WAKE COUNTY
2024-2025 ANNUAL ACTION PLAN

919-856-5689
housing.info@wake.gov
wake.gov/housing
Executive Summary

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

1. Introduction

Wake County Housing Affordability and Community Revitalization (Housing) Department’s 2024-2025 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 HOME Investment Partnerships Grant (HOME), Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and 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. There were not recommendations during this year’s planning process to change the priority populations. The priority populations 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

The Department of Housing and Urban Development (HUD) sets income limits that determine eligibility for assisted housing programs. HUD develops income limits based on Median Family Income estimates and Fair Market Rent area definitions for each metropolitan area, parts of some metropolitan areas, and each non-metropolitan county. The metropolitan area used by Wake County is the Raleigh, NC MSA which contains Franklin County, NC; Johnston County, NC; and Wake County, NC. To learn more about area median income calculations and methodology, please visit [https://www.huduser.gov/portal/datasets/il.html](https://www.huduser.gov/portal/datasets/il.html).
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 financially 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 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, beginning in 2018. The Housing Department accomplished that goal two years early. We are ahead or on schedule to meet outcomes identified in the 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.

During the planning process, we held one public hearing and three consultation meetings with community organizations, the Continuum of Care, municipal planners, housing advisory groups, and the Wake County Board of Commissioners. Wake County citizens were engaged and participated during these consultations. In these meetings, staff presented information identifying the priority populations, estimated funding allocations, and plan goals.

Citizens and stakeholders provided feedback through written or verbal comments, emphasizing the need to prioritize affordable housing development and preservation, and maintained their continued support for highly vulnerable populations. The draft plan was made available for a 30-day public comment period 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 an outline summary of the public comments received during the public engagement process. For a comprehensive report of the comments below, please see the Citizen Participation attached document.

- The need for more affordable housing
- Funding availability for well and septic repairs
- Understanding HOPWA needs in 3 counties: Wake, Franklin, & Johnston
- HUD grant funding vs total county housing budget
- Coordinated access entry concerns.
- Home Purchase Assistance increases
- Clarity on eligible activities under CDBG, not housing construction.
- Resources for homeless veterans through State ESG
- Housing for people with barriers (low credit scores, past evictions, on registry)
- Affordable housing development along Bus Rapid Transit
- Increasing housing units for families with 30% AMI
- Homeownership support and development for workforce, with more parking space
- Highlighting 312 affordable housing units being developed with support from HOME grants, LIHTC, and Wake County funds.
- Increased cost of housing development, need for increased funding to support AH developers.
- Need for inclusionary zoning.
- Need more transitional housing, more support for homelessness, not just in Raleigh.
• prioritize high (and medium) density, mixed-use development inclusive of affordable/accessible/subsidized housing and access to transportation.
• Need more vouchers, better programs for seniors and persons with disabilities.
• Homeownership and rents for both low-income and working people are unaffordable.

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

All comments were accepted.

7. **Summary**

The 2024-2025 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.
PR-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.

<table>
<thead>
<tr>
<th>Agency Role</th>
<th>Name</th>
<th>Department/Agency</th>
</tr>
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<tbody>
<tr>
<td>CDBG Administrator</td>
<td>Wake County</td>
<td>Dept. of Housing Aff. &amp; Community Revitalization</td>
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<tr>
<td>HOPWA Administrator</td>
<td>Wake County</td>
<td>Dept. of Housing Aff. &amp; Community Revitalization</td>
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<td>HOME Administrator</td>
<td>Wake County</td>
<td>Dept. of Housing Aff. &amp; Community Revitalization</td>
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<tr>
<td>ESG Administrator</td>
<td>Wake County</td>
<td>Dept. of Housing Aff. &amp; Community Revitalization</td>
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</table>

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information

Diana Youssef
Housing Grants Administrator
Wake County Government
Diana.Youssef@wake.gov
AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

Consultation meetings were held with Wake County housing key stakeholders. Stakeholders included Wake County citizens, County Board of Commissioners, the NC-507 Continuum of Care, county municipalities, the Affordable Housing Advisory Work Group. The focus of these consultations was to gather input and data to identify the diverse housing needs of different populations within the county. Housing staff coordinate efforts and align 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 needs 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. Housing also provides housing navigation resources through the Landlord Engagement Unit (LEU). The LEU connects clients exiting homelessness with landlords seeking tenants for their housing units. This service is offered to all participating agencies.

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) 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 CoC Governance Board. The CoC 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 a Power BI dashboard to monitor system progress toward ending veteran homelessness.

To reduce the length of time individuals and families experience homelessness, increase permanent housing exits from homelessness, and decrease returns to homelessness, Housing also provides housing navigation resources that strengthen Landlord/Community relationship through the Landlord Engagement Unit (LEU). The LEU matches clients to units that meet their wants and needs, while accommodating any barriers to housing that prevented the client from finding housing. The landlord, in turn, receives a tenant that meets their rental criteria, access to a Risk Mitigation fund for additional asset protection, and limited rental vacancy time.

Housing also continued the Bridge to Home program designed to fill critical service gaps among housing and homeless service agencies, while adding evidence-based practices that enhance client housing outcomes. Housing partners with 11 different agencies serving families, youth, chronically homeless adults, and more. Housing is completing an analysis of Bridge to Home to assess the programs efficacy.

Housing participates in local implementation of HMIS and Coordinated Entry. This past year the CoC continued their transition to the Bitfocus HMIS platform. Housing staff continue to partner with the CoC 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 2024-2025 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

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<tr>
<th></th>
<th>Agency/Group/Organization</th>
<th>Continuum of Care</th>
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<td></td>
<td><strong>Agency/Group/Organization Type</strong></td>
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<td>Planning organization</td>
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<td></td>
<td><strong>What section of the Plan was addressed by Consultation?</strong></td>
<td>Homeless Needs - Chronically homeless</td>
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<td>Homeless Needs - Families with children</td>
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<td>Homelessness Needs - Veterans</td>
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<td>Homelessness Needs - Unaccompanied youth</td>
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<td></td>
<td>Homelessness Strategy</td>
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<td></td>
<td><strong>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</strong></td>
<td>The Continuum of Care was consulted on January 29, 2024. Anticipated improvement outcomes include focusing on improving access to housing and support services resources; responding to the increased cost of developing affordable housing; increasing the supply of housing units for families with 30% AMI; and promoting the need for inclusionary zoning on the state-level.</td>
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<td>2</td>
<td>Agency/Group/Organization</td>
<td>Wake County Government</td>
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<td><strong>Agency/Group/Organization Type</strong></td>
<td>Other government - County</td>
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<td>Other government - Local</td>
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<td></td>
<td>Planning organization</td>
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<td><strong>What section of the Plan was addressed by Consultation?</strong></td>
<td>Housing Need Assessment</td>
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<td>Homelessness Strategy</td>
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<tr>
<td></td>
<td></td>
<td>Economic Development</td>
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<tr>
<td>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</td>
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<td>The municipal Planning Directors were consulted on January 19, 2024. 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. More targeted and effective use of funds in eligible geographic areas, including rural areas for well and septic repairs.</td>
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<table>
<thead>
<tr>
<th>3</th>
<th>Agency/Group/Organization</th>
<th>Affordable Housing Advisory Work Group</th>
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</thead>
<tbody>
<tr>
<td><strong>Agency/Group/Organization Type</strong></td>
<td></td>
<td>Housing Other government - Federal Other government - County Other government - Local Business Leaders Civic Leaders Business and Civic Leaders</td>
</tr>
</tbody>
</table>

<p>| What section of the Plan was addressed by Consultation? | | Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs |</p>
<table>
<thead>
<tr>
<th>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Wake County Affordable Housing Advisory Work Group was consulted on January 22, 2024. A presentation summarizing the Action Plan purpose and process was discussed. Anticipated outcomes include increased knowledge of funding and programs available, as well as support for affordable housing and homeless services. More effective targeting of HOPWA accessibility in Johnston &amp; Franklin Counties. Maximizing the impact of Home Purchase Assistance to offset the cost of homeownership.</td>
</tr>
</tbody>
</table>
Identify any Agency Types not consulted and provide rationale for not consulting

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

<table>
<thead>
<tr>
<th>Name of Plan</th>
<th>Lead Organization</th>
<th>How do the goals of your Strategic Plan overlap with the goals of each plan?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Continuum of Care</td>
<td>NC-507 Continuum of Care</td>
<td>Our goals for ending homelessness were developed in conjunction with the Continuum of Care (CoC).</td>
</tr>
<tr>
<td>Wake County 2020 - 2025 Consolidated Plan</td>
<td>Wake County</td>
<td>The 2020-2025 Consolidated Plan guided the development of this Action 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.</td>
</tr>
<tr>
<td>Wake County Affordable Housing Plan</td>
<td>Wake County</td>
<td>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.</td>
</tr>
<tr>
<td>Analysis of Impediments to Fair Housing Choice</td>
<td>Wake County, City of Raleigh, Town of Cary, and PHA's</td>
<td>The goals of the Analysis of Impediments to Fair Housing Choice 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.</td>
</tr>
</tbody>
</table>

Table 3 – Other local / regional / federal planning efforts
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, as well as for the 30-day public comment
     period.
   • Social media Posting – Utilized Wake County’s social media platforms to encourage
     public engagement during Public Hearing and 30-day Public Comment Period.
   • 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 leave comments 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,
advisory groups, and the Wake County Board of Commissioners.

Public comments affirmed the plan priorities and goals which emphasize the importance of
increasing and preserving 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/plans-and-public-notices
   • 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).

Comments are summarized in the attachments of the final document. All comments were
accepted.
## Citizen Participation Outreach

<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Mode of Outreach</th>
<th>Target of Outreach</th>
<th>Summary of Response /attendance</th>
<th>Summary of comments received</th>
<th>Summary of comments not accepted and reasons</th>
<th>URL (If applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Public Hearing</td>
<td>Non-targeted/broad community</td>
<td>The Board of Commissioner’s Public Hearing was on January 16th, 2024, there were two speakers and one submitted comment online; The public hearing was broadcasted online, and well attended.</td>
<td>Submitted comment: Southeast Raleigh Promise, a community organization highlighted the county’s partnership on the development of 27 rental units. Encouraged further collaboration to address the housing supply shortage. Speaker 1: CASA, a non-profit agency, highlighted two permanent supportive housing projects, a 100-unit development King's Ridge for persons experiencing homelessness and 9-units supportive housing for youth aging out of foster care. Both projects are possible through gap financing. Encouraged increasing funding support for the development of affordable housing. Speaker 2: Affordable Housing Developer emphasized the rising cost of development and the importance of collaborative support. Highlighted 176-unit development in Garner.</td>
<td>All comments were accepted</td>
<td><a href="https://wake.legistar.com/Calendar.aspx#">https://wake.legistar.com/Calendar.aspx#</a></td>
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<tr>
<td>#</td>
<td>Meeting Type</td>
<td>Jurisdiction/Group</td>
<td>Date and Details</td>
<td>Comments/Highlights</td>
<td>Resolution/Notes</td>
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<td>2</td>
<td>Consultation Meeting</td>
<td>Non-targeted/broad community</td>
<td>The Continuum of Care consultation was on January 29, 2024, 58 people attended. Six speakers offered input.</td>
<td>Comments on access to resources for homeless veterans through State ESG. Need for better communication of housing resources and opportunities. Concerns for rising costs for affordable housing development. Land acquisition for affordable housing development along BRT line. Need to increase housing units for families with 30% AMI. Need for inclusionary zoning.</td>
<td>All comments were accepted.</td>
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<td>3</td>
<td>Consultation Meeting</td>
<td>Jurisdictional Planning Directors</td>
<td>On January 19, 2024, 59 members attended the Planning Directors meeting. Three comments were received.</td>
<td>Comments received on the geographic areas HUD grant funding can be used. HOME grant eligible for both single &amp; multi-family development. CDBG funding availability for well and septic repairs in rural areas.</td>
<td>All comments were accepted.</td>
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<td>4</td>
<td>Consultation Meeting</td>
<td>Affordable Housing Advisory Working Group</td>
<td>The Affordable Housing Advisory Working Group meeting were held on January 22, 2024. Total of ten attendees. Three speakers provided input.</td>
<td>Clarification on public hearing turnout and process. HOPWA funding needs in Wake County, impact and need for increasing partnerships in Johnston and Franklin counties. HUD grants and overall county housing budget to meet the housing needs in the community. Coordinated access entry concerns.</td>
<td>All comments were accepted.</td>
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</table>
Impact from home purchase assistance program
Eligible activities under CDBG, not applicable to housing construction.

|  | Public Comment Period | Non-targeted/broad community | Twenty-seven responses were received through online comments & one email during the public comment period beginning on March 29, 2024 – April 29, 2024. | Comments included: The need for more affordable housing; Housing for people with barriers (low credit scores, past evictions, on registry); Need more transitional housing, more support for homelessness, not just in Raleigh; Prioritize high (and medium) density, mixed-use development inclusive of affordable /accessible /subsidized housing and access to transportation; Need more vouchers, better programs for seniors and persons with disabilities; Homeownership and rents for both low-income and working people are unaffordable |

