



WAKE COUNTY

2023-2024 ANNUAL ACTION PLAN

Prepared by:
**Department of Housing Affordability
& Community Revitalization**



[Wake.gov](https://wake.gov)



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Executive Summary

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

Introduction

Wake County Housing Affordability and Community Revitalization (Housing) Department's 2023-2024 Annual Action Plan will utilize County funds, community partnerships, and grants from the U.S. Department of Housing and Urban Development (HUD) to serve priority populations and complete identified objectives.

The grants included in this Annual Action Plan are 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). The priority populations were determined through our extensive Citizen Participation process, conducted as part of our 2020-2025 Consolidated Plan, and are as follows. There were not recommendations during this year's planning process to change the priority populations.

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

2. Summarize the objectives and outcomes identified in the Plan

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

Over the course of this fiscal year, 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.

To increase affordable housing development and preservation, we will track programs which financial assist low-to-moderate income households or developers with home construction, rehabilitation, and purchase activities. The development or preservation of multifamily housing will also be tracked toward the outcomes of the first goal.

To address policy, regulatory, and market barriers to housing affordability, we will educate and provide technical assistance to local municipalities and the broader community on ways to reduce barriers to affordability. This includes funding to support planning, administration, and fair housing activities. It may also include activities to assist special needs populations with other systemic barriers to economic opportunity such as employment training.

To sustain and leverage support for vulnerable populations and communities, we will offer or fund programs that prevent and assist those experiencing homelessness. We will also provide invest in community development opportunities and provide permanent supportive housing complimented by supportive services.

3. Evaluation of past performance

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

Our past performance is demonstrated by meeting or surpassing our goals. We set a goal to create or preserve 2,500 affordable homes in five years and were able to accomplish that goal two years early. We are ahead or on schedule to meet many of our outcomes identified in our 2020-2025 Consolidated Plan as demonstrated in our most recent Consolidated Annual Performance Evaluation Report (CAPER). We will continue striving to exceed our projected outcomes for affordable housing development, housing rehabilitation, public facilities and improvements, rental assistance, and individuals served through public services including job training and services for those experiencing homelessness.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Over the course of this planning process, we have conducted one public hearing and three consultation meetings to engage citizens, community organizations, the Continuum of Care, municipal planners, and the Wake County Board of Commissioners. At these meetings, staff presented information identifying the priority populations, estimated funding allocations, and plan goals. Comments were received via email or verbally. The feedback received supports the prioritization of affordable housing development and preservation, as well as the continued support for highly vulnerable or historically disenfranchised populations. The draft plan was posted for a public comment period of 30-days for additional feedback.

5. Summary of public comments

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

The following is a summary of public comments topics:

- Availability of federal funding and non-county resources
- Homeless encampments and services
- Communication of housing resources and opportunities
- Concerns regarding private development, displacement, and gentrification
- Funding for families utilizing hotels for permanent housing or emergency shelter
- Increased housing cost
- Funding for those in need who are above 80% of the Area Median Income

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

All comments were accepted.

7. Summary

The 2023-2024 Action Plan is the culmination of community meetings, public participation, consultations, and the evaluation of successful past programs. As discussed in the paragraphs above, the goals and objectives are based upon eligible activities which respond to the most critical needs of the community.

R-05 Lead & Responsible Agencies - 91.200(b)

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

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

Alicia Arnold
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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

Consultations were held with the Wake County Board of Commissioners, the NC-507 Continuum of Care, municipalities within the county, and the Affordable Housing Advisory Work Group. The consultations are identified in the checklist below and reveal the data and needs of different populations. Housing staff coordinates efforts and aligns resources with the City of Raleigh, the Town of Cary, entitlement municipalities, the two housing authorities, and the Continuum of Care agencies. Each partnership is focused on aligning resources effectively to meet the complex need of citizens within the county.

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

Housing partners with the Housing Authority of the County of Wake (HACW), the Veterans Administration, and SSVF providers to effectively end veteran homelessness. Housing works with the Public Health Division of the Health & Human Services Department to coordinate housing and medical care for those with HIV or AIDS. In addition, Housing refers clients to Alliance Health, which manages care of mental health, intellectual and developmental disabilities, and substance use disorders for Wake County. Housing administers rental assistance and supportive services and leverages community healthcare, employment training, food assistance, etc. for successful client outcomes

In 2020, Wake County received special allocations of funds under the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), to be used to prevent, prepare for, and respond to this historic public health crisis. Housing staff continues administering these through the House Wake! Strategic Plan which focuses on addressing the various needs of households who are experiencing or at-risk of experiencing homelessness and are impacted by COVID-19.

