

WAKE COUNTY 2025-2030 CONSOLIDATED PLAN

2025 Annual Action Plan



PREPARED BY:

**Wake County Housing Affordability and Community
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Executive Summary

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

1. Introduction

The Consolidated Plan is a document used by states and local governments to identify critical housing and community development needs within a jurisdiction and outline strategies to address them using federal funding. By analyzing data from various federal and local sources, and incorporating robust community feedback, this planning effort allows communities to make data-driven decisions on how to allocate funds effectively across different housing and community development initiatives.

Wake County Housing Affordability and Community Revitalization (Housing) Department's 2025-2030 Consolidated Plan will address Housing's goals and expected outcomes to be implemented over the next five years. Funding for these goals and outcomes are tied to grants from the U.S. Department of Housing and Urban Development (HUD) including the HOME Investment Partnerships grant (HOME), the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and the Housing Opportunities for Persons with AIDS grant (HOPWA). Housing will utilize HUD grants to implement various affordable housing programs serving households earning below 80% Area Median Income (AMI). Additionally, Wake County Housing complies with all applicable Executive Orders and federal regulations. The Consolidated Plan and Annual Action Plan are reviewed to ensure alignment and compliance with these requirements.

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

Over the next five years, there are three main objectives in the Plan. The first is to increase and preserve affordable housing; the second is to reduce obstacles to housing affordability; and the third is to provide support for low-to-moderate income (LMI) communities in need.

Outcomes for the first goal are measured by the number of homes developed and preserved for low-to-moderate income households. Programs will include homeowner rehabilitation, assistance for first-time homebuyers, and loans or grants for the development or preservation of affordable housing.

Outcomes for the second goal may be accomplished through addressing policy, regulatory and market challenges to housing affordability. This includes taking actions to Affirmatively Further Fair Housing, in accordance with the Fair Housing Act of 1968, as amended (42 U.S.C. § 3601 et seq.). It may also include providing technical assistance to local municipalities and the broader community regarding housing affordability strategies. Programs will be provided to assist with challenges to economic opportunity such as employment training.

Outcomes for the third goal are to sustain and leverage support for LMI communities through programs that assist those experiencing homelessness, revitalize neighborhoods, and increase permanent supportive housing with supportive services.

3. Evaluation of past performance

Much of the planning and drafting process for the 2020-2025 Consolidated Plan took place prior to the COVID-19 pandemic. Goal outcome indicators were established without knowledge of the full impact. Thus, performance outcomes for the plan were impacted significantly.

In several areas, the department was able to serve more individuals or create additional homes than projected. Federal funding increases helped to protect our LMI residents and make investments in long-term housing affordability. The department surpassed its five-year goal of 255 homes, completing 948 units by 2024—693 more units than planned. An additional 2,742 homes have received funding commitments and are in various stages of construction. We also exceeded performance projections in our housing rehabilitation, public services, rental assistance, and prevention programs.

However, other areas saw a reduction of services or delays in project completion. To ensure public safety, social distancing and quarantining were implemented in congregate settings. The department did not serve as many individuals as projected in our South Wilmington Street Center shelter, but two hotels were operated by the County and partners to provide non-congregate shelter for unhoused individuals. Community development projects were also affected. Some projects experienced supply chain disruptions, severely increased costs, and timelines were impacted by shifting community priorities. The department's first-time homebuyer program was also impacted by the pandemic. The launch of the program was delayed, and then upon launch the housing market shifted drastically requiring a program redesign to equip homebuyers in the transformed market.

3. Summary of citizen participation process and consultation process

Staff held two public hearings during Board of Commissioners meetings, offering Wake County residents an opportunity to share feedback on housing needs. Additionally, staff engaged with fifty-one stakeholders, including community organizations, service providers, municipal planners, housing supporters, developers, and local and state government agencies, to gather assorted perspectives and help identify population needs to guide funding allocations.

In addition to the stakeholder and public meetings, citizens and stakeholders had an opportunity to provide feedback through a nine-question survey focused on identifying housing needs and populations. The results of 160 survey responses helped shape the plans goals.

5. Summary of public comments

Below is a summary of the comments received during the public engagement process. For a full detailed report, please refer to Attachment 1.

- Stagnant wages outpaced by cost-of-living increases
- Housing supply not keeping pace with Wake County growth
- Education on housing programs and resources

- Eviction and homeless prevention requirements jeopardize families facing housing insecurity due to delayed assistance. Programs have long waitlists and limited resources.
- Coordinated Entry processes strained service providers and created a service bottleneck at sites. Increase intake sites for system entry and improve communication social workers to address gaps in services.
- Unmet needs for re-entry individuals and those on the registry. Collaborate with the Department of Corrections on Pre-Release Transition Plans.
- Market rate development result in loss of affordable housing especially near transit corridors.
- Restrictive covenants may preserve affordability and protect communities from displacement.
- College students and young adults are struggling with housing costs, and face unique challenges, such as lack of credit history and lower incomes, and the inability to afford high rents even with roommates. There is a need for student-specific housing developments and longer-term rental assistance.
- Consider assisted living settings with medication management for adults in need. Ensure regular inspections and monitor assisted living facilities.
- Promote pro-pet policies in affordable housing units and emergency shelter. Remove restrictions on size or breed.
- Develop affordable housing near businesses offering entry-level jobs and career development training (e.g., Wake Tech) to reduce transportation costs and improve pathway to opportunities.
- Convert hotels and abandoned buildings into affordable housing units. Underutilized spaces could be converted into mixed-use developments with art-friendly business spaces, activity areas, and affordable units for artists, hobbyists and art teachers.
- Increased property values are resulting in higher taxes especially for homeowners with older, low-cost properties. Provide education on tax relief programs. Prevent elderly on fixed incomes from facing homelessness due to rising taxes.
- Use increased tax revenue from gentrified areas to reinvest back in those neighborhoods.
- Increase Permanent Supportive Housing options.
- Increase rental assistance.
- Provide more support for seniors, particularly those on fixed incomes who are facing housing insecurity. Increase the development of senior and affordable housing.
- Provide homebuyer assistance.
- Financial literacy programs and basic life skills like managing money and building credit should be offered. Interventions in schools may help prevent homelessness and future struggles for young people.
- Increased hotel payment requests are putting a strain on Ryan White housing resources.
- Security deposits are an obstacle, as some vouchers do not cover them.
- Lennox Chase is a successful 2nd chance property. The tenant selection plan model should be replicated for more 2nd chance properties.
- There are varying definitions of homelessness which creates confusion for program eligibility.

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

All comments were accepted

7. Summary

The 2025-2030 Consolidated Plan reflects extensive data analysis and public participation, along with an evaluation of past program performance. The goals and objectives are based on eligible activities that address the most critical needs within the community. Wake County is committed to addressing the needs of our low- to moderate-income residents. The goals of the 2025-2030 Consolidated Plan and 2025 Annual Action Plan are:

1. Increase and preserve affordable housing
2. Reduce obstacles to housing affordability
3. Support low-to-moderate income communities in need

The Process

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Wake County	Dept. of Housing Aff. & Community Revitalization
HOPWA Administrator	Wake County	Dept. of Housing Aff. & Community Revitalization
HOME Administrator	Wake County	Dept. of Housing Aff. & Community Revitalization
ESG Administrator	Wake County	Dept. of Housing Aff. & Community Revitalization

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information

Diana Youssef
Housing Grants Administrator
Wake County Government
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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

Fifty-one consultations were conducted for the Consolidated Plan, some in partnership with the City of Raleigh where applicable. Table 2 outlines the consultations and key findings.

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

Between October and December 2024, Wake County Housing conducted in-person and virtual consultations with housing providers, supportive services, and health agencies to inform the 2025-2030 Consolidated Plan. These consultations gathered valuable input on housing supply, homelessness, behavioral health services, affordability, and many housing obstacles.

Feedback from Cornerstone residents and stakeholders emphasized the need for expanded supportive housing and integrated behavioral health services, especially for individuals with long-term support needs due to behavioral health or substance use challenges. This highlighted the need for more permanent supportive housing to address housing instability and health-related issues for low-income individuals and families. Service agencies highlighted challenges for low-income households, including lack of credit history, financial constraints, transportation, and childcare needs.

Stakeholders from healthcare, re-entry organizations, and housing services also stressed the importance of a comprehensive, integrated approach to housing and services, noting gaps such as a lack of bridge housing for individuals exiting the correctional system and insufficient behavioral health services for those struggling with substance use disorders. These discussions showcased the necessity of bridging the gap between housing and healthcare services, ensuring a holistic, client-led strategy that includes both public and private health agencies.

The extensive consultation process and collaborative feedback informed the development of the 2025-2030 Consolidated Plan, ensuring it focuses not only housing but also the interconnected services necessary for long-term stability and well-being for all low-to-moderate income communities in need.

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

Through a series of consultations and meetings with stakeholders, Wake County identified critical gaps in housing services and developed strategies to enhance coordination and service delivery. Wake County continues to coordinate extensively with the Continuum of Care (CoC) and various service providers to address the needs of all chronically homeless individuals, families, and persons facing imminent homelessness.

During the Continuum of Care Membership Meeting in November 2024, service providers emphasized the need for increased housing vouchers and rental subsidies to improve housing availability. Rapid rehousing enrollment faced significant delays, and the need for better engagement with landlords to encourage participation in voucher programs was highlighted. The meeting also identified evictions as a major obstacle, with limited resources available to help households recover from prior evictions. Additionally, concerns were raised about the increasing number of seniors experiencing homelessness due to behavioral health challenges and the reluctance of many to stay in shelters.

The Veterans Bridge Home event in November 2024 focused on housing challenges specific to veterans, particularly those facing stagnant wages and rising rental costs. The discussions highlighted the need for transitional housing options. Veterans often struggle with affordability, and collaboration among community partners was encouraged to improve transportation, cost-of-living support, and exploring a shared housing model. The VA's Shared Housing model was discussed as a viable option for maximizing veterans' fixed incomes and providing stable housing.

Consultations also identified significant challenges for families with children and youth. The Bridge 2 Home Providers meeting in November 2024 revealed that many families faced challenges to securing housing due to security deposit requirements, unwilling landlords to accept vouchers, and eviction history. Additionally, the high cost of childcare remained a significant challenge, making it difficult for parents, especially single mothers, to maintain stable employment and housing. Youth aging out of foster care and college students with little or no income and credit history were also identified as populations facing housing insecurity.

Furthermore, Wake County Public School System (WCPSS) social workers provided input on the housing challenges faced by families with children, particularly those living in hotels, overcrowded conditions, or without stable accommodations. The McKinney-Vento definition of homelessness does not always align with HUD's criteria, preventing some families from attaining needed services. The consultations emphasized the importance of stronger partnerships with schools and youth-serving organizations to identify families earlier and provide needed interventions.

As a result of these consultations, Wake County aligned strategies to reflect a coordinated, multi-agency approach to prevent and reduce homelessness for all low-to-moderate income communities in need.

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

In 2024, the Wake County Board of Commissioners and the Wake County Continuum of Care (CoC) approved the transition for Wake County to serve as the lead agency for the CoC, centralizing leadership to enhance coordination of homelessness services. As the lead agency, Wake County newly established CoC Department will oversee HMIS administration and work closely with service providers to ensure a comprehensive approach to homelessness response. These efforts will result in updated policies and procedures that streamline funding distribution, strengthen accountability, and improve collaboration, reinforcing a unified strategy to address homelessness throughout Wake County.

Wake County and City of Raleigh housing staff held a joint presentation during the Continuum of Care membership to assess community needs over the next five years, including the limited ESG fund allocation. Among the needs identified were eviction prevention, coordinated entry improvements, and service provider capacity challenges. Based on these consultations, both the City and County will work to allocate funds based on these identified needs. Additionally, CoC agencies can apply directly for ESG funds through the State of North Carolina.

In addition to other initiatives, ESG funds are allocated to the City of Raleigh. The City of Raleigh has partnered with Wake County to jointly request proposals for Housing and Homeless Assistance funds. Together, the City and County collaborate to allocate funding based on community priorities that have been endorsed by the Continuum of Care (CoC). These priorities include Rapid Rehousing, Street Outreach, and Emergency Shelter.

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

Table 2 – Agencies, groups, organizations who participated

1.	Agency/Group/Organization	Continuum of Care
	Agency/Group/Organization Type	Housing, Homeless, Health, Education, Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment, Homelessness Strategy, and Homeless Needs including Chronically homeless, Families with children, Veterans, and Unaccompanied youth.
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Continuum of Care was consulted during one of its monthly meetings. The anticipated outcomes: improving coordination for housing needs among people experiencing homelessness. Needs identified include: increasing the number of affordable housing units, living wage jobs, and homelessness prevention. Supportive service needs highlighted include childcare, transportation, behavioral health services, employment training/education, financial literacy, and additional case management.
2.	Agency/Group/Organization	Wake County Human Services
	Agency/Group/Organization Type	Health, Employment, Child Welfare Agency, and County government.
	What section of the Plan was addressed by Consultation?	Housing Need Assessment, Lead-based Paint Strategy, Non-Homeless Special Needs, HOPWA Strategy, and Homeless Needs including Families with children and Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Wake County Department of Human Services divisions were consulted during a Human Services Networks meeting. Anticipated outcomes include: increased awareness of housing options, improved agency coordination, and consideration of enhanced transportation connections between housing and services.
3.	Agency/Group/Organization	Housing Authority of the County of Wake
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the	The Housing Authority of Wake County was consulted during plan development. Anticipated outcomes include: a comprehensive assessment of supportive housing needs and

	anticipated outcomes of the consultation or areas for improved coordination?	exploring potential collaboration on future affordable housing development projects.
4.	Agency/Group/Organization	Capital Area Metropolitan Planning Organization
	Agency/Group/Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	Market Analysis and Transportation and Housing Connectivity
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Capital Area Metropolitan Planning Organization (CAMPO) was consulted in-person with staff including the Mobility Manager, Communications/Marketing/Title VI Planner, and Senior Transit Planner. Anticipated outcomes include increased awareness of new plans and programs, shared data, and improved services for low-income individuals. Improved coordination is needed with MCC transit providers, human service agencies, municipalities, and CAMPO, particularly around land use, transportation planning, transit for LMI communities, infrastructure, public improvements, and tools like the Triangle Regional Model for housing forecasting.
5.	Agency/Group/Organization	North Carolina Home Builders Association
	Agency/Group/Organization Type	Housing and Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment and Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through virtual discussion focused on the needs and challenges related to affordable housing. The topics were: determining eligibility for CDBG grants, identifying LMI communities by AMI percentage, housing market trends, loss of Naturally Occurring Affordable Housing. Anticipated outcomes include: improved coordination on preserving existing affordable housing, engaging all stakeholders, addressing rising development costs, and exploring alternative funding solutions like housing bonds. The primary focus was serving low-income communities and supporting homeownership opportunities for those in the 50-60% AMI range.
6.	Agency/Group/Organization	North Carolina Housing Finance Agency
	Agency/Group/Organization Type	Housing and State government

	What section of the Plan was addressed by Consultation?	Housing Need Assessment, Homelessness Strategy, HOPWA Strategy, Market Analysis, and Homeless Needs including Chronically homeless, Families with children, Veterans, and Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	NCHFA was consulted through a virtual discussion focused on housing challenges, Helene-impacted communities, and addressing the needs of low-income communities. Topics included: exploring improvements of rental assistance, and addressing affordable housing issues in rural counties. Other areas of focus were interventions for 50% and 30% AMI households, mortgage assistance, and leveraging development fees for compliance. The anticipated outcomes include: improved coordination on serving low-to-moderate income communities, incentivizing compliance efforts, and addressing critical gaps in housing assistance in rural and low-income areas.

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

All agency types were considered and consulted during this effort. No agency types were omitted from the consultation process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Wake County Government	Our goals for ending homelessness were developed in conjunction with the Continuum of Care (CoC)
Wake County Affordable Housing Plan	Wake County Government and Affordable Housing Plan Steering Committee	The goals of our Strategic Plan are consistent with the goals of the Wake County Affordable Housing Plan. These goals include developing and preserving affordable housing, assisting people experiencing homelessness and prevention of homelessness, creating more permanent supportive housing, and working with our partner municipalities to further affordable housing development and community revitalization.
Analysis of Impediments to Fair Housing Choice	Wake County Consortium (Includes City of Raleigh, Town of Cary, and two Housing Authorities)	The goals of the Analysis of Impediments to Fair Housing Choice (AI) overlap with the Action's Plan's goals of: 1. Promote fair housing enforcement and education through interagency collaboration 2. Continue to support the creation of new affordable housing in areas of opportunities 3. Address economic challenges to housing 4. Expand housing opportunities for people 5. Continue to support coordination of efforts to address challenges across the region
2035 Wake Transit Plan	GoTriangle, Wake County, CAMPO	The goals align in two main areas: extending bus service hours and routes, including new routes, to benefit low- to moderate-income residents who rely on public transportation, and locating affordable housing near proposed bus rapid transit routes and stations. This strategy will promote the development of residential and mixed-use projects, ensuring that affordable housing is included in these areas.

2024 Coordinated Public Transit-Human Services Transportation Plan (CPT-HSTP)	CAMPO	This five-year plan focuses on the transportation needs of low-income people in the CAMPO region and it intersects with the Consolidation Plan’s goal #3 “to sustain and leverage support for LMI communities in need through programs that prevent and assist those experiencing homelessness, provide neighborhood revitalization, and permanent supportive housing including supportive services.
2050 Metropolitan Transportation Plan	CAMPO	The Metropolitan Transportation Plan (MTP) guides future investments in roads, transit, bicycle, and pedestrian facilities to accommodate growth in the Research Triangle Region. The MTP outlines planned investments and land use strategies for an efficient transportation system. While local governments manage land use, the MTP aligns transportation investments with these decisions. The MTP also supports Consolidated Plan goals by addressing challenges to housing affordability through technical assistance, planning, and fair housing activities.
PLANWake: Unified Development Ordinance	Wake County	PLANWake created the Development Framework Map to guide intentional and thoughtful growth. Adopted tools guide growth toward the towns where appropriate densities, transit and other municipal services can serve all residents. Housing affordability is monitored as part of the plan’s goals.

Table 3 – Other local / regional / federal planning efforts

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

Housing consulted with municipalities, the Capital Area Metropolitan Planning Organization (CAMPO), the Council of Governments, and the North Carolina Housing Finance Agency, in identifying priorities and goals for the Consolidated Plan. In addition to countywide public engagement, Housing collaborated with the City of Raleigh and Town of Cary on public outreach for the Consolidated Plan.

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

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

Citizen participation played a critical role in shaping the plan goals. Efforts to gather input were made through the following ways:

- **Public Notices** – Three newspaper notifications were published with details on the Public Hearings 15-days prior to the hearings, as well as for the 30-day public comment period.
- **Social Media** – Wake County used 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 for the Public Hearings and the Public Comment period.
- **Stakeholder Consultations:** 51 community stakeholders were engaged to provide feedback on issues such as homelessness, affordable housing, and community revitalization.
- **Survey:** 160 survey responses were collected, capturing a broad range of perspectives on housing and community needs.
- **Public Meetings:** Five public meetings were held throughout the County. These meetings aimed at understanding community concerns regarding housing and homelessness.
- **Public Hearings:** Two public hearings were held. The first gathered feedback on community needs and the second to present the proposed actions and budget based on the public's input and data analysis.

The draft of the Consolidated Plan is made available for a 30-day public comment period 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 Website
- 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

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received
1.	Public Meeting	Non-targeted/broad community	2 people attended public meeting at Method Road Community Center on October 3, 2024	Enhance resources, aid homeless teens, address eviction, expand CLTs, rehab housing.
2.	Public Hearing	Non-targeted/broad community	2 people spoke at the first public hearing on October 7, 2024	Enforce Fair Housing, lack fair housing board, engage 30% AMI, hold more meetings on fair housing.
3.	Stakeholder Consultation	Non-targeted/broad community	5 people spoke attended stakeholder meeting with Capital Area Workforce Development – Re-entry Council on October 9, 2024	Support re-entry individuals, expand housing, boost services, and transit access.
4.	Public Meeting	Non-targeted/broad community	2 people attended a virtual public meeting, held in collaboration with the City of Raleigh on October 9, 2024	Boost outreach, protect NOAH, prevent displacement, and preserve affordability.
5.	Stakeholder Consultation	Non-targeted/broad community	291 Wake County Executive Leaders attended a virtual meeting on October 10, 2024	Integrate services, support adults, aid students, expand pet-friendly housing.
6.	Public Meeting	Non-targeted/broad community	20 people attended a public meeting at John Chavis Community Center on October 10, 2024	Set clear goals, track metrics, expand outreach, prevent displacement, aid reentry.
7.	Public Meeting	Non-targeted/broad community	35 people attended a public meeting at Crosby Advocacy Group on October 15, 2024	Expand vouchers, rental aid, shelters, ADUs, tenant protections, and outreach.
8.	Public Meeting	Non-targeted/broad community	4 people attended a public meeting at Sertoma Art Center on October 15, 2024	Boost nonprofit funding, expand housing, improve services, and redesign entry system.
9.	Public Meeting	Non-targeted/broad community	55 people attended - public meeting at South Wilmington Street Center on October 16, 2024	Expand affordable housing, vouchers, services, job training, and accountability.
10.	Public Meeting	Non-targeted/broad community	5 people attended a public meeting at Green Road Community Center on October 17, 2024	Protect housing, expand senior homes, boost aid, improve transit, and outreach.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received
11.	Public Meeting	Non-targeted/broad community	25 people attended a public meeting at North East Community Coalition Alston Massenburg Community Center on October 21, 2024	Boost wages, expand housing aid, support youth, improve oversight, and transit.
12.	Consultation	Non-targeted/broad community	1 person attended a virtual meeting from United Arts Council of Wake County on October 22, 2024	Support artists with housing, studios, income programs, and mixed-use spaces.
13.	Consultation	Non-targeted/broad community	3 people attended a virtual meeting from Wake County Health & Human Social Workers, Drug and Injury Unit on October 23, 2024	Expand outreach, cross-train staff, fund housing, address challenges, and reentry.
14.	Public Meeting	Non-targeted/broad community	12 people attended a public meeting at Wake County Western Regional Community Advisory Committee on October 23, 2024	Wages lag, housing aid lacking; expand support, funding, and financial literacy.
15.	Public Meeting	Non-targeted/broad community	8 people attended a public meeting at Carolina Pines Community Center on October 24, 2024	Show AMI trends, expand services, aid seniors, prevent evictions, boost outreach.
16.	Consultation	Non-targeted/broad community	23 people attended a virtual meeting from Region VI Network of Care/ HIV AIDS on October 24, 2024	Expand housing support, remove obstacles, support 25+ years old needs, and improve entry systems.
17.	Consultation	Non-targeted/broad community	18 people attended a virtual meeting from Wake County Public School System (Social Worker Group) on November 1, 2024	Expand affordable housing, aid special needs families, address obstacles, and youth.
18.	Consultation	Non-targeted/broad community	10 people attended a virtual meeting from Veterans Bridge Home on November 5, 2024	Expand veteran housing, boost vouchers, aid caregivers, and improve coordination.
19.	Consultation	Non-targeted/broad community	24 people attended a virtual meeting from Bridge 2 Home Providers on November 6, 2024	Remove housing obstacles, expand shelters, fix entry system, and boost affordability.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received
20.	Consultation	Non-targeted/broad community	12 people attended a virtual meeting from The Joel Fund Veteran Event on November 12, 2024	Stagnant wages, rising rents hurt vets; expand shared housing, vouchers, support.
21.	Public Meeting	Non-targeted/broad community	8 people attended a public meeting with Wake County Central Regional Center Community Advisory Committee on November 12, 2024	Publish survey, use underutilized land, expand housing types, repairs, and policy advocacy.
22.	Consultation	Non-targeted/broad community	3 members of CAMPO met on November 12, 2024	Align transit access, free rides for SNAP/Medicaid, and connect housing to transit.
23.	Public Meeting	Non-targeted/broad community	13 residents of Cornerstone attended a meeting on November 13, 2024	Need more Cornerstone-like programs, outreach, shelter space, and housing partnerships.
24.	Public Meeting	Non-targeted/broad community	10 people attended a meeting with Eastern Regional Center Community Advisory Committee on November 14, 2024	Ensure sustainable growth, expand housing, aid workforce, and improve infrastructure.
25.	Consultation	Non-targeted/broad community	1 member of the Wake County Public School System (Staff & Student) attended a virtual meeting from on November 15, 2024	Support essential workers' housing, preserve NOAH, and improve service coordination.
26.	Consultation	Non-targeted/broad community	1 member of Capital Area Workforce Development (CAWD) Employment Services attended a virtual meeting from on November 15, 2024	Expand housing aid, job support, transit, childcare, and re-entry services.
27.	Consultation	Non-targeted/broad community	5 members of Wake County Health & Human Services Executive Leadership Team attended a meeting on November 15, 2024	Expand homelessness prevention, foster care support, credit aid, and housing access.
28.	Consultation	Non-targeted/broad community	32 members of the Continuum of Care (CoC) attended a meeting on November 18, 2024	Expand transit, vouchers, housing aid, landlord oversight, and homelessness prevention.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received
29.	Public Meeting	Non-targeted/broad community	12 people attended the Southern Regional Center Community Advisory Committee meeting on November 19, 2024	Expand housing access, transit, PSH for IDD, and support for low-income households.
30.	Public Meeting	Non-targeted/broad community	27 people attended the Northern Regional Center Community Advisory Committee meeting on November 19, 2024	Expand housing, vouchers, senior support, and preserve NOAH to meet rising needs.
31.	Consultation	Non-targeted/broad community	20 members of the Triangle Community Coalition attended a virtual meeting on November 20, 2024	Support by-right zoning, LIHTC use, job training, cost reduction, and density.
32.	Consultation	Non-targeted/broad community	1 member of the Raleigh Chamber of Commerce attended a virtual meeting on November 20, 2024	Tackle problems in lending, appraisals, and housing through collaboration.
33.	Consultation	Non-targeted/broad community	7 members of the City of Raleigh Fair Housing Board attended a meeting on November 20, 2024	Expand rental aid, student housing, redevelop rundown buildings, CHDO funding, and transit access.
34.	Consultation	Non-targeted/broad community	36 members of the Wake County Health and Human Services Board attended a meeting on November 21, 2024	Expand pet-friendly, affordable housing, rental aid, senior support, and services.
35.	Consultation	Non-targeted/broad community	11 Affordable Housing Developers attended a virtual meeting on November 21, 2024	Expand PSH, rental aid, family shelters, eviction prevention, and housing access.
36.	Consultation	Non-targeted/broad community	32 members of the Municipal Planners attended a virtual meeting on November 22, 2024	Wages remain stagnant, address land costs, and support development.
37.	Consultation	Non-targeted/broad community	5 members of the Central Pines/ Youth Homelessness System Improvement (YHSI) attended a virtual meeting on November 22, 2024	Expand youth housing, IDD support, vouchers, and foster care transition services.
38.	Consultation	Non-targeted/broad community	7 members of the Homebuilders Association attended a virtual meeting on December 2, 2024	Explore housing bond, preserve NOAH, focus on supply, and aid first-time buyers.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received
39.	Consultation	Non-targeted/broad community	4 members of the Raleigh Housing Authority attended a virtual meeting on December 2, 2024	Maxed vouchers, need more supply, landlord shortage, and need for housing support.
40.	Consultation	Non-targeted/broad community	11 members of the Environmental Health & Safety Division attended a meeting on December 3, 2024	Expand repair aid, fund well/septic fixes, preserve NOAH, and ensure safe water.
41.	Consultation	Non-targeted/broad community	14 members of the GoWake/Transit Advisory Board attended a virtual meeting on December 4, 2024	Expand transit for housing-insecure, improve housing availability, and integrate planning.
42.	Consultation	Non-targeted/broad community	1 member of the Food Bank Central Eastern NC attended a virtual meeting on December 5, 2024	Expand housing aid, address food insecurity, and support low-AMI residents.
43.	Consultation	Non-targeted/broad community	16 members of the Triangle Apartment Association attended a virtual meeting on December 6, 2024	Expand rental aid, prevent evictions, support landlords, and boost housing supply.
44.	Consultation	Non-targeted/broad community	2 members of GoRaleigh attended a virtual meeting on December 6, 2024	Expand transit support, improve housing access, and align development with transit.
45.	Consultation	Non-targeted/broad community	1 member of the LGBT Center of Raleigh attended a virtual meeting on December 9, 2024	Expand behavioral health support, non-congregate shelters, and improve housing access.
46.	Consultation	Non-targeted/broad community	40 members of the HHS Onsite Water Protection Division attended a training on December 10, 2024	Expand funding for wells, septic, rehab, and improve outreach in ETJ areas.
47.	Consultation	Non-targeted/broad community	15 members of the Directors Meeting attended a meeting on December 12, 2024	Expand supportive housing, legal aid, IDD services, and advocacy for affordability.
48.	Consultation	Non-targeted/broad community	2 members of the Wake County Farmers – Soil & Water Conservation attended a virtual meeting on December 12, 2024	Support farm housing, update zoning, expand ADUs, and improve worker living conditions.
49.	Consultation	Non-targeted/broad community	1 member of the Fifth Third Bank attended a virtual meeting on December 18, 2024	Expand homebuyer education, assist with closing costs, and support the missing middle.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received
50.	Consultation	Non-targeted/broad community	1 member of InterAct attended a virtual meeting on December 27, 2024	Expand DV shelters, housing aid, behavioral health support, and service partnerships.
51.	Consultation	Non-targeted/broad community	2 members of the North Carolina Housing Finance Agency attended a virtual meeting on December 30, 2024	Expand rental aid, workforce partnerships, 50% AMI support, and mortgage assistance.
52.	Public Hearing	Non-targeted/broad community	5 representatives from various community partners spoke at the second public hearing on April 21, 2024	Importance of federal HUD funding, impact of HUD grants on affordable housing development and preservation, homelessness services, and community development projects in Wake County

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Wake County, North Carolina, has experienced significant demographic and economic growth between 2018 and 2023, with a 10% increase in population and a 14% rise in households. According to the latest US Census Bureau estimates, approximately 66 people move to Wake County each day. However, the housing market has struggled to keep pace with this growth, creating significant affordability and availability challenges. While median income rose by 32%, housing cost burdens remain pervasive, particularly for low-income households.