All comments were accepted. [https://forms.office.com/g/AjAz8wF0Rt](https://forms.office.com/g/AjAz8wF0Rt) |

| Table 4 – Citizen Participation Outreach |
### Expected Resources

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

Introduction

Anticipated Resources

<table>
<thead>
<tr>
<th>Program</th>
<th>Source of Funds</th>
<th>Uses of Funds</th>
<th>Expected Amount Available Year 1</th>
<th>Expected Amount Available Remainder of Con Plan $</th>
<th>Narrative Description</th>
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<td>Annual Allocation: $</td>
<td>Program Income: $</td>
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<td>Prior Year Resources: $</td>
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<tr>
<td>CDBG</td>
<td>public - federal</td>
<td>Acquisition</td>
<td>2,162,530</td>
<td>330,000</td>
<td>Admin and Planning, Homeownership Assistance, Public Facilities, Public Services, Housing Rehabilitation, Land Acquisition, and Infrastructure.</td>
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<td>Program</td>
<td>Source of Funds</td>
<td>Uses of Funds</td>
<td>Expected Amount Available Year 1</td>
<td>Narrative Description</td>
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<tr>
<td>HOME</td>
<td>public - federal</td>
<td>Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA</td>
<td>$917,368 $270,000 $0 $1,187,368 $1,187,368</td>
<td>HOME funds will be used for multifamily rental new construction and/or rehabilitation.</td>
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<tr>
<td>Program</td>
<td>Source of Funds</td>
<td>Uses of Funds</td>
<td>Expected Amount Available Year 1</td>
<td>Expected Amount Available Remainder of Con Plan</td>
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<td>---------</td>
<td>-----------------</td>
<td>--------------------------------------------------------------------------------</td>
<td>---------------------------------</td>
<td>-----------------------------------------------</td>
<td>-----------------------</td>
</tr>
<tr>
<td>HOPWA</td>
<td>public - federal</td>
<td>Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA</td>
<td>1,706,493</td>
<td>1,715,493</td>
<td>HOPWA funds will be used for TBRA, STRMU, permanent housing, and Supportive Services.</td>
</tr>
</tbody>
</table>

Annual Action Plan 2024
<table>
<thead>
<tr>
<th>Program</th>
<th>Source of Funds</th>
<th>Uses of Funds</th>
<th>Expected Amount Available Year 1</th>
<th>Expected Amount Available Remainder of Con Plan $</th>
<th>Narrative Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>ESG</td>
<td>public - federal</td>
<td>Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing</td>
<td>190,540</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

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 the 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 (LIHTC), as well as other grant or loan sources from the North Carolina Housing Finance Agency (NCHFA) and other local governments in Wake County. Additionally, private financing is leveraged through banks or philanthropic contributions where applicable. HOME match requirements are met through loans made to developers. In 2022 Wake County 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. Transactions through the fund leverage additional private and philanthropic dollars.

The Wake Prevent! program combines funding from the County, Emergency Solution Grant, HOPWA, and CDBG Public Services to prevent low-income residents from experiencing homelessness. County funds from this program meet the ESG match requirements. The Affordable Homeownership Program leverages state and local homebuyer assistance funds to make homeownership achievable for low-income households. Wake County’s homeowner rehabilitation programs can be layered with other comparable programs through local governments, non-profits, and the State of North Carolina.

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 300 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. The Town of Cary has combined land with Wake County Public Schools to build mixed income housing which has been awarded Wake County gap financing support and will deliver 64 affordable rental units when complete in 2025. In FY 2024 Wake County has dispositioned one County-owned home to a very low-income household and in FY 2025 will disposition the County’s two remaining 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

<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Goal Name</th>
<th>Start Year</th>
<th>End Year</th>
<th>Category</th>
<th>Geographic Area</th>
<th>Needs Addressed</th>
<th>Funding</th>
<th>Goal Outcome Indicator</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Increase and preserve affordable housing</td>
<td>2020</td>
<td>2025</td>
<td>Affordable Housing</td>
<td>Countywide Target</td>
<td>Affordable Housing</td>
<td>CDBG: $1,745,024</td>
<td>Rental units constructed: 50 Household Housing Unit</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Homeless</td>
<td></td>
<td></td>
<td>HOME: $1,187,368</td>
<td>Rental units rehabilitated: 5 Household Housing Unit</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Non-Homeless</td>
<td></td>
<td></td>
<td></td>
<td>Homeowner Housing Added: 5 Household Housing Unit</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Special Needs</td>
<td></td>
<td></td>
<td></td>
<td>Homeowner Housing Rehabilitated: 35 Household Housing Unit</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Countywide</td>
<td></td>
<td></td>
<td></td>
<td>Direct Financial Assistance to Homebuyers: 5 Households Assisted</td>
</tr>
<tr>
<td>2</td>
<td>Reduce barriers to housing affordability</td>
<td>2020</td>
<td>2025</td>
<td>Affordable Housing</td>
<td>Countywide Target</td>
<td>Addressing barriers to housing affordability</td>
<td>CDBG: $747,506</td>
<td>Public service activities for Low/Moderate Income</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Homeless</td>
<td></td>
<td></td>
<td></td>
<td>Housing Benefit: 10 Households Assisted</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Non-Homeless</td>
<td></td>
<td></td>
<td></td>
<td>Other: 1110 Other</td>
</tr>
<tr>
<td>Sort Order</td>
<td>Goal Name</td>
<td>Start Year</td>
<td>End Year</td>
<td>Category</td>
<td>Geographic Area</td>
<td>Needs Addressed</td>
<td>Funding</td>
<td>Goal Outcome Indicator</td>
</tr>
<tr>
<td>------------</td>
<td>---------------------------------------------------------------------------</td>
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<td>--------------------------------------------------------------------------</td>
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<td>--------------------------------------------------------------------------------</td>
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<td>----------------------------------------------------------------------------------------</td>
</tr>
</tbody>
</table>

Table 3 – Goals Summary

Annual Action Plan
2024

OMB Control No: 2506-0117 (exp. 09/30/2021)
### Goal Descriptions

<table>
<thead>
<tr>
<th></th>
<th>Goal Name</th>
<th>Goal Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Increase and preserve affordable housing</td>
<td>The activities to be funded under this goal include:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Construction, acquisition and/or rehabilitation of homeowner units</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Construction, acquisition and/or rehabilitation of rental units</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Homeownership assistance</td>
</tr>
<tr>
<td>2</td>
<td>Reduce barriers to housing affordability</td>
<td>The activities to be funded under this goal include:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Administration, planning and fair housing activities</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Job training for individuals experiencing homelessness</td>
</tr>
<tr>
<td>3</td>
<td>Support for vulnerable populations and</td>
<td>The activities to be funded under this goal include:</td>
</tr>
<tr>
<td></td>
<td>communities</td>
<td>• Public service activities supporting households experiencing or at-risk of</td>
</tr>
<tr>
<td></td>
<td></td>
<td>homelessness</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Tenant Based Rental Assistance and Short-Term Rent, Utilities and Mortgage</td>
</tr>
<tr>
<td></td>
<td></td>
<td>including supportive services for individuals and families with HIV/AIDS</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Homelessness Prevention</td>
</tr>
</tbody>
</table>
AP-35 Projects - 91.420, 91.220(d)

Introduction

<table>
<thead>
<tr>
<th>#</th>
<th>Project Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>CDBG Administration</td>
</tr>
<tr>
<td>2</td>
<td>CDBG Rehabilitation</td>
</tr>
<tr>
<td>3</td>
<td>CDBG Housing Activities</td>
</tr>
<tr>
<td>4</td>
<td>CDBG Public Services</td>
</tr>
<tr>
<td>5</td>
<td>HOME Administration</td>
</tr>
<tr>
<td>6</td>
<td>HOME Affordable Housing Development</td>
</tr>
<tr>
<td>7</td>
<td>2024-2027 Wake County HOPWA TBRA Program NCH24F002 (WCHW)</td>
</tr>
<tr>
<td>8</td>
<td>2024-2027 HOPWA STRMU Program NCH24F002 (WCHW)</td>
</tr>
<tr>
<td>9</td>
<td>ESG24 Homelessness Prevention</td>
</tr>
</tbody>
</table>

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 shows growth continues to outpace the speed of development creating an expensive market. In 2023, the National Low Income Housing Coalition found that for every 100 extremely low-income households in North Carolina, there are only 39 homes affordable to them. Wake County is, unfortunately, no different. In Wake County, three out of every four (72%) low-income households pay more than 30% of their income on housing, compared to 24% of all Wake County regardless of income.

Between 2010 and 2020, homes renting for less than $1,000 a month decreased by 46%, while homes renting for more than $1,000 a month increased by 163% during that same time frame. This leaves low-income renters and homeowners in a lurch. They cannot afford to remain in their homes as costs rise and there is not enough affordable housing for them to move into. While a lower income does not automatically mean households will become homeless, it is a risk factor. Low-income families are more likely to experience homelessness than moderate or high-income households.

For homeowners, the housing market is also challenging. In Wake County, 57% of low-income
homeowners have lived in their homes for more than 10 years. This cuts in two ways as long-time low-income homeowners experience the difficulty of an aging home and increasing property costs that eat away at their funds for home maintenance. County efforts to rehabilitate homes that are affordable to low-moderate income residents ensure preservation of those properties and longer-term affordability for the resident, further reducing displacement.

Conversely, low-income renters struggle to transition to homeownership as home purchase costs increased by up to 55% since 2018. 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. The development of affordable housing requires greater subsidy investments now than prior to the pandemic, but there continues to be a shortage of public, private, and philanthropic resources to build or rehabilitate affordable housing to meet the needs of the community.
# AP-38 Project Summary

## Project Summary Information

<table>
<thead>
<tr>
<th></th>
<th>Project Name</th>
<th>Funding</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>CDBG Administration</td>
<td>CDBG: $432,506</td>
<td>Administration and planning activities to support low- and moderate-income households.</td>
</tr>
<tr>
<td></td>
<td>Countywide Target</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Reduce barriers to housing affordability</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Addressing barriers to housing affordability</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>6/30/2025</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1110 Other - Through Administration &amp; Planning</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Countywide</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Administration and Planning</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>CDBG Rehabilitation</td>
<td>CDBG: $1,005,024</td>
<td>Rental and Homeowner rehabilitation grants or loans</td>
</tr>
<tr>
<td></td>
<td>Countywide Target</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Increase and preserve affordable housing</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Affordable Housing</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>6/30/2025</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Estimated number: 40 households. Proposed activities will benefit low-moderate income families.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Countywide</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Elderly &amp; Disabled, Emergency and Multifamily Rehabilitation</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>CDBG Housing Activities</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Target Area</td>
<td>Countywide Target</td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>-----------------</td>
<td>-------------------</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Goals Supported</td>
<td>Increase and preserve affordable housing</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Needs Addressed</td>
<td>Affordable Housing</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Funding</td>
<td>CDBG: $740,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Description</td>
<td>Funds will be used for the purpose of creating affordable housing through various CDBG eligible activities such as acquisition, site improvements, and homeownership assistance.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Target Date</td>
<td>6/30/2025</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>Estimated number: 15 households. Proposed activities will benefit low-moderate income families.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Location Description</td>
<td>Countywide</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Planned Activities</td>
<td>Homeownership Assistance, Acquisition and Site Improvements</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Project Name</th>
<th>CDBG Public Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Target Area</td>
<td>Countywide Target</td>
</tr>
</tbody>
</table>
|   | Goals Supported  | Reduce barriers to housing affordability  
|   |                   | Support for vulnerable populations and communities |
|   | Needs Addressed  | Addressing barriers to housing affordability  
<p>|   |                   | 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      | 6/30/2025            |
|   | Estimate the number and type of families that will benefit from the proposed activities | Estimated number: 1,040 persons and 10 Households. Proposed activities will benefit low-moderate income families |</p>
<table>
<thead>
<tr>
<th>Location Description</th>
<th>Countywide</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planned Activities</td>
<td>Job training, homeless prevention through rental assistance, street outreach, and shelter operations</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Name</th>
<th>HOME Administration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area</td>
<td>Countywide Target</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Increase and preserve affordable housing</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Affordable Housing</td>
</tr>
<tr>
<td>Funding</td>
<td>HOME: $91,737</td>
</tr>
<tr>
<td>Description</td>
<td>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.</td>
</tr>
<tr>
<td>Target Date</td>
<td>6/30/2025</td>
</tr>
<tr>
<td>Estimated number and type of families that will benefit from the proposed activities</td>
<td>Estimated number: 45 Households. Proposed activities will benefit low-moderate income families.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Location Description</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planned Activities</td>
<td>Administration of activities to span newly construct or rehabilitate affordable housing.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Name</th>
<th>HOME Affordable Housing Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area</td>
<td>Countywide Target</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Increase and preserve affordable housing</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Affordable Housing</td>
</tr>
<tr>
<td>Funding</td>
<td>HOME: $1,095,631</td>
</tr>
<tr>
<td>Description</td>
<td>Development through new construction or rehabilitation of affordable housing.</td>
</tr>
<tr>
<td>Target Date</td>
<td>6/30/2025</td>
</tr>
<tr>
<td>Estimated number and type of families that will benefit from the proposed activities</td>
<td>Estimated number: 45 Households. Proposed activities will benefit low-moderate income families.</td>
</tr>
<tr>
<td>Location Description</td>
<td>Countywide</td>
</tr>
<tr>
<td>----------------------</td>
<td>------------</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>New construction, acquisition, or rehabilitation of affordable housing.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Name</th>
<th>2024-2027 Wake County HOPWA TBRA Program NCH24F002 (WCHW)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area</td>
<td>Countywide Target</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Support for vulnerable populations and communities</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Support vulnerable populations and communities</td>
</tr>
<tr>
<td>Funding</td>
<td>HOPWA: $1,251,795</td>
</tr>
<tr>
<td>Description</td>
<td>Administration, Tenant-Based Rental Assistance, and Supportive Services for individuals with HIV/AIDS.</td>
</tr>
<tr>
<td>Target Date</td>
<td>6/30/2025</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>Estimated number: 55 Households. Proposed activities will benefit low-moderate income families.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Location Description</th>
<th>Wake, Johnston, and Franklin Counties</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planned Activities</td>
<td>Administration, permanent housing placement, TBRA vouchers, supportive services, housing information, and resource identification.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Name</th>
<th>2024-2027 HOPWA STRMU Program NCH24F002 (WCHW)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area</td>
<td>Countywide Target</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Support for vulnerable populations and communities</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Support vulnerable populations and communities</td>
</tr>
<tr>
<td>Funding</td>
<td>HOPWA: $464,698</td>
</tr>
<tr>
<td>Description</td>
<td>Short-term rent, utility and mortgage assistance to prevent homelessness for households containing an individual living with HIV/AIDS</td>
</tr>
<tr>
<td>Target Date</td>
<td>6/30/2025</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>Estimated number: 60 persons. Proposed activities will benefit low-moderate income families.</td>
</tr>
<tr>
<td>Location Description</td>
<td>Wake, Johnston, and Franklin Counties</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>STRMU including supportive services</td>
</tr>
<tr>
<td>Project Name</td>
<td>ESG24 Homelessness Prevention</td>
</tr>
<tr>
<td>Target Area</td>
<td>Countywide Target</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Support for vulnerable populations and communities</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Support vulnerable populations and communities</td>
</tr>
<tr>
<td>Funding</td>
<td>ESG: $190,540</td>
</tr>
<tr>
<td>Description</td>
<td>Services for Persons who are at-risk of homelessness</td>
</tr>
<tr>
<td>Target Date</td>
<td>6/30/2025</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>Estimated number: 100 persons. Proposed activities will benefit low-moderate income families.</td>
</tr>
<tr>
<td>Location Description</td>
<td>Countywide</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>Homelessness Prevention</td>
</tr>
</tbody>
</table>
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