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 Continuum of Care (CoC) lead applicant holds membership meetings attended by representatives from the County, City of Raleigh, Town of Cary, the two housing authorities, Public Schools, and over 30 agencies. Housing staff are on the Board of the CoC lead applicant, as well as the CoC Governance Board. Both the City and the County have provided operational funding to support and ensure the coordination of services to address the needs of those experiencing homelessness. The CoC lead applicant implemented and manages the coordinated entry process for delivery of housing and crisis response services for people experiencing homelessness or at imminent risk of homelessness. The County has access to the HMIS database where it reviews outcomes and recommends innovative

approaches or best practices toward the shared goal of ending homelessness. County programs and funded agencies are required to adhere to CoC policies.

To reduce veteran homelessness, the County, the City of Raleigh, and the CoC joined the Mayors Challenge to End Veteran Homelessness. The task force aligns with a national movement to ensure there are no veterans sleeping on our streets, every veteran has access to permanent housing, and our community has the capacity to connect veterans, should they experience homelessness. Toward this effort, Wake County has established a veteran preference at the South Wilmington Street Center (SWSC) and uses one dormitory specifically for veterans; adopted an intensive care service model supporting each veterans' individual needs; established a Veteran Services Officer to provide leadership for community-wide initiatives; and funded ten rental assistance vouchers for veteran specific permanent supportive housing.

Housing participates in local implementation of HMIS and Coordinated Entry. This past year the CoC transitioned to a new HMIS platform through Bitfocus. Housing staff partner with the CoC lead applicant, who also acts as the HMIS lead, to implement improved functionality through the new platform.

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

Wake County and City of Raleigh housing staff convened a special meeting to consult Continuum of Care (CoC) agencies regarding the 2023-2024 Annual Action Plan including Emergency Solutions Grant (ESG) funds. The group was consulted on the continued usage of Wake County ESG funds for the Wake Prevent! prevention program which targets citizens who are at imminent risk of homelessness.

The City of Raleigh allocates its ESG funds through a partnership 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. Agencies of the COC can also apply directly for ESG funds allocated to the State of North Carolina.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Continuum of Care
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Continuum of Care was consulted on February 1, 2023. Specific topics discussed were better communication of housing resources and opportunities; concerns regarding private development, displacement, and gentrification; funding for families utilizing hotels for permanent housing or emergency shelter; increased housing cost; and funding for those in need who are above 80% of the Area Median Income
2	Agency/Group/Organization	Wake County
	Agency/Group/Organization Type	Other government - Local Planning organization

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The municipal Planning Directors were consulted on January 20, 2023. A presentation summarizing the Action Plan purpose and process were discussed. Anticipated outcomes include increased knowledge of funding and programs available, as well as support for affordable housing and homeless services.
3	Agency/Group/Organization	Wake County
	Agency/Group/Organization Type	Other government – Advisory Group
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Wake County Affordable Housing Advisory Work Group was consulted on January 17, 2023. A presentation summarizing the Action Plan purpose and process were discussed. Anticipated outcomes include increased knowledge of funding and programs available, as well as support for affordable housing and homeless services.

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

N/A

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 2020 - 2025 Consolidated Plan	Wake County Government and Housing Affordability and Community Revitalization Department	The Strategic Plan is the 4th year plan of the 2020-2025 Consolidated Plan. The strategic plan goals are consistent with the Consolidated Plan goals which address increasing and preserving affordable housing, addressing policy barriers to housing affordability, and supporting vulnerable populations and communities.
Wake County Affordable Housing Plan	Wake County Government and Affordable Housing Plan Steering Committee	The goals of the Strategic Plan are consistent with the goals of the Wake County Affordable Housing Plan. These goals include developing and preserving affordable housing, assisting individuals and families 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.
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Table 3 – Other local / regional / federal planning efforts

Narrative

The 2023-2024 plan will follow input received from consultations from all organizations participating in the consultation process, as well as input provided during the robust 2020-2025 Consolidated Plan consultation process.

AP-12 Participation - 91.401, 91.105, 91.200(c)

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

Citizen Participation included:

- Public Notices – Three newspaper notifications were published with details on the Public Hearing 15-days prior to the hearing
- Online Public Comments – Citizens had the opportunity to submit comments through the Wake County webpage or via email
- Public Hearing – Agencies and citizens could provide feedback in-person during the Public Hearing or virtually through the County webpage
- Three Consultation Meetings – Community groups were consulted for focused input on homelessness and other barriers to affordable housing

The process included notices placed to comply with Opportunities to Participate and Publication of Notices. One Public Hearing and three consultation meetings were held to receive feedback and concerns from citizens, agencies, the Continuum of Care, municipalities, and the Wake County Board of Commissioners.

Public comments affirmed the plan priorities and goals which emphasize the importance of affordable housing units, serving those in need, and focusing on reducing barriers to housing affordability. A draft of the Action Plan was available for a period of 30-days for review at the following locations:

- Department of Housing Affordability & Community Revitalization, Wake County Office Building, 336 Fayetteville Street, Suite 440, Raleigh, NC 27602
- County Regional Centers, Municipal Town Halls, Homeless Service Centers, and other county buildings
- Wake County Housing Department webpage - <https://www.wake.gov/departments-government/housing-affordability-community-revitalization>
- Mailed to citizens upon request
- Speech or hearing-impaired persons were encouraged to contact 1-800-735-2962 (TT) or 1-800-735-8262 (voice).