As of the most recent data, 46% of renter households in Wake County are cost-burdened, meaning they spend more than 30% of their income on housing, with 21% facing severe cost burdens (spending more than 50% of income on housing). This issue is more pronounced among low-income households (earning below 50% AMI), with over 70% are cost-burdened.

The most common housing issues in Wake County include cost burdens, overcrowding, and substandard housing conditions are also significant challenges. While renters are most affected, 28% of homeowners earning below 80% AMI also experience cost burdens, impacting their financial stability and housing security.

This section highlights the growing challenges to housing stability for Wake County's low-to-moderate-income residents facing homelessness and housing insecurity.

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

Summary of Housing Needs

Narrative

The following section outlines the significant challenges facing Wake County as its population grows. The data highlights severely cost burdens, with over 43,000 households spending more than half their income on housing. Housing costs included in the definition of cost burdened include rent or mortgage, utilities, and other housing needs. This issue is most pronounced for renters earning below 50% of AMI and homeowners earning less than 80% of AMI, who face severe affordability challenges.

Overcrowding is another important issue, impacting 4,339 renter households and 1,713 homeowner households, particularly large families and those with young children. Additionally, many low-income households live in substandard housing, lacking complete plumbing or kitchen facilities. The section also outlines data of households experiencing disproportionately higher rates of housing cost burdens.

Finally, data highlights the heightened needs of among the elderly, families with young children, special needs and behavioral health individuals who face housing instability. These findings emphasize the critical need for expanding affordable housing, providing rental assistance, and addressing housing challenges for all LMI residents facing housing insecurity.

Demographics	Base Year: 2018	Most Recent Year: 2023	% Change
Population	1,046,558	1,151,009	10%
Households	390,498	445,636	14%
Median Income	\$76,956	\$101,763	32%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2018 5-year ACS (Base Year), 2023 5-year ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	44,480	45,730	67,980	44,350	219,580
Small Family Households (≤5)	13,055	14,955	24,070	18,185	125,610
Large Family Households (≥5)	2,705	3,240	4,925	3,145	16,890
Household contains at least one person 62-74 years of age	9,190	9,300	13,410	8,130	39,340
Household contains at least one person age 75 or older	5,455	6,230	6,815	3,490	11,210
Households with one or more children 6 years old or younger	6,719	7,845	9,260	6,075	36,870

Table 6 - Total Households Table

Data Source: 2017-2021 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total (includes households > 100% AMI)	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing – Lacking complete plumbing or kitchen facilities	320	225	220	40	805	95	260	60	15	430
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	280	385	270	300	1,235	75	75	185	170	505
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,225	900	675	240	3,040	130	440	405	225	1,200
Housing cost burden greater than 50% of income (and none of the above problems)	20,295	6,150	775	135	27,355	8,810	4,080	2,160	445	15,495

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total (includes households > 100% AMI)	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income, but less than 50% (and none of the above problems)	2,900	14,545	12,655	1,490	31,590	2,035	5,705	7,905	1,490	17,135
Zero/negative Income (and none of the above problems)	1,995				1,995	1,140				1,140

Table 7 – Housing Problems Table
Data Source: 2017-2021 CHAS

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	25,025	22,210	14,600	2,210	64,045	11,145	10,560	10,720	4,785	37,210
Having none of four housing problems	4,885	3,955	19,200	16,085	44,125	3,435	9,010	23,470	21,270	57,185

Table 8 – Housing Problems 2

Data Source: 2017-2021 CHAS

3. Cost Burden > 30%, but <=50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,395	6,395	3,700	11,490	330	1,575	3,335	5,240
Large Related	455	675	470	1,600	280	530	595	1,405
Elderly	645	2,305	2,060	5,010	1,230	2,495	2,285	6010
Other	775	6,165	6,590	13,530	290	1,275	1,725	3290
Total need by income	3,270	15,540	12,820	31,630	2,130	5,875	7,940	15,945

Table 9 – Cost Burden > 30%
Data Source: 2017-2021 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	6,975	1,345	220	8,540	2,185	1,375	500	4,060
Large Related	1,030	280	10	1,320	515	280	90	885
Elderly	4,335	1,535	210	6,080	4,035	2,035	1,240	7,310
Other	8,980	3,075	340	12,395	2,215	560	340	3,115
Total need by income	21,320	6,235	780	28,335	8,950	4,250	2,170	15,370

Table 10 – Cost Burden > 50%
Data Source: 2017-2021 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,360	1,145	655	320	3,480	200	460	430	270	1,360
Multiple, unrelated family households	145	115	220	20	500	4	59	140	110	313
Other, non-family households	35	29	95	200	359	0	0	30	10	40
Total need by income	1,540	1,289	970	540	4,339	204	519	600	390	1,713

Table 11 – Crowding Information -1 ½ per room
Data Source: 2017-2021 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	5,080	5,395	5,055	15,530	1,639	2,450	4,205	8,294

Table 12 – Crowding Information – 2/2
Data Source: 2017-2021 CHAS

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

Among Wake County's 44,480 renter households earning 0-30% AMI, are single-person households experiencing severe cost burdens, often spending over 50% of their income on housing. CHAS data estimates that 12,000 extremely low-income (0-30% AMI) families, particularly single-parent households, may require immediate or long-term housing assistance. Additionally, 9,300 elderly single-person households in the 30-50% AMI range struggle with affordability due to fixed incomes. Younger single adults, particularly those under 30, also face housing instability due to low wages and limited earning potential.

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

Data indicates that 22% of renter households in Wake County have at least one disabled member, equating to approximately 97,000 households. Among these, roughly 41% are severely cost-burdened, spending more than 50% of their income on housing, which translates to about 39,770 disabled households in need of affordable housing.

Interact of Wake County serves 3,200 domestic violence survivors annually, 65% of whom are families with children. Wake County's 2022 CoC Housing Inventory Count (HIC) reports 550 emergency shelter beds, often at or near capacity, leaving many on waiting lists or relying on motels.

What are the most common housing problems?

As indicated in the tables above, the most common housing problem in Wake County is cost burden, both for renters and homeowners. The data shows that 28,335 renter households under 80% AMI are paying more than 50% of their income for housing. Severe Cost Burden or paying more than 50% of household income on housing disproportionately affects Extremely Low-Income and Low-Income renters. 4 out of 5 cost-burdened and Extremely Low-Income renters are paying more than 50% of their household income on rent. Among homeowners 15,945 households under 80% AMI are paying more than 30% of their income on housing, and 15,370 are paying more than 50% of their income. Severe Cost Burdened is most prevalent among Extremely Low Income and Low-income renters (Below 50% AMI). The next most common housing problem is overcrowding. The data in the tables above shows that 4,275 renter households are experiencing overcrowding, while among homeowners, overcrowding affects 1,705 households.

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

Aging veterans in Wake County are at increased chance of homelessness due to chronic health needs and limited fixed incomes. The county is home to more than 55,000 veterans, the highest number in North Carolina. Approximately 194 of these veterans experience homelessness each year, with 56% facing long-term or chronic homelessness.

Like many cities across the U.S., Wake County's municipalities have been shaped by past housing practices. As a result, many neighborhoods in Wake County still have zoning restrictions that hinder the development of multifamily housing. According to the 2023 ACS, over 21 million renter households

spent more than 30% of their income on housing costs, representing nearly half (49.7%) of the 42.5 million renter households in the United States. In Wake County, Black and Latino, respectively, earn just 55% and 63% of what White households earn annually, and have nearly double the rates of poverty (ACS).

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

As the data highlights in the provided tables, low-income individuals and families with children, particularly those classified as extremely low-income (0-30% AMI), are facing imminent homelessness. Wake Prevent served 1,052 clients with rental assistance, diversion, and referrals to resources. Assisting 772 families in maintaining housing or exiting to permanent destinations. These households often face severe cost burdens, with over half their income spent on housing. Many reside in substandard housing conditions or overcrowded units, further exacerbating their vulnerability. Families with young children and large family households are particularly at stake, as they often struggle to find affordable, adequately sized housing.

Households with a single income source, such as single-parent families, are disproportionately affected. These individuals are typically employed in low-wage jobs, leaving them one financial shock away from eviction or homelessness. The lack of affordable childcare options further compounds their challenges, making it difficult to stabilize their housing situation. In Wake County, North Carolina, childcare costs are notably high, exacerbating financial pressures on single-income households. The average annual cost of infant care at a private center in North Carolina is over \$9,200, which is more than \$2,000 higher than the average annual in-state tuition at a public university in the state. Specifically, in Raleigh, the average cost for full-time care in a childcare center is \$12,708 per year, or \$1,059 per month.

Formerly homeless families and individuals who are nearing the end of their rapid re-housing (RRH) assistance often face multiple challenges to achieving long-term housing stability. Formerly homeless families and individuals typically fall within the extremely low-income (0-30% AMI) category, a demographic that is disproportionately affected by severe cost burdens. Data indicates that over 27,000 renter households in Wake County earning below 50% AMI spend more than 50% of their income on housing. Among homeowners in this income bracket, over 8,800 households face similar severe cost burdens. This cost burden makes it challenging for RRH participants to transition to market-rate housing without continued financial assistance.

Even during the RRH assistance period, many of these households remain in poverty due to insufficient income growth. The limited availability of affordable housing units further exacerbates their predicament. As RRH subsidies terminate, families are left to face rising rental costs with no significant improvement in their economic circumstances.

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

The estimation of at-risk populations in this document is based on a combination of quantitative data analysis and qualitative insights from local service providers. The operational definition of "at-risk" households includes those earning below 30% of the Area Median Income (AMI), households experiencing severe housing problems such as cost burdens exceeding 50% of income, overcrowding (more than one person per room), and substandard housing (lack of plumbing or kitchen facilities), and individuals or families recently displaced from housing or exiting institutional care.

The methodology relies on multiple data sources to assess the scope of at-risk households. Comprehensive Housing Affordability Strategy (CHAS) Data (2018-2023) is used to identify the number of households experiencing severe housing problems, segmented by income level. American Community Survey (ACS) Data provides insights into demographic trends, income levels, and population shifts, helping to contextualize the scale of housing insecurity. Additionally, Local Continuum of Care (CoC) Reports track the number of individuals and families in emergency shelters, transitional housing, and rapid re-housing programs, offering a direct count of those experiencing or facing imminent homelessness.

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

In Wake County, several housing characteristics have been linked to instability and an increased likelihood of homelessness. Approximately 27,555 renter households and 13,200 owner households earning below 50% of the AMI experience severe cost burdens, spending more than 50% of their income on housing. Additionally, 805 renter households and 430 owner households live in substandard housing units lacking complete plumbing or kitchen facilities. Overcrowding affects 4,275 renter households and 1,705 owner households, characterized by more than one person per room.

Discussion

Wake County faces significant housing challenges due to rapid growth, despite a 32% increase in median income from 2018 to 2023. Severe cost burdens affect 28,335 renter households and 15,370 homeowners earning below 80% AMI, with 4 out of 5 extremely low-income renters spending over 50% of their income on housing. Overcrowding impacts 4,275 renter and 1,705 homeowner households, while 805 renter and 430 homeowner households live in substandard conditions.

Black or African American households make up approximately 19.29% of the county's population but represent a disproportionately high percentage of those experiencing homelessness. Similarly, Latino or Hispanic households, which comprise about 11.4% of the population, face significant challenges related to housing affordability and stability. Native American households, though a smaller demographic percentage at around 0.29%, experience housing instability at rates higher than their representation would suggest. Annually, 39,770 incapacitated households and 3,200 domestic violence survivors face challenges to secure affordable housing. Families transitioning out of rapid re-housing programs remain a high stake of returning to homelessness.

The reliance on rapid re-housing programs has provided temporary relief for some formerly homeless families, but many remain unstable as they transition out of assistance. The limited availability of affordable units, plus insufficient income growth, leaves these families with a heightened likelihood of returning to homelessness. Wake County's emergency shelter system, operating near capacity, further emphasizes the need for long-term solutions.

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

Introduction

This section assesses the extent to which one or more of four housing problems exists: lack of complete kitchen facilities, lack of complete plumbing facilities, overcrowding (more than one person per room), and housing cost burden greater than 30% of income.

The data reveals that low-income households across all demographics face significant housing difficulties. The data further demonstrates that Black, Hispanic, and Native American households experience a greater prevalence of severe housing problems, particularly at the 0-30% AMI and 30-50% AMI income levels.

**The four housing problems are:*

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

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	106,594	227,580	3,275
White	55,940	169,550	1,520
Black / African American	33,075	30,220	915
Asian	4,985	15,265	415
American Indian, Alaska Native	260	630	0
Pacific Islander	49	65	0
Hispanic	12,285	11,935	340

Table 13 - Disproportionally Greater Need 0 - 30% AMI
Data Source: 2017-2021 CHAS

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems
Jurisdiction as a whole	32,770	12,965
White	14,645	7,440
Black / African American	11,200	2,810
Asian	1,140	445
American Indian, Alaska Native	45	80
Pacific Islander	0	0
Hispanic	4,605	1,770

Table 14 - Disproportionally Greater Need 30 - 50% AMI
Data Source: 2017-2021 CHAS

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems
Jurisdiction as a whole	25,320	23,470
White	14,315	15,005
Black / African American	7,345	4,805
Asian	755	760
American Indian, Alaska Native	30	205
Pacific Islander	4	0
Hispanic	2,055	2,330

Table 15 - Disproportionally Greater Need 50 - 80% AMI
Data Source: 2017-2021 CHAS

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems
Jurisdiction as a whole	6,995	21,270
White	4,975	14,815
Black / African American	890	3,925
Asian	300	745
American Indian, Alaska Native	40	75
Pacific Islander	0	10
Hispanic	765	1,415

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Discussion

In Wake County, 52% of White households (55,940 households) and 33% of Black households (33,075 households) earning below 30% of the Area Median Income (AMI) experience at least one severe housing problem. 12% of Hispanic households (12,285 households) at this income level experience similar challenges. Black households represent only 19.29% of the county's population yet are significantly represented among those facing severe housing issues. Likewise, Hispanic households also experience disproportionate housing challenges relative to their 11% share of the county population.

Among 30-50% AMI households, severe housing problems affect 11,200 (53%) of Black households, 14,645 White households (47%), and a Hispanic households 4,605 (54%) experience at least one severe housing problem. For Native American households, although their total population is relatively small, the data suggests a disproportionate impact. At the 0-30% AMI level, 62 out of 90 Native American households (69%) experience at least one housing problem.

Housing cost burden is the most widespread issue, disproportionately affecting White, Black, Hispanic, and Native American households at the lowest income levels. Many extremely low-income (0-30% AMI) households allocate over 50% of their income to housing, leaving them facing imminent eviction or homelessness.

According to data from CHAS and ACS, and national research studies, Hispanic households in Wake County experience higher rates of overcrowding. This correlates with larger average household sizes and a greater prevalence of multigenerational living arrangements. Native American households, though fewer in number, have the highest percentage of severe housing problems relative to their population size. While Asian households are less affected overall, those in the 0-50% AMI range still face significant housing challenges, particularly in cost burden and overcrowding.

Economic factors, particularly significant housing cost burdens, often lead households to share housing with extended family or multiple households in a single residence. These trends illustrate overcrowding as a notable housing challenge in Wake County.

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

Introduction

This section focuses on four severe housing problems: lack of complete kitchen facilities, lack of complete plumbing facilities, overcrowding (more than 1.5 persons per room), and severe cost burden (spending more than 50% of income on housing). The data indicates that Black, Hispanic, and Native American households are disproportionately affected by severe housing issues, particularly among households earning below 50% AMI. Severe cost burden remains the most widespread issue, with low-income households struggling to afford stable, quality housing.

**The four severe housing problems are:*

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

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	31,235	9,975	3,275
White	14,340	4,255	1,520
Black / African American	11,130	3,275	915
Asian	1,260	280	415
American Indian, Alaska Native	70	125	0
Pacific Islander	0	0	0
Hispanic	3,255	1,415	340

Table 17 – Severe Housing Problems 0 - 30% AMI

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems
Jurisdiction as a whole	12,515	33,220
White	5,980	16,110
Black / African American	3,655	10,355
Asian	530	1,060
American Indian, Alaska Native	25	105
Pacific Islander	0	0
Hispanic	1,780	4,595

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2017-2021 CHAS

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems
Jurisdiction as a whole	4,760	31,370
White	2,370	19,865
Black / African American	1,070	6,985
Asian	215	1,075
American Indian, Alaska Native	0	215
Pacific Islander	0	4
Hispanic	800	2,755

Table 19 – Severe Housing Problems 50 - 80% AMI
Data Source: 2017-2021 CHAS

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems
Jurisdiction as a whole	1,570	25,205
White	760	17,845
Black / African American	320	4,320
Asian	95	920
American Indian, Alaska Native	15	100
Pacific Islander	0	10
Hispanic	375	1,710

Table 20 – Severe Housing Problems 80 - 100% AMI
Data Source: 2017-2021 CHAS

Discussion

Data shows severe housing problems disproportionately impact Black, Hispanic, and Native American households in Wake County, particularly among households earning 0-30% AMI and 30-50% AMI. While Black households make up approximately 19.2% of Wake County’s populace, they account for 54% of households below 30% AMI experiencing at least one severe housing problem. White households comprising 62% of the total populace and 34% of White households experiencing at least one severe housing problem. Similarly, Hispanic households, which represent 11% of the county’s populace, account for 50% of those experiencing severe housing problems at 0-30% AMI.

Severe cost burden, defined as spending more than 50% of income on housing, is the most common issue for extremely low-income renters, disproportionately affecting Black and Hispanic households. Overcrowding, or having more than one person per room, is particularly prevalent among Hispanic households, who are overrepresented in multigenerational living arrangements due to economic constraints. Native American and Hispanic households also experience higher rates of substandard housing conditions, such as lack of plumbing or kitchen facilities, at rates exceeding their proportion of the populace. At higher income levels (50-80% AMI and 80-100% AMI), severe housing problems decline across all demographics but remain disproportionately higher for Black and Hispanic households.

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

Introduction

Housing cost burden is categorized as households spending more than 30% of income on housing. The cost burden is deemed severe if households are spending more than 50% of income on housing. This section examines the extent to which all Wake County LMI income residents experience housing cost burdens.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	315,385	58,520	44,965	3,275
White	214,025	30,930	22,860	1,520
Black / African American	50,485	17,325	14,535	915
Asian	21,525	2,270	1,800	415
American Indian, Alaska Native	825	145	90	0
Pacific Islander	190	50	0	0
Hispanic	20,230	6,285	3,795	340

Table 21 – Greater Need: Housing Cost Burdens AMI
Data Source: 2017-2021 CHAS

Discussion

Data shows housing cost burdens disproportionately affect Black, Hispanic, and Native American households, reflecting challenges to affordable housing. According to 2017-2021 CHAS data, 32% of Black households and 8% of Hispanic households in the county face severe cost burdens, defined as spending more than 50% of their income on housing. Additionally, 50% of White households experience face severe cost burdens. While White households constitute approximately 59.39% of Wake County's population, Black households represent 19.29%, and Hispanic households account for 11%. Despite their smaller population shares, Black and Hispanic households experience higher proportional housing cost burdens. This disproportionality is partly due to lower median incomes among the residents, limiting affordable housing options.

National studies found that lenders were 80% more likely to deny Black applicants, 70% more likely to deny Native American applicants, and 40% more likely to deny Hispanic applicants. Data from the Eviction Lab reveals that Black renters experience the highest average eviction filing rates (6.2%) and eviction judgment rates (3.4%) nationally, and to 3.4% and 2.0% for White renters, respectively.

At the moderate cost burden level (30-50% of income on housing), 30% of Black and 11% of Hispanic households struggle with affordability. Though smaller in numbers, American Indian and Pacific Islander households also face high-cost burdens relative to their population size.

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

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

Housing programs serve all LMI residents experiencing housing insecurity, however, data demonstrates disproportions exist across income categories, among Black, Hispanic, and Native American households in Wake County. Among households earning below 30% of the AMI, Black households represent 33,075 of those experiencing at least one severe housing problem, accounting for 52% of Black households in this income bracket. Similarly, 51% of Hispanic households earning 0-30% AMI face at least one severe housing issue, add 33% of White households.

At the 30-50% AMI level, Black and Hispanic households continue to experience higher levels of housing instability than White households. Black households make up 11,200 of those experiencing housing problems, while 4,605 Hispanic households also report significant instability. The disproportions persist even at higher income levels (50-80% AMI and 80-100% AMI), with Black and Hispanic households overrepresented relative to their population size in experiencing cost burdens, overcrowding, and substandard living conditions.

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

According to Community Reinvestment Act (CRA) and the Home Mortgage Disclosure Act (HMDA) data, households in Wake County continue to face challenges beyond cost burdens, including challenges to realizing homeownership, lending practices, and limited access to financial resources. The mortgage denial rate for Black applicants remains disproportionately high at 25.1%, Hispanic applicants experience a denial rate of 18.3%, and 10.2% for White applicants, illustrating persistent challenges in access to home financing.

Manufactured housing communities (MHCs) serve as a critical housing option for low-income residents but are increasingly at risk of redevelopment, threatening affordability and displacement. Hispanic households make up over one-third of MHC residents despite representing just 8% of all households, while Black and White residents are also overrepresented in this housing type, with 19% and 68% households, respectively. Preserving MHCs is essential to maintaining naturally affordable housing and preventing further gentrification.

Additionally, a severe shortage of assistive housing persists, particularly for seniors and individuals with special needs, with fewer than 12% of affordable units meeting accessibility standards, leaving many without suitable housing options.

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

The North Carolina Office of State Budget and Management projected Wake County will to grow steadily, with a 20% population increase by 2035 and an average of 66 new residents per day. While the county remains majority White, racial and ethnic groups are expanding, particularly in central and eastern areas like east and southeast Raleigh, Wendell, Knightdale, and Zebulon. Meanwhile, western Wake communities—Cary, Apex, and Morrisville—are seeing significant growth in Asian and Hispanic populations.

The county’s Black communities continue to be concentrated in southeast Raleigh, Northeast Wake Forest, and parts of Garner, Cary, and Apex, though redevelopment and displacement pressures have contributed to shifts in historic Black neighborhoods in Raleigh’s urban core. The Hispanic population has also expanded beyond traditional enclaves, with notable growth in Fuquay-Varina, Holly Springs, and Wake Forest.

Additionally, poverty among Black residents is highly concentrated in southern Raleigh near the Beltline, where over 72% of the county’s Black residents living in poverty reside. Similarly, more than 50% of Wake County’s Hispanic population in poverty lives in Raleigh.

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

Introduction

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

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	291	428	0	84	183	44	111

Table 22 - Public Housing by Program Type
Data Source: PIC (PIH Information Center)

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

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	15,226	17,329	0	19,518	16,700	15,334	
Average length of stay	0	0	15	8	0	13	7	15	
Average Household size	0	0	3	2	0	3	2	3	
# Homeless at admission	0	0	0	7	0	0	7	0	
# of Elderly Program Participants (>62)	0	0	68	133	0	16	80	2	
# of Disabled Families	0	0	103	176	0	9	71	6	
# of Families requesting accessibility features	0	0	8	0	0	0	11	0	
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	
# of DV victims	0	0	0	0	0	0	0	0	

Table 23 – Characteristics of Public Housing Residents by Program Type
Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	24	98	0	14	52	7	0
Black/African American	0	0	263	318	0	68	124	35	0
Asian	0	0	0	4	0	2	0	0	0
American Indian/Alaska Native	0	0	4	4	0	0	4	0	0
Pacific Islander	0	0	0	4	0	0	3	0	0
Other	0	0	0	0	0	0	0	2	0

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

**Table 24 – Race of Public Housing Residents by Program Type
Data Source: PIC (PIH Information Center)**

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	3	17	0	5	4	2	0
Not Hispanic	0	0	288	411	0	79	179	42	0

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

**Table 25 – Ethnicity of Public Housing Residents by Program Type
Data Source: PIC (PIH Information Center)**

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

WCHA reports 5 assistive units. Often the need for an assistive unit is identified only when requested by the applicant. For applicants who do not require extensive Section 504 accommodations, WCHA typically offers a standard unit and installs assistive devices such as grab bars, toilet risers, and shower benches to support their daily living activities in an effort to facilitate independent living.

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

WCHA reports there are currently 484 applicants on the public housing waiting list which consist of the following demographics: Elderly – 72, Assistive – 106, Hispanic – 27, Individuals– 71, and Families with children – 208. The waiting list for one and two-bedroom units has the greatest number of applicants. The bedroom requests are: 1BR – 240 applicants; 2BR – 152 applicants; 3BR – 61 applicants; 4BR – 23 applicants; 5BR – 8 applicants.

Public housing residents could benefit from revitalized or new communities with more 1 bedroom and ADA compliant apartments in addition to community centers and more safety and security features such as cameras and fencing. Beautification is always a need for the community as well as programs and activities for economic uplift.

WCHA reports there are currently 159 applicants on the regular section 8 waiting list which consist of the following demographics: Elderly – 23, Assistive – 52, Hispanic – 5, Individuals– 7, and families with children – 72. Applicants for VA Supportive Housing (HUD-VASH) vouchers are referred directly from the Durham VA. As referrals are received, applicants complete applications and HUD required documents, participate in a briefing and then receive a voucher to begin their unit search. Housing Choice Voucher holders could benefit from more 1 bedroom housing options and landlords willing to participate in the program.

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

The housing needs of public housing tenants and HCV holders differ significantly from those of the general population due to lack of financial resources or other impediments. While housing affordability is a concern across Wake County, public housing residents and voucher holders face unique challenges that limit their housing choices and stability.

One main difference is the availability of assistive housing. In the general population, individuals with assistive needs may have more flexibility in selecting housing that meets their needs, either through private market options or personal modifications. In contrast, public housing applicants have limited options, with only five designated assistive units available. Many applicants may not be aware of their right to request accommodations, delaying being placed into suitable housing. While assistive devices can be installed in standard units, they may not be sufficient for those who require fully assistive housing.

Additionally, the condition of public housing stock presents a major challenge. The age, character and condition of the public housing units offered by WCHA is greatly different than those available within the private housing market. Many units require significant investments to remain habitable, limiting choice of public housing residents versus those who can afford market-rate housing.

For rental assistance voucher holders, securing housing is particularly difficult due to limited landlord participation and the gap between the voucher payment standards and rising market rents. While the general population also faces affordability challenges, private renters have greater mobility and access to a broader range of rental options. In contrast, voucher holders are constrained by payment limits and a decreasing pool of landlords willing to accept vouchers, often leading to housing instability and neighborhood concentration of poverty.

Discussion

Addressing the housing needs of public housing tenants and voucher holders requires a coordinated strategy to expand the number of available homes, preserve existing and create new affordable housing, and recruit landlords to participate in rental assistance programs.

Expanding the number of fully assistive units and ensuring that applicants are aware of their rights to accommodations will improve housing options for individuals with assistive needs. Additionally, the conversion of public housing infrastructure to a more sustainable housing model is critical for long-term habitable living conditions. Thoughtful redevelopment strategies should identify ways to prevent displacement, preserve affordability, and increase housing opportunities. Strengthening partnerships with developers, funders, and landlords can help in all areas of housing authority business.

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

Introduction:

Factors such as low-wage jobs, high housing costs, and limited access to affordable housing perpetuate circumstances for individuals and families to experience homelessness. The following assessment evaluates homelessness locally, focusing on families, youth, veterans, and individuals experiencing chronic homelessness. The section below provides data on the nature of homelessness using HMIS and Point-In-Time counts to estimate annual homelessness rates, new and recurring cases, and average duration, and guiding efforts to support chronic homelessness, veterans, families, unaccompanied youth, and individuals with HIV.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Unsheltered	Sheltered				
Persons in Households with Adult(s) and Child(ren)	463	453	5,065	4,052	4,255	79
Persons in Households with Only Children	3	9	66	52	55	66
Persons in Households with Only Adults	391	202	3,279	2,623	2,754	72
Chronically Homeless Individuals	286	68	1,957	1,566	0	133
Chronically Homeless Families	11	13	132	106	0	133
Veterans	21	14	194	155	163	79
Unaccompanied Youth	59	30	492	394	413	39
Persons with HIV	8	2	55	44	46	0

Table 28 - Homeless Needs Assessment
Data Source: Homeless Management Information System (HMIS)

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

In 2023, Continuum of Care-wide data in HMIS reported a total of 3,748 persons who were homeless and served by homeless service agencies. Of these, around 80% (3,025) were experiencing homelessness for the first time. The average length of time someone spends in the homeless system is 66 days. Of the 576 persons who exited to Permanent Housing, 97% remained in their permanent destinations at the 6+ months check-in.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	87	147
Black or African American	345	269
Asian	2	4
American Indian or Alaska Native	3	4
Pacific Islander	1	15
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	23	37
Not Hispanic	430	426

Table 29 – Nature and Extent of Homelessness
Data Source: Homeless Management Information System (HMIS)

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

According to 2023 HMIS data, Families with Children:

- There are 463 unsheltered and 453 sheltered persons in households with adults and children, indicating a substantial need for family-oriented housing solutions.
- Annually, 5,065 individuals experience homelessness, with 4,255 new cases and 4,052 successful exits, reflecting ongoing housing instability.

Veterans:

- The veteran population experiencing homelessness consists of 21 unsheltered and 14 sheltered individuals.
- Annually, 194 veterans experience homelessness, with 163 new cases and 155 successful exits, showing a relatively high turnover rate but a persistent housing need.

Veterans also spend an average of 79 days in the homeless system, highlighting the importance of programs like Supportive Services for Veteran Families (SSVF) and Veterans Affairs Supportive Housing (VASH) to provide timely interventions.

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

According to the data, homelessness in Wake County disproportionately affects different demographics.