<table>
<thead>
<tr>
<th>Target Area</th>
<th>Percentage of Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Countywide Target</td>
<td>100</td>
</tr>
</tbody>
</table>

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.

Housing leverages local population and property data through GIS-enabled platforms to identify
areas where affordable housing investment offers new economic opportunities for low-moderate income residents while preventing displacement of low-moderate income residents currently residing in those areas. 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 2024-2025 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.

<table>
<thead>
<tr>
<th>One Year Goals for the Number of Households to be Supported</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeless</td>
</tr>
<tr>
<td>Non-Homeless</td>
</tr>
<tr>
<td>Special-Needs</td>
</tr>
<tr>
<td><strong>Total</strong></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>One Year Goals for the Number of Households Supported Through</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rental Assistance</td>
</tr>
<tr>
<td>The Production of New Units</td>
</tr>
<tr>
<td>Rehab of Existing Units</td>
</tr>
<tr>
<td>Acquisition of Existing Units</td>
</tr>
<tr>
<td><strong>Total</strong></td>
</tr>
</tbody>
</table>

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

The FY 2024-2025 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.
AP-60 Public Housing - 91.420, 91.220(h)

Introduction

The Housing Authority of the County of Wake (HACW) was formed in 1953 with one mission – to provide safe, decent, and sanitary housing for low-income families with a priority for military families/veterans in Wake County. Since that time HACW has grown and expanded its programs to assist hundreds of families in Wake County through their public housing (345 units), Housing Choice Voucher (HCV) (over 500 vouchers) and HUD-VASH (over 300 units) programs.

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

HACW will embark on the process of reviewing the different options with associated planning available to Public Housing Agencies for determining the long-term future of their housing. Repositioning, as defined by HUD, is the process of converting properties currently assisted under the Public Housing Program platform to the Section 8 Program platform. This process will allow HACW to evaluate what regulatory platform is best suited for HACW to meet the long-term affordable housing challenges of the community and will consider the needs of the residents, the condition of the real estate portfolio, and the objectives of HACW and other community leaders.

HACW priority is to develop a strong relationship with the twelve municipalities within Wake County, as well as the Wake County Housing Affordability & Community Revitalization department. This work will involve identifying and focusing local funds in strategic neighborhoods that align with HACW priorities and the County’s economic and community revitalization efforts. Review of the repositioning options available for each complex will provide the detailed guidance to make decisions and move forward with revitalizing HACW units.

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

HACW employs a full-time Family Self-Sufficiency (FSS) Coordinator to promote participation in the Family Self-Sufficiency (FSS) program. HUD provided new guidance for the operation of this program in June of 2022. These new regulations provide participants greater flexibility for participating in the program and attaining their self-sufficiency goals. HACW will continue to work with residents to set attainable and measurable goals toward self-sufficiency and link them to the resources necessary to attain their goals. HACW has partnerships with many community resource providers who provide the resources and guidance participants may need.
There were 3 graduates from the FSS program during the last year.

During the coming year, HACW continues to review their Homeownership program policies and HUD guidance to align it with the new FSS program and provide education and guidance for guiding participants toward Homeownership.

HACW continues to schedule service providers to hold events at its complexes and also posts information on its website for any community group activities that would benefit and be of interest to the residents. HACW continues to encourage resident participation in job fairs and distributes information on opportunities to facilitate residents’ involvement in future events.

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

HACW has not received, nor been notified that it will receive any additional funding from HUD. HACW has been reviewing and restructuring programs to address any deficiencies.

Discussion

HACW finalized the Strategic Plan in 2023. During the process we revised our mission statement to better outline our intent to contribute to nourishing neighborhoods by working in partnership with the public and private sectors while developing housing opportunities across the county. The goals and strategies developed in the plan will chart the course to expand our role in providing affordable housing in Wake County.
AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

For the Fiscal Year 2024-2025, 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

Currently, the jurisdiction is experiencing a period of destabilization in its homeless services system. The NC-507 Governance Board is currently working on interim and contingency plans for a collaborative applicant/lead agency. The County continues to offer leadership and support during this difficult time and remains vigilant in its goal to end homelessness through a variety of program and financial investments in our community. 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.

County homeless services staff now occupy space within the same building as Oak City Cares, a non-profit agency focused on serving those experiencing homelessness 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, and improve their health. Services are provided through partnerships with more than 20 community providers. Oak City Cares offers laundry, showers, computers, and phones to help assist with daily tasks needed to attain a stable housing situation. The co-location of County and non-profit services reduces barriers to service delivery.

The County partners with the NC-507 Continuum of Care to improve system and care coordination, including technical assistance, funding, and collaboration to adopt and implement best practices. Wake County has identified necessary improvements to the system and is working to ensure these improvements are made both to our internal process and adopted by NC-507. The County wants all persons in crisis seeking homeless services to receive responsive, informative, and intentional services and know exactly where to go to get help. Wake County assesses all persons in a standard, consistent way and matches with the housing or services
that best meet their needs, as available.

The 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.

The County continues to advocate for the use of the HMIS platform (Clarity) to improve customer service and outcome tracking functionality. The Research, Data, and Systems Division continues to orient users to the system and explore its functionality. Staff serve on the CoC Data Advisory Committee. The RDS data team collaborates with the CoC to establish new analytic products like the first ever Annual Housing Report and Unsheltered Facility Study. This year we will continue to codify polices, practices, and procedures to implement new functionality within the system.

The County published the Unsheltered Facility Study in partnership with national housing expert, CSH, to identify and solve for service gaps for unsheltered Wake County residents. The study engaged people with lived experience and homeless service providers via stakeholder interviews. It also analyzed local data and experiences to provide seven key recommendations. They include expanding street outreach, improving coordinated entry, and creating shelter services for whole families, youth, and people averse to traditional emergency shelter programs. The County will conduct community listening sessions to prioritize recommendations and inform resource allocation.

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

After a $4 million investment and 11 months of renovations, the newly improved Cornerstone Service Center opened its doors in January 2024. The center provides expanded and enhanced services for all highly vulnerable residents to find stable and permanent housing.

Cornerstone now provides 20 units of Bridge Housing for people experiencing chronic homelessness with health and mental health needs. Clients can begin to stabilize while preparing to cross the bridge back to living on their own in the community. Outreach, engagement, crisis intervention, clinical assessment and treatment, and case management services are available to those who are dealing with mental health issues.

Cornerstone Bridge Housing residents will have access to Permanent Supportive Housing.
Vouchers that come with intensive case management services to ensure they are successful when housed in the community. Groups and on-site support services will be available for Bridge Housing Residents as well as Permanent Supportive Housing Voucher holders.

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 to more enhanced individualized services in a low-barrier environment to shorten the length of homeless episodes. Wake County continues with a focus to provide additional resources for diversion, emergency rental assistance and health care staff. COVID-19 pandemic protocols remained in place to allow both staff to work and guests to live in a safe environment. Wake County also provides funding for emergency shelter for single women in partnership with Urban Ministries and Healing Transitions, and for families through Salvation Army and Families Together, and for survivors of domestic violence through InterAct.

All together there are nine 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 “Bridge to Home” program provides additional funding, through the American Rescue Plan Act (ARPA), 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. In turn, agencies receive comprehensive technical assistance and reporting support to inform service provision. The goal is to create a more holistic non-profit 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 11 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, and inaccessible emergency shelter options for youth or people experiencing chronic homelessness. The Unsheltered Facility Study identified the addition of non-congregate and drop-in shelter to meet unsheltered population needs. Wake County is working to identify additional non-congregate family shelter opportunities.

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.

The Permanent Housing and Supportive Services Division continues to provide quality housing options and supportive services to the most vulnerable citizens of Wake County. Using a Housing First Model, staff provide comprehensive wrap-around services to transition unsheltered citizens immediately into permanent supportive housing.

The Cornerstone Community Support Program provides specialized services to clients who are recipients of RAHP vouchers. The specialists work alongside primary housing case managers to provide the support necessary for clients to obtain and maintain housing and improve their overall quality of life. The Community Support Team is comprised of specialists from four disciplines: nursing, vocational rehabilitation, social security disability, and housing placement. Clinical and program supervision is provided by the LCSW Supervisor. Each specialist works in tandem with the other, understanding that health, income, and stable housing are interconnected and reciprocal.

Each community support specialist provides direct services to clients including assessment, service planning, coordination and implementation, coaching, counseling, and education. They work with the client, the case manager, and each other to address structural, situational, and intrapersonal barriers to obtaining and maintaining permanent housing. Their work is client-centered and trauma-informed. Services are low-barrier and are provided in the community, client homes, outside or in the office.

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 300 households into Permanent Housing and added over 1,000 units of affordable housing to the program.

Wake County continues to provide housing options and wrap-around services to assist the most vulnerable citizens achieve stability through permanent supportive housing, prioritizing residents who have disabling conditions, are unsheltered or have longer lengths of homelessness. These resident households are offered permanent supportive housing opportunities. Wake County operates both tenant-based and project-based vouchers alongside case management services to provide supportive housing options. Recently our Cornerstone facility underwent a major renovation is now providing twenty bridge housing units and community-based services for residents experiencing chronic homelessness.

Wake County partners with the City of Raleigh, and the CoC to reduce veteran homelessness and continues to participate in the Mayor’s Challenge to end veteran homelessness. The Veteran’s Services Division is working to align all veteran benefits and staff to enhance our efforts 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 team comprised of three staff administer Short-Term Rent, Mortgage and Utility Assistance (STRMU). 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. County staff 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. CDBG-CV and ESG funds will continue to assist tenants in maintaining or finding housing.

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, South Wilmington Campus, and the Cornerstone bridge housing facility, creation of a housing-focused Veteran Services Division, development of new supportive housing, Unsheltered Facility Study, and the Bridge to Home program demonstrate the Wake County’s commitment to ending homelessness.

Wake County will work to maintain funding for a Drop-in Center for persons experiencing unsheltered homelessness where they can receive overnight or inclement weather shelter.
### AP-70 HOPWA Goals - 91.420, 91.220 (l)(3)

<table>
<thead>
<tr>
<th>Description</th>
<th>Goal</th>
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</thead>
<tbody>
<tr>
<td>Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family</td>
<td>100</td>
</tr>
<tr>
<td>Tenant-based rental assistance</td>
<td>55</td>
</tr>
<tr>
<td>Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds</td>
<td>0</td>
</tr>
<tr>
<td>Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>155</strong></td>
</tr>
</tbody>
</table>
AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

Municipalities in Wake County influence development through regulations on land use, construction standards, and permits, affecting housing costs. Requirements such as parking, setbacks, vegetation coverage, impact affordability. Restrictive zoning and building codes jeopardize affordable housing and limit fair housing opportunities. Certain municipalities, including the City of Raleigh and the Town of Apex, have updated their zoning ordinances to promote greater residential development and housing choice, however, these efforts are insufficient without broader support to create more affordable housing, as many Wake County municipalities maintain restrictive zoning codes.