The comments from the meetings are summarized in the attachments of the final document. All comments were accepted.

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)
1	Public Hearing	Non-targeted/ broad community	No comments were received during Public Hearing at the Wake County Board of Commissioners	N/A	N/A	https://wake.legistar.com/Calendar.aspx#
2	Consultation Meeting	Non-targeted/ broad community	One attendee commented during Continuum of Care meeting. Approximately 57 members attended.	Housing resources; development and displacement; broader funding; increased housing cost	All comments were accepted	
3	Consultation Meeting	Planning Directors	No comments. Approximately 27 members attended.	No comments	N/A	
4	Consultation Meeting	Affordable Housing Advisory Work Group	No comments. Approximately 23 members attended.	No comments	N/A	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

There will be a total of \$2,497,946 available in CDBG funds and \$1,352,785 in HOME funds which includes program income for both grants. There will be \$1,666,389 available in HOPWA funds, which includes program income and \$185,602 in ESG Funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of Con Plan	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,167,946	330,000	0	2,497,946	2,715,578	Admin and Planning, Homeownership Assistance, Public Facilities, Public Services, Housing Rehabilitation, Land Acquisition, and Infrastructure.
HOME	public - federal	Acquisition Multifamily rental new construction Multifamily rental rehab	1,082,785	270,000	0	1,352,785	1,592,149	HOME funds will be used for multifamily rental new construction and/or rehabilitation.

		TBRA						
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement STRMU Supportive services TBRA	1,657,389	9,000	0	1,666,389	1,292,825	HOPWA funds will be used for TBRA, STRMU, permanent housing, and Supportive Services.
ESG	public - federal	Financial Assistance Overnight shelter Rapid re-housing (rental assistance)	185,602	0	0	185,602	182,420	ESG funds will be used for Prevention of Homelessness
Other	Public - Federal	TBRA	2,096,742					CoC funds will be used for rental assistance and supportive services
Other	public - local	Administration Homeless Services Housing Development	25,262,878	300,000	0	0	25,562,878	County funds are used to match or fill gaps in funding

Table 2 - 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 use of local property taxes. Federal funds are used alongside County dollars to support housing development, supportive services, emergency shelter, prevention, homeownership, land acquisition, and rental assistance.

Wake County also partners with affordable housing developers who leverage Low Income Housing Tax Credits, as well as other grant or loan sources from the North Carolina Housing Finance Agency and other local governments in Wake County. Additionally, private financing is leveraged through banks where applicable. This past year Wake launched the Affordable Housing Preservation Fund which leverages County funds with private financing to create a \$61.6 million fund to preserve legally binding and naturally occurring affordable housing. HOME match requirements are met through loans made to developers.

The Wake Prevent! program combines funding from the County, Emergency Solution Grant, and CDBG Public Services to prevent low-income residents from experiencing homelessness. County funds from this program meet the ESG match requirements.

The Community Investment Partnership Program (CIPP) leverages investments from local governments and private entities in the form of grants and loans.

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

In 2019, Wake County 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. Since the policy was established, Wake County has generated two multifamily developments which will provide more than 200 units of affordable housing when completed.

In addition, Wake County partners with Wake County Public School System on a process for dispositioning surplus school district land for affordable housing. The County encourages municipalities to analyze publicly owned land for affordable housing. In FY 2024 Wake County will disposition two county-owned homes to serve low-income households.

Discussion

Entitlement grants offer numerous ways of helping low- and moderate-income citizens of Wake County. Combined and leveraged with other resources, Wake County offers a variety of programs which generate housing affordability and create wealth building opportunities for those across the county.

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	Countywide Target	Affordable Housing	CDBG: \$1,651,910 HOME: \$1,352,785	Rental units constructed: 6 Household Housing Unit Rental units rehabilitated: 5 Household Housing Unit Homeowner Housing Added: 5 Household Housing Unit Homeowner Housing Rehabilitated: 37 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	Countywide Target	Addressing barriers to housing affordability	CDBG: \$737,352	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 10 Households Assisted

3	Support for vulnerable populations and communities	2020	2025	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Countywide Target	Support vulnerable populations and communities	CDBG: \$367,500 HOPWA: \$1,666,389 ESG: \$185,602	Public service activities for Low/Moderate Income Housing Benefit: 10 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 55 Households Assisted Homeless Person Overnight Shelter: 2000 Persons Assisted Homelessness Prevention: 150 Persons Assisted
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Table 3 – 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"> • Construction, acquisition and/or rehabilitation of homeowner units • Construction, acquisition and/or rehabilitation of rental units • Homeownership assistance

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

AP-35 Projects - 91.420, 91.220(d)

Introduction

The following projects form the basis for our work for the fiscal year 2023-2024. 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 Community Investment Partnership
6	HOME Administration
7	HOME Affordable Housing Development
8	2022-2025 Wake County HOPWA TBRA Program NCH20F002 (WCHW)
9	2022-2025 Wake County HOPWA STRMU Program NCH20F002 (TFS)
10	ESG Homelessness Prevention

Table 4 – Project Information

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

Allocation priorities reflect the consultation process and the 2020-2025 Consolidated Plan which was determined through a comprehensive citizen participation process involving more than 25 meetings and consultations.

