent, safe, and affordable housing, thereby increasing the chances they will be able to stabilize other areas of their lives such as employment and health.

Our CDBG public services program in job training provides homeless men with 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 out of poverty.

In addition, Wake County Human Services implements the following programs to assist low-income



populations with 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. 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 Employment** - This program assists people who are disabled with 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.

Finally, a regional Employment Services and Workforce Development Team develops business connections through community outreach, the Wake Area Business Advisory Council (BAC), various local chambers of commerce, and job development activities. These connections enable opportunities and insights into effective job search strategies.

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

This past year, the housing team formed its own department, the Wake County Department of Housing Affordability & Community Revitalization. The Department consists of three Divisions: Affordable Housing, Homeless and Prevention Services, and Permanent Housing and Support Services. We have added six new positions and are requesting six more this year, including a Deputy Director and a Human Resources Director, so that we may more fully respond to the needs in Wake County.

We remain closely connected with other Wake County departments such as Human Services, Community Services, and Environmental Services in order to serve clients and residents completely and holistically.

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

Wake County is in close coordination with the Housing Authority of the County of Wake (HACW), the Raleigh Housing Authority and the City of Raleigh Housing and Neighborhoods Department. In addition, the Town of Cary is growing its Housing Division, and we look forward to increased coordination.

A good example of a partnership is that between community agencies, 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, are provided by the Veterans Administration (VA), and are administered by the Housing Authority of the County of Wake. Veterans can present for housing and services at one of the seven Coordinated Entry locations or Oak City Cares, and after assessment, are prioritized for available VASH vouchers, if necessary.

In addition, the County benefits by providing social services as well as housing. Public and private housing providers, and over 35 social service agencies are members of the Continuum of Care (CoC) and as such, have opportunities to coordinate, work with, and learn from each other. Oak City Cares (a multi-services center) opened in April and offers even better coordination since many agencies will be operating in the same building, and will share data systems to provide effective referrals.

## **Discussion**

As described above, the Wake County Department of Housing Affordability and Community Revitalization plans to work closely with communities to provide housing, reduce lead-based paint hazards, and provide social services and employment opportunities for low-moderate income citizens. Our new department and many partnerships will allow us to make significant inroads in these areas in FY2020-2021.

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(l)(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(l)(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	0
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>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
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%

## **HOME Investment Partnership Program (HOME)**

### **Reference 24 CFR 91.220(l)(2)**

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

Wake County uses County funding to well exceed the minimum 25% matching contribution to housing that qualifies as affordable under the HOME program annually. We do this by funding portions of projects that are not HOME-assisted but meet the requirements of 24 CFR 92.219(b)(2) for the purposes of affordable housing development for low and extremely low-income people and supportive housing development.

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 is currently working with the CPD office and Technical Assistance to develop comprehensive guidelines for resale or recapture of HOME funds when used for Homebuyer activities. However, Wake does not intend to use HOME funding for homebuyer activities over the course of the year.

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 is currently working with the CPD office and Technical Assistance to develop comprehensive guidelines for resale or recapture of HOME funds when used for Homebuyer activities. However, Wake does not intend to use HOME funding for homebuyer activities over the course of the year.

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)
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 seven access sites throughout the County. Staff at the access sites assesses and directs the client to one or more agencies in Wake County, or emergency care as needed.

Through Coordinated Entry, persons experiencing homelessness are 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.

In April, the multi-service center, Oak City Cares opened, and serves as a hub for our centralized intake and coordinated assessment system.

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 sub-award the County-received ESG funds. The funds will be provided directly to clients for homelessness prevention by staff after referral, assessment and determination of eligibility and need.

City of Raleigh and State ESG funds are 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 is led by 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, which is the collaborative applicant for the Continuum of Care.

5. Describe performance standards for evaluating ESG.

Performance standards for evaluating ESG funds are:

The number of persons who were imminently at risk of homelessness, enrolled in prevention services, and remained stably housed for one year after the financial assistance ends.

Community Development Block Grant, HOME Investment Partnerships, and Emergency Solutions Grant program requirements are described above. Wake County funds will also be utilized to support Wake County Department of Housing Affordability & Community Revitalization programs.