North Carolina law prioritizes property owner rights, restricting inclusionary zoning due to the “Dillon Rule,” limiting municipalities’ powers to those granted by the state legislature. Therefore, the most impactful strategy for increasing affordable units is direct financial investments by counties or municipalities. Despite implementing incentives to developers to incorporate affordability into their developments, the number of units and depth of affordability are limited.

The state Qualified Allocation Plan (QAP) requirements for 9% low-income tax credits developments does not meet the need demonstrated in large metro areas. The scoring system discourages mixed income housing and significantly restricts new development locations. Recent QAP changes prioritize very deep affordability, which is commendable, however, this puts added pressure on local resources. While there has been an increase in the maximum tax credit award amount and a new funding source has been made available to metropolitan counties, the QAP disincentivizes use of these additional resources in favor of leveraging the maximum amount of non-agency and non-bank financing. This translates to developments requesting more local government funding, further straining local government resources. Finally, the State has ruled that tax credits cannot be used to develop permanent supportive housing, contrary to practices in other states 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. At the Federal level, minimal increases in CDBG and HOME have not kept pace with rising cost of living and development. Recent federal legislation, in particular, the Build America Buy America Act (BABA), and budget cuts, including a $250 million reduction in HOME funding, further exacerbate funding challenges. There is a risk with the new BABA provisions that development costs will further increase, limiting the impact of Federal dollars in a given project. Additionally, labor shortages, increased materials and construction costs, and higher interest rates due to
inflationary measures have a significant impact on the cost of borrowing, reducing the amount of bank debt that can be leveraged to support affordable development, adding to projects expenses, affecting development and accessibility of affordable housing. While inflation has cooled significantly, it will continue to impact both the rental and homeownership markets. Homeownership supply continues to be constrained, and it is not cost-feasible to develop new housing affordable to low-income households.

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 and construction standards to address barriers to affordable housing. Staff have relationships with municipal planning and housing staff to provide technical assistance to help municipalities incorporate affordability into their policies and growth plans. Staff maintain data on municipal priorities and activities, including a crosswalk of municipal affordable housing 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. Wake County staff are also working with municipalities to promote County programs such as the Affordable Homeownership Program and our rehabilitation programs.

Housing released its first Annual Housing Report, designed to inform Wake County residents about affordable housing and homelessness in our community. The report analyzes income and housing inequity, the affordable housing development process, strategies to preserve and create affordable housing, all forms of housing insecurity and homelessness, strategies to end homelessness and program success, as well as a special highlight on Veterans in Wake County.

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. Staff continue to advocate for the County to maximize the amount of funding it directs toward financing affordable housing development.
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 production and preservation of affordable housing despite cost increases. 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. Currently, 59% of all LEU units accept rental/voucher assistance. The LEU hopes to increase that percentage from 59% to 70% by the end of FY25. Housing staff will continue to 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. County staff will leverage the experience of those municipalities who have taken action to address affordable housing in their communities to build a community of practice, enabling information-sharing among the County’s municipalities.

The Housing Department will continue to advocate for additional allocations of funds 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, first-time homebuyer assistance, 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.

Housing finalized the Unsheltered Facility Study, identifying key areas of policy and resource prioritization to end unsheltered homelessness in Wake County. Next, Housing will conduct at least two listening sessions to gather community and stakeholder perspective on resource allocation to address unsheltered homelessness. Following community input, Housing will make
recommendations to the Wake County Board of Commissioners on next steps.

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 2024, 62 naturally occurring affordable housing units and 92 legally binding affordable housing units have been preserved with additional preservation opportunities identified. Wake County continues to work with the Fund administrator to maximize outreach to potential development partners and identify opportunities for Fund product improvement. Staff will continue exploring the creation of an acquisition fund to compliment the Preservation Fund.

The Raleigh Housing Authority will undertake a major redevelopment of one of its public housing properties in this program year, in partnership with a private developer. Wake County staff have been participating in planning and community outreach activities, and it is expected that Wake County will be a funding partner in the redevelopment. Housing has also launched a Major Repair Program to provide funds to very low-income homeowners whose homes are in need of significant repairs.

**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. 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. Oak City Cares 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(l)(1,2,4)

Introduction

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
Total Program Income: 0

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. 100.00%
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 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.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(viii)).

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Wake County may require preference for individuals receiving rental assistance funding or those who have been displaced through no fault of their own.

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 six access sites throughout the County. Staff at the access sites assesses and directs the client to one or more agencies in Wake County for 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. The Coordinate Entry Committee under the CoC Governance Board and Coordinate Entry Lead, Oak City Cares, collaborate to review community data, determine prioritization, develop strategies to increase affordable housing inventory, review referrals,
and share system changes 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. 
Housing’s recent Unsheltered Facility study engaged over 50 people with lived expertise via 
surveys and focus groups to inform policy prioritization and funding for housing and 
homeless services.

5. Describe performance standards for evaluating ESG.
   • The number of Category-2 persons enrolled in prevention services during the grant 
term.
   • Of those enrolled in prevention services, the % who exited prevention service to 
permanent housing by either avoiding loss of current residence or relocating to a new 
affordable residence.
   • Of those who exited to permanent housing, the % that remained stably housing for one 
year after program exit.
Attachments

- Public Hearing Notices
- 30-day Public Comment Notices
- Citizen Participation Comments
- ESG Written Standards & HOME Re-sale Re-Capture Policy
POR LA PRESENTE SE NOTIFICA QUE Wake County llevará a cabo una audiencia pública el martes 16 de enero de 2024 a las 2:00 PM en el Wake County Justice Center, 300 S. Salisbury St., Raleigh, Sala 2700, segundo piso. Para inscribirse para hablar en la audiencia pública o para enviar un comentario y ver la transmisión en vivo de la reunión, visite: https://www.wakegov.com/departments-government/board-commissioners/meetings-schedules-materials/meeting-schedule.

El propósito de la audiencia pública es recibir comentarios de las partes interesadas sobre las necesidades de vivienda y desarrollo comunitario de Wake County. Wake County utilizará la información recibida para preparar un borrador del Plan de Acción 2024. El Plan de Acción es necesario para que el Condado reciba fondos del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD).

El Plan de Acción describirá las actividades a llevar a cabo desde el 1 de julio de 2024 hasta el 30 de junio de 2025 en Wake County. El Plan de Acción 2024 es el último año de una estrategia de 5 años identificada en el Plan Consolidado 2020-2025. Los objetivos son aumentar y preservar la vivienda asequible, abordar las barreras políticas para la asequibilidad de la vivienda y apoyar a poblaciones y comunidades vulnerables a través de actividades que atiendan a poblaciones prioritarias.

Para obtener más información sobre el Plan de Acción 2024, comuníquese con el Departamento de Asequibilidad de Vivienda y Revitalización Comunitaria de Wake County en housing.info@wakegov.com o al 919-856-5689. Las personas con discapacidades del habla o la audición pueden llamar al 1-800-735-2962 (TT) o al 1-800-735-8262 (voz).
AUDIENCIA PÚBLICA PLAN DE ACCIÓN DE WAKE COUNTY PARA VIVIENDAS ASEQUIBLES 2024
POR LA PRESENTE SE NOTIFICA QUE Wake County llevará a cabo una audiencia pública el martes 16 de enero de 2024 a las 2:00 PM en el Wake County Justice Center, 300 S. Salisbury St., Raleigh, Sala 2700, segundo piso. Para inscribirse para hablar en la audiencia pública o para enviar un comentario y ver la transmisión en vivo de la reunión, visite: https://www.wakegov.com/departments-government/board-commissioners/meetings-schedules-materials/meeting-schedule.

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**Overview**

**Región:** Raleigh/Durham
New York (AP) — Major League Baseball is widening the fast lane approaching first base to increase the pace of play and make a change more than century-old rule that for decades has confounded runners trying to advance base.

The new fast lane rule could come up for a vote in the players' union meeting next month. If the 30 clubs agree, the rule change would be implemented next year.

MLB wants to expand the fast lane, which is currently 18 inches wide, to 24 inches. The goal is to speed up the game, which has been criticized for its slow pace.

The change could affect thousands of games each year, with estimates ranging from 3,000 to 4,000 additional balls in play. The league is also considering other changes, such as reducing the number of mound visits by catchers and limiting the time between innings.

The new rule is part of MLB's efforts to accelerate the game and make it more enjoyable for fans. The league has already implemented some changes, such as缩短 the time between innings and increasing the number of relief pitchers per game.

If the rule change is approved, it will be implemented for the 2024 season. The league is also considering other changes, such as a pitch clock and a defensive shift, which could be implemented in the future.

The new rule could have a significant impact on the game, with many players and fans expressing mixed feelings about the change. While some believe it will make the game faster and more exciting, others worry it could disrupt the flow of the game and lead to more errors.

The change is likely to be met with resistance from some players and fans, but MLB is confident it will be successful in implementing the new rule and improving the game's pace.

The new rule will be voted on by the players' union and the league, and it is expected to be approved. If the rule is implemented, it will be the latest in a series of changes made by MLB to modernize the game and make it more enjoyable for fans.
ORDER DETAILS

Order Number: IPL0153152
Order Status: Approved
Classification: Legals & Public Notices
Package: RAL - Legal Ads
Final Cost: $491.00
Payment Type: Account Billed
User ID: IPL0026241

UPDATE STATUS

Current Status: Approved
New Status: Approved

ORDER NOTES

Additional Information

ACCOUNT INFORMATION

WAKE COUNTY HUMAN SERVICES IP
HOUSING & COMMUNITY REVITALIZATION PO BOX
550, 4TH FLOOR WCOB
RALEIGH, NC 27602
919-508-0781
housingap@wakegov.com
WAKE COUNTY HUMAN SERVICES - HOUSING & COMMUNITY R

TRANSACTION REPORT

Date
December 22, 2023 1:46:53 PM EST
Amount:
$491.00

PREVIEW FOR AD NUMBER IPL01531520

PUBLIC HEARING
WAKE COUNTY 2024 ACTION PLAN FOR AFFORDABLE HOUSING

NOTICE IS HEREBY GIVEN THAT Wake County will hold a public hearing on Tuesday, January 16, 2024 at 2:00 PM in the Wake County Justice Center, 300 S. Salisbury St., Raleigh, Room 2700, 2nd floor. To sign up to speak at the public hearing or to submit a comment and Livestream the meeting, please visit: https://www.wakegov.com/departments-government/board-commissioners/meetings-schedules-materials/meeting-schedule.

The purpose of the public hearing is to receive comments from interested parties on Wake County’s housing and community development needs. Wake County will use the information received to prepare a draft of the 2024 Action Plan. The Action Plan is required for the County to receive funds from the U.S. Department of Housing and Urban Development (HUD).

The Action Plan will describe the activities to be carried out from July 1, 2024 through June 30, 2025 in Wake County. The 2024 Action Plan is the final year of a 5-year strategy identified in the 2020-2025 Consolidated Plan. The goals are to increase and preserve affordable housing, address policy barriers to housing affordability, and support vulnerable populations and communities through activities that address priority populations.

For more information about the 2024 Action Plan, contact Wake County Housing Affordability and Community Revitalization Department at housing.info@wakegov.com or 919-856-5689. Speech- or hearing-impaired persons may call 1-800-735-2962 (TT) or 1-800-735-8262 (voice). W00000000
Publication Dates
POR LA PRESENTE SE NOTIFICA QUE el Condado de Wake recibirá comentarios de partes interesadas sobre el Borrador del Plan de Acción 2024 del Condado por un período de 30 días a partir del 29 de marzo de 2024. Un borrador del Plan de Acción estará disponible en línea en https://www.wake.gov/departments-government/housing-affordability-community-revitalization/plans-and-public-notices y a través de las siguientes ubicaciones:

- a) Departamento de Vivienda Asequible y Revitalización Comunitaria del Condado de Wake
  a. Dirección física: 336 Fayetteville Street, Suite 440, Raleigh, NC 27602
- b) Centros de Servicios para Personas sin Hogar y Ubicaciones de Vivienda del Condado de Wake (las direcciones físicas se pueden encontrar en línea: https://www.wake.gov/departments-government/housing-affordability-community-revitalization/find-services)
- c) Ubicaciones Regionales de Servicios Humanos del Condado de Wake (las direcciones físicas se pueden encontrar en línea: https://www.wake.gov/departments-government/health-human-services/health-human-services-locations)
- d) Ayuntamientos Municipales
- e) Enviado por correo electrónico a los ciudadanos previa solicitud

El Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) requiere que el Plan de Acción para el Condado de Wake reciba fondos de subvención federales. El Plan de Acción 2024 es la estrategia final de un año para implementar los objetivos de vivienda asequible y desarrollo comunitario del condado y abordar las necesidades identificadas en el Plan Consolidado 2020-2025. El Plan de Acción define las poblaciones prioritarias y describe las actividades a llevar a cabo desde el 1 de julio de 2024 hasta el 30 de junio de 2025 en el Condado de Wake, fuera de la Ciudad de Raleigh.