In addition, staff regularly examine relevant data and trends. Community data supports shows growth continues to outpace the speed of development creating an expensive market. The cost of living has increased faster than wages. Due to the attractive real-estate market, acquisition and redevelopment of previously affordable housing has led to displacement. Landlords willing to accept subsidized rental assistance have declined and many have increased their rent beyond what is affordable to low- and moderate-income households. There is a shortage of public, private, and philanthropic resources to build or rehabilitate affordable housing to meet the need of the community, especially considering interest rate and construction cost increases.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG Administration
	Target Area	Countywide Target
	Goals Supported	Reduce barriers to housing affordability
	Needs Addressed	Addressing barriers to housing affordability
	Funding	CDBG: \$433,589
	Description	No more than 20% of entitlement funds and 20% of annual program income will be used to administer the CDBG activities.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number: 2,040 persons and 69 Households. Proposed activities will benefit low-moderate income families.
	Location Description	Countywide
	Planned Activities	Administration and Planning
2	Project Name	CDBG Rehabilitation
	Target Area	Countywide Target
	Goals Supported	Increase and preserve affordable housing

	Needs Addressed	Affordable Housing
	Funding	CDBG: \$1,009,357
	Description	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.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number: 37 households. Proposed activities will benefit low-moderate income families.
	Location Description	Countywide
	Planned Activities	Elderly & Disabled, Emergency and Multifamily Rehabilitation
3	Project Name	CDBG Housing Activities
	Target Area	Countywide Target
	Goals Supported	Increase and preserve affordable housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$550,000
	Description	Funds will be used for the purpose of creating affordable housing through various CDBG eligible activities such as

		acquisition, site improvements, and homeownership assistance.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number: 21 households. Proposed activities will benefit low-moderate income families.
	Location Description	Countywide
	Planned Activities	Homeownership Assistance, Acquisition and Site Improvements
4	Project Name	CDBG Public Services
	Target Area	Countywide Target
	Goals Supported	Reduce barriers to housing affordability Support for vulnerable populations and communities
	Needs Addressed	Addressing barriers to housing affordability Support vulnerable populations and communities
	Funding	CDBG: \$315,000
	Description	Public Services funds will be used for job training, short-term rental assistance, street outreach to the homeless, as well as services for individuals experiencing homelessness offered at the South Wilmington Street Center.

	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number: 1,280 persons and 6 Households. Proposed activities will benefit low-moderate income families
	Location Description	Countywide
	Planned Activities	Job training, homeless prevention through rental assistance, street outreach, and shelter operations
5	Project Name	CDBG Community Investment Partnership
	Target Area	Countywide Target
	Goals Supported	Support for vulnerable populations and communities
	Needs Addressed	Support vulnerable populations and communities
	Funding	CDBG: \$190,000
	Description	Community Revitalization, Housing and Public Facility activities will focus on revitalization of specific neighborhoods in the Wake County entitlement.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	4 very low-income households
	Location Description	Countywide

	Planned Activities	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.
6	Project Name	HOME Administration
	Target Area	Countywide Target
	Goals Supported	Increase and preserve affordable housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$108,278
	Description	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.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number: 45 Households. Proposed activities will benefit low-moderate income families.
	Location Description	N/A
	Planned Activities	Administration of activities to span newly construct or rehabilitate affordable housing.
7	Project Name	HOME Affordable Housing Development

	Target Area	Countywide Target
	Goals Supported	Increase and preserve affordable housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$1,082,089
	Description	Development through new construction or rehabilitation of affordable housing.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number: 45 Households. Proposed activities will benefit low-moderate income families.
	Location Description	Countywide
	Planned Activities	New construction, acquisition, or rehabilitation of affordable housing.
8	Project Name	2022-2025 Wake County HOPWA TBRA Program NCH20F002 (WCHW)
	Target Area	Countywide Target
	Goals Supported	Support for vulnerable populations and communities
	Needs Addressed	Support vulnerable populations and communities
	Funding	HOPWA: \$1,201,691
	Description	Administration, Tenant Based Rental Assistance, and

		Supportive Services for individuals with HIV/AIDS.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number: 55 Households. Proposed activities will benefit low-moderate income families.
	Location Description	Wake, Johnston, and Franklin Counties
	Planned Activities	Administration, permanent housing placement, TBRA vouchers, supportive services, housing information, and resource identification.
9	Project Name	2022-2025 Wake County HOPWA STRMU Program NCH20F002 (TFS)
	Target Area	Countywide Target
	Goals Supported	Support for vulnerable populations and communities
	Needs Addressed	Support vulnerable populations and communities
	Funding	HOPWA: \$464,698
	Description	Short-term rent, utility and mortgage assistance to prevent homelessness for households containing an individual living with HIV/AIDS
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number: 60 persons. Proposed activities will benefit low-moderate income families.