Race:

- Black or African Americans represent 345 sheltered and 269 unsheltered homeless individuals.
- White represent 87 sheltered and 147 unsheltered homeless individuals
- Asians are (2 sheltered, 4 unsheltered) and Pacific Islanders are (1 sheltered, 15 unsheltered) homeless individuals

Ethnicity:

- Hispanic individuals account for 23 sheltered and 37 unsheltered persons.
- Non-Hispanic account for (430 sheltered, 426 unsheltered) homeless individuals.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Homelessness in Wake County is distributed between unsheltered and sheltered populations, with distinct patterns:

- **Sheltered Population:** Primarily comprises individuals and families who have access to temporary accommodations such as emergency shelters or transitional housing. This category benefits from better access to services and more stable settings during their homelessness.
- **Unsheltered Population:** Individuals and families living in places not meant for human habitation (e.g., streets, parks, vehicles).
 - Unsheltered families with children (463 individuals) are especially exposed due to the lack of basic resources.
 - Chronically homeless individuals represent a significant portion of the unsheltered populace, spending an average of 133 days in homelessness.
 - Unaccompanied youth may couch surf or rely on temporary arrangements with friends which may pose challenges to be counted in homelessness statistics.

Discussion:

Homelessness in Wake County reveals patterns of chronic instability among all homeless individuals and families, which require immediate and sustained intervention to reduce their time spent homeless. Chronically homeless individuals and families, often cycle through the homeless system for extended periods, averaging 133 days experiencing homelessness. This makes them all a priority for long-term supportive housing solutions aimed at breaking the cycle of homelessness. Although veterans successfully transition from homelessness into housing each year, the ongoing influx of new veteran homelessness cases continues to require significant resources and services. The Supportive Services for Veteran Families (SSVF) and Veterans Affairs Supportive Housing (VASH) are essential for helping our veterans achieve lasting stability. Meanwhile, unaccompanied youth experience shorter durations of homelessness—39 days on average—but face significant challenges in attaining permanent housing and social support systems due to landlords being more reluctant to rent to young individuals with limited income, employment stability, or lack of rental and credit history.

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

Introduction

Wake County fosters strong partnerships with housing providers, supportive service agencies, and specialist to mitigate housing challenges for all LMI residents, including those with special needs. Consultations were conducted with many agencies and specialist to better understand and meet these needs.

HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	1,738
Area rate of incidence of AIDS	6
Number of new cases prior year (3 years of data)	204
Rate per population (among new cases)	7
Rate per population (3 years of data)	7
Current HIV surveillance data:	
Number of Persons living with HIC (PLWH)	3,960
Area Prevalence (PLWH per population)	367
Number of new HIV cases reported last year	161

Table 26 – HOPWA Data

Data Source: 2022 CDC HIV Surveillance, 2023 NCDHHS Surveillance Report

HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	80
Short-term Rent, Mortgage, and Utility	20
Facility Based Housing (Permanent, short-term or transitional)	0

Table 27 – HIV Housing Need

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Describe the characteristics of special needs populations in your community:

In Wake County, non-homeless special needs persons include elderly individuals, people with physical, behavioral, intellectual, and developmental conditions, veterans, unaccompanied youth, and individuals living with HIV/AIDS. This category also encompasses those facing imminent involuntary displacement from housing due to government actions, the loss of housing assistance, or natural disasters. Additionally, it includes individuals displaced involuntarily due to economic hardship, domestic violence, aging out foster care or other unforeseen circumstances.

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

To determine the level of need and types of services required by special needs populations, Housing conducted community meetings, surveys, and stakeholder consultations while analyzing data for the needs assessment. The department also continuously gathers feedback and monitors emerging trends.

Wake County residents with special needs often face financial challenges due to limited fixed incomes. With high housing cost, choices for new housing options are limited and maintaining existing housing is also challenging. Cost burdened households may struggle with essentials like, transportation, adequate food and clothing, and access to medical care. Supportive services include financial assistance, case management, medical or psychiatric services, childcare, transportation and job training provided for the purpose of facilitating a person's stability and independence.

Housing modifications for mobility challenges may include, wider doorways, no step thresholds, ramps, grab bars, lowered countertops and hardware. Sensory needs are different, hearing-impaired residents require visual adaptations like flashing doorbells, phone, and smoke alarms; while residents who are blind may require tactile floor markings, stair edges, and braille-labeled on appliances. People with low vision benefit from large print displays, high-contrast colors for level changes, proper lighting, and reduced glare from lighting and windows.

Housing and supportive services needs include:

- Home modifications and home assistive features
- Connection to transportation
- Rental or other subsidies
- Housing and community-based services including healthcare
- Permanent supportive housing

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

In Wake County, approximately 3,960 individuals are living with HIV, with males comprising 76% of this population. Demographic data show that 62% identify as Black or African American, while 45% are White. Notably, nearly half of those living with HIV in Wake County are over the age of 50, highlighting an aging population with evolving healthcare and support needs.

In addition to Wake County, HOPWA funding also supports Johnston and Franklin counties. As of July 2024, the HIV/AIDS Reporting System (eHARS) reports 525 and 175 individuals, respectively, are living with HIV in Johnston and Franklin counties.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Wake County will not establish a preference for a HOME TBRA activity.

Discussion:

Special needs residents may face greater challenges in maintaining stable housing or require supportive services to live independently. Many households face growing housing costs, whether rental or ownership housing, and stagnant income. Programs which offer home repairs, supportive housing, or assistive upgrades provide significant benefit to residents with special needs. In particular, support services are essential for residents with special needs; however, limited funding often leaves critical gaps in support. For individuals with HIV/AIDS, the lack of case management coordination of services can disrupt availability of necessary care and increase housing instability, worsening their health and overall well-being.

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

Describe the jurisdiction's need for Public Facilities:

Non-profit partners and municipal agencies serving low- and moderate-income communities need facility development and improvements to continue serving their population. These facilities are vital for community-based services, education, recreation, transportation, housing, and technology. Investing in public facilities enhances functionality, improves service delivery, and meets the evolving needs of LMI residents.

Consultations revealed the need to expand and modernize community centers to serve as information and resource hubs for housing, financial literacy, job training, and social services. Stakeholders also emphasized the importance of satellite offices in rural areas to connect LMI residents to essential programs. Municipalities highlighted the growing need for infrastructure upgrades to support and increase connectivity.

Evidence of lagging wages further emphasized the need for supporting vocational training centers, business incubators, and workforce development hubs to provide pathways to employment in construction, skilled trades, and other vital sectors. Collaborations with Wake Tech, local businesses, and non-profits were recommended as means to help address workforce shortages and expand career opportunities.

Expanding access to high-speed internet, digital literacy programs, and technology-equipped community centers to help bridge the digital divide and improve access to education, job training, and telehealth services. Meeting these growing needs will require increased funding, interagency collaboration, and innovative partnerships to expand capacity and sustain long-term impact.

How were these needs determined?

These needs were identified through consultations with municipalities and non-profit partners. Wake County staff collaborate regularly with municipal planning, housing, and economic development teams and stay informed on future needs by engaging with comprehensive, area, transit, and economic development plans.

Input gathered from non-profit organizations highlighted critical gaps in community infrastructure, including the need for expanded and modernized community centers that serve as resource hubs for housing assistance, financial literacy, job training, and social services. Discussions with municipal partners emphasized the importance of improving resource delivery of essential programs. Collaborative efforts with institutions like Wake Tech, local businesses, and non-profits were recommended to strengthen vocational training and business incubators.

These needs were further reinforced by data-driven analysis and direct feedback from service providers working with housing insecure clientele. Regular engagement with stakeholders and municipalities ensure that Wake County remains responsive to the evolving needs of its communities. Addressing these challenges will require increased funding, interagency collaboration, and innovative partnerships to expand public facilities capacity and sustain long-term impact.

Describe the jurisdiction's need for Public Improvements:

As Wake County municipalities grow, their public infrastructure needs, including sidewalks, streets, water, sewer, and stormwater management, continue to expand. Developers are required to incorporate infrastructure into new developments, increasing overall project costs. Meanwhile, older neighborhoods, often home to LMI households, may lack basic infrastructure due to outdated development standards at the time of construction.

Municipalities pursuing area and economic development plans, particularly downtown revitalization efforts, recognize that significant public improvements are needed to support business and residential growth while promoting higher-density and mixed-use development.

Consultation with municipal planners emphasized challenges in maintaining and developing affordable housing, citing rising land prices, costly infrastructure, and regulatory hurdles. Affordable housing developers highlighted the need for impact fee reductions, expedited permitting, and zoning incentives to encourage more housing production.

Planners also stressed the importance of aligning housing development with transit and infrastructure investments to ensure affordable housing is near to public transportation. Recommendations included expanding micro-transit services and adopting transit-oriented development policies to reduce transportation impediments for lower-income households.

How were these needs determined?

These needs were identified through consultations with municipalities and non-profit partners. Wake County solicits annual proposals through the Community Investment Partnership Program, funding projects that meet eligibility requirements for public facilities, infrastructure, and housing elements. Ongoing collaboration with municipal planning, housing, and economic development staff ensures that emerging needs are continually assessed. County staff also engage with comprehensive, area, transit, and economic development plans to stay informed of future priorities.

For this process, Housing engaged municipal planners through standing quarterly meetings and convened with developers, who highlighted obstacles such as impact fees, permitting delays, and zoning restrictions that impact affordable housing production. Discussions with Wake Transit and regional transportation planners focused on aligning housing with transit investments to improve connectivity. Nonprofit and community organizations provided insights into infrastructure gaps in economically distressed areas, particularly those impacting walkability and connectivity.

These discussions helped shape Wake County's strategies, reinforcing the need for flexible funding, stronger municipal partnerships, and public improvement projects that support housing affordability and sustainable growth.

Describe the jurisdiction's need for Public Services:

Wake County will continue providing public services to support LMI residents, particularly those experiencing homelessness or housing insecure. The County collaborates with workforce development agencies, higher education institutions, and non-profits to offer job training, employment opportunities, and educational resources that enhance economic stability. Additionally, services such as short-term rental assistance, street outreach, enhanced shelter programs, and housing support will help ensure all LMI households in need remain stably housed.

During stakeholder consultations, service providers, including Bridge to Home, Veterans Bridge Home, InterAct, Continuum of Care (CoC), and other partners, highlighted the need for expanded public services to address challenges with attaining rental housing. Challenges such as poor credit, eviction history, and criminal record often prevent individuals from securing stable housing. Re-entry individuals face additional obstacles to employment and reintegration, requiring wraparound services, rental assistance, and case management to reduce recidivism and support reentry.

Veterans Bridge Home raised concerns about housing instability among veterans, particularly those fleeing domestic violence with children or struggling with no credit history and high rental costs. Similarly, InterAct reported a rise in domestic violence (DV) cases, with hundreds of survivors turned away annually due to limited shelter capacity. The need for non-congregate shelter options was a reoccurring subject, along with enhanced case management, and stronger partnerships to connect survivors with behavioral health and housing support services.

Many service providers also stressed the lack of childcare, reliable transportation, and job training programs as significant challenges to economic stability for LMI households. Childcare subsidies often require employment first, creating a cycle where parents cannot afford childcare without a job, yet cannot obtain a job without childcare. The high cost of childcare (\$300-\$500 per month for multiple children) remains a major challenge.

Bridge to Home providers and youth-focused agencies highlighted the unmet needs of youth aging out of foster care, who face imminent homelessness due to financial instability, lack of rental history, and limited supportive housing options. Similarly, college students without income beyond financial aid struggle to access assistance.

CoC members discussed the need for more programs with rental assistance, including high security deposits, landlord reluctance to accept housing vouchers, and limited rental inventory for individuals with poor credit or eviction history. They also noted that funding resources are further strained by rising hotel costs, increasing the urgency for additional rapid rehousing resources to help families transition out of temporary housing situations, such as rundown motels.

These stakeholder insights reinforced the need for expanded public service programs to address household instability, economic mobility, and homelessness prevention across Wake County.

How were these needs determined?

The needs were determined through multiple community and agency consultations, including feedback from individuals experiencing or formerly experiencing homelessness at the South Wilmington Street Center and Cornerstone Bridge Housing. In addition, agencies participating in the Continuum of Care and other human services organizations were consulted. They highlighted the need for enhanced wraparound and supportive services to address the challenges all homeless individuals and families face.

Consultation with the Wake Directors, which includes law enforcement, the courts, hospitals, behavioral health agencies, and municipal leadership, further highlighted the importance of expanding supportive services such as case management, medical and behavioral health counseling, transportation, and job training. These discussions also emphasized the need for improvements in access to community-based services.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Wake County is the fastest-growing county in the state of North Carolina and one of the fastest-growing counties in the nation, with an average of 66 people moving to the county every day. Wake County has experienced a sustained, rapid pace of growth that has put enormous pressure on the housing market with demand leading to significant ownership and rent price increases. As of the last tax revaluation cycle, the total real property value increased by \$66 billion. Much of this increase can be attributed to land price growth as the availability of “raw” land diminishes.

The housing market in Wake County is dominated by homeownership, with 64.4% of the housing units in the County are owner-occupied. The homeowner vacancy rate in 2023 was just 0.7%, indicating a homeownership stock that is inadequate to meet demand. This is also reflected in the rapid increase in housing prices. The median listing price per square foot is now more than \$230, up from \$145 per square foot in 2018.

Wake County’s rental vacancy rate in 2023 increased to 9.2%, up from 5.3% in the fourth quarter of 2018. A construction boom, with nearly 25,000 multifamily units permitted from 2021 to 2023, has contributed to the vacancy surge. However, units are quickly being absorbed by the pent-up market demand. As units are absorbed and construction balances, the County vacancy rate is expected to decrease.

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

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

Introduction

Despite growth in the urban centers of Raleigh and Cary, Wake County remains largely suburban, with rural areas along its borders and near watersheds. Single family attached and detached homes make up 69.6% of properties, followed by smaller multifamily buildings (5 to 19 units) as the next most common housing type. Outside of Raleigh, there are nearly twice as many homeowner households as renter households, reflecting a shift in tenure patterns, down from a nearly three-to-one ratio in 2020.

The section will show how Wake County’s housing supply, across property types and unit sizes, is insufficient to meet the demand for housing, especially to alleviate housing cost burdens among low-income households.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	282,172	59%
1-unit, attached structure	53,645	11%
2-4 units	17,895	4%
5-19 units	59,362	12%
20 or more units	55,829	12%
Mobile Home, boat, RV, van, etc	13,096	3%
Total	481,999	100%

Table 28 – Residential Properties by Unit Number
Data Source: 2018-2023 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	695	0%	6,061	4%
1 bedroom	1,730	1%	38,685	24%
2 or 3 bedrooms	151,641	53%	102,321	65%
or more bedrooms	133,043	46%	11,460	7%
Total	287,109		158,527	

Table 29 – Unit Size by Tenure
Data Source: 2018-2023 ACS

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

Wake County, including Raleigh, has an estimated 11,500 legally binding affordable rental units and 287,109 ownership homes, with most located in the Raleigh area. Approximately 8,200 rental units are funded through the Low-Income Housing Tax Credit (LIHTC) program. Additional affordable housing includes 1,100 Section 811 units, 85 Section 202 units, 390 Section 515 units, and 1,900 FHA units. The Wake Housing Landlord Engagement Unit has secured 5 units specifically for veterans, with more landlords expressing interest in participating.

There are also about 4,500 units dedicated to seniors and individuals with assistive needs, and 6,800 units designated for families. The remaining units serve a mix of residents, including veterans and their families.

Wake County Housing has directly funded 4,705 of the 11,500 affordable rental units and supported the development of 311 ownership homes. Most units serve households earning 60% of the Area Median Income (AMI) or below, with all funded units serving households at or below 80% AMI. The department also partners with a nonprofit housing counseling agency to provide second mortgages to at least 15 first-time homebuyers annually.

Each year, Wake County Permanent Housing and Supportive Services administers over 260 Permanent Supportive Housing rental subsidies funded through federal and local sources. These long-term subsidies assist individuals and families exiting homelessness who have special needs, are veterans, or are living with HIV/AIDS.

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

Between 2012 and 2022, Wake County lost 58% of its rental units priced below \$1,000 per month, a total of 53,779 units. This includes both legally-binding and naturally occurring affordable housing units. Many of these units once served lower wage workers, but rising rents and market shifts have greatly reduced the availability of these affordable units, and shifted the market towards higher rents.

Most affordable rental units in Wake County were developed through the LIHTC program, which mandates a minimum 30-year affordability period. However, 1,800 units are set to expire by 2030. While some may be preserved by current owners, others are at risk of conversion to market-rate housing. To address this, Housing has recently refinanced and extended affordability for seven properties totaling 372 units. Housing also created the Affordable Housing Preservation Fund which leverages public and private capital to create a \$61.6 million fund. To date the fund preserved five properties totaling 225 units.

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

Overall, 25% of Wake County residents are housing cost burdened, indicating a mismatch between housing costs and wages. Low-income residents are most affected, with 83% of renters earning less than 50% AMI and spend over 30% of their income on rent. From 2018 to 2023, the median rent rose by 37%, outpacing the 32% increase in median renter income.

According to 2017-2021 CHAS data, Wake County has a deficit of 65,860 units affordable to low and extremely low-income residents. The homeownership rate is 64.4%, but with a median home value of \$422,800, homeownership remains out of reach for many, especially low- and moderate-income households.

In summary, the current housing supply does not meet the needs of Wake County residents, particularly those with limited or fixed incomes.

Describe the need for specific types of housing:

The most pressing housing need in Wake County is affordable options for households earning below 80% of the Area Median Income (AMI)—specifically, rental units for those below 50% AMI and homeownership opportunities for those below 80% AMI.

The affordable rental market is oversaturated with two-bedroom units, while there is a growing need for one-bedroom units for small households exiting homelessness and larger units (three or more bedrooms) to accommodate low-income families.

According to a February 2025 report by Bowen National Research, Wake County's homeownership availability rate is just 0.5%, to put it in perspective, that is far below the balanced range of 2.0%–3.0%. In other words, the limited new housing supply and low mobility among homeowners with historically low interest rates have driven up home prices since 2020, pricing out many lower-wage and first-time buyers.

Discussion

Wake County's available housing stock does not fully reflect the housing needs of residents. Although there has been a multifamily development boom, land and other development costs have kept new residential supply priced above what low- and moderate-income families can afford. Additionally, the lack of homeownership supply and high interest rates have combined to price low-income and first-time homebuyers out of the market. While Wake County has been able to leverage resources through public-private partnerships to create and preserve affordable housing, there continues to be a large deficit of housing affordable to LMI households.

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

Introduction

This section examines home values, rental costs, and affordability in Wake County using ACS, CHAS, and HUD Fair Market Rent data.

Housing costs have surged, with the median home value rising from \$229,000 (2013) to \$422,800 (2023) and median rent increasing from \$773 to \$1,346 (ACS 2013-2023). Affordability remains a major challenge, especially for low-income renters. Only 12,210 rental units are available for households earning 30% HAMFI, far below demand, while 83% of low-income renters are cost-burdened. Rising land and construction costs continue to push new housing toward higher price points.

Cost of Housing

	Base Year: 2013	Most Recent Year: 2023	% Change
Median Home Value	\$229,000	\$422,800	85%
Median Contract Rent	\$773	\$1,346	74%

Table 30 – Cost of Housing
Data Source: 2008-2013 ACS (Base Year), 2018-2023 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	6,245	4%
\$500-999	27,334	15%
\$1,000-1,499	77,788	44%
\$1,500-1,999	46,372	26%
\$2,000 or more	18,779	11%
Total (with cash rent)	176,518	100%

Table 31 - Rent Paid
Data Source: 2018-2023 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	12,210	Data Not Available
50% HAMFI	36,970	28,200
80% HAMFI	89,555	62,149
100% HAMFI	Data Not Available	41,695
Total	138,735	132,044

Table 32 – Housing Affordability
Data Source: 2017-2021 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$1,427	\$1,466	\$1,646	\$2,035	\$2,711
High HOME Rent	\$1,371	\$1,466	\$1,646	\$2,034	\$2,249
Low HOME Rent	\$1,071	\$1,147	\$1,376	\$1,590	\$1,773

Table 33 – Monthly Rent
Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

25% of all households are cost-burdened, spending over 30% of their income on housing, while 11% are severely cost-burdened, paying more than 50%. These burdens are most acute among low-income households: 83% of low-income renters are cost-burdened and 49% are severely burdened; among low-income homeowners, 62% are cost-burdened and 39% are severely burdened. This widespread affordability strain highlights a shortage of housing accessible to households across all income levels.

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

An influx of new multifamily supply has resulted in slightly decreasing rents and delaying continued rent escalation in the Wake County market over the course of 2024. However, as that new supply is absorbed, rents are expected to continue increasing, further limiting housing options for LMI households.

Similarly, the median home value has increased by 84% from 2013 to 2023 increasing the cost to purchase a new home and increasing taxes for existing property owners. Land costs will continue to escalate, and construction costs are unlikely to meaningfully decrease, meaning that newly constructed housing will continue to trend towards higher price points without the introduction of subsidy or other incentives. Households whose incomes have not grown commensurate with housing cost increases must increasingly choose between being housing cost burdened or moving to areas where housing is more affordable. Those other locations may not offer as many employment or education opportunities, require reliable transportation or longer commuting times, or limit access to amenities.

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

In FY2025, Fair Market Rents, such as the High HOME rent of \$1,646 for a two-bedroom unit, have risen sharply, now exceeding ACS median contract rent estimates by \$300 per month. Actual rents vary widely across Wake County, with higher costs in more affluent areas that also offer greater economic opportunity. For example, Morrisville's average two-bedroom rent is \$1,729, with only 31 units available, according to Zillow Rentals. As a result, the Affordable Housing Development Program prioritizes funding in high-opportunity areas, where low-income households face greater challenges to find affordable housing.

Discussion

Wake recently conducted a community survey in which affordable housing and homelessness were listed as the most important issue facing Wake County today. This aligns with the public input received during the Consolidated Plan process.

In 2018, nine out of every ten rental units could be rented for less than \$1,500 a month. Now that number is six out of every 10 homes demonstrating a rental market with eroding affordability. Similarly, the median home sale price in January 2018 was \$286,571 according to the Triangle MLS; in 2025 home prices now exceed \$470,000. The availability of homes for sale has also drastically decreased from 4,853 homes to 2,766 during that same time period. Costs have significantly increased while choices and options have decreased.

Due to current rental and ownership market trends, households earning below 80% AMI and those facing or experiencing homelessness face significant housing challenges. Preserving and producing affordable housing remains a top priority for Wake Housing, with ongoing efforts focused on creating and maintaining housing that the private market does not provide.

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

Introduction

According to local property tax data, approximately 63% of Wake County’s residential structures were constructed prior to 2006. Of those, more than 100,000 homes were constructed between 1995 and 2005. These homes are likely reaching an age where lifecycle repairs of critical systems (roofs, electric, HVAC, etc.) are needed. Creating and preserving high-quality housing is a necessary component of addressing the housing affordability crisis in our community. Wake County accomplishes this by supporting the development of new housing, as well as the rehabilitation of existing homeowner and rental housing.

This section will illustrate through data the current housing conditions for both owner-occupied and rental units in Wake County.

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

Wake County defines standard and substandard housing conditions using the National Standards for the Physical Inspection of Real Estate (NSPIRE) inspection standards published by HUD, as well as local jurisdictions minimum housing code and building standards. Housing that is in a "substandard condition but suitable for rehabilitation" would refer to a property currently in poor condition, not meeting basic standards, but with repairs and improvements, it can be brought up to a habitable and functional state through rehabilitation efforts.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	47,868	17%	69,472	44%
With two selected Conditions	600	0.2%	3,202	2%
With three selected Conditions	27	0%	83	0.1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	238,614	83%	85,770	54%
Total	287,109	100%	158,527	100%

Table 34 - Condition of Units

Data Source: CHAS data is 2017-2021 and ACS is 2018-2023

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	138,0958	48%	74,531	47%
1980-1999	97,207	34%	52,413	33%
1950-1979	44,277	15%	26,340	17%
Before 1950	7,530	3%	5,243	3%
Total	287,109		158,527	

Table 35 – Year Unit Built
Data Source: 2017-2021 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied	Renter-Occupied
Total Number of Units Built Before 1980.	51,807	31,583
Housing units built before 1980 with children present	5,959	5,405

Table 36 – Risk of Lead-Based Paint
Data Source: 2017-2021 CHAS

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	17,804	18,559	36,363
Abandoned Vacant Units	0	0	0
REO Properties	36	0	36
Abandoned REO Properties	0	0	0

Table 37 - Vacant Units
Data Source: ACS 2018-2023

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

Approximately one in three homeowners report at least one of the following four housing problems: incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, or cost burden greater than 30%. The data shows housing problems are more common for households earning less than 80% of the HAMFI. Limited income and cost burden may lead to deferred maintenance from household budget constraints.

Within Wake County's code enforcement jurisdiction, 172 code enforcement cases have been opened within the past 90 days (December 2024 through February 2025). Of those, 52 cases mention need for repairs. Additionally, the Housing Department has performed 226 homeowner or rental housing repairs between fiscal year 2020 and fiscal year 2024.

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

Housing units built before 1980 present the highest hazards, as lead-based paint was commonly used in residential construction prior to its ban. In Wake County, there are approximately 51,807 owner-occupied and 31,583 renter-occupied units built before 1980, totaling 83,390 housing units that could potentially contain lead hazards. Of these, data indicate that at least 5,959 owner-occupied and 5,405 renter-occupied units house children, highlighting the urgency of addressing lead exposure difficulties.

Discussion

Close to two thirds of the County's residential structures are more than 20 years old with a significant amount of construction occurring in the mid-1990s through the great recession. These homes may begin to require critical system repairs and require access to rehabilitation programs to preserve the housing stock. Approximately one in three homeowners report at least one of four housing problems including incomplete kitchen or plumbing facilities, more than one person per room, or cost burden greater than 30% of their income. Of renters and homeowners who report a housing problem, 86% earn less than 80% of the AMI. The County rehabilitation programs will continue to test, clear, and remediate lead based paint given the amount of pre-1980 housing.

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

Introduction

Wake County has two housing authorities, Raleigh Housing Authority and Wake County Housing Authority, which operate within the same geographical jurisdiction. This section covers data and information for the Wake County Housing Authority, as the Raleigh Housing Authority information can be found in the City of Raleigh Consolidated Plan. Wake County Housing Authority was created in 1953 by the Wake County Board of Commissioners and operates two main programs – Public Housing and Housing Choice Vouchers. Public Housing is units owned and managed by the housing authority. Housing Choice Vouchers are tenant-based rental assistance for private market housing.

Total Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	345	595	0	96	328	48	123
# of accessible units	0	0	0	0	0	0	0	0	0

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

Table 38 – Total Number of Units by Program Type
Data Source: HIP (Housing Information Portal)

Describe the supply of public housing developments:

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

Wake County Housing Authority owns and manages 345 units of public housing located in Apex, Garner, Fuquay-Varina, Wake Forest, Wendell, and Zebulon. All public housing complexes are relatively low-density and geographically dispersed across the county. Although the units were built 40-60 years ago, the Housing Authority maintains them by replacing outdated products with new and improved products. The walls are not well insulated, which can sometimes result in residents experiencing financial hardship due to the cost of heating and cooling the units.

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

Public Housing Condition

Public Housing Development	Average Inspection Score
Apex, Fuquay-Varina, Garner (total 84 units)	59
Wake Forest -144 units	70
Wendell, Zebulon (total 117 units)	53

Table 39 - Public Housing Condition
Data Source: Wake County Housing Authority

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

Much of the units are single-level, brick and masonry design, built from the 50's through the early 80's. Many of the buildings have reached their lifecycle and are in need of significant repair or replacement. HVAC units are aging and require major maintenance. Plaster wall deterioration is prevalent throughout the single-level homes, with mildew and mold susceptibility because water can be trapped inside. Bathroom exhaust fan ventilation is required for the majority of the units. Each unit also requires attic, eave, and soffit ventilation. Non-insulated exterior walls (low external thermal insulation values) are standard throughout the units. An aging sewer system is also an ongoing challenge for these units. Additionally, there is continuous encroachment of root systems into sewer lines.

The Housing Authority continues removing dead trees, replacing outdated underground and indoor pipes with new and improved materials, replacing roofs, cleaning gutters, painting, pressure washing, installing shutters, and replacing flooring as needed in an effort to maintain housing that is decent, safe and sanitary for years to come. The Housing Authority also partners with Resources for Seniors and Duke Energy to provide enhancements to make the units more energy efficient. Enhancements include, for example, updating exhaust fans, wrapping water heaters, updating thermostats, and replacing windows, which are all ways to assist residents with lowering the cost of their electric bills.

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

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

Discussion:

As noted above, there are extensive rehabilitation efforts needed for public housing owned by the Wake County Housing Authority. The Department's Affordable Housing Plan recommends partnering with both housing authorities to redevelop public housing sites. Housing looks forward to collaborating with the HACW to develop a comprehensive redevelopment plan for all public housing sites to transform them into mixed-income communities or modern affordable housing developments.

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

Introduction

While permanent, affordable housing is the solution to homelessness, there exists a need for immediate services and emergency shelter. Homeless facilities and services support residents in need who are either experiencing or facing imminent homelessness. The Coordinated Entry System enhances the delivery of housing and crisis response services by streamlining the community’s processes for access, assessment, eligibility determination, and referrals. It aims to provide consistent and uniform access to services across Wake County.

Wake County was requested to assume the lead agency function temporarily for the Continuum of Care (CoC). As the lead agency, Wake County will build a new department to stabilize and improve coordinated entry and access, collection and analysis of data through the Homeless Management Information System (HMIS), and broad administration and planning functions to include grant annual submission, program monitoring, and system performance. The Housing Department will work with the CoC Department to ensure homeless facilities and services are incorporated effectively into the overall homeless system.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	233	-	95	527	-
Households with Only Adults	500	40	26	669	-
Chronically Homeless Households	0	-	0	372	-
Veterans	0	-	0	285	-
Unaccompanied Youth	6	-	14	10	-

Table 40 - Facilities Targeted to Homeless Persons
Data Source: 2024 HIC

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

Safe, affordable housing is a cornerstone to success in various societal systems and those systems, in turn, help to stabilize households. Since 2022, Housing has been working to implement the Bridge to Home (B2H) model with community partners and through department programs. This model submits that a right-sized homeless service system, equipped with the best available data, resources, and funding will effectively end homelessness.