Para obtener más información o para enviar un comentario, comuníquese con el Departamento de Vivienda al (919) 856-5689 o por correo electrónico a housing.info@wake.gov. Se proporcionarán alojamientos para residentes discapacitados o que no hablan inglés previa solicitud. Los servicios de intérpretes en otros idiomas, incluido el lenguaje de señas americano, pueden ofrecerse sin costo alguno para el hablante. Las personas con discapacidad auditiva o del habla pueden comunicarse al 1-800-735-2962 (TT) o al 1-800-735-8262 (voz).
of how important it is for us to create changes that will ensure the equitable distribution of technology, resource, and infrastructure," she said. "With technology, we can also make connections that can bring the world together to create a better future, such as a world where a female engineer is the norm and not an oddity.

Robinson, a third-year student from Garland, Texas, is a Dowdy Scholar studying laboratory animal science with a minor in chemistry. Robinson earned her Veterinary Assisting Certification through the Texas Veterinary Medical Association’s “Little Blue” were adopted for the 2023 Class of Astronaut Scholars in their endeavors and cannot wait to witness their achievements as the game-changers of tomorrow," said Caroline Schumacher, ASP’s president and CEO.

Barnes, Odom, and Robinson were endorsed to apply for the 2023 Astronaut Scholarship through NAQT Extravagant Opportunities (NCAT) after campus review. Their selection makes each of them one of 19 people from across the country who have received the Astronaut Scholarship, bringing the total number of awards and renewals to 21 since 1995.

"We are excited to support Kristi, Maya, Breyana, and the rest of the 2023 Class of Astronaut Scholars in their endeavors and cannot wait to witness their achievements as the game-changers of tomorrow," said Caroline Schumacher, ASP’s president and CEO.

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30-DAY COMMENT PERIOD
WAKE COUNTY 2024 ACTION
PLAN FOR AFFORDABLE
HOUSING

NOTICE IS HEREBY GIVEN THAT
Wake County will receive comments
from interested parties on the Coun-
ty’s Draft 2024 Action Plan for a period
of 30 days starting March 29, 2024. A
draft of the Action Plan will be acces-
sible online at https://www.wake.gov/
departments-government/housing-affor-
dability-community-revitalization/plans-and-public-notices and through
the following locations:

• Wake County Housing Afford-
ability & Community Revitaliza-

• Physical Address: 336 Fayette-
ville Street, Suite 440, Raleigh,
NC 27602
• Wake County Homeless Service
Centers and Housing locations
(physical addresses can be
found online: https://www.wake.
gov/departments-government/
housing-affordability-commu-
nity-revitalization/find-services)
• Wake County Regional and
Human Services locations
(physical addresses can be
found online: https://www.
wake.gov/departments-govern-
ment/health-human-services/
health-human-services-loc-
tations)
• Municipal Town Halls
• Emailed to citizens upon re-
quest

The U.S. Department of Housing and
Urban Development (HUD) requires
the Action Plan for Wake County to re-
ceive federal entitlement grant funds.

The 2024 Action Plan will include:

The 30-Day Comment Period ends on
4/29/2024.

https://placelegal.mcclatchy.com/legals/hiltonheadisland/home/confirmation.html?id=161449&returnto=
The 2024 Action Plan is the final one-year strategy to implement County’s affordable housing and community development goals and address the needs as identified in the 2020-2025 Consolidated Plan. The Action Plan defines priority populations and describes the activities to be carried out from July 1, 2024, through June 30, 2025 in Wake County, outside the City of Raleigh.

For more information or to submit a comment, please contact the Housing Department at (919) 856-5689 or via email housing.info@wake.gov. Accommodations for disabled or non-English speaking residents will be made available upon request. Interpreter services in other languages, including American Sign Language, may be offered at no cost to the speaker. Speech or hearing-impaired persons may contact 1-800-735-2962 (TT) or 1-800-735-8262 (voice).

Publication Dates
Public Participation Input – 2024 Annual Action Plan

The 2024 Annual Action Plan process, budget, priority populations, and timeline were presented to all attendees during the Public Hearing and Consultation Meetings. Questions, comments, and general feedback were encouraged. The public input received is documented below.

1. Public Hearing – Board of Commissioners Meeting – January 16, 2024
Wake County Justice Center, 300 S Salisbury St, Raleigh, NC 27601

Submitted Comment

Yvette Holmes
900 S Wilmington Street
Raleigh, NC 27610
yvette@serpromise.org
(919)417-2237

On behalf of Southeast Raleigh Promise, I would like to thank Wake County for your support of our small-scale affordable housing development that will deliver 27 rental homes across 10 city-owned parcels in Southeast Raleigh. We encourage County leaders to continue to work with community partners and invest in a variety of solutions to address the growing housing shortage in our community. We also encourage the county to continue to look for ways to make capital available to developers to cover the rising cost of developing housing, including the acquisition of land. Without your support, we would not be able to deliver a quality product or develop housing in high-resourced communities. Thank you!

Speakers
Speaker #1 – Cornelis Verkerk, Project Manager, CASA Affordable Housing Developer
Specific focus on Permanent Supportive Housing, CASA’s typical resident has experienced homelessness, is living with a disability, and earns less 30% AMI. Thanks to Wake County for the continued support of CASA and our mission. I’d like to highlight two projects that would not be possible without the support of Wake County. First, King’s Ridge, 100-unit development, serving people exiting homelessness with onsite wrap-around services. The County has been an integral partner in this project. Happy to report that construction is progressing well, and we hope to have people moving by early Fall. Second project is Hope Village at Method, small 9-unit Supportive Housing for youth aging out of foster care system. CASA is partnering with the HOPE Center at Pullen who have a program to support youth transitioning out of foster care. The units will be filled by referrals from the HOPE Center, Case Managers will use the onsite community space and office to provide supportive services. Thanks to the investment from the County, we’re moving forward through design, and we’ll be breaking ground in the Spring. These transformative projects are only made possible through our partnership with the County.
In general terms, I’d like to emphasize the importance of the Affordable Housing Development Program to the creation of affordable housing here in Wake County. For every new project in CASA’s pipeline, we are looking to the availability of those funds in our financing structure. It’s a great program that continues to enable developers to increase the supply of affordable housing here in Wake, whether large 4% LIHTC or supportive housing projects. Lastly, I’d like to point out the need for affordable housing preservation gap financing. Given the way prices have skyrocketed in recent years, we are struggling to preserve the affordability of existing rentals, whether they are naturally occurring affordable housing or developments that are aging out of affordability restrictions, even with great tools like Wake’s Affordable Housing Preservation Fund we still need equity, funding with deferred payment schedules to make those deals work. Thank you to County Board of Commissioners, Housing Staff, and everyone who works hard to ensure everyone in our community has access to safe, stable, and affordable housing.

Speaker #2 – Ted Heilbron, Affordable Housing Developer
All of the work that we do here in Wake is only possible with the County’s support. The project that I’d like to highlight is a 176-unit, 4% LIHTC development, in Garner, since 2021. The project 3-years ago when it was started, the interest rates were half of what they are today, and construction costs were substantially lower, we did not require any gap funding. However, interest rates have skyrocketed, construction costs have skyrocketed, without the County’s support, this project would not be moving forward. We’ll be breaking ground next month on these 176-units.

Also, I’d like to add, so much of what happens in Wake County, happens in the City of Raleigh. Raleigh is also a gap funding partner for affordable developments, but the reality is there are number of other towns across Wake County that don’t have the same resources that the City of Raleigh has; Garner is one of them. Apex has been involved in affordable housing development. We were looking for other projects elsewhere, in the non-Raleigh communities here in Wake, and without the County’s support that would not be possible. I’d thank you and Housing Staff for all your work, and we look forward to bringing more projects in the years to come.

2. Wake County Planning Directors Meeting – January 19, 2024
Virtual
Attendees: 59 members

Sharon Peterson, Wake County Long Range Planning Administrator
1. In terms of geography, where can these grants be used?
Raleigh receives its own entitlement. And Cary receives CDBG & HOME. So all residents in our municipality jurisdictions can use these grant except in Raleigh and Cary because they receive, they’re own entitlement grant funds. HOPWA can also be used throughout Johnston and Franklin Counties.
2. Can HOME be used for development of single or multifamily housing?
   Both

3. In terms of funds towards well and septic repairs especially in rural Wake County?
   They are funds available through the CDBG funded home rehab program.

3. Affordable Housing Advisory Work Group Meeting – January 22, 2024
   
   Cornerstone Center, 220 Snow Ave, Raleigh, NC 27603
   
   Attendees: 10 members

   Tom Anhut, Anhut Properties
   
   1. Do you know if anyone showed up to say anything at the Public Hearing on January 16, 2024?
      Yes, several partners spoke about the importance of federal funding, Wake County Programs and the continuous need in our community.

   2. Was there anyone from the general public?
      No, not from the general public. We advertised the public notice in three newspapers of general circulation. The notice was also posted on the Wake County website and in social media.

   3. AIDS has worked its way off the headlines for a while now, so I’m just surprised to see funding dedicated to supporting and more funding than HOME. Can you speak to the needs of the AIDS community in Raleigh?
      HOPWA funding is meant to serve 3 counties, Wake, Franklin, and Johnston Counties. When Congress reauthorized the HOPWA program it reallocated the HOPWA funds to urban centers because that’s where all the medical and supportive services can be accessed. We continue to work through the best way to respond to the needs in our community. HOPWA funding can also be used to increase affordable housing development specific for persons with AIDS population.

   4. How much of the funds are going unused?
      None of the funds go unused. We’re very diligent to spend all of federal funding in a timely manner because if we don’t use it, we lose it. If a grantee is slow to spend down the dollars then we look at our portfolio and make adjustments. We don’t leave money on the table.

   5. What is the percentage is HUD grants of your overall budget?
      Our overall operating budget is $26MM but there is also HOME-ARP written into this budget. About 22%.

Yolanda Taylor, The Center for Community Law & Equity
1. **Is the CoC dollars the same or different from the ESG funds?**
   Wake County gets own allocation of ESG dollars and CoC grant are separate. The ESG funds are used for homeless prevention services. The State also receives ESG funding and they are managed by the CoC. So there are 3 different ESG allocations that a non-profit might get access to.

2. **Does homelessness prevention service go through the coordinated access entry point?**
   That system is currently not operating, so we accept direct referrals. People call our office directly.

3. **Do you partner with municipalities on home purchase assistance?**
   It depends on the community, for instance, other entitlement communities like Raleigh and Cary receive CDBG funding, so we can’t layer the County’s CDBG with others, however other municipalities – yes we partner with their local fund and are able to layer.

   We also partner with municipalities on the Community Investment Partnership Program in the right community development projects such as infrastructure that support affordable housing development and prevent displacement.

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**Mary Haskett, North Carolina State University**

1. **What are the eligible uses for CDBG, not housing?**
   Yes, CDBG cannot be used to construct new housing, but it can be used for land acquisition, home purchase price reduction, and rehabs.

2. **What can $250,000 in home purchase do?**
   CDBG can be used through our Homeownership Program to buy down the principle of their first mortgage by applying for up to $50,000 in second mortgages.

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**4. Continuum of Care Membership Meeting – January 29, 2024**

Joint Action Plan Presentation: Wake County & City of Raleigh

*Pullen Memorial Church*

Attendees: 58 members

**Najla Munshower, Veteran Services Supervisor**

1. Help me understand the logistics – we have community veteran partners (Veteran’s Services of the Carolinas) that have moved to our area, they are running on ESG dollars, is that included in this conversation or is that separate funding?
Wake County Response: There are three allocations that effect our areas – City of Raleigh, Wake County, and North Carolina ESG funds, so they could have ESG funds, that may not be coming directly from Raleigh or Wake.

Rick Haraway, Board of Directors Chair, Oak City Cares
2. I’ve been involved in Rapid Transit, are any of these funds dedicated to land acquisitions along those corridors?
   City of Raleigh Response: A big part of the bond that was passed was for acquisition of properties that might’ve been in the private market along those transit routes, especially along New Bern, that were purchased to maintain affordable housing.

Wanda Hunter, Continuum of Care Member
Follow up question – How low does the AMI go?
   City of Raleigh Response: Going as low as 30% AMI, the public-private partnerships means acquiring properties that could be used to house individuals in the transit corridor areas.

   Follow up - Rick Haraway
   We recommend doing more of that, people of 30% AMI in our city have the most difficult time finding and maintaining housing.

DaQuanta Copeland, Community Engagement Coordinator
3. Was increasing down payment assistance with CDBG funding?
   City of Raleigh Response: The bond funding has helped increase the amount of money and number of folks that can apply for rehabilitation and down payment assistance, especially in the corridors and area around Dix Park. Increase the amount people can get and a separate pot that can be accessed of funds.

   Follow up question - Is there a location that we can see the accessibility of grant funding, to make sure the community has that?
   City of Raleigh Response: On the City of Raleigh website - housing rehabilitation/down payment assistance will take you to the program pages for those to – we can also send that out in the next CoC newsletter.

   Follow up - Wanda Hunter
   We’re not seeing the rehab funding distributed in the City of Raleigh. I’d like to see how the funds are being distributed.

Michelle Woods, Continuum of Care Member
4. Prices of affordable housing construction has risen, is there a plan to do outreach and support affordable housing developers?
   City of Raleigh Response: The city is concerned with gap financing, sometimes if it’s approved the project with tax credits, there may be cost escalations, the gap financing would go to help keep those projects moving.
Follow up - Rick Haraway
Most developers avoid Raleigh because there is not enough tax credits or is there a way to fast track the HUD deals in Raleigh?