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

# **Citizen Participation Process Responses**

The following pages display public responses regarding:

- 2020-25 Consolidated Plan
- 2020 Action Plan
- Analysis of Impediments to Fair Housing
- Citizen Participation Plan

The public response is displayed in the following summaries:

1. Public Hearing #1
2. Public Hearing #2
3. 30-Day Public Comment Period
4. Summary of Stakeholder Consultations

## **Consolidated Plan Public Hearing #1 Comments**

### **Board of Commissioners Meeting – December 2, 2019**

The below comments were received:

#### **Ms. Alice Lutz, CEO, Triangle Family Services**

- The 2020-2025 consolidated plan should include renters up to the 50 percent AMI level
- A coordinated intake line is needed to create one central place for information and assistance referrals
- There needs to be increased requirements for developers

#### **Ms. Mary Jane Seyda, CEO, CASA**

- She is in support of the high population group.
- 998 household incomes are below AMI.
- Land has been purchased for 60-80 homes.
- She shared comments from residents and how affordable housing will change their lives.

#### **Mr. Greg Warren, CEO, DHIC**

- DHIC has five staff that provide counseling services to residents.
- Housing stock is diminishing and funds are needed to purchase properties.
- There is a growing relationship with smaller municipalities.
- He asked the board to encourage all municipalities to support these efforts.
- Mr. Warren announced that he will be leaving DHIC in March 2020.

#### **Ms. Tenice Codell, on behalf of the Wake Forest Northeast Community Coalition**

- She had concerns about the AMI and who can afford to purchase homes.
- She said that this sheds light on what the County can do.
- She asked the board to reach out to the municipalities and ask them to join efforts on affordable housing.
- She thanked the housing department for their assistance.

#### **Mr. Tim Morgan, Evergreen Construction**

- The housing needs are still great.
- There are two new senior properties opening and 492 applications were sent out for the property in Raleigh and 252 applications for the one in Cary, both of these communities are 42 unit communities.
- There is a huge demand for housing assistance.
- There will be new family development in Garner called Pine Ridge, it will have 72 units and the county has committed just over \$1.2 million toward the \$11.6 million development cost which is 17 percent and a great example of leveraging resources.



- Without the county's support, they would have to seek private funding and increase rents by \$100 per month.
- He asked the board to reach out to local government.

## **Consolidated Plan Public Hearing #2 Comments**

### **Board of Commissioners Meeting – February 17, 2020**

No one came forward.

## **Draft 2020-2025 Consolidated Plan 30-Day Public Comment Period – March 1 - 30, 2020**

One comment was received by email to the Housing Department:

### **Comment #1 – Ms. Sonya Green - Summary**

- I was referred to Wake Prevent by Oak City Cares on January 15, 2020, and Wake Prevent lead to the apartment on March 4.
- I was evicted February 7, 2020, and am currently homeless. I'm a divorced mother and grandmother and currently I am now a full time undergraduate student. I have been staying in hotels and occasionally couch hopping, until my next pay check to afford the cost for me, my 18-year old disabled son, and five-year old granddaughter to stay in hotels until we've secured adequate housing.
- I've worked for local governments and NCDHHS and drove for UBER/LYFT ride share, but was still struggling to pay my rent in Raleigh. I work two jobs, WCPSS job as a substitute is on hold because school's are closed and the pandemic has delayed a promotion at Dunkin Donuts job
- When I met with the Wake County Prevent Case Manager I was not provided any written or verbal guidelines, expectations, and requirements for me or the Wake Prevent Program during the process to getting stable, affordable, and adequate housing for me and my family.
- I must share that after the initial referral by Oak City Cares I was comforted that the prevent team would be diligent in assisting me and my family to secure permanent housing and self-sufficiency, however, my perception and experience is completely the opposite
- I would like to know more about Citizen Action Plan and the public meetings and public hearing dates and location.
- I would like to share my experiences and input on how the program has or has not assisted me in this emotionally draining experience, and possible recommendations for consideration.
- I pray that the program does assist Wake County citizens who are attempting to better themselves to increase their income and gain self-sufficiency or who have experienced hardship and need a bit of assistance meeting their basic needs, such as housing. And, not increase their levels of feeling defeated but to encourage them and reinforce that this experience will pass with their diligence, perseverance, education, etc., and assistance from the Wake Prevent program.