	Location Description	Wake, Johnston, and Franklin Counties
	Planned Activities	STRMU including supportive services
10	Project Name	ESG Homelessness Prevention
	Target Area	Countywide Target
	Goals Supported	Support for vulnerable populations and communities
	Needs Addressed	Support vulnerable populations and communities
	Funding	ESG: \$185,602
	Description	Services for Persons who are at-risk of homelessness
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number: 100 persons. Proposed activities will benefit low-moderate income families.
	Location Description	Countywide
	Planned Activities	Homelessness Prevention, Rapid Rehousing, Emergency Shelter & Street Outreach

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

Grant funds support the entire Wake County entitlement jurisdiction. CDBG funded homeownership rehabilitation, community development, and homeownership assistance will be used outside of Raleigh and Cary who have CDBG entitlement funds. CDBG multi-family rental rehabilitation, housing activities, and public services may be used countywide if the funding supports residents in the entitlement area. HOME funds used for the development of affordable housing countywide. Affordable housing development is prioritized in areas of economic opportunity to avoid concentration of poverty. 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
Countywide Target	100

Table 5 - 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 that may be historically disenfranchised through revitalization efforts that aim to minimize the displacement of residents.

Programs accessible directly by clients, such as the rehabilitation program, will be allocated throughout Wake County on a first-come, first-served 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 the 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 uses the mapped areas of economic opportunity from the Analysis of Impediments to Fair Housing Choice (AI) to prioritize the deployment of County resources.

The preservation warning system identifies affordable properties that may be lost to the market. Staff identify opportunities to preserve existing housing and prevent displacements where possible. Funding for preservation may be provided through the Wake Affordable Housing Preservation Fund which leverages County, municipal, and private dollars.

Affordable Housing

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

Introduction

The FY 2023-2024 Plan continues to focus on affordable housing construction, preservation, 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	2,040
Non-Homeless	1,115
Special-Needs	142
Total	3,297

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	205
The Production of New Units	56
Rehab of Existing Units	37
Acquisition of Existing Units	10
Total	308

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

Our comprehensive approach to the provision of affordable housing allows the Housing Department to address many different needs throughout the housing continuum. Community partnerships are leveraged to ensure all geographies and populations are served. In addition, County tax revenue fills gaps where grant resources do not meet the needs.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

The Housing Authority of the County of Wake (HACW) continues to look for opportunities to improve our public housing stock, guide residents to achieve self-sufficiency, and prepare for homeownership responsibilities.

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

HACW began a Strategic Planning process with the guidance of a strategic planning consulting group. As part of this process, they will do a physical needs assessment of all properties and provide guidance for redevelopment and adding additional affordable units. They continue seeking opportunities to increase vouchers through Special Use Vouchers and VASH Vouchers offered through HUD. The new development in Garner known as Mitchell Park Apartments was completed.

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

HACW employs a full-time Family Self-Sufficiency Coordinator to promote participation in the Family Self-Sufficiency program. This program works with residents to set goals toward attaining self-sufficiency and assists with linking the resources necessary to assist the families in attaining their goals. HACW has created new partnerships to assist families with various challenges they may face. We have partnered with the North Eastern Community Coalition to host events that bring unity, diversity, and hope to families in the community. Heritage Elementary has set up a satellite office in the Wake Forest community so that they may provide convenient services to the families of Heritage Elementary. In conjunction with this partnership, we have Fundamental Reading, a 501©3, which provides tutoring for reading skills and proficiency while instilling confidence in the students. We provide referrals to several agencies that provide homeownership counseling, guidance, and opportunities to prepare families for purchasing a home.

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

N/A

Discussion

HACW continues to update the Public Housing units to the best of our ability and funding limitations. We have implemented new interior design schemes to achieve a more appealing living environment. Once the strategic planning and redevelopment process is initiated, we will be able to take more major steps to provide an impact on affordable housing in Wake County. 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 2023-2024, activities for Homeless persons and people with special needs continue to mirror the projects described in the 2020-2025 Consolidated Plan.

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

The County continues to make substantial progress in its effort to end homelessness by implementing best practices and providing leadership to improve the services received by those experiencing homelessness, particularly those who are unsheltered.

The Housing Department homeless service staff now occupy space within the same building as Oak City Cares, a non-profit agency focused on serving those experiencing homeless by providing multiple community services. This building, renovated and owned by the County, is an innovative facility where residents experiencing homelessness can easily access services that will help secure housing, find employment, obtain substance use treatment, and improve their health. Services are provided through partnerships with more than 20 community providers. Oak City offers laundry, showers, computers, and phones to help assist with daily tasks needed to attain a stable housing situation. The colocation of County and non-profit services reduces barriers.