- **City of Raleigh Response:** There’s 9% and 4% tax credit deals, because of the high cost of living, the formulas are created by NCHFA and the urban market skews the scores of their applications, so it’s important for gap financing. We have expediated permitting with a fast-track application process.

Johnnie Thomas, Continuum of Care Member
5. When I came to NC, I was told that it was mandatory for affordable apartments to be included in new developments units? What are Wake and Raleigh going to do together to partner to use these funds to make a real difference?

- **Wake County Response:** In the State of North Carolina, we are not allowed to do inclusionary zoning – if a developer comes to our community, they are not required to include affordable housing as a requirement. We are only allowed to offer incentives, but developers have the choice to say yes or no – if Wake County requires affordable units, we can be sued. But we have an opportunity here – there is possible and active displacement happening, I encourage everyone in this room to take part in Con Plan, we can tell HUD how we can use the federal funds.

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30-Day Public Community Period – 2024 Annual Action Plan
March 29, 2024 – April 29, 2024

**Comments received via Email:**
**From:** Pam Davison <pdavison@fuquay-varina.org>
**Sent:** Wednesday, April 24, 2024 1:02 PM
**To:** Housing - Info <Housing.Info@wake.gov>
**Subject:** Comment for County Action Plan

The Town of Fuquay-Varina acknowledges receipt of the 2024-2025 Annual Action Plan draft and the opportunity to provide feedback during the 30-day comment period. The Town looks forward to continued partnership and coordination with the Wake County Housing Affordability & Community Revitalization Department.

Pam Davison
Planning Director, PLA
Town of Fuquay-Varina
Office: 919-753-1870
134 N. Main Street
Fuquay-Varina, NC 27526
[www.fuquay-varina.org](http://www.fuquay-varina.org)
30-Day Public Community Period – 2024 Annual Action Plan
March 29, 2024 – April 29, 2024

Online Comments (27 comments received)

1. Pamela Nieves
   4/8/2024
   pamela.nieves@wake.gov
   We need more affordable housing for people with high barriers (low credit scores, past eviction, on the registry)

2. Anonymous
   4/10/2024
   dnmmnm14@gmail.com
   Can y’all PLEASE give the descendants of Slavery REPARATIONS?!?!?

3. Gwendolyn Marie Robertson Horton
   4/11/2024
   wehort@aol.com
   I get so discouraged when I receive this scanned text. Some of us need a plain attached text.

4. Merina Dillard
   4/18/2024
   merin919@aol.com
   Develop more affordable housing

5. Jennifer Manchester
   4/19/2024
   mjmanchester@yahoo.com
   I would really love to see developers required to build more affordable housing units, for SALE, not only for rent. As a working-class citizen of Raleigh (I am an Administrative Assistant at a mental health counseling practice,) I am unable to purchase a home, even after saving a good down payment, as well as combining resources with my adult daughter. She also cannot afford a home, because even with a college degree, she has only been able to find part time work (one of her jobs is at a Wake County Library.) And while I am SO SO glad to see housing help for low-income families, those of us with a household income slightly higher are not eligible for that help, despite still struggling. Another VERY important detail: When planning affordable housing, PLEASE include parking for TWO vehicles. We see a lot of "affordable" housing with a single-car driveway. Almost every family needing a home likely has TWO employed adults with vehicles. Many developers also forget to add guest spaces to
townhouse complexes (or they add too few.) Where are people supposed to park when visiting family??

6. Anonymous
4/19/2024
Thank you

7. Deborah Mitchell
4/20/2024
Need more info on affordable help.

8. Teera Terry
4/20/2024
Teeraterry6@gmail.com
The houses need be affordable to rent.

9. Margaret White
4/20/2024
Mfwhite15@aol.com
Affordable housing is needed in the African American community especially Southeast Raleigh. Folks need housing they can afford as too much gentrification is going on. Having community forums to educate our communities about this issue needs to continue. My husband works on this board.

10. William (Steven) Allen
4/20/2024
williamstevenallen@gmail.com
Would love to spend more time reviewing.

11. Sharon Richardson
4/20/2024
sharonrichardson60495@yahoo.com
I need a apartment that I can afford 800 some, I know cost is on the rise but not my SS Check I am 69 yrs old.

12. David Meeker
4/25/2024
davidcmeeker@gmail.com
Thanks so much for taking the lead on this. I think we need more density to decrease costs of housing and to make sure folks are living close to town vs having to drive 30 mins. That will also make our city more walkable and healthy.
13. Helen Tack  
4/25/2024 
helen.tack@att.net  
We need more affordable housing and more transitional housing. Perhaps a property tax surcharge on houses in excess of 4,000 sq ft would help fund.

14. Vielka Gabriel  
4/25/2024  
Vielka.Gabriel@wake.gov  

15. Andrew Klutz  
4/26/2024  
andrewklutz@gmail.com  
There are lots of different types of affordable housing organizations in the Triangle from The Carying Place to Habitat Wake. But, none seem to address an immediate, temporary housing situation that seems to be on the rise here at home.....homelessness. It is my thought that there needs to be some monies set aside to run additional shelters geared toward moving folks from homelessness to some type of affordable housing option. And NOT just in Raleigh. There are homeless folks ALL OVER the Triangle, in every county and town.

16. Ashley Reynolds  
4/26/2024  
Ashleyreynoldsnc@gmail.com  
I think affordable housing should be a top priority. Parents are adding onto their homes and trying to figure out “tiny homes” on their property for their college graduates who can not afford rent almost anywhere in wake county. Also, we love Cary for its diversity including socioeconomic diversity, please do not price out our cities diversity.

17. Nathan Bullock  
4/26/2024  
nathan.f.bullock@gmail.com  
Wake County must prioritize high (and medium) density, mixed-use development inclusive of affordable/accessible/subsidized housing and access to transportation. Wake County must focus on increasing this type of development in infill sites throughout the county located in and near existing urban centers (e.g. the ITB of Raleigh and the historic downtowns of Cary, Apex, F-V, etc.) and simultaneously must discourage or disallow new development that does not fall into these categories and locations. Wake County must protect the natural environment, farm lands, and forests by emphasizing higher density development in already developed or able-to-be-redeveloped spaces (including adaptive reuse). No new development of malls, shopping centers or other commercial sites should be approved that do not have housing above them and are not at least 8 stories tall.
18. Rashonda Steadman  
4/26/2024  
rsacccon@gmail.com  
The information I received was very enlightening. The programs appear to cover the whole population but my only thought is how to connect the whole family for a path of restoration in the community.

4/26/2024  
As a person with disabilities I find it hard to apply for housing.

20. Anonymous  
4/26/2024  
Affordable Housing needed desperately! More voucher programs to help people. Better Senior programs for housing.

21. Michael Ford  
4/27/2024  
mmdsinc50@gmail.com  
Educate community and community should be at the meeting.

22. Tara Taylor  
4/27/2024  
mstaram3@gmail.com  
The housing is outrageous. I much rather see people be able to afford a nice quality safe place to live and raise their children.

23. Anonymous  
4/27/2024  
I'm a small business owner in Apex and have been for over 7 years and I'm still unable to afford a home. Please can you provide more workforce affordable housing. Not everyone works or makes 6 figure annual salaries, but that doesn't mean they or their family is less deserving of a realistic attainable opportunity to live in the area that they work or run their business.

24. Anonymous  
4/27/2024  
I haven't seen the plan yet.

25. Nancy Johns  
4/28/2024  
nancyljohns4146@gmail.com  
This plan only seems to benefit the extreme low income families. There are others who are busting their tails to try to stay a float. People who live in disability and don't meet the
requirements for Medicaid are getting screwed. We have very little resources. We have to decided each day whether to pay rent, or food, or medication. Most of us can't do all. The cost of living goes up and up, but our disability stays the same. The federal govt just stopped the Internet connectivity program so many of us won't have Internet which is vital, not a luxury. Many of us will not be able to access medical providers. In June, Raleigh is planning to re-instate bus fees. On top of not being able to see the Drs online, in June we won't be able to go to their offices either because we cannot afford transportation. Yet all I hear is NC bragging about a billion dollar surplus. That money will sure not get to those of us who need. All we get is more taken away. Now the county is bull dosing homeless encampments. Is this your idea of a good plan? As the saying goes "The rich get richer, and the poor get poorer". Whenever cuts are to be made to save money, the things chosen to cut are services needed by lower income residents, not the high income. You ever think that could be the reason for the high suicide rate or why people are choosing to shit you to settle a difference instead of trying to work things out? We are in crisis in every area of living and nothing is getting any better. All your plans may look good on paper, but my toilet paper is worth more than your so-called plans.

26. Melody Council  
4/29/2024  
melodycouncil@gmail.com  
The housing market and rental market is sky high and needs to be more affordable. We need section 8 and other like programs to help fill the gap until the prices become more affordable. Help is needed NOW!!!  
Thank you.

27. Utica Cason  
4/29/2024  
ucason@soaroutreach.com  
We need to continue to come up with other housing solutions due to the cost of development and construction which carries over to the renters or homeowners. Wake County continues to grow and so does the options to continue to housing. The increase in demand has increased the cost of housing. The affordable housing plan is not really affordable when you paying rent similar to the average market rent. The families that needs affordable housing still can't afford it due to this increase in the rent amount. So is it really affordable. Their are many states, counties, and cities coming up with alternatives with regards to housing such as tiny homes, containers, efficient and durable modular and mobile homes. I noticed in the SE Raleigh area, especially the Rock Quarry Rd their continue to be new developments for affordable housing which has effect the commute and traffic., Affordable home owners want other options in the Wake County area to live in affordable housing and not just the Rock Quarry Rd area. I feel that this area has become the new version of discrimination of affordable housing options.
Housing Affordability & Community Revitalization Policy

Policy Title: **HOME Resale and Recapture Policy**

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<th>Countywide or Department:</th>
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<th>Division: Equitable Housing and Community Development</th>
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<td>Supersedes: n/a</td>
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Authority: Originating Department: WCHS

I. **Purpose:** The purpose of this policy is to outline the basic requirements for resale and recapture provisions in HOME Investment Partnerships (HOME) program homebuyer projects.

II. **Policy Statement:** Resale or 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.

In accordance with the HOME rule at CFR 92.254(a)(5)(i), Wake County Housing & Community Revitalization will ensure that when a HOME-assisted homebuyer sells his or her property either voluntarily or involuntarily, during the affordability period:

1. The property is sold to another low-income homebuyer who will use the property as his or her principal residence;
2. The original homebuyer receives a fair return on investment; and
3. The property is sold at a price that is “affordable to a reasonable range of low-income buyers,” and;
4. If the property is not sold or transferred to a low-income homebuyer, all or a portion of the HOME investment will be recaptured.

**Resale Provision**

The HOME rule at CFR 92.254(a)(3) requires that all HOME-assisted homebuyer housing be acquired by an eligible low-income family, and the housing must be the principal residence of the family throughout the period of affordability. Wake County will apply the Resale Provision to all HOME-assisted homebuyer housing, including where the County subsidizes development or rehabilitation of housing, and where the County or a sub-recipient provides direct subsidy to the homebuyer.
If the home is transferred, voluntarily, or otherwise, during the period of affordability, it must be made available for subsequent purchase only to a buyer whose family qualifies as low-income, and will use the property as its principal residence. A reasonable range of low-income homebuyers is defined as homebuyers whose incomes are between 30% and 80% of Area Median Income, and will be paying no more than 30% of their household income for principal, interest, property taxes, and insurance. This requirement will be included in all Wake County development agreements with partners who are constructing homes for home ownership with HOME funds, and Wake County will use a declaration of deed restrictions on the property. When HOME funds are used to provide direct homebuyer subsidy, Wake County will use a declaration of deed restrictions and communicate restrictions in the loan agreement to enforce affordability.

These provisions hereby enforce the requirement that any housing assisted with HOME funds must remain affordable for the duration of the period of affordability.

**Fair Return on Investment**
These resale provisions ensure that, if the property is sold during the period of affordability, the price at resale provides the original HOME-assisted homebuyer a fair return on investment. Wake County will use the appraisal model, as described below, to determine fair return on investment. This information is required to be conveyed to the homebuyer at initial purchase.

The appraisal model includes an appraisal at initial purchase and an appraisal at sale. Appraisals will be conducted by an independent third-party appraiser. The difference of the initial and sale appraisal represents the increase in market appreciation. The increase in market appreciation will be multiplied by a reasonable standard appreciation factor (ex: 25-35%) to determine the fair return to the homeowner.

The subsequent sales price of the home must be based on the original purchased price plus the share of appreciation determined via the appraisals and the market appreciation factor. Since the value of any capital improvements made by the homeowner is accounted for in the appraisal, it is not necessary to undertake a separate accounting and valuation of the homeowner’s capital improvements as described in CPD notice 12-003.

An example calculation is included below.

**Example Calculation:**

\[
\begin{align*}
150,000 \text{ (current sale appraisal)} \\
- 100,000 \text{ (initial purchase appraisal)} \\
50,000 \text{ (market appreciation)}
\end{align*}
\]

\[50,000 \times 25\% = 12,500\] (fair return to homeowner)
$100,000 (initial purchase price)  
+ $12,500 (fair return to homeowner)  
$112,500 (subsequent sales price to new homebuyer)

The resale price to the new homebuyer may not exceed 95 percent of the HOME affordability limits issued by HUD annually.