## **Summary of Stakeholder Consultations – 2020-2025 Consolidated Plan**

Below is a summary of comments received by stakeholders at the consultation meetings:

### **Brookridge Tenants Meeting – Brookridge Apartments - 10/23/2019**

- Helped people move out of homelessness with case management and important programs such as HUD VASH, VOA in Durham, Ready to Rent, Cornerstone, South Wilmington Street, Hospital, Alliance and UNC act team
- Public Education programming is valuable - housing information sessions with good case managers assisting; Housing and Homelessness Fair for finding housing; program for people with diabetes
- Accessible units and services needed for people with physical disabilities and people just exiting the hospital. Peer support is needed for these individuals
- More Second Chance opportunities in housing is needed
- More housing/Rental assistance and housing with project-based subsidies
- Homelessness Prevention efforts are needed
- Prevention help LGBTQ Housing for gay and transgender children and people
- A boarding house for homeless people with pets
- Raise AMI because “affordable housing” is still too expensive
- South Wilmington Street Center needs a better referral service
- Location - Make sure housing is near transit and grocery stores. Don’t build housing in food deserts
- Homeownership program should exist such as a rent to own program

### **Capital Area Metropolitan Planning Organization – CAMPO Offices – 11/4/2019**

- Most municipalities land use policies aren’t setup for Affordable Housing. They may not understand the issue. Towns on the east, smaller towns may not understand how land use and planning for growth works
- Raleigh is more ready for affordable housing than the other
- The east municipalities are accepting the AH tenants. West County is just now thinking about AH. Also fear and misunderstanding plays into the issues
- Municipalities probably will support affordable housing if municipalities understand affordable housing
- TJCOG can be useful for education
- Developers are not building AH; the Market is not building AH
- Making AH Policy and Land Use easy for developers for developing AH
- People are moving to areas not well served by transit (Wendell, Zebulon)
- Working poor get pushed out of area or they cannot have upward mobility and therefore need cars

- TJCOG tools and LAPP funding are tools to be used in programs

### **Wake Directors Meeting – Wake County Justice Center – 10/10/2019**

- Homelessness and Special Needs have been helped through agency coordination such as 12 unit program bridge housing, Coordinated entry CoC, NC care360, Partnerships
- College student need – on street or hotels; Identifying student and student families struggle
- OCC – good model assessment and wrap-around services; Wake MED Path Program - Stabilized with community services; Enhanced primary care model, More visibility made for homeless
- Transportation housing, health are related issues; Live Well Wake: Connecting and availability of affordability; How to think bigger to resources to support our efforts
- Support services are important
- Eviction prevention - Especially chronically homeless; Monitoring before the crisis
- Uninsured - Get ppl stable support that they are entitled to
- Serve mental substance abuse disorder; Mental health side – we're lagging; Population health focus for supportive housing is necessary: mental health, health issues for incarcerated; healthy food, childhood trauma/witness trauma
- Flexible subsidy pools - Pool of investors Redhat PNC bank alliance: Money goes to subsidizing rent; 250k yearly to help families; CA community end homelessness for 8000
- Prison and jails vector - Restrictions on who can have housing

### **COC Partnership Member Meeting – Oak City Cares – 10/15/2019**

- Prevention is needed; COC has focus on homeless
- Couch hoppers and hotel residents are getting missed
- Services for someone who's working multiple part-time jobs to avoid homelessness
- Focus on Homeless Populations – Elderly; Single fathers; 18-24 year olds; Families with young children: (increase in CPS involvement); Recently released
- Landlord engagement; Low barrier housing (Housing Choice vouchers are not being accepted)
- Safe housing and safe neighborhoods; Rehab can help a lot for financial issues related to housing conditions
- Supportive Services needs of homeless persons: Childcare; Transportation; Free Medical/Dental services; Mental health services, esp. after 5 pm; Access to healthy food; More street outreach; Knowing how to navigate the system; Employment training/Education; Increasing access to certifications for working class, trade jobs; Budgeting/Financial; Additional case management

- Living Wage Jobs

### **Crosby Advocacy Group – Crosby Garfield Center – 11/19/19**

- Housing for seniors is needed because price increase, property taxes
- Education is needed to keep seniors in their homes
- New housing units is needed; wait time can be up to 3 years
- Messaging and outreach regarding access for people can be delivered through community partners, social security admin., and news media
- Assistance with formally incarcerated individuals and sex offenders
- Community Partner Education– more training for partners to help the needs
- Public knowledge of housing opportunities
- “Affordable housing” should be defined as 0-40% vs 60-80% (60-80 isn’t really affordable)
- Landlord engagement needed to rent to individuals in 0-40% AMI
- Consider relationship between housing and people’s wages to determine needs
- Education on wage strategies
- Homeless women needs
- Homeless families and kids
- Alignment of social services and housing;
- Need to fix the transit as well; timing to get places are too long