The NC-507 Continuum of Care continues to improve the delivery of housing and crisis response services through the Coordinated Entry System known locally as the Access Hub. This “Front Door” call center ensures consistent and uniform access, assessment, prioritization, and referral processes to determine the most appropriate response to each person’s immediate housing needs. The County continues to provide the NC-507 lead agency with funding and technical assistance to adopt best practices and policies.

In July 2022, NC-507 migrated to a new HMIS platform hosted by Bitfocus. The new platform will improve customer service and outcome tracking functionality. The Research, Data, and Systems Division of the Housing Department assisted with the migration including orienting users to the new system and providing user guides. This year we will continue to codify policies, practices and procedures to implement new functionality within the system.

Wake County will continue to fund street outreach services and provide technical assistance to contracted partners and assist them in providing more intensive services focus on encampments occupied by persons experiencing homelessness. Outreach specialists provide street-based assessment, case management, referral services, and emergency survival supplies. Street outreach services work collaboratively with representatives from other agencies to further engage with people who are living in places not meant for human habitation.

Addressing the emergency shelter and transitional housing needs of homeless persons

The County continues to operate the South Wilmington Street Center (SWSC), a men's emergency shelter. SWSC is experiencing a sustained demand for individualized services and critical time interventions, thus it has refocused efforts away from classroom instruction in favor of more enhanced individualized services in a low-barrier environment to shorten the length of homeless episodes. Wake County also provides funding for emergency shelter for single women in partnership with Urban Ministries, and for families through Salvation Army.

In addition, to SWSC, Urban Ministries, and Salvation Army there are six other agencies that provide shelter, four agencies that provide transitional housing and seven agencies that offer rapid re-housing assistance. Furthermore, Dorcas Ministries also provides hotel vouchers as transitional housing.

Wake County's new "Bridge to Home" program is providing additional funding, through the American Rescue Plan, for agencies to improve low barrier practices and further enhance services provided to persons experiencing homelessness. Participating agencies are held to consistent, best-practice standards which are evidence-based. The goal is to create a more wholistic nonprofit environment versus gravitating toward limited expertise models or programs siloed by specific funding sources. Through Bridge to Home Wake County has committed additional resources to most homeless service organizations across the county. For example, SWSC enhanced diversion, emergency rental assistance and health care funds. Financial assistance is available to assist with rapid exits along with diversion funds to prevent previous clients from lapsing back into homelessness.

In Wake County, there are a limited number of emergency shelter beds for families. Wake County is working to identify non-congregate family shelter to add additional capacity in the community and have engaged a consultant who is performing an unsheltered facility needs study for persons experiencing homelessness in our community.

The City of Raleigh and Wake County continues to partner on funding opportunities for emergency shelter, rapid re-housing, street outreach, and the Homeless Management Information System. This process aligns the two major funders to ensure agencies provide consistent services to consumers.

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

Wake County continues to operate the Landlord Engagement Unit (LEU) which cultivates positive relationships with existing landlords to expand the availability of rental units for persons at-risk or exiting out of the homeless. This team provides lease signing and renewal bonuses, as well as risk mitigation funds to landlords to continue to rent to program participants referred by homeless service agencies. Homeless service agencies gain additional capacity to work directly with clients by avoiding the

timely search for landlords and units that match a client's needs and barriers. The LEU makes this process simple through the utilization of a custom technology application that filters, sorts, and stores a database of properties by location, size, landlord "non-negotiables", etc. To date, the LEU has placed 79 households into Permanent Housing and added 402 units of affordable housing to the program.

The Housing Department continues to also provide housing options and wrap-around services to assist the most vulnerable citizens achieve stability through permanent supportive housing. The Access Hub prioritizes citizens who have disabling conditions, are unsheltered or have longer lengths of homelessness and refer these households for permanent supportive housing opportunities. Housing administers case management services, as well as tenant-based and project-based vouchers for supportive housing. In addition, the Cornerstone facility renovation is expected to be complete in the Fall of 2023. This facility will offer twenty bridge housing units and community-based services for those who are chronically homeless and in need of supportive housing.

This year our Housing Department expanded by assuming Veteran Services from another County department. The Veteran's Services Division will align all veteran benefits and staff to enhance our efforts to end veteran homelessness. To reduce veteran homelessness, the City of Raleigh, Wake County, and the CoC continues to participate in the Mayor's Challenge to end veteran homelessness.

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.

The Housing Resource Team provides prevention services through short- and/or medium-term rental assistance as necessary to prevent households from moving to an emergency shelter or a place not meant for human habitation. The team has expanded to include serving persons living with HIV/AIDS through the HOPWA grant. A new team comprised of three staff administer Short-Term Rent, Mortgage and Utility Assistance. Prevention rental assistance and case management is targeted for residents who are at or below 50% AMI and are less than 30 days to literal homelessness. The County re-focused its prevention services on relocation for households not able to maintain their current housing, especially in view on the pandemic crisis. ESG-CV funds will continue to assist tenants in maintaining or finding housing.