Recapture Provision  
Recapture provisions will apply when Wake County or a sub-recipient provides direct homebuyer subsidy and the HOME-assisted homeowner transfers ownership of the property, voluntarily or involuntarily, to a homeowner who is not low-income. In these instances, Wake County will recapture a portion of the HOME funds invested based on time spent in the home relative to the affordability period and not to exceed the net proceeds of the transaction. Net proceeds are defined as the sales price minus superior loan repayment and any closing costs.

Direct homebuyer assistance will be forgiven at a rate of 25% every five (5) years. The example calculation below illustrates the amount of homebuyer assistance recaptured by Wake County where a homebuyer received a $20,000 loan and stayed in the home for six (6) years.

Example Calculation:

\[
\begin{align*}
\text{Sales Price} & \quad \text{(sales price to new homebuyer)} \\
\text{First Mortgage Payoff} & \quad $87,000 \\
\text{Closing Costs} & \quad $6,000 \\
\text{Net Proceeds} & \quad $57,000 \\
\text{Direct Homebuyer Subsidy} & \quad $20,000 \\
\text{25% Forgiveness Based on Time in Home} & \quad $5,000 \\
\text{Amount of Recapture} & \quad $15,000 
\end{align*}
\]

Should a homebuyer remain in their home for less than five years, 100% of the HOME subsidy will be recaptured. Details of the recapture provision will be included in written agreements with all recipients of homebuyer subsidy.

Affordability Period  
All direct subsidy to homebuyers will have a 20-year affordability period. HOME-supported development or rehabilitation of homebuyer units will have a minimum 20-year affordability period, with longer affordability required based on negotiations with sub-recipient.

Upon satisfaction of the affordability period by the homebuyer, they shall be entitled to all net proceeds for the sale of the property and will no longer be required to use the home as their primary residence.
III. **Definitions:**

- HOME: HOME Investment Partnerships Grant
- HUD: U.S. Department of Housing and Urban Development
- CPD: Community Planning and Development
- CFR: Code of Federal Regulations
- HCR: Housing and Community Revitalization

IV. **Applicability:** The Resale Provision applies to all development partners or projects for homebuyer activities through the HOME Investment Partnerships (HOME) program, as well as to all direct homeowner subsidy using HOME funds. The Recapture Provision applies only to direct homeowner subsidy using HOME funds.

V. **Policy Responsibility and Management:**

- HCR Responsible for policy development & revision;
- Schedule of policy review: annual (at a minimum to ensure adherence with federal policies) or when new directives/guidelines are released from HUD.
- New Employees will be directed to the HCR policy manual during onboarding

VI. **History:**

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Written Standards

The written standards contained in this document were developed in collaboration with Wake County and participating continuum of care partners. Wake County applies these standards to our ESG Program.

In 2009, the Federal Government adopted the HEARTH (Homeless Emergency Assistance and Rapid Transition) Act. Implementation of the Act began in early 2012. The Act shifted focus from individual program outcomes to a focus on how all programs work as a system to achieve results for an entire community emphasizing quick returns to housing for people experiencing homelessness.

The Raleigh/Wake Partnership to End and Prevent Homelessness (The Partnership) serves as the NC-507 Continuum of Care for Raleigh/Wake County. In response to the HEARTH Act, The Partnership has spent the past few years learning the best ways to meet this mandate and improve the method through which our CoC serves people experiencing homelessness as a system.

The Housing First Philosophy is the belief that individuals should be assisted in accessing housing as quickly as possible with supports delivered in the community after housing. Expanding Housing First Philosophy across a CoC and as an integral part all housing programs is a key recommendation from the Department of Housing and Urban Development (HUD), the National Alliance on Ending Homelessness (NAEH), and the US Interagency Council on Homelessness (USICH). Housing First is empirically proven, consistently across multiple Continuums’ of Care in the US and abroad to:

- Improve outcomes for youth, adults, and families experiencing homelessness
- Reduce costs to the homeless service system and mainstream service system
- End homelessness

The move towards expanding Housing First philosophy across the CoC is anchored in the following facts and beliefs:

- NC 507 Continuum of Care (CoC) is committed to ending homelessness.
- A myriad of factors may influence a household’s ability to maintain housing, but only housing itself ends homelessness.
- The sole purpose of programs and services dedicated to the homeless population is to end homelessness.
- Mandatory program participation does not result in better housing outcomes.
- Everyone is housing ready
- The homeless service delivery system should be a process, not a destination.
Wake County Continuum of Care Program Standards

The Raleigh/Wake Partnership to End and Prevent Homelessness (The Partnership) written standards provide specific guidelines for programs across the housing continuum to operate in order to have the best chance of ending homelessness as we know it. These guidelines create consistency across Wake County agencies and protect clients served by putting their needs first.

The Department of Housing and Urban Development (HUD) requires every Continuum of Care to:

- Develop policies and procedures for evaluating individuals’ and families’ eligibility and determining the process for prioritizing eligible households in emergency shelter, transitional housing, rapid rehousing, and permanent supportive housing programs
- For homelessness prevention and rapid re-housing programs, HUD requires program standards to define policies and procedures for prioritization of eligible households, to set the percentage or amount of financial assistance and housing stabilization services to households, and to determine the length of time the assistance will last
- Develop policies and procedures for coordination among emergency shelters, transitional housing programs, essential service providers, homelessness prevention programs, rapid rehousing programs, and permanent supportive housing programs
- Define participation in the CoC’s Homeless Management Information System (or comparable database for domestic violence or victims’ service programs)

The following guidelines apply to all programs within the CoC.

PERSONNEL

STANDARD: All programs shall adequately staff services with qualified personnel to ensure quality of service delivery, effective program administration, and the safety of program participants.

Benchmarks
- The organization selects employees and/or volunteers with adequate and appropriate knowledge, experience, and stability for working with individuals and families experiencing homelessness and/or other issues that place individuals and families at risk of homelessness
- The organization provides time for all employees and/or volunteers to attend webinars and/or trainings on program requirements, compliance and best practices.
- The organization trains all employees and/or volunteers on program policies and procedures, available local resources, and specific skill areas relevant to assisting clients in the program
- For programs using the Homeless Management Information System (HMIS), all end users must abide by the NC HMIS User and Participation Agreements, including adherence to the strict privacy and
confidentiality policies. (See HMIS Written Standards)

- Ideally and reasonably, applicable programs should designate staff whose responsibilities include identification and recruitment of landlords, encouraging them to rent to homeless households served by the program. Staff, in turn, have the knowledge, skills, and agency resources to understand landlords’ perspectives, understand landlord/tenant rights and responsibilities, and negotiate landlord supports.

**EVALUATION AND PLANNING**

**STANDARD:** All programs will conduct ongoing planning and evaluation to ensure said program continues to meet community needs for individuals and families experiencing homelessness.

**Benchmarks**

- Agencies maintain written goals and objectives for their services to meet outcomes.
- Programs review case files of clients to determine if existing services meet their needs. As appropriate, programs revise goals, objectives, and activities based on their evaluation.
- Programs conduct, at a minimum, an annual evaluation of their goals, objectives, and activities, making adjustments to the program as needed to meet the needs of the community.
- Programs regularly review project performance data in HMIS to ensure reliability of data. Programs should review this information, at a minimum, quarterly.

**CASE MANAGEMENT SERVICES**

**STANDARD:** Case management is provided to clients by trained staff as a means of supporting, stabilizing and enhancing client experience and growth in said program. All programs and projects providing case management services shall provide access to case management services to each individual and/or family in the program.

**Benchmarks (Standard available services)**

- All projects must provide the client with a written copy of the program rules and the termination process before he/she begins receiving assistance.
- Staff provide regular and consistent case management to clients and residents based on the individual’s or family’s specific needs. Case management includes:
  - Assessing, planning, coordinating, implementing, and evaluating the services delivered to the resident(s).
  - Assisting clients to maintain their bed in a safe manner and understand how to get along with fellow residents.
  - Helping clients to create strong support networks and participate in the community as they desire.
  - Creating a path for clients to permanent housing through providing rapid rehousing or permanent supportive housing or a connection to another community program that provides these services.
  - Use of a standardized case management approach for ongoing case management and
measurement of acuity over time, determining changes needed to better serve residents.

Optional/recommended case management services

- Staff or other programs connected to the project through a formal or informal relationship assist residents with:
  - Accessing cash and non-cash income through employment, mainstream benefits, child care assistance, health insurance, and others. Ongoing assistance with basic needs.
  - Representative payee services.
  - Transportation and transportation assistance
  - Basic life skills, including housekeeping, grocery shopping, menu planning and food preparation, consumer education, bill paying/budgeting/financial management, transportation, and obtaining vital documents (social security cards, birth certificates, school records).
  - Relationship-building and decision-making skills.
  - Education services such as GED preparation, post-secondary training, and vocational education.
  - Employment services, including career counseling, job preparation, resume-building, dress and maintenance.
  - Behavioral health services such as relapse prevention, crisis intervention, medication monitoring and/or dispensing, outpatient therapy and treatment.
  - Physical health services such as routine physicals, health assessments, and family planning.
  - Mental health services such as individual/family counseling and/or therapy.
  - Legal services related to civil (rent arrears, family law, uncollected benefits) and criminal matters (warrants, minor infractions).

**Emergency Shelter**

Emergency Shelters play a critical role in a crisis response system. Low barrier, permanent housing-focused shelters not only ensure individuals and families have a safe place to stay, but that their experience of homelessness is as brief as possible.

In a Housing First environment, Emergency Shelters are focused on ending homelessness for the households they serve and in the community. Shelters should be safe, non-judgmental environments where, from the time of admission into the shelter, all residents are made aware of the goal to have them achieve housing as quickly as possible and that emergency shelters are a truly interim housing solution. The individual or family should be encouraged to access community-based resources or their natural supports to help move them out of the shelter and into housing. *Note: Domestic Violence Shelters have certain, specific legal obligations to follow that are not enumerated in these standards.*

The Raleigh/Wake Partnership to End and Prevent Homelessness developed the following Emergency Shelter program standards to ensure:
  - Program accountability to individuals and families experiencing homelessness, prioritizing
subpopulations of homelessness according to HUD guidelines and community demographics
- Service consistency within programs
- Adequate program staff and training, specific to the target population served
- Program compliance with the Department of Housing and Urban Development

**EMERGENCY SHELTER DEFINITION:**
Emergency shelter is defined here as any facility whose primary purpose is to:
- Provide temporary housing for individuals or families experiencing homelessness for a period of 90 days or less
- Conduct comprehensive assessments and the VI-SPDAT to determine housing prioritization and interventions as part of the intake process
- Provide information, referral services, and light touch case management for individuals and families with low acuity according to said assessments
- Provide full complement of basic needs services (See Emergency Shelter Benchmarks)
- Provide short-term housing for individuals and families waiting for placement in a rapid rehousing or permanent supportive housing programs
- Accept high need clients without barriers, as is stated in the Housing First Philosophy

**EMERGENCY SHELTER STANDARD:** Shelters will provide safe, temporary housing options that meet participant needs in accordance with guidelines set by the Department of Housing and Urban Development through a Housing First philosophy, in which individuals and families are quickly moved to permanent housing through minimized barriers.

**Benchmarks**
- Shelters must actively participate in their community’s coordinated assessment system and fully implement VI-SPDAT use during intake process
- Shelters shall not charge money for any housing or supportive service provided.
- Programs must work to link their clients to permanent housing programs, such as rapid rehousing and permanent supportive housing, in the community
- Shelters providing shelter to families may not deny shelter to a family on the basis of the age and gender of a child under 18 years of age
- Shelters must meet state or local government safety, sanitation, and privacy standards. Shelters should be structurally sound to protect residents from the elements and not pose any threat to health and safety of the residents
- Shelters must be accessible in accordance with Section 504 of the Rehabilitation Act, the Fair Housing Act, and Title II of the Americans with Disabilities Act, where applicable.
- Shelters must comply with the Lead-Based Paint Poisoning Prevention Act\(^1\) and the Residential Lead-\(^{1}\)

\(^1\) (42 U.S.C. 4821- 4946)
CLIENT INTAKE PROCESS

STANDARD: Programs will actively participate in Raleigh/Wake County’s coordinated assessment system, serving the most vulnerable individuals and families in need of assistance.

Benchmarks
- All adult program participants must meet the following program eligibility requirements in emergency shelter:
  - 18 years or older
  - Literally homeless, imminently at-risk of homelessness, and/or fleeing or attempting to flee domestic violence
- All shelters must document homeless status and chronically homeless status using the HUD approved preferred order. The order should be as follows:
  - Third-party documentation (including HMIS Project Entry/Exit records)
  - Intake worker observations through outreach and visual assessment
  - Self-certification of the person receiving assistance
- Programs can only turn away individuals and families experiencing homelessness from program entry for the following reasons:
  - Household makeup (provided it does not violate HUD’s Fair Housing and Equal Opportunity requirements): singles-only programs can disqualify households with children; families-only programs can disqualify single individuals
  - All program beds are full
  - If the program has in residence at least one family with a child under the age of 18, the program may exclude registered sex offenders and persons with a criminal record that includes a violent crime from the program so long as the child resides in the same housing facility
- Programs may deny entry or terminate services for program specific violations relating to safety and security of program staff and participants
- Programs cannot disqualify an individual or family from entry because of employment status, lack of income, evictions, or poor rental history
- Programs may make services available and encourage adult household members to participate in program services, but cannot make service usage a requirement to deny initial or ongoing services
- Programs will maintain release of information (ROI), case notes, and all pertinent demographic and identifying data in HMIS as allowable by program type (See HMIS Written Standards). If applicable, paper files should be maintained in a locked cabinet behind a locked door with access strictly reserved for case managers and administrators who need said information

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2 (42 U.S.C. 4851- 4956)
3 24 CFR 578.93
CLIENT AND PROGRAM FILES

STANDARD: Shelters will keep all client files up-to-date and confidential to ensure effective delivery and tracking of services.