### **Homeless Working Group – Lennox Chase Apartments – 11/6/2019**

- Attention is needed for women and children regarding transitional housing, education for children, space, living in cars, being kicked out of housing, access to coordinated entry, transportation, and childcare
- Men and people convicted of crimes – Men and women convicted sex crimes are without housing
- landlords are needed to except people with criminal background
- Landlords hurdles – voucher barriers, Getting info to landlords, Open houses for landlords and incentives for landlords, voucher programs to landlords, Risk Mitigation Fund for landlords
- Rapid rehousing assistance and housing with project-based vouchers to relieve financial burdens and rent increase necessitate
- Support for people with physical burdens and disabilities
- Increase of housing based on income
- Support/Wrap-around Service Programs
- Housing needed within walking distance to grocery stores and retail services; no food deserts

- City of Raleigh and County need to buy up vacant property
- Homeownership – to avoid being evicted, wealth building, mortgage than rent
- Housing Rehab - threats in existing housing are mold and bugs
- Case management of the people who need a lot of help is needed onsite 40 hrs
- People who can succeed will likely succeed if there was affordable housing available.
- AH is likely the barrier to achieving stability
- Working poor are waiting forever to get into supportive housing
- People facing an eviction need money before eviction happens
- Clients who are aging out of housing

### **HOPWA Meeting Themes – Sunnybrook Building - 11/5/2019**

- More affordable housing is needed. Acquisition of old sites and Tiny Houses should be considered; it will help homeless single men with paranoia to have their own place
- Housing for people with criminal backgrounds; there's no place for sex offenders; no one will take them
- Senior housing - People are living longer with HIV so elderly are needed
- Housing for people with mental disabilities - Mental health population; Dorothea Dix closing hasn't helped
- Housing with transportation and more transit options are needed;
- Resources for Single homeless men; there's too many constraints
- Transgender population need as well especially youth. They may become HIV positive by activities
- More Supportive Services on-site is needed like Lennox Chase apartments
- Tenant/ Landlord relationship needs to improve
- Deposit help, utilities help, extra costs needed even after being approved for housing ?
- Break points in communication need to be improved

### **Housing Advisory Committee – Wake County Office Building – 10/17/2019**

- Serving the more vulnerable family is next to impossible to develop because of costs
- Find land and get control of the land
- Help rezoning non-residential land for affordable housing
- Program for finding land; Find land, give right price and send letters of interest to the owners
- Streamline affordable housing development process, customer service goes a long way; "Affordable Housing concierge"
- Community outreach before proposing projects; Get people on your side before proposing

- Do smaller projects to build a good base for development
- Density instead of pure numbers of units - show that it can be done nicely – fund good products
- Mixed Income - Do your research to make sure it will work; Get someone's opinion before

### **Human Services Networks Consultation – Swinburne Building, Human Services – 10/16/2019**

- Program for elderly assistance for moving
- Education about housing assets, knowing their options when developers offer money
- Partnerships between young and old to improve health outcomes
- Non-income based home repairs
- Provide seniors with a list of the contractors that we use for the Housing E&D program for elderly
- Link housing with access to transit services - identify sites along routes and at transit stops
- Support Boomerang generation – special needs. Adult children living with their parents
- Assist people in hotels - not meeting HUD definition of homelessness
- Housing for people with criminal backgrounds; Elderly; People with HIV
- Landlord Recruitment needed
- ArcGIS as tool for discovering and illustrating housing needs and indicators
- Homelessness Prevention - Utility payments
- Childcare before and after school (transition from home to school vice versa)
- Agency Coordination
- Intersection of plans – interconnectivity between service/ good hand off for clients between services
- Prevent youth from depending on services - stability into the future

### **ALPES – Latin Community Service Providers – Millbrook Human Services Center – October 8, 2019**

- Rental assistance available for people who are undocumented or families of mixed status
- Services or help available if a tenant faces eviction from a sale of property to a developer that will build market rate
- Senior housing is needed for residents to 'age in place'
- Increase communication between agencies
- Need better publicity of the housing programs
- Empower people with access to information
- The housing website should also be in Spanish