B2H establishes seven service pillars to provide a comprehensive service model. Those pillars include flexible financial assistance, comprehensive case management, housing navigation, access to benefits, healthcare assistance, transportation, and permanent home furnishings. Agencies and programs fulfill the pillars through direct staff or partnerships with existing services.

Veterans Services works with the Department of Veterans Affairs (VA), WakeMed, SouthLight, Triangle Springs, and Holly Hill to provide physical and behavioral health services and substance use interventions. Veterans at the South Wilmington Street Center receive weekly support from a VA representative and employment resources through the NC Works Disabled Veterans' Outreach Program (DVOP). Additionally, the Cornerstone Community Support Team provides comprehensive assistance, including a Vocational Specialist, Housing Nurse, SOAR Specialist, and Housing Navigator, all of whom support Permanent Housing and Supportive Services Division programs and hundreds of permanent supportive housing vouchers.

Health services partners working with individuals experiencing homelessness include:

- Wake County Human Services, Division of Public Health
- Advance Community Health (an FQHC), operating the Horizon Health Center's Health Care for the Homeless program
- Urban Ministries of Wake County's Open Door Clinic, serving low-income and homeless individuals
- Project Access through RightCare, linking uninsured, low-income residents to donated care via safety-net clinics
- WakeMed's HEART (Homeless Engagement Assistance & Resource Team), offering street outreach, free physical exams, behavioral health services, and connections to community care resources.

Alliance Health Care coordinates mainstream behavioral health services in Wake County by contracting with local providers. SouthLight, Monarch Behavioral Health, Triangle Family Services, and WakeMed HEART also provide support for individuals experiencing homelessness.

Employment services for individuals experiencing homelessness are offered by the Capital Area Workforce Development Program, South Wilmington Street Center's Homeless Employment Initiative, Jobs for Life, Inter-Faith Food Shuttle, Dress for Success: Triangle NC, and the Local Reentry Council.

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

The following agencies provide services and facilities for individuals or families experiencing homelessness. Chronically homeless which is prioritized by the Continuum of Care.

- Oak City Cares: Offers co-located services: health care, coordinated entry assessments, basic necessities (mail, showers, phone, and weekend meals)
- Dorcas Ministries: Provides financial assistance, self-sufficiency resources, food programs, and health care.
- WC South Wilmington Street Center: Emergency shelter, workforce development, supportive services, veterans housing for unaccompanied men.
- Raleigh Rescue Mission: Transitional housing, vocational counseling, and supportive services.
- Family Promise of Wake County: Emergency shelter, transitional housing, rapid rehousing, and supportive services for families with children.
- The Salvation Army: Emergency shelter, homeless prevention, and supportive services for families.
- Families Together: Bridge housing, transitional and affordable rental housing, housing navigation, and supportive services for families with children.
- Triangle Family Services: Offers self-sufficiency classes, emergency housing assistance, street outreach, and homelessness prevention services.
- Passage Home: Affordable housing, stabilization services, family navigation, and workforce development.
- Housing Options for Students Today (HOST): Short-term housing, supportive services, and prevention assistance for college students.
- The Caring Place: Transitional supportive housing for families.
- Urban Ministries: Emergency shelter, homeless prevention, medical services, and food pantry.
- Women's Center of Wake County: Day center with meals, hygiene kits, phone and computer access, and supportive services.
- Haven House: Emergency and transitional housing for youth (18-24yrs), street outreach, juvenile diversion, and supportive services for young people.
- Hope Center at Pullen: Emergency housing, academic and employment skill-building, and support for youth aging out of foster care.
- Veterans Affairs: Employment connections, supportive services, and rental assistance (VASH) for veterans.
- Volunteers of America: Supportive services for veteran families (SSVF).
- InterAct: Emergency shelter and services for individuals fleeing domestic violence.
- Healing Transitions: Emergency shelter, substance use treatment, and supportive services.
- Second Street Place: Emergency drop-in shelter for homeless individuals.

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

Introduction

Wake County Housing operates several programs focused on services, supports, and housing for individuals with special or assistive needs. These programs rely on a robust network of services and partnerships with developers, healthcare agencies, and service providers to address needs effectively.

HOPWA Assistance Baseline Table

Type of HOPWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	217
PH in facilities	10
STRMU	63
ST or TH facilities	20 (Single Adults Only)
PH placement	0

Table 41 – HOPWA Assistance Baseline
Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

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

- **Permanent Supportive Housing (PSH):** PSH combines affordable rental housing with supportive services to help individuals, including those with assistive needs, maintain stability. Services include in-home support, transportation, community connections, and recovery-oriented programming—such as treatment services, peer support, and sober living—for those with substance use disorders.
- **Senior Housing Needs:** With a growing elderly population, older adults benefit from affordable senior housing developed through the Low-Income Housing Tax Credit (LIHTC) program. These units are designed for residents aged 55 or older and often include supportive features like grab bars and wheelchair ramps. Agencies such as Resources for Seniors offer additional services, including benefits assistance and transportation.

- **HOPWA Programs:** The Housing Opportunity for Persons with AIDS grant supports facility-based and tenant-based rental housing as well as short-term financial assistance for rent, mortgages, and utilities. Additional services include supportive care and assistance. The Ryan White program provides medical and support services for uninsured or underinsured individuals with HIV/AIDS.
- **Youth Aging Out of Foster Care:** Youth transitioning out of foster care require housing case management, workforce development, benefit navigation, and behavioral health services. Peer support and mentorship are also critical to help them succeed.
- **Public Housing Conditions:** Many public housing residents live in aging properties with deferred maintenance. Public housing, which serves the lowest-income households, often benefits from programs focused on economic stability and enhanced access to services.

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

The Continuum of Care (CoC) in Wake County helps individuals transition from behavioral and physical health institutions to stable housing, providing long-term rental assistance and comprehensive support services like case management, healthcare coordination, and behavioral health care. Through partnerships with local health providers, the CoC also offers bridge housing for those in need of temporary accommodations while securing permanent supportive housing. Collaborative discharge planning with Wake County Health and Human Services, hospitals, and behavioral health providers helps prevent homelessness at the time of discharge.

The Transitions to Community Living Initiative, a state-sponsored program, supports adults with severe behavioral health conditions in moving from institutional settings to independent living. The initiative provides housing subsidies, behavioral health services, life skills training, and employment support. Alliance Health also offers health plans and assistance for Medicaid Direct beneficiaries and state-funded recipients in the region.

Supportive housing referrals come through the community By Name List. CoC staff conduct outreach to hospitals, behavioral health clinics, and community agencies to educate providers on available supportive housing resources and encourage participation in By Name List meetings to ensure that persons returning from behavioral and physical health institutions receive appropriate supportive housing. Direct referrals are cross-referenced with the By Name List Coordinator to ensure appropriate placement. If a referral is not already listed, staff connect the individual with the necessary resources to be added to the By Name List and access housing support.

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

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

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

Wake County plans to address the housing and supportive service needs of elderly individuals, those with assistive needs, individuals with substance use disorders, persons with HIV/AIDS and their families, and public housing residents through a blend of intensive case management, wraparound care, and partnerships with community providers

The Affordable Housing Development Program (AHDP) is dedicated to serving all low-to-moderate income (LMI) residents. To specifically address the needs of individuals with special needs, the AHDP reserves 10% of units in tax-credit developments and provides supportive case management. These set-aside units will include individuals in the County Rental Assistance Housing Program (RAHP), with an estimated goal of 50 units to be developed next year. Additionally, the County will ensure all residents in need remain connected to community resources through partnerships such as Resources for Seniors, Alliance Healthcare, Healing Transitions, and other service providers.

The County will continue to use CDBG funds to assist approximately 40 individuals with modifications and home rehabilitation as outlined in the Action Plan One-Year Goal section of the Consolidated Plan. Persons with HIV/AIDS and their families will receive Tenant-Based Rental Assistance (TBRA), Short-Term Rental, Mortgage, and Utility (STRMU) assistance, and supportive services, with a goal of serving 115 clients in the upcoming year. For non-homeless with substance use disorders, Housing will refer individuals to Wake County Alcoholism Treatment Center and other providers, including Healing Transitions of Wake County, WakeBrook, and SouthLight Healthcare.

Partnerships with organizations will ensure residents remain connected to essential resources. These efforts aim to enhance housing stability, increase access to supportive services, and improve the overall quality of life for residents in need.

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

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

North Carolina has fewer tools available for creating affordable housing compared to other states. State law does not permit zoning regulations that prioritize affordable housing and does not offer protections for income sources. Since North Carolina is a “Dillon Rule” state whereby cities only have the powers granted to them by the state legislature, municipalities are limited in their ability to innovate around affordable housing policy or programming.

Municipal or County tools to generate affordability primarily involve financial incentives or exercising land use or zoning authority. Since municipalities in North Carolina do not have the authority to levy local income taxes, development fees and property taxes must fund critical infrastructure, including housing, and meet residents’ needs. Policy decisions around development requirements such as parking, setbacks, materials, architectural elements, vegetation coverage, and other site-specific regulations have a direct influence on the cost of building housing. While land entitlement processes allow municipalities to negotiate for the community they envision, including one which incorporates affordability, it can also severely delay development and add costs which are passed on to residents of the property.

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

Funding allocated by the State for the development of affordable housing is limited. Additionally, state housing tax credits no longer exists. The Legislature has produced a number of bills seeking to reduce regulatory obstacles to housing development; however, it is difficult to strike a balance where legislation maintains municipalities limited control of growth and development. While such legislation could lead to increased production, which will help slow price appreciation, it is unlikely to significantly impact affordability.

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

Introduction

The region's knowledge-based economy, highly skilled workforce, and world-class educational institutions offer companies a strong incentive to relocate, expand, or establish new headquarters here. Alongside these advantages, continued investments in transportation and industry growth enhance the county's economic assets, creating a foundation for significant economic impact in the coming years. Workforce support initiatives delivered through various organizations and partnerships provide residents with skills training programs and expanded economic opportunities, particularly for lower-income individuals and communities. These efforts align with Housing's goals by equipping residents with the resources needed to stabilize and increase their incomes, ultimately fostering long-term housing stability.

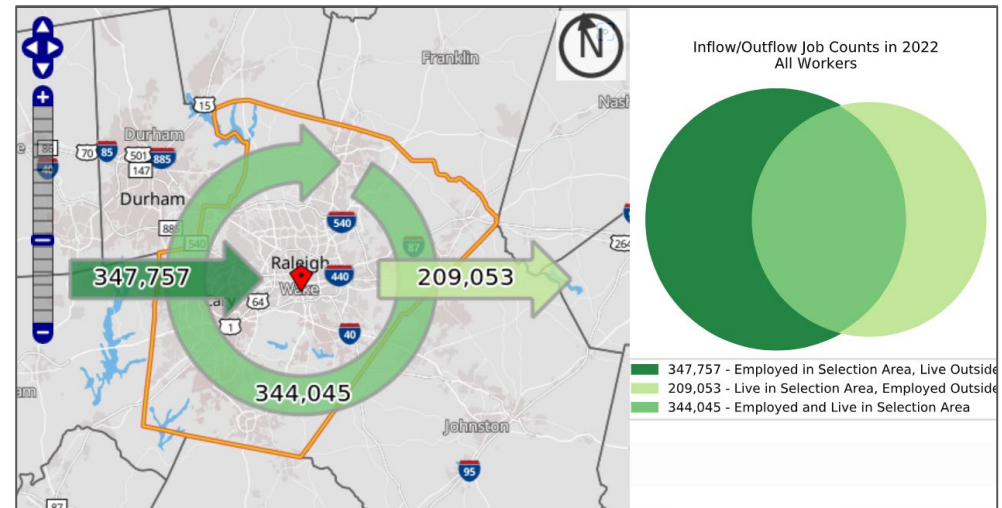
Economic Development Market Analysis

The employment distribution across sectors in Wake County highlights important insights into the region's economic structure, workforce availability, and potential market gaps. Data shows a significant disproportion, with 177% more jobs than resident workers, indicating that Wake County serves as a major employment hub in this sector, attracting a substantial commuting workforce from outside the county. Similarly, sectors like Professional, Scientific, and Management Services (+26.1%) and Arts, Entertainment, and Accommodations (+27.9%) also demonstrate job surpluses, suggesting opportunities for further investment and workforce development to support industry growth. Conversely, Manufacturing (-61.3%), Agriculture, Mining, Oil & Gas Extraction (-44.8%), and Finance, Insurance, and Real Estate (-19.3%) have significantly fewer jobs than workers, indicating that many residents in these sectors commute elsewhere for employment. This imbalance may signal potential for local business expansion or policy intervention to retain workers within the county. The overall 6.2% job surplus suggests a net inflow of workers into Wake County, reinforcing its role as a regional employment center. Understanding these dynamics is crucial for economic development strategies, workforce planning, and infrastructure investments to support sustainable growth in high-demand sectors.

Graphic: Workers Inflow/Outflow Analysis

Source: 2019-2023 ACS

In 2022, 50.3% of those that worked in Wake County lived outside of it. Further, 37.8% of people living in the County commuted outside for employment, while 62.2% both lived and worked in the County. Overall more workers commuted into the County (347,757) for work than commuted out (209,053). With a high number of people commuting into the County for work, there is a higher probability of increased traffic congestion.



Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	2400	1324	0%	0%	0%
Arts, Entertainment, Accommodations, Leisure	47,500	60770	8%	9%	1%
Construction	46,900	37701	8%	6%	-2%
Education and Health Care Services	119,000	112491	20%	17%	-3%
Finance, Insurance, and Real Estate	45,100	36384	8%	5%	-3%
Information	22,300	23402	4%	4%	0%
Manufacturing	57,100	22070	10%	3%	-7%
Other Services	25,800	44033	4%	7%	3%
Professional, Scientific, Management Services	101,000	127319	17%	19%	2%
Public Administration	31,300	86691	5%	13%	8%
Retail Trade: Included in Trade	0	0	0	0	0
Transportation & Warehousing, Retail & Wholesale Trade	102,300	115884	17%	17%	0%
Wholesale Trade: Included in Trade	0	0	0	0	0
Grand Total	600,700	668069	100%	100%	0%

Table 42 - Business Activity

Data Source: U.S. Census Bureau. County Business Patterns: Wake County, NC. 2024; Bureau of Labor Statistics. Employment and Wage Data for Wake County, NC. 2024; North Carolina Department of Commerce. State and Regional Employment Trends. 2024

Labor Force

Employment Status

Total Population in the Civilian Labor Force	985,000
Civilian Employed Population 16 years and over	951,610
Unemployment Rate	3.4%
Unemployment Rate for Ages 16-24	16%
Unemployment Rate for Ages 25-65	8.7%

Table 43 - Labor Force
Data Source: 2023 ACS

Occupations by Sector	Number of People
Management, business and financial	51,050
Farming, fisheries and forestry occupations	530
Service	26,285
Sales and office	31,914
Natural Resources, Construction, extraction, maintenance and repair	58,410
Production, transportation and material moving	57,420

Table 44 – Occupations by Sector
Data Source: 2023 ACS

Travel Time

Travel Time to work (Population 16 and older who do not work from home)

Travel Time	Number	Percentage
< 30 Minutes	295,371	64%
30-59 Minutes	145,762	3%
60 or More Minutes	16,848	4%
Total	457,981	100%

Table 45 - Travel Time
Data Source: 2023 ACS

Education:

Educational Attainment by Employment Status (Population 25 - 64)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	22,298	2,018	11,520
High school graduate (includes equivalency)	58,548	3,069	18,842
Some college or Associate's degree	109,113	4,516	19,684
Bachelor's degree or higher	349,461	7,123	49,483

Table 46 - Educational Attainment by Employment Status
Data Source: 2023 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	1,032	3,443	5,845	8,562	5,037
9th to 12th grade, no diploma	7,352	3,914	5,148	8,924	7,404
High school graduate, GED, or alternative	31,904	21,160	18,007	41,292	28,106
Some college, no degree	34,919	26,752	19,157	41,422	32,620
Associate’s degree	5,862	9,916	13,233	23,068	13,119
Bachelor’s degree	19,725	69,009	65,705	109,304	43,007
Graduate or professional degree	2,139	38,472	53,160	71,881	29,946

Table 47 - Educational Attainment by Age
Data Source: 2023 ACS

Educational Attainment – Median Earnings in the Past 12 Months (Population 25+)

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	31,660
High school graduate (includes equivalency)	39,428
Some college or Associate’s degree	45,924
Bachelor’s degree	67,256
Graduate or professional degree	86,524

Table 48 – Median Earnings in the Past 12 Months
Data Source: 2023 ACS

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

The major employment sectors in Wake County are:

1. Education and Health Care Services
2. Transportation, Warehousing, Retail & Wholesale Trade
3. Professional, Scientific, Management Services
4. Manufacturing
5. Arts, Entertainment, Accommodations, Leisure

Describe the workforce and infrastructure needs of the business community:

According to the 2023 *Triangle Talent* regional skills analysis by Wake County Economic Development, 77.5% of employers in the Triangle area expect to grow their workforce by 2026. The highest growth is projected in energy, construction, and healthcare, though information technology and life sciences growth has slowed. Construction showed the strongest growth projection but remains highly sensitive to broader economic conditions. As the state capital, Raleigh’s public sector also contributes to employment growth. While four-year degrees are in high demand, employers are increasingly seeking non-traditional certifications and industry-specific credentials, especially in construction and the trades.

Continued investments in education will be crucial to sustaining a local talent pipeline. Wake County voters approved over \$350 million in bonds in 2022 to expand Wake Tech’s campuses and facilities. Ongoing infrastructure improvements, such as Raleigh’s Bus Rapid Transit corridors, will enhance residents’ access to both education and jobs. Additionally, the Triangle region’s strong broadband connectivity supports its thriving information technology and professional services sectors.

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

The City of Raleigh is soliciting contractor partners to begin construction of the first Bus Rapid Transit corridor along New Bern Avenue. In anticipation of the opening of the transit line, the City undertook a large-scale rezoning of parcels along the corridor, in an effort to spur transit-oriented development. The City also strategically acquired several properties to preserve affordability along the transit corridor. The project is anticipated to be complete in 2028 and will likely drive development activity along the corridor.

Station area planning and corridor design is underway for the southern Bus Rapid Transit corridor, which will extend from downtown Raleigh south along South Wilmington Street. These investments, along with the forthcoming northern and western Bus Rapid Transit corridors, have the potential to transform surrounding neighborhoods with residential and commercial development, and to spur investment in Raleigh’s urban core. Construction of the Raleigh Union Station Bus transit hub in downtown Raleigh is on track for completion in 2025.

Additionally, the Veridea community in Apex is a mixed-use development, set to transform nearly 1,000 acres into residential, commercial, and recreational spaces. This project, located near the Research Triangle, is expected to attract new businesses, create jobs, and increase the area’s tax base, further fueling economic growth in Wake County. As one of the larger developments, it will likely enhance the county’s standing as a desirable destination for both families and businesses, driving long-term economic vitality.

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

A main driver of economic success in Wake County is the region's knowledge-based economy, robust talent pool, and top-tier education pipeline. 429,395 working age Wake County residents (18-65) have a bachelor’s degree or higher, which indicates a workforce that strongly aligns with employer desires and sectors that anticipate growth. Highly educated talent is continuously a differentiator for Wake County, and often times the number one reason why companies select Wake County for a relocation, expansion, or establishing a new headquarters.

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

Wake County Public School System (WCPSS), Wake Technical Community College (WakeTech), Capitol Area Workforce Development (CAWD), and Wake County Economic Development (WCED) offer programs and initiatives that support the development of the County's workforce. The NC Community College System (NCCCS) offers several training programs including Customized Industry Training (Manufacturing Skills, Leadership & Management, Lean Six Sigma, Computer Skills, etc.), Professional Development/Soft Skills Training, etc.

There are several programs to connect LMI communities in need with education and training for economic mobility. This includes the Homeless Employment Initiative, through which Wake Tech Community College provides professional training classes to residents of the South Wilmington Street Center. In addition, Wake Tech Community College offers the Job Skills Training Program, which waives tuition for people who are unemployed, underemployed, have recently been laid off, and others who may face difficulties joining or rejoining the workforce.

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

No.

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

N/A

Discussion

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

MA-50 Needs and Market Analysis Discussion

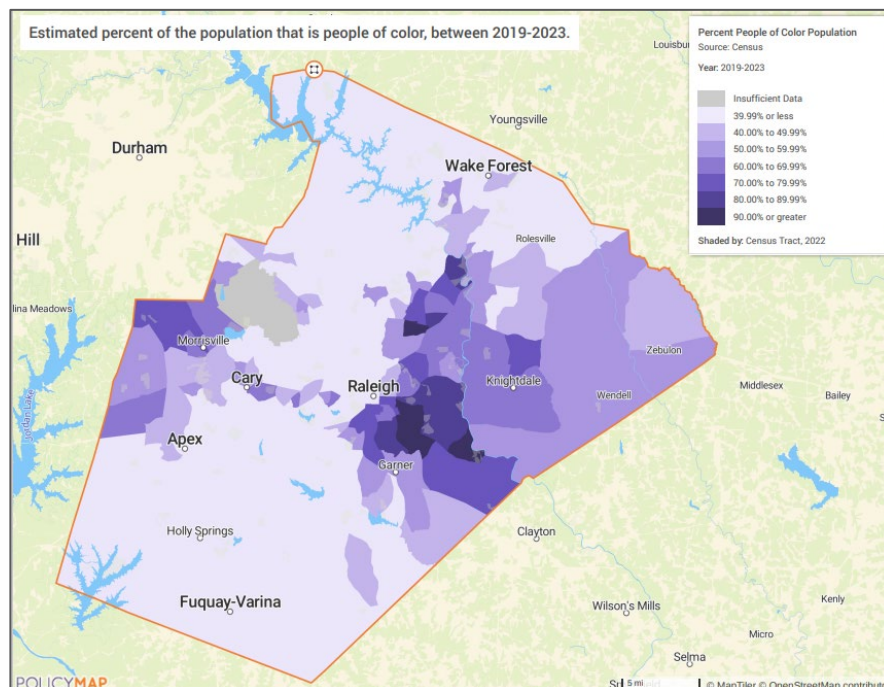
Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

A significant majority—nearly 75%—of repair and rehabilitation projects funded through Wake County's Rehab programs have been completed in municipalities in the eastern part of the county. This trend reflects a higher demand for housing investments, likely due to the older housing stock in the east compared to the more recently developed western areas, which have experienced rapid growth since the 1990s.

The five municipalities with the highest number of grant-assisted households are Garner, Wendell, Zebulon, unincorporated Raleigh, and Knightdale. The concentration of housing rehabilitation is measured by the volume of completed repair and rehabilitation projects through these programs. Wake County anticipates continued high demand for rehabilitation in the east. However, as housing stock in the western part of the county ages, the need for repairs and rehabilitation may increase significantly in those areas as well.

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

Since 2010, the non-White population has increased in every jurisdiction, while White and Black populations have declined. The largest growth has occurred in the "Other" category, with Raleigh experiencing the most significant rise, followed by Wake County as a whole. Census data indicates that many tracts now have a non-White population above 40%, particularly in central, eastern, and western Wake County. Significant demographic shifts include growth in the Asian, Hispanic, and Two or More Races populations. Wake County overall has a higher percentage of African American and Hispanic residents, whereas western Wake has a larger share of Asian Americans.



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

Eastern Wake County neighborhoods have long been home to many low-income families, often with limited access to services, retail options, and public transportation. As the area transitions from rural to more developed communities, new opportunities arise alongside challenges. The region faces pressing needs for infrastructure upgrades, housing rehabilitation, and expanded affordable housing options. While the availability of homes under \$300,000 has made the area attractive to first-time buyers, it also raises concerns about gentrification and the displacement of long-standing residents.

In recent years, towns like Wendell, Zebulon, and Garner have experienced significant growth in residential property sales, reflecting rising demand and creating affordability challenges for lower-income households. Despite this trend, many existing neighborhoods still require revitalization to meet the needs of long-time residents.

Western Wake County, on the other hand, offers a more suburban lifestyle with ample job opportunities, services, and retail options. However, these communities, developed mostly in the 1990s and 2000s, are characterized by higher housing costs, limited naturally affordable housing, and a reliance on cars. These factors make it difficult for lower-income families to settle in Western Wake despite its economic advantages.

Overall, Eastern Wake County remains more accessible for lower-income households, but it is increasingly vulnerable to redevelopment and displacement pressures. Western Wake, while economically robust, remains less affordable for lower-income families due to higher housing costs and suburban development patterns.

Are there any community assets in these areas/neighborhoods?

Growth and housing investments have been vital in stabilizing and improving affordability in Wake County. These initiatives have included building new apartment communities, rehabilitating older homes, and creating stronger community connections. The area benefits from key resources, such as the Regional Centers, which offers health, social, and economic support programs, alongside recreational, educational, and public service facilities.

Community Development Block Grant (CDBG) investments have further enhanced these neighborhoods, funding community centers, sidewalks, playgrounds, and other public amenities. Together, these efforts contribute to the well-being of residents and support Eastern Wake's transformation from a rural area into a more vibrant, developed community.

Are there other strategic opportunities in any of these areas?

Wake County continues to expand, creating opportunities for future growth and economic development.

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

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

The availability of reliable and affordable broadband is essential for all households, particularly low- and moderate-income (LMI) families, to participate fully in today's digital society. In Wake County, efforts have been made to enhance broadband availability; however, challenges persist. In 2023 only 78% of low-income individuals in North Carolina reported having a home internet subscription, compared to 86% of the general population. Additionally, 28% of low-income respondents primarily connected to the internet through mobile data plans, which may not offer the same reliability or speed as wired connections. Cost remains a significant challenge. Among low-income populations, 24% found their home internet service not affordable, and 17% found mobile internet service not affordable. The Affordable Connectivity Program (ACP), which provided discounts on internet services for eligible households, ceased accepting new applications on February 8, 2024, due to funding constraints. This cessation may have left many LMI households without necessary financial assistance for broadband services

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

Enhanced competition among broadband Internet Service Providers (ISPs) can lead to better services and more affordable pricing, benefiting all residents, including LMI households. Residents in Wake County have connectivity through various ISPs, including major providers like Spectrum, AT&T, and Google Fiber. However, the level of competition varies by area, with some neighborhoods having limited choices. The Completing Access to Broadband (CAB) program is a collaborative effort between the state government, county leaders, and ISPs to identify eligible project areas and fund broadband deployment projects. This initiative aims to enhance competition and expand broadband access in under-resourced areas. The broadband market has seen rapid evolution, with increased household connectivity, higher speeds, reduced prices, and the emergence of new technologies like satellite and 5G. These developments have expanded internet access and introduced more competition among providers.

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

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

Historical evidence indicates that Wake County has seen significant impacts from severe weather including hurricanes, tropical storms, floods, urban flash floods, tornados and winter weather events. Since 2015, there have been three disaster declarations due to hurricanes or tropical storms (Matthew, Florence, and Michael). Although Wake County was not directly impacted, the devastation in western North Carolina from Hurricane Helene illustrates the increasing severity and frequency of hurricanes, tornadoes, and tropical storms, have also become more prevalent.

According to the National Aeronautics and Space Administration (NASA), projects that thunderstorms will become more frequent in the Southeast due to weather extremes. Severe weather events in Wake County pose multiple hazards, such as flooding, dam breaches, erosion, high winds, and heavy precipitation, exposing both current and future residents and buildings countywide.

Wildfires are rare in Wake County, with minimal annual losses. Recent analysis indicates that fewer than 4,000 square feet of the county show significant wildfire concern. Although wildfire risk is low, a single event could still cause significant damage.

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

Wake County's hazard assessment process evaluates the potential exposure of lives, property, and infrastructure to natural hazards, providing a framework for prioritizing mitigation actions. Using FEMA's four-step methodology (Identify Hazards, Profile Hazard Events, Inventory Assets, and Estimate Losses), the assessment identifies risks and supports proactive planning.

The 2018–2023 ACS data shows 481,999 housing units in Wake County, with 35.9% of them renter-occupied. Renters often face greater pre- and post-disaster challenges, including financial instability, lack of recovery resources, and temporary shelter needs. Additionally, 4.1% of households have no vehicle, posing evacuation challenges, and 3.4% of units are mobile homes, which are particularly vulnerable to severe weather if not properly secured.

The CDC's Social Vulnerability Index (SVI) uses 15 social factors—such as poverty, income, education, and housing type, etc.—to measure a community's ability to respond to and recover from hazards. This information helps Wake County and its jurisdictions allocate emergency resources and plan recovery support effectively.