Benchmarks
- Client and/or program files should, at a minimum, contain all information and forms required by their funder and/or grantor (service plans, case notes, referral lists, confidentiality policies and procedures, conflict of interest/ code of conduct policies, and service activity logs including services provided directly by the shelter program and indirectly by other community service providers)
- All client information should be entered into the NC HMIS in accordance with data quality, timeliness, and additional requirements found in the agency and user participation agreements. At a minimum, programs must record the date the client enters and exits the program, enter HUD required data elements, and update the client’s information as changes occur. (See HMIS Standards)
- Programs must maintain the security and privacy of written client files and shall not disclose any client-level information without written permission from the client as appropriate, except to program staff and other agencies as required by law. Clients must give informed consent to release any client identifying data to be utilized for the purposes of coordinated care, research, teaching, and service delivery improvement. All programs must have a consent for release of information form for clients to use to indicate consent in sharing information with other parties

TERMINATION

STANDARD: Termination should be limited to only the most severe cases. Programs will exercise sound judgment and examine all extenuating circumstances when determining if violations warrant program termination.

Benchmarks
- In general, if a resident violates program requirements, the shelter may terminate assistance in accordance with a formal process established by the program that recognizes the rights of individuals and families affected. The program is responsible for providing evidence that it considered extenuating circumstances and made significant attempts to help the client continue in the program. Programs should have a formal, established grievance process in its policies and procedures for residents who feel the shelter wrongly terminated assistance
- Shelters must provide the client with a written copy of the program rules and the termination process before he/she begins receiving assistance and keep a copy signed by the client in the file
- Programs may carry a barred list when a client has presented a terminal risk to staff or other clients. If a barred client presents him/herself at a later date, programs should review the case periodically to determine if the debarment can be removed to give the program a chance to provide further assistance at a later date
Rapid Rehousing and Prevention

HOMELESSNESS PREVENTION AND RAPID REHOUSING

Rapid rehousing provides an immediate, permanent housing solution for vulnerable homeless individuals and families using the “lightest touch” possible.

Homelessness prevention programs must target their limited financial assistance and housing stability resources appropriately and develop methods to determine which households are at greatest risk of becoming homeless (within 72 hours) or those households who can be diverted from the shelter system with the aid of financial assistance.

No matter the focus population, all Wake CoC homelessness prevention and rapid rehousing programs should adopt a housing first philosophy by reducing eligibility requirements and housing people as quickly as possible. These programs should also participate in emerging coordinated assessment process, including housing prioritization. Agencies within the Raleigh/Wake CoC use the VI-SPDAT to prioritize individuals and families experiencing literal homelessness based on an acuity score that indicates the type of housing intervention best suited to their ongoing needs.

CLIENT INTAKE PROCESS

STANDARD: Programs will actively participate in their community’s coordinated assessment system. At a minimum, programs will perform the VI-SPDAT with all program applicants to determine their acuity score. The program will limit entry requirements to ensure that the program serves the most vulnerable individuals and families needing assistance.

Benchmarks

● All adult program participants must meet the following program eligibility requirements:
  ○ Rapid rehousing programs work with households who meet the definition of homelessness in the definitions section of the performance standards
  ○ Homelessness prevention programs work with households who meet the at-risk of homelessness definition in the definitions section of the performance standards
● Programs cannot disqualify an individual or family because of prior evictions, poor rental history, criminal history, or credit history
● Programs explain the available services, encouraging each adult household member to participate in said services, but does not make service usage a requirement or the denial of services a reason for disqualification or eviction unless service requirements are attached to funding (SSVF grants have a service requirement)
● Programs must use the standard order of priority of documenting evidence to determine homeless status and chronically homeless status per the program’s eligibility requirements. The order should be as follows:
- Third-party documentation (including HMIS Project Entry/Exit records)
- Intake worker observations through outreach and visual assessment
- Self-certification of the person receiving assistance

- Programs will maintain Release of Information (ROI), case notes, and all pertinent demographic and identifying data in HMIS as allowable by program type. If an agency maintains client records via paper files, said files should be maintained in a locked cabinet behind a locked door with access reserved for caseworkers and administrators who needs the information.

- Programs can turn away individuals and families experiencing homelessness from program entry for only the following reasons:
  - Household makeup (provided it does not violate HUD’s Fair Housing and Equal Opportunity requirements): singles-only programs can disqualify households with children; families-only programs can disqualify single individuals
  - Does not meet minimum VI-SPDAT score as determined and approved by the community
  - For SSVF and HOME programs only, the family or individual has household income over 50%

**RAPID REHOUSING**

**STANDARD:** Programs will assist participants in locating and moving into safe, affordable housing, providing housing stabilization and case management services meant to provide long-term sustainability as defined under the specific program type. These policies should also address when and how programs use financial assistance as a bridge to housing subsidy or a permanent supportive housing program.

**Benchmarks**

- Programs explain program rules and expectations prior to admitting the individual or family into the program. Programs have rules and expectations that ensure fairness and avoid arbitrary decisions that vary from client to client or staff to staff.
- Programs consider the needs of the household in terms of location, cost, number of bedrooms, handicap access, and other pertinent information when moving a household into housing. Programs will assess potential housing for compliance with program standards for habitability, lead-based paint, and rent reasonableness prior to the individual or family signing a lease and the program signing a rental assistance agreement with the landlord.
- Lease and Rental Assistance Agreements: The coordination and terms of leasing and Rental Assistance agreements are dependent upon program funding and agency policy and practices.
- Programs should take a progressive approach when determining the amount that households will contribute toward their monthly rent payment, remaining flexible, and taking into account the unique and changing needs of the household.
- Programs should review the amount of rental assistance paid for the participating household every 3 months and, in accordance with existing written policies and procedures, determine the amount of rent participants pay towards housing costs.
- When determining the amount and length of financial assistance, programs should base their decision on the needs of the household and its long-term housing stability plan.
● Programs should have well-defined policies and procedures for determining the amount and length of time for financial assistance to program participants as well as defined and objective standards for when case management and/or financial assistance should continue or end.

**HOUSING STABILIZATION/CASE MANAGEMENT SERVICES**

**STANDARD:** Programs shall provide access to housing stabilization and/or case management services by trained staff to each individual and/or family in the program.

**Benchmarks:**
- Programs provide individual housing stabilization and/or case management services to program participants at least monthly, including housing identification.
- Case management services, including assessing, arranging, coordinating, and monitoring the delivery of individualized services to facilitate housing stability for participants who have obtained and maintained permanent housing through the homelessness prevention or rapid rehousing program by developing in conjunction with the participant, an individualized housing and service plan with a path to permanent housing stability and maintain accountability of said plan.
- See additional, optional case management provisions on pages 4-5.

**SERVICE COORDINATION**

**STANDARD:** Programs will assist program participants in obtaining appropriate supportive services and other federal, state, local, and private assistance as needed and/or requested by the household. Program staff will be knowledgeable about mainstream resources and services in the community.

**Benchmarks**
- Programs should arrange with appropriate community agencies and individuals the provision of education, employment, and training; schools and enrichment programs; healthcare and dental clinics; mental health resources; substance abuse assessments and treatment; legal services, credit counseling services; and other assistance requested by the participant, which programs do not provide directly to clients.
- Programs coordinate with other mainstream resources for which participants may need assistance: emergency financial assistance; domestic violence shelters; local housing authorities, public housing, and Housing Choice Voucher programs; temporary labor organizations; child care resources and other public programs that subsidize child care; youth development and child welfare; WIC; Supplemental Nutrition Assistance Program (SNAP); Unemployment Insurance; Social Security benefits; Medicaid/Medicare.

**TERMINATION**

**STANDARD:** Termination should be limited to the most severe cases per program grant requirements. Programs will exercise sound judgment and examine all extenuating circumstances when determining if violations warrant program termination. All programs are required to have standard termination policies and
procedures.

**Benchmarks**

- Programs will meet the key elements of permanent supportive housing published by the U.S. Department of Health and Human Services Substance Abuse and Mental Health Services Administration.\(^4\)
- While violation of a participant’s lease or sublease may be cause for termination, programs should develop a termination of services policy giving participants multiple housing chances or work to move participants to a higher-level permanent supportive housing intervention, when possible (i.e. programs will move a participant two times before terminating him/her from services).
- Programs should only terminate services when clients pose a safety risk to staff or other residents of their community. Programs’ goal should be to avoid eviction by working with the landlord and participant to form an agreement allowing participants to move prior to a legal eviction, when possible.
- Programs should not immediately terminate participants who enter an institution (medical, mental health, or crisis). HUD CoC PSH grants allow grantees to maintain open units for institutionalized individuals and families for up to 90 days.

**HOMELESSNESS PREVENTION**

**STANDARD:** Programs will assist participants in staying in their current housing situation, if possible, or assist households at imminent risk of homelessness to move into another suitable unit as defined under the specific program type.

**Benchmarks**

- Programs are encouraged to target prevention funds toward community diversion efforts. When paying financial assistance to divert households from homelessness, programs should target assistance to the households most likely to experience homelessness if not for this assistance.
- Programs explain program rules and expectations prior to admitting the individual or family into the program. Programs will have rules and expectations that ensure fairness and avoid arbitrary decisions that can vary from client to client or staff to staff.
- When moving the individual or family into a new unit, programs consider the needs of the household in terms of location, cost, number of bedrooms, handicap access, etc. Programs will assess potential housing for compliance with program standards as asserted by the grantor prior to the individual or family signing a lease and the program signing a rental assistance agreement with the landlord.
- Lease: The program participant will sign a lease directly with a landlord or property owner. Grantees may only make payments directly to the landlord or property owner.
- Rental Assistance Agreement: Programs may make rental assistance agreements according to agency and grantor policies, provisions and standards
- Programs will determine the amount that households will contribute toward their monthly rent

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4 See SAMHSA’s Key Elements of PSH: [http://store.samhsa.gov/shin/content/SMA10-4510/SMA10-4510-06BuildingYourProgram-PSH.pdf](http://store.samhsa.gov/shin/content/SMA10-4510/SMA10-4510-06BuildingYourProgram-PSH.pdf)
payment. The household’s payment cannot exceed ESG, CoC, SSVF, or HOME regulations.

- Use with other subsidies: Except for one-time payment of rental arrears on the program participant’s portion of the rental payment, rental assistance cannot be provided to a program participant who receives other tenant-based rental assistance or who is living in a housing unit receiving project-based rental or operating assistance through public sources. Programs can pay for security and utility payments for program participants to move into these units when other funding sources cannot be identified.

**Permanent Supportive Housing and Prioritization of Chronically Homeless**

Permanent supportive housing programs provide safe, stable homes through long-term rental assistance, paired with long-term intensive case management services, to highly vulnerable individuals and families with complex issues who are otherwise at risk of serious health and safety consequences from being homeless.

This model seeks to provide a stable housing option and the necessary supportive services for individuals and families who would not succeed in other permanent housing settings. Permanent supportive housing is designed for persons with disabilities, including severe mental health, physical health, HIV/AIDS, and/or substance abuse disorders, especially targeting individuals and families meeting the Department of Housing and Urban Development’s definition of chronic homelessness.

Successful permanent supportive housing programs use the national best practice of Housing First, the model in which programs house all persons immediately without preconditions such as sobriety, income, or behavioral requirements and pair supportive services matched to the needs of the household.

**PERMANENT SUPPORTIVE HOUSING**

**STANDARD:** Programs will provide safe, affordable permanent housing that meets participants’ needs in accordance with the client intake practices and within CoC established guidelines for permanent supportive housing programs. Programs will pair permanent housing with intensive case management services to participants to ensure long-term housing stability.

Wake CoC agencies agree to prioritize clients who are chronically homeless for the Permanent Supportive Housing beds not already dedicated to chronically homeless within our CoC that become available through turnover, such that:

- Agencies will hold turnover beds open for a period of 15 days while searching for clients who are chronically homeless
- 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 an individual or family who is 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 (https://www.hudexchange.info/resources/documents/Notice-CPD-14-012-PrioritizingPersons-Experiencing-Chronic-Homelessness-in-PSH-and-Recordkeeping-Requirements.pdf)

Beds dedicated to serve chronically homeless in order of priority:

1. CH with longest history of homelessness and most severe service needs (please find definitions and more details in the HUD Notice linked above)
2. CH with longest history of homelessness
3. CH with most severe service needs
4. Homeless with a disability and most severe service needs
5. Homeless with a disability and long period(s) of homelessness
6. Homeless coming from all but transitional housing
7. Homeless coming from transitional housing