County staff also work with clients to identify immediate alternate housing arrangements and connecting clients with services and financial assistance to help them return to permanent housing. Housing identification or navigation services are also offered.

Alliance Health assures services are provided to persons who are being discharged from mental health care facilities, and many of the rental assistance vouchers provided by Wake County are for people with behavioral health disabilities. The Capital Area Workforce Development Department and Passage Home, a community non-profit, focus efforts supporting those who have been justice involved. Capital Area

Workforce Development is the designated lead for the Reentry Council, a coalition of community stakeholders that works to reduce/eliminate barriers to successful reentry.

In addition, the County continues to fund the development of affordable and permanent supportive housing. County funded developments are required to set-aside units for vulnerable clients and encouraged to have second chance or low-barrier tenant selection processes.

Discussion

Wake County is maintaining and expanding its efforts to assist people who are experiencing homelessness, at risk of homeless, and/or have special needs. The continued support for Oak City Cares and the South Wilmington Campus, the re-development of Cornerstone facility, creation of a Veteran Services Division, development of a supportive housing project, an unsheltered facility study, and the Bridge to Home program demonstrate the Wake County's commitment to ending homelessness.

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	65
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	115

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

Introduction

Municipalities in Wake County have significant influence on development through zoning and land use. 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 since 2015, affecting fair housing choice and potentially increasing risk for discrimination against members of the protected classes. Restrictive zoning and land use jeopardizes affordability and the ability to affirmatively further fair housing.

State of North Carolina law heavily favors property owner rights and does not allow for inclusionary zoning. Since North Carolina is a “Dillon Rule” state whereby cities only have the powers granted them by the state legislature, municipalities are limited in their ability to innovate in creating additional affordable units. The most common strategy is direct financial investments by counties or municipalities.

The state Qualified Allocation Plan (QAP) 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. In addition, recent changes to the QAP prioritize very deep affordability, which is commendable for trying to address the needs of very low-income households; however, this puts added pressure on local resources. Finally, 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 politically charged at the state level and elimination of state housing tax credit has reduced the funds available to address housing development needs statewide. In addition, projects in metropolitan counties are not eligible for the Workforce Housing Loan Program from NCHFA. At the Federal level, minimal increases in CDBG and HOME have not kept pace with the increased cost of living and development. Therefore, it is difficult to continue to serve the needs of the County with limited federal support for development initiatives.

Continued labor shortages and increased materials and construction costs add additional expense to affordable housing projects. Interest rate increases to fight inflation have significantly increased the cost of borrowing, reducing the amount of bank debt that can be leveraged to support affordable development and increasing the need for additional resources.

The Raleigh, NC metro area continues to be a top market for quality of living and 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. Between 2010 and 2020, Wake County lost 44,540 units with rents less than \$1,000 a month.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential

investment

The 20-Year Affordable Housing Plan recommends action to ameliorate barriers to affordability. Wake County must partner with local jurisdictions who control land use to address barriers to affordable housing. Staff provide technical assistance to help municipalities incorporate affordability into their policies and growth plans. Strategies and tools, such as the County's policy and legal research for dispositioning public land for the purpose of affordable housing, are shared to ease the administrative burden on the municipalities. Staff also track municipal progress through a crosswalk town affordable housing plans and associated actions.

The County Housing Director and elected officials advocate to Municipalities regarding greater density, improved land use policy, and housing services. Staff continue to advocate for 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, as well as the creation of affordable housing plans and programs.

Our programs continue to provide gap financing for affordable developments countywide. We prioritize deeper affordability and continue to use the 4% tax credits to increase unit production. 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.

In October 2022, Wake County launched the Wake Affordable Housing Preservation Fund in partnership with Self-Help Ventures Fund who administers the loan pool. The fund leverages public and private investment for loans to acquire legally binding or naturally occurring affordable housing developments, especially in strategic locations. As of March 2023, 62 naturally occurring affordable housing units have been preserved with additional preservation opportunities identified.

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 throughout the County.

Actions planned to address obstacles to meeting underserved needs

The County intends to maintain the increase production and preservation of affordable housing. This includes addressing access for vulnerable populations through a mandatory 10% set-aside for tenants receiving rental assistance through Wake County. The Landlord Engagement Unit will continue to work with landlords to increase acceptance of rental assistance and access to units for those with low- and moderate-income. Housing staff will partner with municipalities to address land use and zoning policies that affect affordability and encourage municipalities to create affordable housing plans which implement local affordable housing programs.

The Housing Department will continue to advocate for additional allocations of fund to develop affordable housing in Communities of Opportunity and enhance services offered to vulnerable populations to stabilize families and prevent homelessness. With the opening of the Cornerstone facility, bridge housing for individuals experiencing chronic homelessness and have co-occurring, acute health and mental health needs will be served.

Actions planned to foster and maintain affordable housing

Wake County will continue its programs providing housing rehabilitation, affordable housing development, and rental assistance which create and preserve 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.