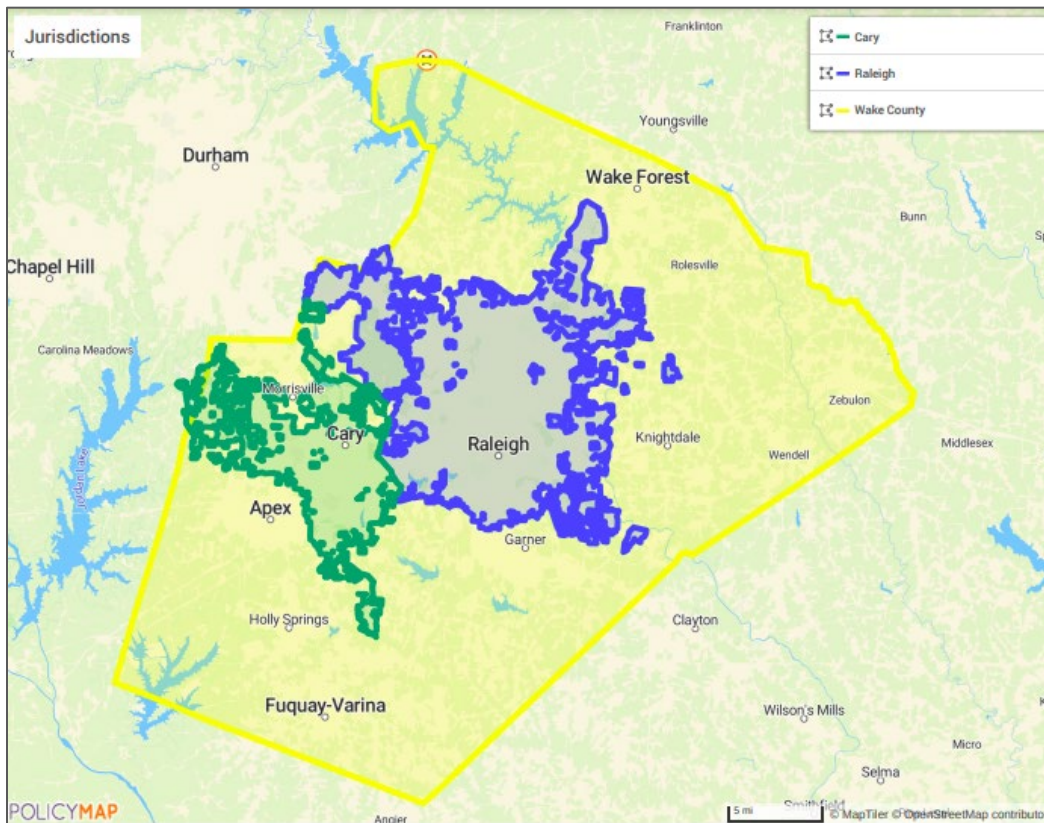
Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan offers a comprehensive overview of Wake County’s housing and community development needs, delivery systems, and Public Housing Authority details. More importantly, it outlines the Housing Department’s goals for addressing these needs and the programs to achieve them. This framework also serves as the foundation for the Annual Action Plan. By implementing the programs described, the County will take a holistic approach to increasing and preserving affordable housing, preventing homelessness, addressing affordability policy challenges, and supporting low- to moderate-income communities. Additionally, Wake County Housing complies with all applicable Executive Orders and federal regulations. The Consolidated Plan and Annual Action Plan are reviewed to ensure alignment and compliance with these requirements.

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



Geographic Area

Target Area Name: Countywide Target in yellow (outside of Raleigh & Cary)
Other Target Area Description: Entitlement Jurisdictions (Wake County, City of Raleigh, and Town of Cary)

Identify the neighborhood boundaries for this target area.

Wake County is a large urban, suburban, and rural county, with 12 municipalities and unincorporated areas. Each of these municipalities have distinct neighborhoods with boundaries. The municipalities are: Apex, Cary, Fuquay-Varina, Garner, Holly Springs, Knightdale, Morrisville, Raleigh, Rolesville, Wake Forest, Wendell, and Zebulon.

Wake County is surrounded by geographic boundaries including, Franklin County (North), Harnett and Johnston Counties (South), Nash County (East), and Durham and Chatham Counties (West).

Include specific housing and commercial characteristics of this target area.

Wake County is a rapidly growing region with a wide-ranging housing market and a dynamic commercial sector. Its residential landscape includes a mix of single-family homes, townhomes, apartments, and mixed-use developments, with Western Wake concentrated by newer subdivisions and Eastern Wake featuring a blend of older homes and emerging developments. The county's rapid urbanization has focused attention on increased transit-oriented developments near public transportation hubs.

Wake County's commercial sector is thriving, driven by major business hubs like Downtown Raleigh and Research Triangle Park (RTP), which attract tech firms, biotech companies, and corporate headquarters. Cary and Morrisville have emerged as centers for financial services, technology, and life sciences, while retail and mixed-use developments are expanding in areas like North Hills, Veridea in Apex, Fenton in Cary, and Downtown Raleigh.

The county is also seeing industrial and logistics growth, especially in Eastern Wake and near major highways (I-40, I-540, US-1), with Amazon, FedEx, and other logistics companies looking to expand operations. The office market remains strong, but hybrid work trends have increased demand for flexible office spaces and coworking hubs. Meanwhile, Wake County's life sciences and technology sectors continue to expand, benefiting from proximity to NC State, Duke, and UNC, with ongoing commercial investments in lab space and innovation hubs.

As Wake County continues to evolve, it's challenged to balance economic expansion with housing affordability, transit connectivity, and sustainable development to ensure long-term prosperity for all its residents and businesses.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

Wake County is required to involve citizens in the planning of federal grant programs. Through public hearings, consultations, meetings, and surveys, the County engaged residents, nonprofits, and local agencies to identify the community needs. This collaborative process highlighted housing challenges and guided goal-setting, ensuring that LMI areas needs were identified.

Identify the needs in this target area.

1. Increasing and preserving affordable housing
2. Addressing obstacles to housing affordability
3. Supporting low-to-moderate income communities in need

What are the opportunities for improvement in this target area?

Wake County's rapid growth presents significant opportunities for improvement, particularly in infrastructure development, housing affordability, and economic mobility. Expanding public transit options, including bus rapid transit (BRT) and the proposed commuter rail system, can significantly enhance connectivity, reduce congestion, and expand corridors to employment centers. However, to maximize impact, investments in expanded bus service, and safe pedestrian and bike pathways, can further strengthen regional connectivity.

Road infrastructure are crucial for supporting commercial expansion and addressing traffic congestion. Highway expansions and roadway improvements will help accommodate growth, along with efforts to prioritize multimodal infrastructure, including sidewalks, bike lanes, and safer pedestrian crossings. Enhancing connectivity between residential areas and commercial centers will ensure that economic growth benefits residents.

Additionally, strengthening partnerships with local educational institutions, employers, and workforce development agencies can create career pathways for residents, particularly in economically distressed communities. Expanding opportunities job placement programs, childcare, and digital connectivity can further enhance economic opportunity for low-income communities to thrive.

By addressing these main areas—transportation, housing, economic opportunity—Wake County can foster sustainable growth while maintaining the region's economic vitality and livability. Ensuring that infrastructure improvements align with affordability goals will be essential in creating a more connected and thriving future for all residents.

Are there barriers to improvement in this target area?

One of the most pressing challenges is rising home prices and rental rates, which continue to outpace wage growth, pushing many residents into housing instability or forcing them to relocate outside of their communities. The county's high demand for rental housing has resulted in low vacancy rates, making it increasingly difficult for low-income renters to secure stable housing. Developers often prioritize market-rate and luxury housing, as the financial incentives and return on investment for affordable housing projects are often lower, leading to an inadequate supply of affordable units.

Redevelopment efforts have driven up property values and living costs. Longtime residents, many of whom are low-income households face rising property taxes and higher rents, increasing their chance of being priced out of their neighborhoods.

Eastern Wake County's aging housing stock presents another challenge. Many homes in these areas require extensive rehabilitation, yet homeowners may lack the financial resources to make necessary repairs. Existing rehabilitation grants and assistance programs are limited in scope and funding, making it difficult to address widespread housing deterioration. For renters, aging housing stock can also mean

substandard living conditions, with issues such as lead-based paint, outdated plumbing, and energy inefficiency, further contributing to housing insecurity.

Transportation poses another challenge to improvement. While public transit expansions, such as Bus Rapid Transit (BRT) and commuter rail, are planned, many affordable housing developments remain far from job centers, retail hubs, and essential services. The county's car-dependent infrastructure makes it difficult for low-income households without reliable transportation to take advantage of employment opportunities and resources. Expanding affordable housing in transit-oriented areas is essential but remains a challenge due to land costs, zoning restrictions, and competition for development space.

Addressing these challenges requires a multi-faceted approach, including policy reforms, increased funding for affordable housing, and expanded public-private partnerships. Without interventions, rising costs and housing shortages will continue to widen the gap in affordability, particularly for Wake County's low-to-moderate income residents.

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Wake County prioritizes funding to support the housing stability of low- and moderate-income households by investing resources in areas of opportunity. Programs available to clients, such as homeowner rehabilitation programs and homebuyer assistance, will be allocated throughout Wake County on a first come, first serve basis. The county may undertake marketing or notification efforts within a specific neighborhood if requested by municipalities or partner agencies. Other programs such as the affordable housing development program (AHDP) prioritize development or preservation of affordable housing in areas of economic opportunities as defined by proximity to job centers, transportation, schools, and other desirable amenities. HOPWA funding is available for use throughout Wake, Johnston, and Franklin Counties, and recipients of these funds may live anywhere in these three counties. Homelessness prevention services, permanent supportive housing, and case management services also benefit individuals and families in need of stabilizing housing.

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

Priority Needs

1	Priority Need Name: Affordable Housing				
	Description Affordable housing is the most critical need in Wake County. Rapid growth and limited supply combine for a highly competitive and more expensive housing market. Redevelopment is depleting naturally occurring affordable housing, and rising land and construction costs make new affordable housing development increasingly difficult. Affordable housing development, preservation, rehabilitation, and financial assistance to low- and moderate-income residents in need will remain a priority.				
	Priority Level (low or high)	High			
	Population	Income Level	Family Type	Homeless	Non-Homeless Special Needs
		Extremely Low, Low, and Moderate	Individuals Families with Children Elderly Unaccompanied Youth	Homeless Chronic Homelessness Individuals Families with Children Chronic Substance Abuse veterans Persons with HIV/AIDS Unaccompanied Youth Elderly Frail Elderly	Other: All LMI residents with special needs
	Target Areas Affected	Countywide			
	Associated Goals	Increase and preserve affordable housing Support for low-to-moderate income residents in need			
Describe Basis for Relative Priority	Affordable housing was determined the top priority through data analysis, consultations, stakeholder feedback, public hearings, and community engagement. Participants continuously emphasized the unaffordability of the current market and the growing rate of cost burdened households.				
2	Priority Need Name: Addressing obstacles to housing affordability				
	Description Policy, authority, and legal obstacles hinder housing affordability. To address these obstacles, Wake County will implement programs to advocate for increased housing options. Housing will partner to provide job training and other resources to overcome obstacles to housing.				
	Priority Level (low or high)	High			
Population	Income Level	Family Type	Homeless	Non-Homeless Special Needs	

		Extremely Low, Low, and Moderate	Individuals Families with Children Elderly Unaccompanied Youth	Homeless Chronic Homelessness Individuals Families with Children Chronic Substance Abuse veterans Persons with HIV/AIDS Unaccompanied Youth Elderly Frail Elderly	Other: All LMI residents with special needs
	Target Areas Affected	Countywide			
	Associated Goals	Reduce obstacles to housing affordability			
	Describe Basis for Relative Priority	This need was emphasized in consultations, stakeholder feedback, community engagements, and the needs assessment survey. It is also supported by HUD and ACS data.			
3	Priority Need Name: Support low-to-moderate income communities in need				
	Description Low-to-moderate income residents experience challenges securing or maintaining housing due to limited resources or lack of housing options. The programs are designed to serve all LMI individuals and families in need, including those with special needs within this plan.				
	Priority Level (low or high)	High			
	Population	Income Level	Family Type	Homeless	Non-Homeless Special Needs
		Extremely Low Low Moderate	Individuals Families with Children Elderly Unaccompanied Youth	Homeless Chronic Homelessness Individuals Families with Children Chronic Substance Abuse veterans Unaccompanied Youth Elderly Frail Elderly	Other: All LMI residents with special needs
	Target Areas Affected	Countywide			

	Associated Goals	Support for low-to-moderate income communities in need
	Describe Basis for Relative Priority	This need was consistently emphasized in consultations, stakeholder feedback, community engagement, and the needs assessment survey. Housing services and affordable development ensure stability and help reduce homelessness.

Table – Priority Needs Summary

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Significant increases in market rents and lack of affordable housing units as well as landlords' willingness to work with rental assistance programs in general. High demand for rental housing in Wake County makes it a very competitive market and harder to house those with challenges (eviction history, legal history, poor credit, etc.).
TBRA for Non-Homeless Special Needs	The increases in rental cost in Wake County coupled with relatively stagnant income growth has led to an increase in the number of cost-burdened households. There are special income challenges for persons living with HIV/AIDS. TBRA combined with supportive services for this population would function as a scattered site permanent supportive housing strategy.
New Unit Production	As Wake County continues to develop and urbanize, the land market is increasingly competitive and expensive. Affordable housing developers may only be able to consider challenging sites that are more expensive to develop. Post-COVID inflation significantly increased construction costs, which have remained elevated. These constraints make it more challenging than before for affordable housing developers to create new units serving LMI populations.
Rehabilitation	Over half of the housing units in Wake County are 25 years old or more. Even those units that do not have housing conditions currently will likely require some sort of repair or rehabilitation in the near future. While older housing stock was previously concentrated among owner-occupied units, there is an increasing number of renter-occupied units that will also need rehabilitation over time in order to preserve affordability.
Acquisition, including preservation	Wake is losing naturally existing and legally binding housing, as well as affordable land, due to market pressures primarily driven by rapid population growth.

Table 49 – Influence of Market Conditions

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

Introduction

Federal entitlement grants are a critical source of funding for Wake County’s efforts to address housing affordability, stability, and community development. These anticipated funds support a range of activities including affordable housing development, homeownership assistance, homelessness prevention, and community development.

Anticipated Resources

Source of Funds	Source	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$2,178,737	\$330,000	-	\$2,508,737	\$10,034,948	CDBG funds will be used for Admin and Planning, Homeownership Assistance, Public Facilities, Public Services, Housing Rehabilitation, Land Acquisition and Infrastructure. Reallocated unexpended prior funds.

HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$887,753	\$300,000	-	\$1,187,753	\$4,751,012	HOME funds will be used for multifamily rental new construction and/or rehabilitation.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	\$1,713,482	\$10,000	-	\$1,723,482	\$6,893,928	HOPWA funds will be used for TBRA, STRMU, permanent housing, and Supportive Services.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$190,060		-	\$190,060	\$760,240	ESG funds will be used for Homeless Shelter, HMIS, Rapid Re-Housing, Street Outreach

Table 50 - Anticipated Resources

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

Wake County provides substantial support for housing and homeless programs, primarily through local property tax funding. Since the 2020–2025 Consolidated Plan was adopted, the County has increased its annual local property tax contribution from \$20.8 million to \$33.5 million. These funds, combined with federal resources, support various initiatives such as housing development, support services, emergency shelter, homelessness prevention, second mortgages, land acquisition, and tenant-based rental assistance.

The County collaborates with affordable housing developers who utilize LIHTC, state grants, local government funding, and private financing from banks. HOME match requirements are met through loans from the County’s Housing Capital Improvement Fund.

In recent years, Wake County has implemented several coordinated programs to address housing challenges and expand the supply of affordable housing. The Affordable Homeownership Program offers up to \$50,000 in assistance to low- and moderate-income households. With support from County and ARPA funds, the Landlord Engagement Unit was established to connect housing providers with residents in need of affordable housing. In 2024, the County launched the Cornerstone Bridge Housing program, using local funds to provide 20 furnished units for individuals experiencing chronic homelessness and living with physical and behavioral health conditions. This program works closely with County, CoC, and HOPWA-funded resources, and successful participants receive a RAHP housing voucher to support their transition to permanent housing.

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

The County also collaborates with the Wake County Public School System to repurpose surplus school district land for affordable housing. Municipalities are encouraged to do the same. For example, the Town of Cary partnered with the school system to develop mixed-income housing, which received County gap financing and will deliver 64 affordable rental units by 2025. Additionally, in FY 2024, the County dispositioned one home to a very low-income household and plans to disposition two more homes to low-income households in FY 2025.

Discussion

Entitlement grants play a crucial role in helping Wake County residents by funding programs that improve housing affordability and stability. These grants, combined with other resources, support affordable housing development, homeownership assistance, and community revitalization efforts. By leveraging these funds effectively, Wake County creates more stable housing opportunities and fosters upward mobility for its residents.

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

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
NC-507 Continuum of Care	Continuum of care	Homelessness Service Providers	Jurisdiction
Salvation Army	Non-profit Organization	Homelessness	Jurisdiction
Urban Ministries of Wake County	Non-profit Organization	Homelessness	Jurisdiction
Alliance Behavioral Health Care	Regional Organization	Homelessness	Region
Healing Transitions International	Non-profit Organization	Homelessness	Jurisdiction
The Caring House	Non-profit Organization	Homelessness	Jurisdiction
Passage Homes	Non-profit Organization	Homelessness Rental	Jurisdiction
Catholic Charities	Non-profit Organization	Homelessness	Jurisdiction
Triangle Family Services	Non-profit Organization	Homelessness	Jurisdiction
Veterans Bridge Home	Non-profit Organization	Homelessness Public Services	Region
CASA, Inc	CHDO	Rental	Region
DHIC, Inc	CHDO	Ownership Rental	Region
Habitat for Humanity of Wake County	Non-profit Organization	Homeownership	Jurisdiction
North Carolina Housing Finance Agency	Government	Homelessness Homeownership Rental	Statewide
Housing Authority of County of Wake	PHA	Public Housing	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Strengths:

- The Continuum of Care (CoC) enables agencies to collaborate effectively
- Innovative partnerships and a receptive referral network improve entry to housing and supportive services.
- Despite the shortage of affordable housing, individuals continue to move from homelessness to stable housing.
- Commitment to Improvement: Ongoing assessments and efforts to enhance methods and results reflect a proactive approach to service delivery.

Gaps:

- Shortage of Case Management Support
- Individuals leaving institutions and systems of care (e.g., hospitals, correctional facilities, foster care) face obstacles to stable housing and reintegration services.
- Challenges to Coordinated Entry

Opportunities for Improvement:

- Expand Case Management Services to provide consistent support and guidance for individuals transitioning out of homelessness.
- Increase Housing Support for Behavioral Health Needs by integrating permanent supportive housing and behavioral health services.
- Expand bridge housing opportunities for individuals exiting hospitals, correctional facilities, and foster care to prevent homelessness.
- Improve Coordinated Entry by expanding intake points to ensure individuals can connect with services efficiently.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	x	x	x
Legal Assistance	x		x
Mortgage Assistance	x		x
Rental Assistance	x	x	x
Utilities Assistance	x		x
Street Outreach Services			
Law Enforcement	x	x	
Mobile Clinics	x	x	x
Other Street Outreach Services	x	x	x

Supportive Services			
Alcohol & Drug Abuse	x	x	x
Child Care	x	x	x
Education	x	x	x
Employment and Employment Training	x	x	x
Healthcare	x	x	x
HIV/AIDS	x	x	x
Life Skills	x	x	x
Mental Health Counseling	x	x	x
Transportation	x	x	x
Other			
Other			

Table 52 - Homeless Prevention Services Summary

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

Wake County supports veterans through partnership with the Department of Veterans Affairs to ensure clients are receiving the care they earned through their military service. NC Serves platform ensures veterans are connected to resources that assist with multiple social determinants of health (education, housing, utilities, social enrichment, behavioral and physical wellbeing, etc.)

For individuals experiencing homelessness, case managers provide referrals to services from Wake County Human Services, the VA, and state programs. Case managers ensure access to the right health providers, employment services, and wrap-around support, tailored to chronically homeless, individuals, families, veterans, and unaccompanied youth.

HOPWA-funded services for persons with HIV/AIDS include rental and utility assistance, case management, and other support, not only in Wake County, but in Franklin and Johnston counties as well. New projects in Wake County include, Cornerstone Bridge Housing and Kings Ridge Apartments offering housing and on-site wrap-around services. Cornerstone serves single adults, while Kings Ridge also welcomes families and couples.

The Permanent Housing and Supportive Services division delivers intensive case management directly through its team of social workers, clinicians, substance use specialists, nurses, and vocational experts. Staff also refer clients to community agencies for services not provided in-house. By partnering with local hospitals, clinics, and behavioral health providers, Wake County ensures that all participants receive high-quality, integrated care.

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

The service delivery system for special needs populations and persons experiencing homelessness benefits from strong partnerships and care coordination efforts. Wrap-around care is supported through effective communication among agencies and community organizations. Notable strengths include coordinated interventions for veterans through the VA and SSVF partners, robust services at the South Wilmington Street Center for homeless individuals, and bridge housing and case management for homeless families. Rapid rehousing programs also effectively transition people toward stable housing.

However, gaps remain, including insufficient funding and staffing, a limited supply of flexible housing options for those with adverse criminal or credit histories, and a shortage of behavioral health facilities that offer adequate stabilization periods. Emergency shelter staffing is overextended to quickly connect participants to services, and there are too few long-term treatment facilities for substance use disorders.

For veterans, additional affordable housing options and full-time staff to support voucher delivery are needed. Homeless families face a lack of affordable housing and transportation challenges, while many jobs do not pay enough for sustained housing after assistance ends. Chronically homeless individuals lack affordable housing and employment opportunities, making self-sufficiency difficult.

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

As of 2025, Wake County has taken on the role of lead agency for the Continuum of Care to strengthen support and services for unhoused residents. The County aims to enhance the Coordinated Entry System, which standardizes intake, assessment, prioritization, and referrals for people experiencing or facing imminent homelessness. The goal will be to streamline processes, improve efficiency, and help more individuals receive appropriate housing support faster.

Additionally, Wake County is implementing a \$25,000 pilot program, “Bridging the Gap,” to prevent veterans from reentering homelessness while awaiting their HUD VASH vouchers or after SSVF funding expires. The program aligns with the Bridge to Home philosophy and uses county funds to provide interim housing solutions.

The South Wilmington Street Center men’s shelter has expanded its Case Management Team’s focus, moving from classroom instruction to personalized, welcoming services. This approach helps men experiencing homelessness quickly regain stability and find independent housing, reducing both the duration of their homelessness and their stay at the shelter. Finally, Housing expanded emergency shelter services through acquiring space for 2nd Street Shelter, currently operating during White Flag emergencies.

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase and preserve affordable housing	2025	2030	Affordable Housing Homeless Non-Homeless Special Needs		Affordable Housing	CDBG: \$8,764,950 HOME: \$5,938,765	Rental units constructed: 250 housing units Homeowner housing rehabilitated: 175 households Homeowner Housing Added: 25 households assisted Direct financial assistance to homebuyers: 25 households assisted
2	Reduce obstacles to housing affordability	2025	2030	Affordable Housing Homeless Non-Homeless Special Needs		obstacles to housing affordability	CDBG: \$3,778,735	Public service activities other than Low/Moderate income Housing Benefit; 50 persons assisted Other: 5,550
3	Support for low-to-moderate income communities in Need	2025	2030	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Affordable Housing LMI Communities in Need	HOPWA: \$8,617,410 ESG: \$950,300	Public service activities other than Low/Moderate Income Housing Benefit: 200 persons Assisted Tenant-based rental assistance/Rapid rehousing: 375 Households Assisted Homeless Person Overnight Shelter: 4,000 persons assisted Homelessness Prevention: 300 persons assisted

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Increase and preserve affordable housing
	Goal Description	<p>This goal includes programs to create or preserve existing affordable housing. Affordable housing development and preservation programs assist low-to-moderate income households with home construction, rehabilitation, and purchase. Activities to be funded under this goal include:</p> <ul style="list-style-type: none"> • Construction, acquisition and/or rehabilitation of homeowner units • Construction, acquisition and/or rehabilitation of rental units • Homeownership assistance
2	Goal Name	Reduce obstacles to housing affordability
	Goal Description	<p>This goal focuses on addressing policy, regulatory, and market challenges to housing affordability by providing technical assistance to local municipalities, planning, and the administration of fair housing activities. It also includes support for special needs persons facing obstacles to economic opportunity or affordable housing. The activities to be funded under this goal include:</p> <ul style="list-style-type: none"> • Administration, planning, and fair housing activities • Job training for individuals experiencing homelessness
3	Goal Name	Support for low-to-moderate income communities in need
	Goal Description	<p>This goal focuses on sustaining and leveraging support for all LMI residents in need through programs that prevent and assist those experiencing homelessness and offer permanent supportive housing with services. The activities to be funded under this goal include:</p> <ul style="list-style-type: none"> • Public service activities supporting households experiencing homelessness or housing insecure • Tenant-Based Rental Assistance and Short-Term Rent, Utilities, and Mortgage, including supportive services for individuals and families with HIV/AIDS • Homeless Shelter, Rapid Rehousing, HMIS, and Street Outreach

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

Wake County aims to provide affordable housing assistance to a significant number of extremely low-income, low-income, and moderate-income families through various programs. An estimated 855 extremely low- and low-income households will receive support through tenant-based rental assistance, short-term rent, mortgage, and utility assistance for individuals with HIV/AIDS, as well as homelessness prevention services for housing insecure households. Additionally, 440 families across income levels will benefit from affordable rental and homeownership development and rehabilitation efforts.

Furthermore, 80 families will be supported through vouchers issued by Wake County, including those funded by HUD's Continuum of Care (CoC), Wake County programs, and the Housing Opportunities for Persons With AIDS (HOPWA) program. These efforts aim to increase housing stability and affordability for all LMI residents in need across the county.

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

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

N/A

Activities to Increase Resident Involvements

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

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

On April 21, 2023, the HACW was designated Troubled by HUD based on a failing Public Housing Assessment System financial score of 0 out of 25, physical score of 22 out of 40, management score of 7 out of 25, and capital fund score of 5 out of 10 for an overall score of 34 out of 100 for the fiscal year ending June 30, 2022.

Subsequently, on December 31, 2024, the HACW was again designated Troubled by HUD based on a failing Public Housing Assessment System audited financial score of 23 out of 25, physical score of 22 out of 40, management score of 7 out of 25, and capital fund score of 5 out of 10 for an overall score of 57 out of 100.

Plan to remove the ‘troubled’ designation

HACW submitted a draft recovery plan in response to both of these designations which outlines the topics and tasks necessary to resolve the deficiencies and increase the scores. HUD is reviewing the draft plan and will provide any suggestions or comments necessary to finalize and enter into the Recovery Agreement.

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

Barriers to Affordable Housing

Municipalities in Wake County play a vital role in shaping affordability through their land use and building regulations. Requirements for parking, setbacks, materials, architectural features, and vegetation coverage directly affect housing construction costs. With North Carolina municipalities unable to levy local income taxes, many have turned to development fees to support growth. However, restrictions on fee waivers and legal uncertainties around fee reimbursements disproportionately burden affordable housing projects.

State law also limits the tools municipalities can use to promote affordability. Efforts to pass legislation allowing affordable housing-focused zoning in certain jurisdictions have failed. As a “Dillon Rule” state, North Carolina only grants municipalities powers explicitly authorized by the legislature, leaving them few options beyond traditional financial incentives.

The state’s Qualified Allocation Plan (QAP) further complicates matters. It makes it difficult for metro areas to secure 9% low-income housing tax credits relative to their need, discourages mixed-income developments, and imposes strict criteria on location, parking, and materials. Additionally, state rulings prevent using tax credits for permanent supportive housing, unlike QAPs in other states.

Although affordable housing has become a growing topic in the legislature, substantial state funding has yet to emerge. Proposed bills aimed at reducing regulatory barriers may boost overall housing production, helping to temper rising prices, but they are unlikely to meaningfully impact affordability.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Wake County Housing staff collaborate closely with municipal planning and housing teams to tackle affordable housing challenges. Several municipalities, including Knightdale, Holly Springs, and Rolesville, have initiated housing affordability studies or adopted housing plans, and the County is providing technical assistance to align these local strategies with broader community goals. This includes identifying public land for affordable housing, integrating affordability into area plans, and linking economic development efforts with housing affordability initiatives. County staff will also continue to engage municipalities on a range of tools, such as incentive zoning, community land trusts, and creative fee structures, to help foster affordable housing. Additionally, Housing staff will continue actively engaging with Wake County Planning staff to better connect goals of the Affordable Housing Plan to the County’s Comprehensive Plan document, PLANWake, as well as other Planning-led processes such as evaluating extra-territorial jurisdiction expansion requests.

The County’s Affordable Housing Development Program (AHDP) will continue to provide gap financing for a range of affordable developments, including those using Low Income Housing Tax Credits (LIHTC) as well as non-LIHTC projects. At least 10% of units in funded developments must be set aside for tenants receiving Wake County rental assistance. To further preserve and expand affordable housing, Wake County has launched a \$50 million Wake Affordable Housing Preservation Fund, and plans are underway for a companion site acquisition fund.

Wake County will work with the North Carolina Housing Finance Agency to improve the Qualified Allocation Plan, making it easier to develop affordable rental housing and to pursue innovative solutions, such as mixed-income and mixed-use projects with supportive housing. The County will also monitor state legislation and engage as needed to promote policies that increase the availability of affordable housing.

By integrating local initiatives, public-private partnerships, and policy advocacy, the County aims to create more opportunities for residents and ensure housing affordability for communities across the region.

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

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

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

Wake County and all individual service providers in the county utilize the CoC's coordinated assessment system, which ensures that all people experiencing a housing crisis are quickly identified, assessed for, referred and connected to housing and assistance based on their strengths and needs. The coordinated assessment system assesses homeless persons by a common tool to ensure appropriate services based on the standards of care. In 2024, Wake County was requested to assume the lead agency function temporarily for the Continuum of Care (CoC). As the lead agency, the Housing Department will work with the CoC Department to ensure homeless facilities and services are incorporated effectively into the overall homeless system.

Homeless street outreach is provided in the community by The City of Raleigh's ACORNS (Addressing Crises through Outreach, Referrals, Networking and Service) program. In addition, Wake County's McKinney Team, an intensive Community Support Team, provides housing-based case management services to clients experiencing literal homelessness and living with behavioral health conditions. This program offers comprehensive supportive services, on-call 24-hour support, meeting clients where they are and offering housing opportunities for individuals unable to benefit from conventional housing or housing programs that are not available.

Veterans Services Division works with community stakeholders such as Durham VA Medical Center, The Joel Fund, Veterans Bridge Home, and Veterans Services of the Carolinas to properly refer unsheltered veterans to needed resources. Additionally, NC Serves, a digital platform, is utilized by the department and various county stakeholders to ensure proper resource navigation which includes but is not limited to behavioral health screenings and evaluation of other social determinants of health.

The South Wilmington Street Center (SWSC) is a men's shelter operated by Wake County. The center is currently facing a consistent demand for services, often operating at or above its bed capacity of 195. The individuals it serves frequently have complex needs that require tailored services and timely interventions. As a result, the center is working to optimize the efforts of its Case Management Team.