- There should be a liaison for housing who is bi-cultural and bi-lingual
- Provide a Spanish translation of housing documents
- Don't assume anything

### **Lennox Chase Supportive Housing – Lennox Chase Apartments – October 16, 2019**

- Mobility and walkability needed
- 2<sup>nd</sup> Chance program for housing is in dire need for those with criminal record
- Need to protect Naturally Occurring Affordable Housing and preservation
- Path to homeownership will be good for providing more space for new people in supportive housing
- Increase funding for homeowner counseling
- Need for more accessible units
- Need for more supportive housing like Lennox Chase
- Provide amenities desired: Free Wi-Fi, A recreational room, Access to healthy living, Gym/workout space
- Develop a pot of money for working poor as a safety net, similar to the County vouchers for ppl with disabilities
- Site/Project based subsidies
- Case management for homeless
- More options for unit types to start out of homelessness (tiny homes, small units, ADUs, etc)
- More capacity for services to move homeless past coordinated entry
- Mental health programs; Health insurance/medical assistance
- Zoning for affordability and private leverage funding
- More public education on affordable housing basics

### **Regional Planners Meeting - Jaycee Park Community Center - 11/15/2019**

- Prevent slum and blight in East County – Rehabs, lack of maintenance, etc.
- More affordable housing units in west
- Infrastructure and public investment is needed in the east Wake County area
- More ADUs is a benefit

### **NCHFA Meeting – NCHFA Offices – 10/23/2019**

- More affordable housing LIHTC applications will come urban counties
- NCHFA is seeing old Section 8 properties coming in for 4% rehab deals



- Transit proximity - Lost LIHTC points in one area can be made up by extra points for bus stop proximity

### **Men's Shelter - South Wilmington Street Center – October 30, 2019**

- Communication and education on how affordable housing and funding system works – public education/information
- “Why can’t the County build housing and put us in there? So many people die each year from being outside.”
- Need rapid -rehousing funds and assistance
- More programs for re-entry; Flexibility with landlords for ex-felons; Need housing and programs for felons
- Have a work program with the County – groundskeeping, etc., to help earn income and feel useful
- Talk with County and State officials about increasing minimum wage.
- Matching fund for housing. Subsidized funds to match what the guests can afford to pay
- Start up funds for housing (Security and utility deposits, first and last month rent)
- We need more affordable housing.
- Services needed: Substance use counseling; Affordable psychological help; Spiritual rehabilitation
- Have case managers there to help at Oak City Cares
- Have a terminus or stops at affordable apartment complexes so people can get to work
- Have buses and vans for people who are disabled. Have multiple drivers.
- Veterans need housing and services
- Combat bias and discrimination in housing

### **Triangle J Council of Governments – TJCOG Offices – November 8, 2019**

- Use TJCOG as a resource for assessing barriers and best practices to support affordability and livability topics.
- TJCOG can help municipalities when they don’t have capacity or know how
- TJCOG working on their role in the region; Education and regional economic consulting
- Communities may recognize growth is coming but don’t know how to address it
- We need to tackle a more complex system of inter-related issues

### **Veterans' Group / Mayor's Challenge - South Wilmington Street Center – 10/2/2019**

- More affordable housing for single males for veterans
- Need more flexible funding to assist Veterans; Help for Veterans about to be evicted from a private landlord, but may not have an eviction letter
- Transportation - Important for bus stop in walking distance
- Coordination - Relationship between SSVF and the VA has been helpful

- Case Management – Darius has been very helpful in getting people housed
- Shelter Management - Dorm for veterans at SWSC has been helpful for supporting each other

### **WakeUp Wake County Meeting – City of Raleigh Offices - 9/25/2019**

- More diverse types of units needed;
- Concern for overprioritizing family housing when that population is only 20% of population; Solo households and other housing type needs concern
- Housing bond for more affordable units
- Neighborhood revitalization and redevelopment will be helpful for community
- Homeless continuum and homeless or prevention services needed
- AH/Transportation, Connecting AH to parks, More support to non-profits
- Land banking is a possible solution
- Property tax assistance for low-income households
- County and City Rehab programs coordination