During the 2023-2024 program year the County will finalize the unsheltered facility study and identify funding opportunities for the recommended actions. Staff will begin exploring the creation of an acquisition fund to compliment the Preservation Fund launched this past year. As the market begins to level from the COVID pandemic, staff anticipate increased rental production and homeownership opportunities. As always, these actions will be achieved through strong partnerships and leveraging of other funding sources.

Actions planned to reduce lead-based paint hazards

Wake County reduces lead-based paint hazards in all federally funded housing rehabilitation projects, pursuant to the HUD Safe Housing Rule 24 CFR 35. Wake County employs a qualified risk assessment firm to perform an inspection and risk assessment of 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. 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, housing service programs provide renters with information regarding lead hazards when receiving financial assistance. This past year, several staff participated in the Lead Safe Housing Rule Webinar Series: Subparts J and K to renew and expand their knowledge related to lead-based paint requirements.

Actions planned to reduce the number of poverty-level families

Housing affordability has a direct correlation on economic opportunity and upward mobility. Housing funded programs center around efforts to reduce poverty and increase economic mobility such as CDBG public services which fund job training for persons experiencing homelessness to increase their employability. Housing also works with Health and Human Services and Capital Area Workforce Development to implement several programs to assist low-income populations with achieving economic opportunity.

Work First is a self-sufficiency strategy to address the needs of very low-income families by providing temporary financial assistance and supportive services such as day care, transportation, training opportunities, Medicaid, and affordable housing. Supportive Employment programs assist those who are disabled with finding and maintaining employment. Additional services include on-site vocational evaluation, career counseling and skills training. Wake County Vocational 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. Workforce programming is available for adults and youth, including a special focus on justice involved populations.

Finally, Housing funds several programs operated by Wake County's designation antipoverty agency, Passage Home. As the recipient of the Community Service Block Grant, their goal is to break the cycle of poverty and create multi-generational self-sufficiency for the individuals and families of Wake County by helping them achieve housing and income security.

Actions planned to develop institutional structure

Housing remains closely connected with other Wake County departments such as Health and Human Services, Facilities, Design and Construction, and Environmental Services in order to serve clients and residents holistically.

We also regularly engage with community services providers, healthcare systems, banking institutions and others to offer perspective to the interrelatedness of housing affordability and services to outcomes in their respective fields. Our staff spends time in the community furthering affordable housing knowledge and leveraging partnerships to preserve and increase institutional structure for more efficient and effective services.

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

Wake County partners in close coordination with the Housing Authority of the County of Wake (HACW), the Raleigh Housing Authority, community agencies, and housing developers to comprehensively serve residents. These entities work together to increase and preserve housing and supports throughout the County. The department coordinates with municipalities regarding land use policies and barriers to affordability. Other federal agencies such as Veterans Administration or Social Security and Disability are engaged as staff coordinate benefits for residents.

In addition, the County coordinates social and housing services. Public and private housing providers, and over 30 social service agencies are members of the Continuum of Care (CoC). Together they coordinate services to end homelessness, decrease poverty and ensure upward mobility. The Oak City Cares Center is an example of public, private, and non-profit partnerships to create a facility serving the whole person onsite and sharing data to better coordinate services.

Discussion

As described above, Housing works closely with communities to provide housing, reduce lead-based paint hazards, and provide social services and employment opportunities for low-moderate income residents.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

**Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(I)(1)**

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	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
Total Program Income	0

Other CDBG Requirements

1. The amount of urgent need activities	0
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**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(I)(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 funds to exceed the minimum 25% matching contribution to housing that qualifies as affordable under the HOME program annually. This is accomplished 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:

In accordance with the HOME rule at CFR 92.254, resale and recapture provisions will be included in all applicable development agreements and loan documents, as well as in agreements with

homebuyers. In addition, Wake County will be named as party to documents issued by partners. Further, deed restrictions will be placed on the property to enforce affordability. Detailed resale and recapture guidelines are attached in the Grantee Unique Appendices.

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:

HOME-assisted housing under these provisions must remain affordable to a reasonable range of low-income homebuyers. A reasonable income range for low-income homebuyers is defined as 30%-80% of Area Median Income, where homebuyers pay no more than 30% of their household income for principal, interest, property taxes, and insurance. This requirement will be included in development agreements, loan documents, and deed restrictions when HOME investment is provided as a development subsidy. Detailed resale and recapture guidelines are attached in the Grantee Unique Appendices.

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

Emergency Solutions Grant (ESG)

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

Written standards for providing ESG assistance are attached in the Appendices.

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 currently takes place through seven access sites and a single phone number accessible 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 can 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.

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.

There is representation on the Board of Governance of the Continuum of Care for those who are or have formerly experienced homelessness. Additionally, the Wake County Affordable Housing Advisory Work Group, which advises the Housing Department, has an established committee seat for a person currently or formerly experiencing homelessness.

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.