Addressing the emergency and transitional housing needs of homeless persons

When homelessness cannot be prevented, emergency shelter is supported as a temporary solution. In Wake County, shelters include congregate facilities, seasonal sites for White Flag, scattered locations, and hotel/motel voucher programs. Local and federal resources are used to meet the needs of individuals and families experiencing homelessness, including veterans. These shelters provide case management and housing navigation services, all with the goal of securing stable, permanent housing. The County's focus is on reducing the number of people who experience homelessness, shortening the duration of homelessness, and minimizing returns to homelessness.

While Wake County does not operate or fund transitional housing, it recently launched a Bridge Housing program. This program provides temporary units and intensive case management for clients facing significant barriers to housing, such as poor credit, criminal histories, or behavioral health challenges.

The program fills the gap between emergency shelter and permanent supportive housing placement, offering support for those with the most severe obstacles.

Wake County and the City of Raleigh teamed up to create a unified funding process for Emergency Solutions Grant (ESG) activities, including prevention, emergency shelter, and rapid re-housing. By combining city and county funding into a single Request for Proposals (RFP), the process is more straightforward for service providers, streamlines contracting and reimbursements, and ensures consistent support for those facing housing insecurity. This collaboration helps create a more efficient and cohesive safety net for vulnerable households.

In addition to the 195 beds at the South Wilmington Street Center for Men, several other local agencies provide shelter services, care coordination, and rapid re-housing assistance, offering a range of options to help people move toward stable housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Wake County's approach to helping individuals and families transition from homelessness to permanent housing revolves around comprehensive, individualized support. The County provides case management and housing services tailored to the specific needs of chronically homeless individuals, families with children, veterans, and unaccompanied youth.

These services include locating affordable housing units, assisting with move-in processes, and providing ongoing support through at least bi-monthly case manager contacts. The goal is not only to shorten the duration of homelessness but also to prevent returns to homelessness. For instance, Wake County's Bridge Housing program helps people overcome obstacles and serves as a stepping-stone to permanent housing. Additionally, the County's partnerships with local shelters, rapid re-housing programs, and supportive housing initiatives ensure that individuals receive the resources and guidance they need to maintain stability and independence in their new homes.

The Landlord Engagement Unit works to bridge the gap between housing property owners and residents in need of affordable housing. By partnering with local landlords, this initiative helps secure stable housing options for individuals and families transitioning out of homelessness or housing voucher-holders. The team provides landlords with incentives, information, and resources to make the process smoother, ensuring more residents have access to safe and affordable housing.

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

Wake County continues to utilize the Housing Resource Team, which is tasked with providing a comprehensive set of diversion services aimed at preventing homelessness for individuals seeking shelter. Their efforts include helping clients identify immediate alternative housing arrangements and, if necessary, connecting them with services and financial assistance to facilitate their return to permanent housing.

The team offers prevention and relocation services, including short- and medium-term rental assistance, to help households avoid moving to emergency shelters or locations not suitable for habitation. They also provide housing identification and navigation services to quickly find suitable housing for citizens experiencing a housing crisis. The staff actively recruits landlords with available units in communities where citizens want to live and negotiates with them to help clients gain housing. These services play a vital role in ensuring that fewer citizens become homeless and that those in need of affordable housing are matched with available options in Wake County. Wake County ensures veterans are prioritized for housing and support services with multiple access points such as the South Wilmington Street Center, SSVF, and HUD VASH.

Prevention rental assistance and case management benefit Wake County residents earning at or below 50% of the Area Median Income (AMI) who are less than 30 days away from literal homelessness. There is a significant community need for these services. Given the number of cost-burdened families and the escalating cost of living, it is crucial to provide financial assistance and support services to prevent residents from losing their current affordable housing. Additionally, due to the highly competitive real estate market for existing affordable housing properties, expertise in locating and matching affordable housing with residents seeking homes is essential. Wake County is actively working to expand its prevention services to meet the growing demand.

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

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

Wake County Housing works to reduce lead-based paint hazards in all federally funded housing rehabilitation projects, following the HUD Safe Housing Rule 24 CFR 35. For homes built before 1978, a certified risk assessment firm conducts inspections and assessments to identify potential lead hazards. The methodology follows guidelines for investigating dwellings, according to HUD's *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*.

The team develops a plan to address the issues before the project goes to bid. Recommendations are made based on summary findings. The chosen lead hazard reduction method—either interim control or full abatement—depends on the project's funding. All lead abatement work is performed by certified contractors, and lead clearance testing is done at the end of each project to ensure the home is safe for residents. Additionally, all general contractors bidding on rehabilitation projects must have completed Lead Safe Work Practices training.

Beyond rehabilitation efforts, building new affordable housing is another step toward increasing safe, lead-free housing options.

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

For homes built before 1978, before bidding on rehabilitation projects, Housing determines the level of lead hazard reduction needed. Depending on the funding available, this may involve interim controls or full abatement, all conducted by certified abatement contractors. General contractors bidding on these projects must complete Lead Safe Work Practices training, and once lead and rehabilitation work are done, a clearance test ensures the home is safe for residents.

Housing also partners with Wake County's Public Health Division to monitor and address lead hazards in households with children. In 2021, the Centers for Disease Control and Prevention (CDC) lowered the blood lead reference value from 5 to 3.5 micrograms per deciliter. This change means that more children may be identified as having elevated blood lead levels. Efforts are ongoing to improve lead screening and prevention strategies to protect children's health.

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

Housing's policy and procedure states that all rehabilitation projects on homes built before 1978 are evaluated for lead testing based on summary findings, and the above actions are put into effect where necessary. Wake County's housing rehabilitation program includes up to \$10,000 in available per project for any lead paint abatement or remediation that is necessary to declare the dwelling safe for occupancy.

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

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

North Carolina law prohibits jurisdictions from mandating a living wage, which limits Wake County's ability to address one of the main causes of poverty. However, the County has made strides by using economic development incentives to attract businesses offering living-wage jobs, and it ensures a living wage for its own employees.

Wake County and its community partners recommend policies and provide programs that empower low- to moderate-income families to achieve economic self-sufficiency. Recognizing the role of location in shaping long-term outcomes, the County supports housing development and preservation in high-opportunity areas. This helps residents access better education and job prospects, creating pathways out of poverty.

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

Housing collaborates with the Human Services Department and local anti-poverty agencies to ensure that housing strategies in the Consolidated Plan reflect community input. The County combines supportive housing services and financial assistance with programs for job training, continuing education, employment, healthcare, transportation, and access to healthy food—all aimed at helping families achieve stability and uplift out of poverty.

Federal funds also support initiatives like street outreach, case management, and the homeless employment program. Additionally, Housing also works closely with Passage Home, the designated Community Service Block Grant (CSBG) agency, to align efforts and address emerging community needs.

SP-80 Monitoring - 91.230

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

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

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

Staff also tracks progress and prepares the annual CAPER. Documents are stored in a safe and secure location within the Housing Offices, as well as the County's General Services Administration (GSA) warehouse. When documents are eligible for disposal, staff utilized secure methods to appropriately recycle the physical files. County Housing Staff monitor and maintain compliance with Section 3 and MWBE of the Housing and Urban Development Act of 1968, found at [12 U.S.C. 1701u](#) and codified in [24 CFR Part 75](#). Data is collected and sent to HUD annually in the form reports.

Annual Goals and Objectives

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

Expected Resources								
Source of Funds	Source	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$2,178,737	\$330,000	-	\$2,508,737	\$10,034,948	CDBG funds will be used for Admin and Planning, Homeownership Assistance, Public Facilities, Public Services, Housing Rehabilitation, Land Acquisition and Infrastructure. Reallocated unexpended prior funds.

HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$887,753	\$300,000	-	\$1,187,753	\$4,751,012	HOME funds will be used for multifamily rental new construction and/or rehabilitation.
HOPW A	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	\$1,713,482	\$10,000	-	\$1,723,482	\$6,893,928	HOPWA funds will be used for TBRA, STRMU, permanent housing, and Supportive Services.
ESG	public - federal	Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$190,060	-	-	\$190,060	\$760,240	ESG funds will be used for Emergency Shelter, Homelessness Prevention, Rapid Re- Housing,

Table 54 - 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 provides substantial support for housing and homeless programs, primarily through local property tax funding. Since the 2020–2025 Consolidated Plan was adopted, the County has increased its annual local property tax contribution from \$20.8 million to \$33.5 million. These funds, combined with federal resources, support various initiatives such as housing development, support services, emergency shelter, homelessness prevention, second mortgages, land acquisition, and tenant-based rental assistance.

The County collaborates with affordable housing developers who utilize LIHTC, state grants, local government funding, and private financing from banks. HOME match requirements are met through loans from the County’s Housing Capital Improvement Fund.

In recent years, Wake County has implemented several coordinated programs to address housing challenges and expand the supply of affordable housing. The Affordable Homeownership Program offers up to \$50,000 in assistance to low- and moderate-income households. With support from County and ARPA funds, the Landlord Engagement Unit was established to connect housing providers with residents in need of affordable housing. In 2024, the County launched the Cornerstone Bridge Housing program, using local funds to provide 20 furnished units for individuals experiencing chronic homelessness and living with physical and behavioral health conditions. This program works closely with County, CoC, and HOPWA-funded resources, and successful participants receive a RAHP housing voucher to support their transition to permanent housing.

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

The County also collaborates with the Wake County Public School System to repurpose surplus school district land for affordable housing. Municipalities are encouraged to do the same. For example, the Town of Cary partnered with the school system to develop mixed-income housing, which received County gap financing and will deliver 64 affordable rental units by 2025. Additionally, in FY 2024, the County dispositioned one home to a very low-income household and plans to disposition two more homes to low-income households in FY 2025.

Discussion

Entitlement grants play a crucial role in helping Wake County residents by funding programs that improve housing affordability and stability. These grants, combined with other resources, support affordable housing development, homeownership assistance, and community revitalization efforts. By leveraging these funds effectively, Wake County creates more stable housing opportunities and fosters upward mobility for its residents.

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase and preserve affordable housing	2025	2026	Affordable Housing Homeless Non-Homeless Special Needs	Countywide	Affordable Housing	CDBG: \$1,752,990 HOME: \$1,187,753	Rental units constructed: 50 Household Housing Unit Homeowner Housing Added: 5 Household Housing Unit Homeowner Housing Rehabilitated: 35 Household Housing Unit Direct Financial Assistance to Homebuyers: 5 Households Assisted
2	Reduce obstacles to housing affordability	2025	2026	Affordable Housing Homeless Non-Homeless Special Needs	Countywide	Addressing obstacles to housing affordability	CDBG: \$755,747	Public service activities for Low/Moderate Income Housing Benefit: 10 Households Assisted Other: 1110 Other
3	Support for low-to-moderate income communities in need	2025	2026	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Countywide	Support low-to-moderate income communities in need	HOPWA: \$1,723,482 ESG: \$190,060	Public service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 75 Households Assisted Homeless Person Overnight Shelter: 800 Persons Assisted

									Homelessness Prevention: 60 persons assisted
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Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Increase and preserve affordable housing
	Goal Description	The activities to be funded under this goal include: <ul style="list-style-type: none"> • Construction, acquisition and/or rehabilitation of homeowner units • Construction, acquisition and/or rehabilitation of rental units • Homeownership assistance
2	Goal Name	Reduce obstacles to housing affordability
	Goal Description	The activities to be funded under this goal include: <ul style="list-style-type: none"> • Administration, planning and fair housing activities • Job training for individuals experiencing homelessness
3	Goal Name	Support for low-to-moderate incomes in communities in need
	Goal Description	The activities to be funded under this goal include: <ul style="list-style-type: none"> • Public service activities supporting households experiencing or facing imminent homelessness • Tenant Based Rental Assistance and Short-Term Rent, Utilities and Mortgage including supportive services for individuals and families with HIV/AIDS • Homeless Shelter, Rapid Rehousing, HMIS, and Street Outreach

AP-35 Projects - 91.420, 91.220(d)

Introduction

The following projects represent the foundation of our work for the fiscal year 2025-2026. Some projects consist of a single activity, while others are comprised of multiple activities. The information below outlines the expected grant funding, amounts, and their designated use. These projects are designed to address the community's housing, homelessness prevention, and support services needs, with a focus on improving living conditions and promoting stability for Wake County's low- and moderate-income residents.

#	Project Name
1	CDBG Administration
2	CDBG Rehabilitation
3	CDBG Housing Activities
4	CDBG Public Services
5	HOME Administration
6	HOME Affordable Housing Development
7	2025-2028 Wake County HOPWA TBRA Program NCH25F002 (WCHW)
8	2025-2028 HOPWA STRMU Program NCH25F002 (WCHW)
9	ESG25 Homeless Services

Table 56 – Project Information

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

Wake County's allocation priorities are guided by the consultation process and engagement with residents through over 51 meetings and consultations. These priorities are regularly revisited through ongoing data analysis reflecting trends in housing affordability, population growth, and community needs. The rapid population increase has significantly outpaced the development of affordable housing, creating an expensive market with limited affordable options.

To address these needs, funding is directed toward rental assistance, affordable housing development, home rehabilitation, and supportive services that stabilize qualifying LMI residents in need. Strategies include increasing subsidized rental housing and first-time homebuyer assistance programs.

Leveraging Community Development Block Grant (CDBG) funds for housing preservation, Wake County is focusing on preserving the existing housing stock. Long-term homeowners in low-income households struggle with increasing property taxes and maintenance costs. County rehabilitation programs help ensure these homes remain safe and affordable.

Wake County remains committed to expanding affordable housing options for all residents experiencing housing insecurity. Through continued collaboration with local agencies, nonprofits, and private sector partners, the county seeks to implement sustainable solutions that support long-term housing stability.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG Administration
	Target Area	Countywide Target
	Goals Supported	Reduce obstacles to housing affordability
	Needs Addressed	Addressing obstacles to housing affordability
	Funding	CDBG: \$435,747
	Description	Administration and planning activities to support low- and moderate-income households.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	1110 Other - Through Administration & Planning
	Location Description	Countywide
	Planned Activities	Administration and Planning
2	Project Name	CDBG Rehabilitation
	Target Area	Countywide Target
	Goals Supported	Increase and preserve affordable housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$702,990
	Description	Rental and Homeowner rehabilitation grants or loans
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number: 35 households. Proposed activities will benefit low-moderate income families.
	Location Description	Countywide
	Planned Activities	Rehabilitation Program
3	Project Name	CDBG Housing Activities

	Target Area	Countywide
	Goals Supported	Increase and preserve affordable housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$1,050,000
	Description	Funds will be used for the purpose of creating affordable housing through various CDBG eligible activities such as acquisition, site improvements, and homeownership assistance
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number: 15 households. Proposed activities will benefit low-moderate income families.
	Location Description	Countywide
	Planned Activities	Homeownership Assistance, Acquisition and Site Improvements
4.	Project Name	CDBG Public Services
	Target Area	Countywide
	Goals Supported	Reduce obstacles to housing affordability; Support for low-to-moderate income communities in need
	Needs Addressed	Addressing obstacles to housing affordability; Support for low-to-moderate income communities in need
	Funding	CDBG: \$320,000
	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	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number: 740 persons and 10 Households. Proposed activities will benefit low-moderate income families

	Location Description	Countywide
	Planned Activities	Job training, homeless prevention through rental assistance, street outreach, and shelter operations
5.	Project Name	HOME Administration
	Target Area	Countywide
	Goals Supported	Increase and preserve affordable housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$88,775
	Description	HOME funds used for administration will consist of no more than the allowable 10% of the grant award to support activities related to increasing and preserving affordable housing.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number: 45 Households. Proposed activities will benefit low-moderate income families.
	Location Description	N/A
	Planned Activities	Administration of activities to span newly construct or rehabilitate affordable housing.
6.	Project Name	HOME Affordable Housing Development
	Target Area	Countywide
	Goals Supported	Increase and preserve affordable housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$1,098,978
	Description	Development through new construction or rehabilitation of affordable housing
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	Estimated number: 45 Households. Proposed activities will benefit low-moderate income families.
	Location Description	Countywide
	Planned Activities	New construction, acquisition, or rehabilitation of affordable housing.
7.	Project Name	2025-2028 Wake County HOPWA TBRA Program NCH25F002 (WCHW)
	Target Area	Countywide
	Goals Supported	Support for low-to-moderate income communities in need
	Needs Addressed	Support for low-to-moderate income communities in need
	Funding	HOPWA: \$1,347,890
	Description	Administration, Tenant-Based Rental Assistance, and Supportive Services for individuals with HIV/AIDS.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number: 55 Households. Proposed activities will benefit low-moderate income families.
	Location Description	Wake, Johnston, and Franklin Counties
	Planned Activities	Administration, permanent housing placement, TBRA vouchers, supportive services, housing information, and resource identification.
8.	Project Name	2025-2028 Wake County HOPWA STRMU Program NCH25F002 (WCHW)
	Target Area	Countywide
	Goals Supported	Support for low-to-moderate income communities in need
	Needs Addressed	Support for low-to-moderate income communities in need
	Funding	HOPWA: \$375,592
	Description	Short-term rent, utility and mortgage assistance to prevent homelessness for households containing an individual living with HIV/AIDS

	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number: 60 persons. Proposed activities will benefit low-moderate income families.
	Location Description	Wake, Johnston, and Franklin Counties
	Planned Activities	STRMU including supportive services
9.	Project Name	ESG25 Homeless Services
	Target Area	Countywide
	Goals Supported	Support for low-to-moderate income communities in need
	Needs Addressed	Support for low-to-moderate income communities in need
	Funding	ESG: \$190,060
	Description	Services for persons and households facing imminent homelessness including homeless shelter, rapid rehousing, HMIS, and Street Outreach
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number: 100 persons through homeless shelter and 20 households through rapid rehousing. Proposed activities will benefit low-moderate income residents.
	Location Description	Countywide
	Planned Activities	Homeless Shelter, Rapid Rehousing, HMIS, and Street Outreach

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

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

Grant funds serve the entire Wake County entitlement area. CDBG-funded homeownership rehabilitation, and homeownership assistance will be serving municipalities outside Raleigh and Cary, which receive their own CDBG entitlements. Countywide use of CDBG funds for multi-family rental rehabilitation, housing activities, and public services, provide benefit within the entitlement area.

HOME funds will support affordable housing development across Wake County, focusing on economic opportunity areas to prevent the concentration of poverty. ESG funds for homelessness prevention will be directed to the recipient's specific location within Wake County. HOPWA funds will be available for recipients residing in Wake, Johnston, or Franklin counties.

Geographic Distribution

Target Area	Percentage of Funds
Countywide Target	100

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Wake County prioritizes funding to support the upward mobility of LMI households by investing in areas of economic opportunity. Programs like the rehabilitation program are available countywide on a first-come, first-served basis, with marketing efforts within neighborhoods if requested by municipalities.

The Affordable Housing Development Program (AHDP) focuses on developing and preserving affordable housing in areas near job centers, transportation, schools, and other amenities, guided by GIS-enabled platforms to help identify areas where affordable housing investment can create economic opportunities for residents while preventing displacement. Preservation funding may be provided through the Wake Affordable Housing Preservation Fund, which combines County, municipal, and private resources.

This strategic approach leverages data-driven insights to maximize impact and promote growth across the County. By deploying resources in areas with proximity to jobs, transportation, schools, and essential amenities, Wake County ensures that affordable housing investments not only meet immediate housing needs but also contribute to long-term economic mobility and community stability.

Discussion

Grant funds support Wake County's entire entitlement jurisdiction, with CDBG-funded programs focused on areas outside Raleigh and Cary, which receive their own CDBG funds. Investments are focused in areas that foster economic opportunity and prevent displacement. Programs are guided by data to maximize the impact and promote growth, ensuring housing investments contribute to both immediate needs and long-term community stability.

Affordable Housing

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

Introduction

The FY 2025-2026 Annual Action Plan projects focus on affordable housing construction, preservation, rehabilitation, acquisition, and homeownership assistance. It also provides public services, rental assistance, and supportive services. The tables below show the estimated number of people to be served by need and type of housing.

One Year Goals for the Number of Households to be Supported	
Homeless	955
Non-Homeless	1,255
Special-Needs	115
Total	2,325

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	215
The Production of New Units	60
Rehab of Existing Units	35
Acquisition of Existing Units	0
Total	310

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

The tables above illustrate the number of people estimated to be served by need and type of housing. The FY 2025-2026 Action Plan will focus on affordable housing activities to serve low-to-moderate income residents in need of housing stability.

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) almost 600 total vouchers, with over 300 vouchers for HUD-VASH referrals.

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 2 graduates from the FSS program during the last year. HACW continues to schedule service providers to hold events at its complexes and also posts information on its website for any community 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

On April 21, 2023, the HACW was designated Troubled by HUD based on a failing Public Housing Assessment System financial score of 0 out of 25, physical score of 22 out of 40, management score of 7 out of 25, and capital fund score of 5 out of 10 for an overall score of 34 out of 100 for the fiscal year ending June 30, 2022.

Subsequently, on December 31, 2024, the HACW was again designated Troubled by HUD based on a failing Public Housing Assessment System audited financial score of 23 out of 25, physical score of 22 out of 40, management score of 7 out of 25, and capital fund score of 5 out of 10 for an overall score of 57 out of 100.

HACW submitted a draft recovery plan in response to both of these designations which outlines the topics and tasks necessary to resolve the deficiencies and increase the scores. HUD is reviewing the draft plan and will provide any suggestions or comments necessary to finalize and enter into the Recovery Agreement.

Discussion

HACW finalized the Strategic Plan in 2023. During the process the mission statement was revised 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

Homeless and Special Needs activities are aligned with the goals and projects set forth in the 2025-2030 Consolidated Plan. In FY 2025-2026, these activities will continue to build on the initiatives outlined in the plan, ensuring consistency in addressing the needs of all LMI residents in need of housing stability.

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

Wake County was requested to assume the lead agency function temporarily for the Continuum of Care (CoC). As the lead agency, Wake County will build a new department to stabilize and improve coordinated entry and access, collection and analysis of data through the Homeless Management Information System (HMIS), and broad administration and planning functions to include grant annual submission, program monitoring, and system performance. The Housing Department will work with the CoC Department to ensure homeless facilities and services are incorporated effectively into the overall homeless system.

The City of Raleigh provides community outreach through the ACORNS program, while Wake County's McKinney Team offers intensive, housing-based case management for individuals experiencing homelessness and living with behavioral health conditions. This program provides comprehensive supportive services, 24-hour on-call support, and housing opportunities for those unable to access traditional housing programs.

Additionally, Raleigh and Wake County collaborate on a joint RFP for Emergency Solutions Grant (ESG) funding. This unified approach simplifies the application, contracting, and reimbursement process, making it easier for service providers to support activities like homelessness prevention, emergency shelter, and rapid re-housing. Together, these efforts create a more efficient system and a stronger safety net for individuals facing housing instability.

The South Wilmington Street Center for Men will continue to operate 195 emergency shelter beds as mentioned in the question above. Additionally, there are three other agencies in Wake County that provide shelter services, one agency that offers care coordination, and two agencies that assist with rapid re-housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Cornerstone Bridge Housing Program will continue offering 20 furnished units for individuals experiencing chronic homelessness and living with physical and behavioral health challenges. Participants will receive enhanced support services designed to meet their needs and prepare them for independent community living.

In partnership with CASA, Wake County has also supported the opening of King's Ridge Apartments, which includes 100 units available to the community. Of these, 10 units are reserved for families or individuals who are chronically homeless. Residents in these units will have access to comprehensive wraparound services, including medical care, case management, and behavioral health support, helping them achieve stability and independence.

Wake County operates the South Wilmington Street Center (SWSC), emergency shelter for men. To meet the growing demand for individualized services and timely interventions, SWSC has shifted its focus from classroom-based instruction to personalized care that shortens the length of homelessness. The County also dedicates resources for diversion, emergency rental assistance, and healthcare support.

In addition to supporting SWSC, Wake County funds emergency shelter through Urban Ministries and Healing Transitions, Salvation Army, and Families Together, and individuals fleeing domestic violence through InterAct. A total of nine agencies provide shelter, four offer transitional housing, and seven deliver rapid re-housing assistance. Dorcas Ministries supplements these efforts with hotel vouchers for transitional housing.

Wake County's Bridge 2 Home program, initially funded by the American Rescue Plan Act (ARPA), provides agencies with additional resources to implement wraparound care. Participating organizations receive technical assistance, navigation support, and funding to improve services and reduce homelessness. Through this program, 11 organizations—including SWSC—have enhanced their diversion strategies, emergency rental assistance, and healthcare funds, as well as offered financial assistance to facilitate rapid exits from homelessness.

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 Cornerstone Bridge Housing program was created to help chronically homeless individuals with assistive conditions transition into permanent supportive housing and receive intensive supportive services while they stabilize. The McKinney Team, in partnership with CASA, has 13 designated units that support homeless people living with severe behavioral health and functional impairment. The goal of this partnership is to house Wake County citizens in units. Once housed, the program participants will benefit from a multidisciplinary team that provides wrap around care, and 24/7 on call support.

Each individual or family who receives a housing voucher from the Rental Assistance Housing Program (RAHP) is paired with a housing social worker who meets with the family regularly. The housing social worker guides the family through the process of locating a unit including working with the Landlord Engagement Unit and/or the Cornerstone Housing Navigator. Utilizing these resources has decreased the amount of days the individual or family remains homeless. RAHP also has units throughout Wake County in which they can refer a family to. Wake County has also invested in Affordable Housing units that are currently under construction which will have at least 10% of units for RAHP clients. Providing intensive case management and supportive services will ensure the family remains housed for an extended period of time.

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.

To help people avoid becoming homeless after being discharged from a publicly funded institution or system of care, Alliance Behavioral Healthcare assures that services are provided to persons who are being discharged from behavioral health care facilities, and many of the vouchers provided by Wake County's Rental Assistance Housing Program are serving people with behavioral health needs. Passage Home, one of the community non-profit agencies, works to find housing for ex-offenders. Cornerstone Bridge Housing has vouchers for individuals who complete their program and are able to live independently, along with case management.

Discussion

Wake County is strengthening and expanding its efforts to support all individuals experiencing homelessness and those subject to becoming homeless. The county remains committed to comprehensive, housing-focused solutions, as demonstrated by its continued investment in Oak City Cares, the South Wilmington Center, and the Cornerstone bridge housing facility.

Additionally, the establishment of a Veteran Services Division dedicated to housing stability, the development of new supportive housing options, the Unsheltered Facility Study, and the Bridge to Home program reflect Wake County's proactive approach to addressing homelessness for all Wake County residents and increasing permanent housing solutions.

To further these efforts, Wake County will allocate funding for a Drop-in Center for individuals experiencing unsheltered homelessness, providing essential services, emergency overnight shelter, and protection during inclement weather. These initiatives underscore the county's ongoing commitment to reducing homelessness through extensive support, collaboration with service providers, and the expansion of long-term housing solutions.

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

One year goals for the number of households to be provided housing through the use of HOPWA for:

Short-term rent, mortgage, and utility assistance payments	60
Tenant-based rental assistance	55
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	15
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	130

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

Introduction

Municipalities play a role in shaping housing affordability through land use policies, building standards, and permitting processes. Regulations like parking requirements, setbacks, architectural features, materials, and landscaping directly affect housing construction costs. However, in North Carolina, municipalities cannot levy local income taxes, so many rely on development fees to support growth. However, restrictions on fee waivers and unclear guidance on the legality of fee reimbursements create challenges, often placing a heavier financial burden on affordable housing projects.

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

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

While affordable housing is increasingly a topic of discussion in the State Legislature, significant state-level funding for this purpose has not materialized. There have been a number of proposed bills that seek to reduce regulatory challenges to housing development. While such legislation could lead to increased production, which will help slow price appreciation, it is unlikely to significantly impact affordability.

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

Internally, Housing staff continues to work with Wake County Planning staff to better connect the goals of the planning documents, reports, and studies to the County’s Comprehensive Plan document, PLANWake, as well as other Planning-led processes such as evaluating extra-territorial jurisdiction expansion requests. In partnership with municipalities, the County encourages land use and zoning approaches to support affordability. This includes analyzing land use trends, recommending development incentives, reducing parking and area requirements, and streamlining the permit process.

Wake County Housing collaborates closely with municipal planning staff to address affordable housing challenges. Several municipalities have already adopted housing plans or initiated affordability studies, and Wake County provides technical support to help integrate these strategies into broader community goals. This includes exploring options like using public land for affordable housing, incentive zoning,

community land trusts, and creative fee structures. County staff also work to understand and promote local policies that can encourage housing affordability.

Housing also provides gap financing for various affordable housing projects through the Affordable Housing Development Program (AHDP). Projects are required to reserved least 10% of units for tenants receiving County rental assistance. Wake County also leads innovative funding efforts, including the Wake Affordable Housing Preservation Fund, which leverages over \$50 million in private capital, and a forthcoming site acquisition fund to support additional affordable housing preservation and development.

Wake County works along with the North Carolina Housing Finance Agency to encourage changes that make affordable rental housing development more feasible, including mixed-income and supportive housing solutions. By monitoring legislative activity, the County ensures that its efforts remain proactive and focused on increasing housing options for residents in need.

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

Introduction

This section highlights current programs and projects implemented by Wake County Housing, along with plans to preserve and expand affordable housing and improve housing opportunities across the County.

Actions planned to address obstacles to meeting underserved needs

Despite cost increases, the County intends to maintain the production and preservation of affordable housing. This includes addressing the availability of units for LMI households 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 the availability of 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. Our Veterans' Services Division will work to ensure that veterans in Wake County are aware of resources available to them that may prevent them from becoming homeless. In particular, the Division will establish the pilot program "Bridging the Gap" to prevent re-entry into homelessness among veterans.

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, technical assistance, and a "common language" around affordable housing. Housing will also continue to encourage additional allocations of funds to develop affordable housing in Communities of Opportunity and enhance services offered to stabilize individuals and families to prevent homelessness.

In FY26, Wake County will launch an affordable housing site acquisition fund to support the acquisition of development sites located in areas of economic opportunity.

Actions planned to foster and maintain affordable housing

Wake County will continue to advance its programs focused on affordable housing development, housing rehabilitation, first-time homebuyer assistance, and rental assistance. These programs help create and preserve affordable housing throughout the county for all LMI residents in need.

Housing will continue to implement the Bridge to Home program which is a services-driven model to support client stability. Wake County will also expand emergency shelter capacity by acquiring and supporting the operation of 2nd Street shelter facility. Housing will work closely to support the CoC Department through its transition as Lead Agency to enhance the coordination of the coordinated entry system, HMIS, and service agency coordination.

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 will continue collaborating with community partners and stakeholders to enhance program effectiveness, maximize resources, and identify opportunities for improvement.

Actions planned to reduce lead-based paint hazards

Wake County's housing rehabilitation program addresses lead-based paint hazards in accordance with HUD regulations (**24 CFR Part 35**). For all rehabilitation projects involving homes built before 1978, Wake County contracts with a qualified firm to conduct inspections and risk assessments. Based on these assessments, the county provides financial assistance up to \$10,000 for necessary lead-based paint abatement or remediation, ensuring homes meet safety standards for occupancy. 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 selected approach, whether interim controls or full abatement, is determined by the assessment findings, project scope, and funding availability. 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.

Upon completion of the rehabilitation and lead hazard reduction activities, a lead clearance test is conducted to declare the dwelling safe for occupancy. Additionally, housing service programs provide renters with information regarding lead hazards, when applicable.

Wake County Housing staff continue to participate in the Lead Safe Housing Rule Webinar Series: Subparts J and K to refresh and expand their knowledge related to lead-based paint requirements.

Actions planned to reduce the number of poverty-level families

Wake County funds several anti-poverty programs through Passage Home. As a Community Service Block Grant recipient, Passage Home, works to break the cycle of poverty and promote multi-generational self-sufficiency by ensuring housing and income security for individuals and families.

Employment services connect individuals with career assessments, goal setting, job training, and job search assistance, with specialized workforce programs for both adults and youth, including re-entry individuals. Programs like Work First provide temporary financial assistance and essential support services such as childcare, transportation, training, Medicaid, and affordable housing.

Supportive Employment programs assist individuals in securing and maintaining jobs through vocational evaluation, career counseling, and skills training. Additionally, Wake County Veteran Services helps veterans receive VA benefits and housing resources such as HUD-VASH and SSVF.

Recognizing the direct link between housing affordability and economic mobility, Wake County housing programs work with workforce development initiatives. Programs such as CDBG-funded job training help individuals experiencing homelessness build employability, while partnerships with Health and Human Services and Capital Area Workforce Development provide comprehensive support for low-income residents working toward financial stability.

Actions planned to develop institutional structure

The Housing Department maintains strong collaborations across Wake County departments, including Health and Human Services, Facilities, Design and Construction, and Environmental Services - Water Quality Division, to ensure a holistic approach to serving residents. These partnerships facilitate integrated service delivery, addressing housing affordability alongside healthcare and infrastructure, that impact overall well-being.

Beyond county departments, we actively engage with community service providers, healthcare systems, financial institutions, and other stakeholders to strengthen the institutional framework supporting affordable housing. By fostering cross-sector collaboration, we highlight the interconnectedness of housing stability with health, financial security, and social outcomes, ensuring that policies and programs are aligned for greater impact for all LMI residents in need.

Our staff is deeply embedded in the community, promoting affordable housing awareness and leveraging strategic partnerships to enhance service delivery. Through ongoing outreach, we work to preserve and expand the institutional infrastructure, improving efficiency and effectiveness in addressing housing challenges. These efforts help build a more coordinated, responsive system that maximizes resources and ensures housing solutions for all residents in need.

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 challenges to affordability. Other federal agencies such as the Veterans Administration are engaged with staff to coordinate benefits for residents.

Additionally, Oak City Cares (OCC) is an example of public-private-nonprofit partnership, serving as one of the intake points for the CoC. OCC provides comprehensive, on-site services while facilitating data-sharing and service coordination to support individuals holistically. As Wake County assumes lead agency responsibilities to strengthen the CoC, the Housing Department will work closely to support this transition and enhance service delivery. The CoC serves as a vital network in coordinating social and housing services, bringing together public and private providers of over 30 social service agencies. The partners coordinate efforts to end homelessness, reduce poverty, and promote economic mobility. Through strengthened partnerships and streamlined services, Wake County aims to create a more effective and responsive support system for those in need.

Discussion

As outlined above, Housing collaborates closely with communities to expand housing options, mitigate lead-based paint hazards, and enhance social services and employment opportunities for LMI residents in need.

Program Specific Requirements

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

Introduction

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

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

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
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HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

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

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

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

In accordance with the HOME rule at CFR 92.254, resale and recapture provisions will be included in all applicable development agreements and loan documents, as well as in agreements with homebuyers. In addition, Wake County will be named as party to documents issued by partners.

Further, deed restrictions will be placed on the property to enforce affordability. Detailed resale and recapture guidelines are attached in the Grantee Unique Appendices.

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

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

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

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

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)(vii)).

N/A

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)).

N/A

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)
Reference 91.220(l)(4)**

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 intake sites throughout the County. Staff at the intake sites assesses and directs the client to one or more agencies for emergency care as needed. Through Coordinated Entry, persons experiencing homelessness can gain 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. In 2024, Wake County was requested to assume the lead agency function temporarily for the Continuum of Care (CoC). As the lead agency, Wake County will build a new department to stabilize and improve coordinated entry and access, collection and analysis of data through the (HMIS), and broad administration and planning functions to include grant annual submission, program monitoring, and system performance.

3. Identify the process for making sub-awards Division 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, guests at the South Wilmington Street Shelter and residents at the Cornerstone facility were consulted throughout the Consolidated Plan process.

5. Describe performance standards Division 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.

Attachment#1

2025-2030 CONSOLIDATED PLAN & 2025 ANNUAL ACTION PLAN

Citizen Participation Responses

The public response is displayed in the following summaries:

1. Summary of Stakeholder Consultations (October – December 2024)
2. Public Hearing #1 – October 7, 2024
3. Public Meetings, Stakeholder Workshops, and Interviews (January – March 2025)
4. 30-Day Public Comment Period (March 28 – April 26, 2025)
5. Public Hearing #2 – April 21, 2025

1. Summary of Stakeholder Consultations (October – December 2024)

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

1. Method Road Community Center Public Meeting – 10/3/2024

- Improve information sharing to educate residents about available resources.
- Requiring a court order for eviction puts families at risk of homelessness, especially with delays in assistance and long waitlists.
- Increase support for homeless teenagers.
- The failed Coordinated Entry system strained service providers and created a bottleneck at OCC.
- Explore the Transfer Development Rights Model for historic preservation.
- Consider donating property to non-profits or using Community Land Trust (CLT) and historic preservation models.
- What are the plans for the DMV building, can it potentially be used for affordable housing.
- Rehabilitate units using tax credits, including green tax credits.

2. Capital Area Workforce Development – Reentry Council – 10/9/2024

- Expand transitional/bridge housing for justice-involved individuals and those on the registry.
- Collaborate with the Department of Corrections & Department of Justice on Pre-Release Transition Plans.
- Explore a Housing-First model for the Department of Corrections.
- Consider shared housing/room opportunities.
- Partner with service providers for short-term and long-term strategies, including job training, financial literacy, counseling, and independent living skills.
- Address childcare as a barrier to maintaining employment.
- Provide mentorship and cohort support to help navigate the reentry process.
- Focus on justice-involved individuals and those on the registry due to their growing homelessness rates and need for resources.
- Develop specialized housing solutions for justice-involved individuals.
- Increase access to non-congregate shelters, especially for families and individuals with prior felony charges.
- Provide affordable housing in areas with access to public transportation.

3. City of Raleigh Public Meeting (virtual) – 10/9/2024

- Enhance outreach efforts to ensure communities, people in need, and the homeless population receive information about available services.
- Address concerns about neighborhood changes due to developers purchasing naturally occurring affordable housing (NOAH) near transit corridors and redeveloping at market rates.
- Explore increasing the use of restrictive covenants to preserve affordability and protect communities from displacement.

4. Wake County Extended Leadership Team Meeting – 10/10/2024

- Partner with food security hubs to integrate services, such as basic needs, life coaching, youth development, and family engagement with schools.
- Consider group home settings with medication management for adults in need.
- Ensure regular inspections of group homes.
- Adult Services Team to monitor assisted living facilities.
- Address struggles faced by college students and young adults, particularly in accessing resources and support.
- Promote pet-inclusive policies in affordable housing units, removing restrictions on size or breed.
- Develop affordable housing near businesses offering entry-level jobs and career development training (e.g., Wake Tech) to reduce transportation costs and improve access to opportunities.

5. John Chavis Community Center Public Meeting – 10/10/2024

- Avoid placing all blame on the legislature ("Jones St.").
- Evaluate whether goals from the previous plan were met. Add metrics to the presentation (Street Outreach, Prevention, Units). Ensure the presentation includes actionable solutions, especially around affordability. Improve communication of program outcomes.
- Clarify what "Street Outreach" entails.
- Enhance community engagement through email lists, listservs, and engaging CAC (Citizen Advisory Councils). Focus on hearing from individuals in need within the community.
- Create a database for available affordable housing units for limited incomes.
- Collaborate with NC Tech Association to address affordability and accessibility for the reentry population.
- Prioritize affordable housing rent assistance.
- Address the gap between wages and inflation.
- Provide wraparound services for individuals leaving shelters—evaluate success rates.
- Ensure resources are available for undocumented and immigrant populations.
- Focus on providing skills and life services rather than direct financial support.
- Collect accurate data on the number of people experiencing homelessness.
- Address the visibility and prevalence of homelessness in the community.
- Implement guidelines for developers to allocate units to lower-income individuals (similar to other states).
- Define what constitutes affordable housing and rental options.
- Address the disparity between the total number of apartments and those available to low-income individuals (Raleigh at 8%).
- Tackle displacement due to rising income requirements and ensure diversity in Southeast Raleigh.
- Combat the loss of affordable housing to luxury developments.
- Criticism that the Consolidated Plan allows gentrification, leading to increased homelessness.
- Consider converting hotels and abandoned buildings into affordable housing units.
- Address affordability issues for those earning \$85K–\$90K who are still unable to transition from renting to homeownership.

- Taxes are becoming unsustainable, especially for homeowners with older, low-cost properties. Provide education on tax reductions or exemptions, especially for the elderly on fixed incomes who may face homelessness due to rising taxes.
- Use increased tax revenue from gentrified areas to reinvest in those neighborhoods.

6. Crosby Advocacy Group Meeting – 10/15/2024

- Focus on supporting the unhoused, marginalized communities, unhoused families, and veterans.
- Implement education requirements for families receiving housing assistance (life skills, legal rights, accessing services, understanding vouchers).
- Provide customer service training to grant-funded agencies and ensure qualified individuals are hired, not just family or friends.
- Expand housing choice vouchers.
- Establish a Neighborhood Rapid Response system. Build capacity for street outreach and a Homeless Mobile Taskforce, especially in areas like Moore Square.
- Increase Permanent Supportive Housing options.
- Increase rental assistance to address rising rent costs.
- Provide more support for seniors, particularly those on fixed incomes who are at risk of homelessness. Increase the development of senior and affordable housing.
- Develop resources and exit plans for families living in hotels.
- Create emergency shelters that can accommodate entire families.
- Increase access points for homeless intake and improve communication with HHS social workers to address gaps in services. Allocate more funding to fix the broken referral system and redesign the homeless services system.
- Expand Accessory Dwelling Units (ADUs) and make it easier for organizations and churches to operate affordable public ADUs.
- Implement guidelines requiring developers to allocate a portion of their apartments and townhomes to lower-income individuals, similar to other states. Require luxury developments to set aside units for Section 8 housing.
- Provide homebuyer assistance as housing prices continue to rise.
- Support the organization of local tenant unions and advocacy organizations.
- Advocate for housing policies that protect tenants rather than landlords.
- Push for greater regulation of the housing market.

7. Sertoma Art Center Public Meeting – 10/15/2024

- Increase the capacity of nonprofits to address homelessness. Provide more grant funding to support their efforts.
- Expand support services for justice-involved individuals.
- Focus on preventing homelessness by creating more transitional housing.
- Hotels are not a long-term solution, especially when they are rundown, drug-ridden, or insect-infested.
- Barriers such as childcare, transportation, criminal records, and inadequate job training need to be addressed.
- Provide wraparound services and partner with providers to assist with credit rebuilding and job training.

- Shelters lack the capacity to handle the homelessness crisis, and homeless camps are being vacated without alternatives for residents.
- Childcare is needed at shelters so people can work.
- The Coordinated Entry System is ineffective and needs to be overridden or redesigned.
- Increase the number of affordable housing units.
- Current "affordable units" are still unaffordable for many.

8. South Wilmington Street Center – 10/16/2024

Group 1:

- It's a cycle – rooming houses – you end up right back there – so they want apartments instead because it's more stable
- We should have something dealing with credit
- Help with low wages
- Working the NC state fair, dominos after that, and now looking for housing he can afford
- 900 per month and is on disability,
- Spoke to someone this week and he found a place but couldn't move in because it wasn't accessible for his wheelchair – so not only more apartments but need more options that are wheelchair accessible – motorized and couldn't fit in the bathroom and barely through the front door
- Higher wage job options – took a ride with someone via lyft and the driver was in an apartment that's doubled and now he needs to move, we need to pay people more – the business community so people can affordable to live here – you need more than one job at the current wages to be able to live somewhere other than a rooming house
- Was working at food lion – only gave him 15 hours and wouldn't give more so it's hard to
- Two time felon and veteran – how do we support veterans who are also felons because they often don't have access to veteran resources
- Guest receives higher income – first months rent and security deposit / needs initial resources to be setup but after that he's fine – are we helping people above 30% AMI but not able to sustain themselves in the broader market
- Recommending we have a hub where all resources and housing options are currently available / where we are investing funds
- Already completed an application and paid the fee just needs deposit and first months rent – if you're not a vendor they won't take the money
- The shared room options can be dangerous so we need more traditional apartment options
- Need more transportation options – not just free but frequency and more coverage across all of Raleigh
- Need more fixed income housing – for ppl with social security and disability (2x mentioned)
- Want the ability to have three friends come together to rent a house together instead of individual apartments or "shared housing" where they may not know who they're living with
- Need more housing for felons and it also needs to be affordable
- Housing needs referrals to help landlords say yes to those who are homeless and with other issues
- Supportive agencies for those experiencing homelessness and veterans
- Need more housing vouchers

- Need help with supportive services because you may have a job but need case management to sustain life outside of living in a shelter – still need help with mental health and substance abuse even after they graduate from programs – it needs to be longer term
- People with criminal backgrounds need help with reentry resources – second chances
- Need landlords willing to take vouchers
- Shared that friend passed away – need to all be accountable in not doing drugs because it's not safe and can lead to death

Group 2:

- Slum landlords with bed bugs and roaches – paying \$800 for these units and they're not being held accountable – a system that is designed to hold landlords accountable for high-quality housing
- Need legislation re: high rise apartments and them being required to set aside some for affordable housing
- A senior citizen and disabled – was called by wake housing authority finally / understands women and children come first but there needs to be apartments for \$700 for everyone not just specific populations, someone who is on fixed incomes and seniors – makes only \$1,000 per month
- Money management from someone we can trust to guide the youth on how to save and invest to bring them out of homelessness
- We need more affordable housing – high quality – from the youth perspective – he thinks it should be furnished
- Higher wages – trades and certifications to earn higher wages and a specific partnership with SWSC
- Need higher quality housing and in good neighborhoods – not run down – and even in the run down areas it's still expensive
- March to legislature – not everyone is drunk or on drugs so they need to rally together to pass laws to support those who are homeless
- More college courses and trades with higher wages – help people further their education – and connect it with affordable housing – more collaboration with Wake Tech
- More jobs that do not discriminate – more jobs that have on the job training instead of always needing a lot of experience up front
- Affordable housing not just furnished but with utilities included
- Raise the minimum wage
- Need long term drop in shelter facility space
- Go vote because those who are in office need to know about this priority
- Online portal to navigate housing options for youth – mentor who can relate to youth experiencing homelessness

9. Green Road Community Center – 10/17/2024

- Concerns about replacing housing authority properties with affordable options for current residents.
- Housing affordability is a top priority, especially for families, seniors, and youth near college campuses.

- More senior housing is needed, with accessibility to essential services like hospitals and grocery stores.
- Current "affordable" housing options are still unaffordable for many.
- Housing rehab programs are not well-marketed; more awareness is needed.
- Need for increased down payment assistance and financial counseling for families and youth, including credit rebuilding and homeownership guidance.
- Focus on credit building, affordable rents, and financial education for youth to set them up for success.
- Address tuition debt and provide life coaching, financial training, and pathways to homeownership.
- Desire for more free buses, expanded train stations, light rail, and better connectivity, including links to WakeTech and a larger airport.

10. Wake Tech Executive Leadership Team – 10/21/2024

- Chaponoke Rd Project - Site design and plans are underway, with construction expected to start in 2026.
- Housing shortages are widespread and not keeping pace with community growth, impacting Wake Tech's ability to accommodate growing enrollment.
- High housing costs are a significant challenge for community college faculty, who often commute from adjacent counties.
- 30% of Wake Tech faculty don't live in Wake County due to housing costs. Community college faculty face difficulties affording housing in Wake County, especially when compared to private sector schools.
- Shorter lease terms result in higher rents, and there is a need for more short-term housing options for students.
- Rental and utility assistance, as well as help with security deposits, are critical for students, particularly post-COVID.
- Students face unique challenges, such as lack of credit history, low incomes, and high rent costs, even with roommates.
- There is a need for student-specific housing developments and longer-term rental assistance.

11. North East Community Coalition – Alston Massenburg Community Center – 10/21/2024

- Wages are not keeping up with the rising cost of living.
- Housing & Rehab Resources - need clear guidance on home rehab resources and better customer care, with workers following through.
- Partner with Habitat for Humanity to build affordable housing.
- Concerns about losing affordable housing through Housing Authority properties, shared with Public Housing Authority (PHA).
- Need for permanent supportive housing and more rent and utility assistance options, including programs like "U-Card."
- Young men need guidance and support, and a homeless shelter is needed in Wake Forest to provide services locally.

- Housing development impacts schools, traffic, and the community fabric, with concern about large homes being built near smaller ones.
- There is an increased demand for affordable rental and homeownership options, including starter homes and first-time homebuyer assistance.
- Homeowners face rising taxes and struggle to move due to unaffordable new housing.
- Need oversight on landlords overpricing housing and concern about the Town of Wake Forest blocking solar energy use.
- Need to help disabled individuals on SSDI access affordable homeownership options, not just rentals.

12. United Arts Council of Wake County – 10/22/2024

- The United Arts Strategic Plan is in progress, with a completion target of June 2025.
- Young artists need sustainable income streams, - a pilot program with Knightdale is suggested.
- Partnerships with organizations can help provide long-term affordable housing, studio space, and protection for artists.
- Artists could commit 10 hours of public work in exchange for combined spaces, including event venues, classrooms, and catering kitchens.
- There is a need for more affordable housing and studio space, as many local artists cannot afford to live in Wake County, despite being valuable assets to the community.
- Investing in artists can transform and revitalize communities, benefiting both the artists and the area.
- Underutilized spaces could be converted into mixed-use developments with art-friendly business spaces, activity areas, and affordable units for hobbyists and art teachers, using cities like Seattle as a best practice.

13. Wake County Health & Human Social Workers, Drug and Injury Unit – 10/23/2024

- Kamesha requested the OCC flyer.
- There is a need for more coordinated outreach in encampments to inform people about available resources.
- Cross-training between HHS social workers and housing providers is needed to address gaps, especially for handling individuals with substance use disorders.
- \$1M from the Opioid Settlement Plan RFP is earmarked for recovery support housing, with partnerships involving Urban Ministries, B2H, and Emmaus House, offering 7 beds for individuals with substance use disorders.
- Oxford House has strict policies, and Emmaus House's model works well but has age restrictions for children, preventing parents with children from staying together.
- Some individuals choose to live in encampments due to unaffordable deposits, prior evictions, and unpaid utility bills.
- Transportation barriers exist for people accessing services at the OCC, leading to a need for satellite offices throughout Wake County.
- Focus on a Harm Reduction Program using the Housing First model to house individuals still using drugs, aiming to reduce stigma and harm.
- Justice-involved individuals, especially those on probation, face difficulty finding housing due to criminal records, particularly for families and individuals with pets.

- There is a shortage of transitional housing for individuals struggling with substance use disorders or re-entry.
- Homeless individuals living with struggling family members do not meet the prioritization criteria on the by-name list.
- OCC is overwhelmed with workload capacity, affecting the housing navigation process.

14. Wake County Western Regional Community Advisory Committee – 10/23/2024

- Wages are not keeping up with the increasing cost of living. A federal-level program is needed to offset stagnant wages.
- There is a lack of awareness about where to find housing resources.
- GoCary offers free rides, holds transit class at Dorcas quarterly, and provides access to a Map App and GoCary Dashboard.
- Build capacity for non-profits to address issues that government can't handle.
- Private industry, which contributed to the problems, should partner with government to solve housing challenges.
- Partnerships with institutions like PNC Bank could promote financial literacy, as banks have an interest in educating people.
- Families are being evicted from hotels due to overcrowding and leaving children unattended. There is a need for intentional housing with wrap-around services, including childcare.
- More transitional housing funding is required to provide stability for families.
- Families need long-term support services and a safety net to navigate life changes and prepare for homeownership.
- Financial literacy programs should target minority males and teach basic life skills like managing money and building credit.
- Interventions in schools, including financial literacy, can help prevent homelessness and future struggles for young people.
- There is a shortage of affordable units, and many landlords refuse to accept vouchers, pushing voucher holders outside the county for housing.
- There is a need for more than just LIHTC developers—municipal policies like parking restrictions and fees create barriers to affordable development.
- Increased development funding is needed to address affordability gaps and promote wide-scale building.
- NOAH (Naturally Occurring Affordable Housing) is being lost to market-rate redevelopment.
- Dorcas is paying for temporary hotel stays at \$100 per day due to insufficient shelters, which often don't accept families or pets.
- Raising the debt-to-income ratio could help young people graduating with high debt.
- Student loan debt, rising education costs, and transportation expenses (e.g., auto loans) create barriers to homeownership and add financial burdens.

15. Carolina Pines Community Center – 10/24/2024

- Show a 10-year AMI chart to illustrate differences in income levels over time.
- Community centers should be used as information hubs for housing resources.
- Partner with Community Health Workers and organizations to spread information about housing programs.
- Service providers and places of worship should be treated as “first responders” and supported to expand their capacity.

- Focus on smaller organizations and churches, not just big organizations, to meet growing needs.
- Issue a \$1M RFP for supportive services, with a connected consortium based on locations and jurisdictions.
- Eviction prevention is needed to stabilize families, as the appeal process adds cost burdens.
- Rental assistance is important to maintaining housing stability.
- More care provider assistance, respite care, and support for families are needed. Community centers for boys and girls are also crucial.
- Homeless services should prioritize stabilizing displaced people.
- HUD does not count doubled-up persons as homeless, which is a challenge.
- Northeast Raleigh is expected to be the next area for development.
- Funding is needed for infrastructure, such as parking decks for rental apartments (e.g., Heritage Park with 1,000 units).
- First-time homebuyers need assistance.
- Seniors are struggling with property taxes and lack of support for home rehabilitation.
- Targeted marketing for rehab programs should be strategic, utilizing community centers and senior events for outreach.

16. Region VI Network of Care/ HIV AIDS – 10/24/2024

- Increased hotel payment requests are putting a strain on Ryan White housing resources.
- Security deposits are a barrier, as vouchers do not cover them.
- Lennox Chase is a successful 2nd chance property. The tenant selection plan model should be replicated for more 2nd chance properties.
- Increased attention is needed for the 25-year-old demographic, which is a unique and growing population.
- HIPAA disclosures and medical handoffs are barriers, especially due to HIV stigma.
- Clients face barriers due to fraud, such as utility accounts being set up in their name with prior balances.
- Credit issues and criminal backgrounds create barriers, making it difficult to secure housing.
- Prior evictions and tenant selection plans are barriers to housing.
- Transportation and in-person application processes are barriers for the unstably housed.
- The coordinated entry system is frustrating, creating more barriers than solutions.
- The VI-SPDAT tool, intended for prioritization based on vulnerability, is not being used consistently.
- More affordable housing is needed for the aging population and those living with HIV/AIDS, with a focus on ADA accessibility, elevators, walk-in showers, and wheelchair-friendly designs.

17. Wake County Public School System (Social Worker Group) – 11/1/2024

- Families with low income struggle to afford housing due to limited wages.
- Many families are living in unsafe conditions, such as hotels or doubled-up with others, particularly those with special needs children.
- Transitional housing is often unsafe for families.
- Rundown hotels are seen as potential shelters for families transitioning to permanent housing, not for individuals.
- Families living in hotels are often overcrowded and face difficult living conditions, especially undocumented families.

- The McKinney-Vento definition of homelessness does not align with HUD's definition, causing families to be ineligible for certain assistance programs.
- Limited resources for partners experiencing domestic violence or unemployment.
- First and last month's rent is a barrier, as housing vouchers typically don't cover security deposits.
- Issues like poor credit, eviction history, and a lack of financial literacy prevent families from securing housing.
- The 18-20 age group needs separate shelters from adult men and women, as current facilities cause fear and intimidation.
- Undocumented families face significant challenges due to a lack of resources, relying mostly on shelters for support.
- Gentrification and redevelopment are displacing families, particularly those with low incomes, leaving them without affordable housing options.
- Some families do not have income due to childcare responsibilities, especially when children have special needs, making affordable housing even harder to access.

18. Veterans Bridge Home – 11/5/2024

- Stagnant wages and rising rents (3x increase) make housing unaffordable, and landlords often don't accept housing vouchers.
- Permanent housing options are critically needed, with a focus on identifying landlords willing to work with veterans.
- Caregiver support is essential to keeping veterans housed, requiring better connection to resources.
- Collaboration with community partners on transportation and cost of living assistance for veterans is necessary.
- Collective resource sharing among VA service providers is key, with regular check-ins (monthly or quarterly) recommended.
- A Shared Housing model, supported by Housing Authority buy-in for VASH vouchers, is an important focus.
- Women veterans (ages 23-73) face increasing housing needs, especially those fleeing domestic violence with children who have special needs.
- Vietnam veterans (ages 60+) struggle with limited income due to disabilities, and single women veterans may face excessive rents and credit issues.
- Mental health treatment and follow-up care are critical, especially for veterans recovering from the trauma of homelessness.
- There is an increasing need for transitional housing, particularly for veterans with families.
- Seven days for intake and assistance is insufficient, especially for families with diverse age groups and service animals.
- The rising number of women veterans fleeing domestic violence requires more focused shelter options.
- The Shared Housing model, including the use of vouchers for adult care or family care, can help veterans live independently or in assisted living situations, maximizing fixed income and support levels.

19. Bridge 2 Home Providers – 11/6/2024

- LEU paperwork deters landlords from participating in housing programs.
- Two-month deposit requirements create a barrier for clients.
- Landlords are often unwilling to accept housing vouchers
- Childcare subsidy programs require mothers to have jobs first, but childcare challenges make it hard to find employment.
- Even with subsidies, the out-of-pocket cost for childcare (\$300-\$500/month for multiple children) is still unaffordable.
- College students, especially those with no income other than financial aid, face difficulty accessing affordable housing.
- Foster care challenges and unmet needs for youth and college students require more targeted support.
- Increased capacity for Rapid Rehousing is needed to help individuals avoid recurring homelessness and sustain themselves.
- Families with housing vouchers face difficulty finding housing due to past evictions.
- More affordable housing subsidies are needed to help vulnerable populations.
- Older adults on fixed income may lose housing after a partner's death and struggle with affordability, including rising property taxes.
- Elderly and disabled individuals may not qualify for housing assistance if it's their first time experiencing homelessness.
- Men in homeless shelters face barriers such as criminal records, past evictions, and low incomes, making it difficult to afford even shared housing options.
- There is a need for shelters dedicated to the 18-24 age group, including first-time homeless individuals and LGBTQ+ youth, with more space and accommodations than what is currently available.
- Broken Coordinated-Entry systems need to be fixed to serve clients more efficiently and improve processes, including better use of By-name lists.
- Efforts to include more affordable units in market-rate developments are essential.
- College students often don't qualify for affordable housing due to lack of income, necessitating solutions to help them qualify for affordable units.
- Shared housing may not be ADA-compliant, and it's important to ensure housing options are accessible.
- The housing system requires reform to ensure landlords accept vouchers and maintain affordability.
- Older adults may face homelessness for the first time due to rising property taxes that make it impossible to afford staying in their homes.

20. Veteran Event – The Joel Fund – 11/12/2024

- Wages have stagnated while rents have increased at three times the rate.
- The VA's operational plan includes a Shared Housing model.
- Vouchers could be used for Adult Care/Family Care, and the level of care needed (ADL/IADL) will determine if veterans can live independently or in assisted living.
- Veterans often cannot afford private group homes; there's a need to maximize fixed income and support services for veterans.

21. Wake County Central Regional Center Community Advisory Committee – 11/12/2024

- Post survey results online to make feedback accessible to the public.
- Partner with faith-based organizations that have underutilized land to develop affordable housing units.
- Explore using underutilized land at NC State (e.g., Terrance Ruth) for student shelters or affordable housing.
- Bridge the gap between the HUD and McKinney-Vento definitions of homelessness to provide better services to those in need.
- Clarify who will be staying at new shelters and ensure market-rate developers are part of the conversation on affordable housing development.
- Invest in alternative housing models, such as Tiny Homes, ADUs (Accessory Dwelling Units), manufactured homes, and modular homes to address housing shortages.
- Focus on repairing homes for senior citizens to ensure they can maintain housing stability.
- Encourage organizational leadership to create coalitions that advocate for policy changes and send letters to highlight the importance of affordable housing development.

22. Capital Area Metropolitan Planning Organization (CAMPO) – 11/12/2024

- CAMPO aims to create an integrated, efficient, and sustainable transportation system for seniors, people with disabilities, and low-income individuals.
- CAMPO hired a Mobility Manager to integrate low- to moderate-income areas with HHS service providers.
- FareFree program focuses on individuals qualifying for SNAP and Medicaid.
- Mobility Coordination Committee (MCC) was established to guide transportation efforts, will focus on including housing in the discussion.
- One of the goals is to provide transportation for people experiencing homelessness or involved in the justice system to access services and job training opportunities.

23. Cornerstone (Bridge Housing Program)– 11/13/2024

- Homeless individuals should be treated with dignity and respect, as done at Cornerstone, which is a model of positive treatment compared to other places.
- More programs like Cornerstone are needed to provide safe spaces and respectful treatment for individuals experiencing homelessness.
- Education is crucial to help individuals navigate processes and access resources.
- Raise awareness about available resources, as many people are unaware of programs like Cornerstone.
- The success of Cornerstone highlights the need for more units and similar programs throughout the county.
- Alternative partnerships, such as with Habitat Restore or Rescue Mission, are needed to offer more support, including for furniture vouchers with shorter wait times than Green Chair's.
- Offer financial literacy and life skills training regardless of the number of attendees, ensuring that those willing to learn have the opportunity.
- Provide continued supportive services, including trauma-informed support, mindset change, and social worker assistance to navigate resources.
- Increase street outreach efforts to make more people aware of available resources.
- Address the shortage of shelter space, as a major complaint from individuals is the inability to access shelters.

- Start a Street Rescue Mission with sponsorships from local businesses, offering meals, snacks, clothes, and community events to promote resources and reach people on the streets
- New developments need to be more affordable, and advocacy is needed to bring together agencies to create more affordable housing options, including partnerships with churches.
- Increase the availability of affordable rental and homeownership units, with homeownership assistance being a top priority for individuals moving out of Bridge Housing programs.

24. Eastern Regional Center Community Advisory Committee– 11/14/2024

- Questions around the percentage of grant funding spent highlight the need for sustainable growth, ensuring sufficient resources for public safety and other critical services.
- Partner with organizations like Habitat for Humanity or others with similar models to manage growth effectively.
- Collaborate with local libraries to share information on housing programs and resources.
- Growth and new construction in Eastern Wake County impact traffic congestion, affecting residents' schedules and commutes to Raleigh.
- Implement traffic impact fees to widen roads and reduce congestion.
- Even newly developed affordable units remain unaffordable for many, especially for Wake County employees.
- Wake County is becoming a commuter community, with many residents unable to afford housing locally, particularly mid-income individuals who are relocating to neighboring areas like Johnston, Middlesex, and Nash.
- The lack of affordable housing is altering the fabric of the community, making it harder for public servants, including police, fire fighters, teachers, etc to afford homes in Wake County.
- Lower Homeownership Assistance to 50% AMI to help more people access affordable homeownership options.
- Implement a cap on property taxes for elderly homeowners on fixed incomes, applying until death or sale of the property.

25. Wake County Public School System (Staff & Student Diversity) – 11/15/2024

- Salaries for teachers, bus drivers, maintenance workers, and support staff are insufficient to afford rent in Wake County.
- Most teachers do not earn \$68,500, making it difficult to meet 80% AMI requirements for a single-person household.
- Partner with agencies offering financial literacy training to families, which could help alleviate housing struggles.
- WCPSS HR could help make housing programs accessible to teachers and staff.
- Teachers face extreme financial trade-offs, such as choosing between paying rent and eating, often relying on second jobs or soup kitchens.
- WCPSS staff cannot afford to live in Wake County due to rising housing costs, with only places like Zebulon being affordable, requiring long commutes.
- The loss of NOAH (Naturally Occurring Affordable Housing) has had a significant effect, with neighboring counties also feeling the impact.
- North Carolina lacks a centralized Housing Department; instead, housing development is handled by NCFHA, while homeless services are under NCDHHS, with limited coordination between the two agencies.

26. Capital Area Workforce Development (CAWD) Employment Services – 11/15/2024

- Underemployment is a result of wage stagnation, leaving people unable to earn a livable wage.
- CAWD serves both job seekers and employers, assessing housing situations as part of intake and referring individuals to providers for housing, transportation, and childcare support.
- Raise awareness of available resources for justice-involved individuals.
- Make housing information accessible through the Center for Homeownership in Career Centers.
- Permanent supportive housing and rental assistance are critical needs.
- Access to short-term rent, mortgage, and utility assistance is essential for stability.
- Increase re-entry opportunities for justice-involved individuals.
- Employment barriers include transportation, childcare, and the loss of stable housing.
- Homelessness prevention is crucial, and increasing shelter services is needed.
- Support is needed for first-time homebuyers to help them access affordable homeownership.

27. Wake County Health & Human Services Executive Leadership Team – 11/15/2024

- HHS is implementing the Neighborhood Network program to address housing challenges, particularly preventing homelessness for children entering foster care. This includes funding for hotel support to keep families together.
- Recommend partnering with banks to help families improve credit scores, supporting opportunities for homeownership.
- The HHS Benefit Diversion Program provides short-term checks (3 months) to support families facing income loss, but the funds are insufficient to cover rent.
- Increased funding is needed for hotel support to prevent children from entering foster care.
- Provide emergency grant funding for families in crisis.
- Post-pandemic, eviction rates have returned to pre-pandemic levels, highlighting the need for ongoing housing support.
- HHS is working on a housing model to stabilize youth aging out of foster care, ensuring their housing needs are met.
- Fast-track support for mothers who aged out of foster care and are now raising children to provide stability and resources.
- HUD is moving towards non-congregate shelters, focusing on efficiency units.
- HOPWA is growing, ensuring people with HIV/AIDS receive support through a single point of entry, though challenges remain in Johnston and Franklin counties.
- Economic Services addresses the challenges faced by the working poor, where cost of living increases and housing is unaffordable, or if affordable, housing conditions are often poor.

28. Continuum of Care (CoC) Membership Meeting – 11/18/2024

- GoWake is not the only free transportation option; the system is complex, and there is a need for better coordination.
- Partner with FairChance NC, a nonprofit focused on poverty remediation, to address transportation and other needs.
- Increase the number of vouchers and rent subsidies to help with housing access.
- Address the bottleneck in rapid rehousing enrollment, and enhance LEU engagement to reduce delays.
- Evictions remain a significant barrier, and while EFG vouchers can help with prior evictions, they are insufficient.

- Family Promise is facing challenges with eviction prevention, requiring more support and funding.
- More funding is needed for job training, supportive services, and homelessness prevention.
- Focus on early interventions and social services to prevent homelessness.
- Crack down on exploitative landlord practices and engage more landlords to offer affordable units.
- More subsidies are needed to incentivize landlords and preserve affordable housing.
- Establish a database to track and share information about available affordable units.
- Increasing number of seniors are becoming homeless due to mental health challenges, often reluctant to stay in shelters.
- Focus on housing units for 30% AMI seniors and those on fixed incomes.
- Increase the number of affordable units and set aside units for lower-income households.
- Help landlords with below-market rate rents by providing subsidies to preserve NOAH (Naturally Occurring Affordable Housing), preventing displacement and loss to market rates.

29. Southern Regional Center Community Advisory Committee – 11/19/2024

- Integrate access to services, including regional and transportation options
- Improve marketing and wayfinding for services and resources
- Expand Permanent Supportive Housing (PSH) for the Intellectual and Developmental Disabilities (IDD) population
- Enhance assistance in navigating housing and available resources
- Address challenges with wayfinding and ease of accessing services
- Mitigate criminal barriers to accessing housing and services

30. Northern Regional Center Community Advisory Committee – 11/19/2024

- Increased demand on food pantry services, with a shift from serving primarily Wake Forest residents to more people outside Wake Forest and Wake County. Pre-pandemic: 700 families; post-pandemic: 2,000 families.
- Rolesville is presenting an Affordable Housing Plan.
- Growing need for housing vouchers and support services for seniors due to high influx; barriers include system navigation, digital challenges, and lack of adult daycares.
- Smokers, especially with eviction histories, struggle to find affordable housing.
- People are living in cars due to lack of affordable housing.
- Advocacy needed for more affordable housing set-asides, tax incentives, and expedited permits/inspections.
- Significant loss of affordable housing to market-rate rentals, forcing families to look outside Wake County as affordability declines.
- Developers are purchasing Naturally Occurring Affordable Housing (NOAH) properties, reducing affordable housing stock.
- What is the current deficit of affordable housing units in the Northern Region?

31. Triangle Community Coalition – 11/20/2024

- Understanding the difference between 4% and 9% Low-Income Housing Tax Credit (LIHTC) applications.
- Partner with Vernon Malone College and Wake Tech to offer job training opportunities.

- Provide job training in key sectors like construction and inspections to support affordable housing development.
- Collaborate with municipalities to address restrictions and costs related to infrastructure (community sewer, transportation impact fees) that add to construction expenses. Mitigating infrastructure costs will help encourage affordable development.
- Urban centers have high land prices, leading to more affordable development in rural areas like Sanford where costs are lower.
- Advocate for by-right zoning to streamline affordable housing development, simplify municipal regulations, and increase housing density.

32. Raleigh Chamber of Commerce – 11/20/2024

[Blueprint to Dismantle Systemic Racism Executive Summary](#)

- Address affordable housing issues through a systemic racism lens, focusing on discriminatory lending practices, biased application approval rates, and implicit bias in appraisals.
- Collective action is needed among municipalities, counties, lenders, and developers to acknowledge systemic problems and work collaboratively toward solutions.

33. City of Raleigh Fair Housing Board – 11/20/2024

- Educate on heir property laws.
- Improve transportation services, especially bus coverage in remote areas of Wake County.
- Enhance the website by linking to City of Raleigh housing resources for better coordination.
- Share LEU information with the Board.
- Partner with faith-based communities to build capacity, educate on the development process, and foster partnerships.
- Rebuilding Together is a valuable partner for redevelopment efforts.
- Address challenges with unaffordable rent deposits and monthly security payments.
- Provide rental assistance for students.
- Increase support for the “working poor” and middle-income families struggling to make ends meet.
- Nearly 5,000 students are experiencing homelessness, leading to chronic absenteeism and the need for stabilization.
- Incorporate the McKinney-Vento definition into homeless services to support students in stable homes.
- Dedicate more funding to Community Housing Development Organizations (CHDOs), especially Black/African American CHDOs.
- Utilize underdeveloped land owned by faith-based communities by building their development capacities.
- Expedite rezoning processes for housing projects.
- Expand student rental housing options.
- Redevelop dilapidated homes into affordable homeownership properties.
- Collaborate with other homeownership programs to address understaffing at DHIC.
- Increase funding for Affordable Housing Programs (AHP), as current assistance is inadequate.
- Implement vacancy taxes on underutilized and vacant homes, following best practices from California and Baltimore.
- Address liens on inherited properties, which create barriers to generational wealth for low-income families.

34. Wake County Health and Human Services Board – 11/21/2024

- Increase housing options that accept pets.
- Strengthen partnerships with organizations serving vulnerable communities (e.g., Catholic Charities Food Pantry).
- Improve access to rental assistance.
- Enhance care coordination, peer support, and financial literacy programs.
- Improve access to housing resources and services.
- Develop more affordable apartment units.
- Expand affordable housing availability.
- Support second chance housing programs.
- Create programs to help aging residents stay in their homes.

35. Affordable Housing Developers – 11/21/2024

- Nash County mobile home community has issued notices to undocumented families to leave.
- Improve website for easier navigation of housing processes.
- Increase the availability of Permanent Supportive Housing.
- Housing vouchers don't cover security deposits, creating a barrier.
- Focus on eviction prevention—question of whether an eviction must be filed before assistance can be received and its impact on records.
- Need for long-term subsidies as families are struggling for longer durations.
- Families living in hotels need more support and lack knowledge to resolve evictions.
- Increase financial literacy programs.
- Long-term rental assistance needed for households earning 30% AMI or below.
- Lack of landlords willing to rent to voucher holders.
- Evictions, poor credit, and criminal records are barriers to housing access.
- Develop strategies to address landlord objections; LEU has helped but isn't meeting the high demand for housing.
- Barriers to accessing new developments due to credit, evictions, and criminal histories.
- No local-level regulations for landlords.
- Many families are forced to stay in hotels; Salvation Army is maxed out.
- Need more family shelters due to growing homelessness, even among families earning 50% AMI.
- Families are returning to homelessness because of high rent costs.
- The Coordinated Entry system is broken and needs improvement.
- Encourage more market-rate developers by offering additional subsidies.
- DHIC faces a 120-day wait period to receive Certificates of Occupancy (COO), delaying the lease-up of units for families in need.
- Need more affordable housing units for families earning 30% AMI or less.
- Focus on 30%-60% AMI, as most residents are cost-burdened and need more subsidies.
- Housing and rental prices have skyrocketed, making it harder to include 30% AMI units in new developments.
- People in manufactured home communities are at risk of displacement due to redevelopment.
- Need 3-4 more places like King's Ridge to address housing needs.
- Support generational wealth-building through homeownership.
- Property taxes are becoming a challenge for low-income homeowners.

- Preserve owner-occupied homes through rehabilitation, especially NOAH properties, and continue prioritizing rental and homeowner support.

36. Municipal Planners – 11/22/2024

- Wages remain stagnant, especially for school teachers, maintenance staff, and others.
- Question regarding developer interest in building at lower rates to accommodate 80% AMI and below.
- High land prices make it difficult to develop affordable housing units.
- Holly Springs is facing perception challenges in adopting the housing study.
- Support is needed through various tools to address the wage stagnation in key sectors like education and maintenance.

37. Central Pines/ Youth Homelessness System Improvement (YHSI) – 11/22/2024

- The HHS Child Welfare study on youth aging out of foster care was not done well.
- Boston Housing Authority successfully partnered with nonprofits to distribute vouchers, offering a model for replication.
- There is a need to partner with the Wake County Housing Authority, which is currently ineffective.
- Raleigh Housing Authority (RHA) aligns better with Hope Center's efforts.
- More affordable housing support is needed for youth, as it takes longer for them to become self-sufficient.
- Youth with disabilities or mental health challenges may need housing support beyond the 36-month limit.
- Increased housing options are needed for individuals with Intellectual and Developmental Disabilities (IDD) and the homeless population with mental health challenges, requiring higher levels of support and medication intervention.
- More services are needed for youth aging out of foster care.
- Barriers for youth include lack of credit history, fraudulent use of their name by family leading to bad credit, and criminal history.
- Growing demand for support for youth and seniors with IDD.
- More housing options are needed for youth, with access to independent living vouchers, but long waiting lists from housing authorities are a challenge.
- Homeless youth have significant needs, with a 106% increase in cases at Haven House last year.
- Group homes have a negative connotation for youth; providing private spaces instead may be more helpful.
- Youth aged 18-24 should be prioritized for stabilization programs.

38. Homebuilders Association – 12/2/2024

- Need to determine the size of the municipality to qualify for CDBG grants.
- Need: Identify how many people need to be served and what AMI percentage applies.
- Show Net/Net results from 2016-2019 AH plans to demonstrate the impact of housing efforts.
- Explore the potential appetite for a housing bond to fund affordable housing.
- Housing Market Trends:
 - 7% more homes were sold last year compared to the previous year.
 - New home market is active despite construction delays.
 - Older homes are not selling as quickly.

- Review the success of the 2020 Consolidated Plan goals through shared CAPER data.
- \$5M in federal funding—questions about how to serve all populations, especially Priority Population #1 (0-50% AMI).
- Limited County control over affordable housing development but continue to encourage municipalities and developers to engage.
- High construction, infrastructure, and regulatory costs contribute to rising development expenses.
- Implementing by-right zoning can expedite affordable housing construction by removing one regulatory hurdle.
- Supply vs. Demand: Focus on supply issues—there’s no demand problem, but the loss of affordable housing due to market forces is a major concern.
- Between 2012-2022, 50,000 Naturally Occurring Affordable Housing (NOAH) units were lost.
- The overall housing shortage is a key issue, with a failure to keep up with growth exacerbating the problem.
- Bring all stakeholders to the table and they must contribute. All players, including the market, must help address the affordable housing shortage.
- Need housing solutions across the continuum from homelessness to homeownership, but resources are limited.
- It is extremely difficult for those earning 50-60% AMI to access homeownership without heavy subsidies, such as those provided by Habitat for Humanity.
- Support for first-time homebuyers is critical.
- Focus should first be on preserving existing affordable housing and then seeking voter approval for a housing bond to fund new construction.

39. Raleigh Housing Authority – 12/2/2024

- Voucher Utilization is at 100%, with 400 additional families served since 2023, but no additional vouchers are available. Few participants port out to other areas.
- Need a clear process to determine what percentage of funding goes toward goals and priority populations.
- What method is used to decide how resources are allocated between homeownership and rental programs.
- For RHA to consider Foster Youth Independence (FYI) vouchers, committed partnerships for support services are essential; collaboration is key, and discussions are ongoing.
- Many 30% AMI households need support services that RHA does not provide, and there is a lack of capacity with only one Service Coordinator. More staff and partnerships are needed for on-site services.
- While RHA keeps an open mind, recent charges and the type of crime can impact approval, leading to challenges for re-entry populations at risk of homelessness.
- More landlords are needed to serve the 1,400 vouchers. Pushback from landlords is growing due to rising FMR and unwillingness to renew leases.
- Many individuals coming off the waiting list are homeless or at risk, but RHA lacks the services and partnerships to support them adequately.
- RHA is aiming for 400 new units, ideally through hotel conversions with clusters of PBV, which align well with 9% LIHTC projects.
- The greatest need is for more buildings as the waitlist grows exponentially, with a clear imbalance between supply and demand.

- Focus on ways to help people stay in their homes, especially amid gentrification, tax increases, and property abandonment.
- The loss of affordable housing is a significant problem that needs to be addressed.
- Rising property taxes have become a burden for seniors, creating additional housing challenges.

40. Environmental Health & Safety – 12/3/2024

- Assistance is needed to help residents navigate available repair resources.
- There is a need for more partners focused on well and septic system repairs.
- Hotels housing unhoused individuals for extended stays are not subject to lodging standards and may fall out of compliance.
- Connecting residents to the city grid is complex, with some residents unmotivated due to tax implications.
- Well and septic systems should be treated as a NOAH preservation issue, as households can be cost-burdened, and their water may be unsafe.
- Failing water systems can lead to redevelopment into market-rate housing if enough people move.
- Consider creating a Well & Septic Maintenance Fund for routine septic pumping and water quality tests to prevent costly future repairs.
- Resources are available for families to address lead and asbestos in homes older than 1978, but lead is mostly found in paint, especially in downtown areas.
- There are over 80,000 septic systems in Wake County, with 10% of wells not providing safe drinking water. While a repair pilot has been successful, capacity to sustain it is lacking.

41. GoWake / Transit Advisory Board – 12/4/2024

- Tenant selection for housing is based on criteria like income, need, and veteran status, but demand is too high.
- Increased transit ridership into Raleigh for medical services.
- Transportation barriers exist for assisted living communities in areas like Fuquay due to limited GoWake Access vehicles and microtransit coverage.
- Transportation for veterans is a critical need.
- The Wake Transit Plan overlooks human services transportation needs.
- Many housing-insecure individuals lack access to transportation; some bus stops are in inaccessible, non-walkable locations, making transit challenging.
- The Medicaid population is moving into rural areas with no fixed-route transit, and microtransit faces infrastructure challenges.
- Microtransit does not operate in Raleigh, creating further transportation barriers.
- Transit hubs, especially in Eastern Wake, could improve accessibility; walkable infrastructure is needed.
- Additional funding is required to support growth-related infrastructure needs like sidewalks, lighting, and bike lanes near transit stops.
- Affordable housing (AH) developments are being built in areas without public transit, increasing reliance on microtransit.
- AH development should focus on areas around Bus Rapid Transit (BRT) and elderly communities.
- Addressing rising housing prices is a priority.
- Transportation planning should be integrated into affordable housing decisions.

- Non-profit developers could be asked to provide transportation solutions, such as shuttle bus services, to bridge gaps.

42. Food Bank Central Eastern NC – 12/5/2024

- The FoodBank of Central and Eastern NC serves 43 out of 100 counties.
- Food and housing insecurities affect overlapping populations, highlighting social determinants of health.
- Housing affordability forces people to move to Johnston County, as Wake County becomes too expensive.
- Dorothy Dix was a missed opportunity for development or support.
- Lower-income residents are leaving Wake County, making changes to AMIs (Area Median Income) less relevant.
- Food pantries are seeing increased demand in Zebulon, Wendell, northeastern Nash, Franklin, and Wilson Counties.
- Access to affordable housing is critical, even staff members are struggling.
- Priority populations for housing are those within 0-50% and 51-60% AMI.
- More people are moving to eastern NC, increasing strain on limited resources in those areas.
- There is a preference for repurposing existing, underutilized buildings and preserving green space to prevent urban sprawl.

43. Triangle Apartment Association – 12/6/2024

- Tenants struggle to catch up once behind on rent, with delayed eviction processes compounding the problem.
- Informing landlords and property managers about rental assistance programs can help keep households housed.
- Smaller municipalities need more resources for housing support; current resources like the OCC webpage are insufficient.
- Landlords face overhead costs and bank loans; a potential emergency loan pool could help them during rent delays.
- Rental assistance is crucial for helping people stay housed, especially in this market where it's hard to catch up on rent.
- Some landlords lower rent but raise credit score requirements, creating a new barrier for renters.
- Questions arise about whether there are incentives for apartment communities.
- Developers face challenges qualifying for CHDO-CDBG dollars; it's easier for rehab than for development, and many avoid it due to restrictions.
- There's concern about leaving funding on the table due to a lack of viable CHDOs in communities.
- The housing supply and cost problems push developers to other markets if the numbers don't work.
- Density incentives and zoning policies are important for development, but recent trends show developers shifting away from multifamily projects.
- Delayed inspections and increased fees (e.g., transportation, parks & recs, EV charges, trash regulations) raise the cost of rental units.
- Keeping rent affordable is challenging due to rising property ownership and maintenance costs, which are passed onto renters.

- Rental property owners face bad debt, rising insurance, taxes, and repair costs, adding financial pressure.
- Faster, more cost-effective ways to develop smaller, affordable rentals are needed.
- Although grants help, the US housing market is primarily privately owned, so solutions require collective effort.
- Collaborating with the TAA to quantify how fees impact rental prices can help make a case to municipalities.
- The CARES Act led to delayed evictions, and advocacy is needed for changes in legislation, including sunseting certain laws.
- Advocacy for the HOME Grant can help increase and preserve affordable housing.

44. GoRaleigh – 12/6/2024

- The average person spends \$12,000 annually on transportation.
- Housing resources should be shared with GoRaleigh staff to optimize transit support.
- GoRaleigh partners with CoC members to provide 11,000 transit passes, sponsored by the Wake Transit Plan.
- Transit fairs have been re-implemented, impacting traffic with 18-month passes.
- Senior homeless population using bus stops as shelters; the issue has declined since 2022 but remains a concern.
- CDBG grants offer opportunities to improve BRT (Bus Rapid Transit) mobility.
- The influx of multi-family developments could increase ridership; core transit services are crucial for affordable housing.
- GoTriangle and GoRaleigh share stops, particularly at Raleigh Union Station.
- There is a focus on identifying affordable housing opportunities in the Southern Corridor (New Bern Ave).
- Transportation challenges arise when developers choose cheaper land for residential or mental health facilities without factoring in transportation needs, leading to inadequate infrastructure and limited transit routes.

45. LGBT Center of Raleigh – 12/9/2024

- There's a need to build capacity for tracking needs, services, and the number of individuals served.
- LGBTQ sensitivity training for housing staff is necessary to create inclusive environments.
- Shelter alone is insufficient; there is a strong demand for mental health support services.
- A lack of support services increases the likelihood of recurring housing instability.
- Shelters are not accommodating to transgender individuals, who often feel unsafe and face violence and discrimination.
- More non-congregate shelter options are needed for trans and gender-diverse individuals (18-40 years old).
- Youth need to be separated from older adults in shelters for safety reasons.
- The Coordinated Entry system is broken and may need to be eliminated due to its negative impacts.
- Even when trans individuals are housed, the units often fail to be gender-affirming spaces.
- Many people are unaware of how to get onto the By-Name List for housing assistance.
- There is a need for more shelters like King's Ridge, which provide on-site support services and trauma-informed care.

46. HHS OnSite Water Protection Division Training – 12/10/2024

- Onsite Division inspections occur only after a complaint is filed, which may be too late to address failing systems; 8,000 wells in Wake County are facing issues.
- Community engagement is crucial in county ETJ areas to help homeowners navigate processes and access resources.
- Rehab program information should be included in mailouts for inspection notifications.
- More funding is needed to maintain wells and septic systems, not just for repairs.
- Language barriers create challenges in accessing services.
- Barriers to service access include aging infrastructure, inadequate roads, gutters, and lack of code enforcement.
- To facilitate annexation into town systems, communities need support, funding for connections, and guidance through the process.

47. Wake Directors Meeting – 12/12/2024

- North Carolina is ranked 8th in elderly population, with numbers growing rapidly.
- The NC 1115 Waiver focuses on addressing housing needs, but implementation is 12-18 months away, requiring capacity building and leadership.
- Assisted living facilities like Cornerstone and King's Ridge are effective but need more scalability to be impactful.
- Partnerships with Legal Aid on expungements are necessary to support vulnerable populations.
- Collaboration with Alliance Health is needed
- Define Permanent Supportive Services for those exiting hospitals, requiring smaller, therapeutic communities.
- Surrounding counties need to coordinate housing and community development efforts, as the state does not facilitate these collaborations.
- There is a need for more accessible units, assisted living, and skilled nursing facilities.
- The re-entry population requires transitional or permanent housing options.
- Individuals with IDD (Intellectual and Developmental Disabilities) and traumatic brain injuries face challenges signing leases and need more assisted living options.
- Evictions and discrimination against people with disabilities are growing concerns, with some forced to live in hospitals.
- IDD patients often end up in shelters or hospitals due to lack of support services and housing.
- Children with disabilities are not receiving needed services and may end up in child welfare, affecting thousands in Wake County.
- Collaboration with private landlords is essential to support housing for the elderly and disabled.
- Additional funding is needed to help navigate systems, addressing linguistic, accessibility, and cultural barriers.
- Individuals on the sex offender registry face significant barriers to housing, often ending up in shelters or back in jail, straining the system.
- More facilities like King's Ridge, offering occupational therapy, technology access, and support services, are needed.
- Wake County is losing residents to Johnston and Franklin counties due to unaffordability.
- The state is facing potential lawsuits for civil rights violations related to the unnecessary incarceration of IDD individuals, who are overwhelming jails.
- The State Homestead Plan focuses on increasing housing inventory and partnerships with lenders, with advocacy needed to increase political will for affordable housing.

- Mecklenburg County and Alliance Health are working on a joint RFP for a lobbyist to advocate for the creation of a State Housing Department.

48. Wake County Farmers – Soil & Water Conservation – 12/12/2024

- Need to partner with farmers and increase dialogue on housing needs.
- Farmers should be invited to public meetings and stakeholder groups in areas like Rolesville and Fuquay Varina.
- Farm families are struggling to maintain farmland due to outdated homes, and zoning policies restrict expansions or modern home construction. Regulations also limit building ADUs for family members, requiring UDO (Unified Development Ordinance) amendments.
- Work with municipalities to update UDOs to include voluntary agricultural zoning, similar to Garner.
- H2A migrant workers, often employed by the same farmer for over 30 years, live in rundown housing that farmers can't afford to repair. USDA and HUD have guidelines for migrant worker living conditions, addressing overcrowding and COVID-related challenges.
- Farmers face economic hardships, and seasonal harvests can vary, making it difficult to maintain adequate housing for workers.

49. Fifth Third Bank – 12/18/2024

- People denied mortgages represent a key group for pre-homebuyer education, focusing on understanding lender criteria and areas for improvement.
- First-time homebuyer assistance is insufficient, with greater demand than available resources.
- Consider offering closing cost assistance without principal reduction, as closing costs have become a barrier due to fee increases (\$7,000 - \$10,000), or roll closing costs into the mortgage to qualify for principal reduction.
- Interest rate buydowns could be an option, though not currently allowed by NCHFA.
- Partner with smaller nonprofits for capacity building, as they can offer more individualized attention compared to larger organizations and online courses.
- TrueHomes is expanding to the Triad area, with 10% of units priced affordably at the building price.
- The "missing middle" typology faces challenges: while affordable to develop, lenders find it difficult to approve based on the monthly payments from clients' perspectives.
- Pre-homebuyer education should include not just financial support and credit scores but also understanding job continuity (work history, career changes) and what mortgage lenders consider.
- First-time homebuyer assistance is considered "maybe money," as the long house-hunting process can create timing barriers.
- Consider asset limits and the demographic population receiving support, as some programs (e.g., Durham's) have assisted grad students with family help, potentially skewing eligibility.

50. InterAct – 12/27/2024

- Domestic violence (DV) homicides have increased, especially during and after COVID.
- InterAct has limited capacity and turns away 800-900 qualifying DV clients per year due to resource constraints.
- Referrals to Easter Seals take a long time.
- InterAct provides mental health, behavioral health, and social work services, but collaboration with other providers for permanent supportive housing and therapeutic services is essential.

- There is a need to rethink the delivery of support services, aiming for more collaboration and satellite spaces.
- InterAct faces limitations in providing housing, case management, shelter programs, and support services, requiring more collaboration.
- Barriers to housing for DV survivors include lack of credit history, no bank accounts, limited education, trauma, and longer stays in DV shelters due to these challenges.
- There is a need for non-congregate DV shelters, as the current space is aging, small, and not ideal, with dorm-like settings that lack proper support service workspaces.

51. North Carolina Housing Finance Agency – 12/30/2024

- The state will focus on Helene-impacted communities.
- Workforce Development partnerships for incentives on Section 3 and WMBE efforts are being explored.
- Rental assistance is needed to serve the disability population.
- The Homestead Plan is addressing Medicaid expansion challenges, especially in rural counties with Section 8 difficulties.
- A critical need exists for 50% AMI interventions, as this population is not being served by the market.
- Serving 30% AMI populations is extremely challenging, even with Housing Trust Fund (HTF) support.
- Leveraging development fees to incentivize meaningful Section 3 and WMBE/LEP compliance is being considered.
- More mortgage assistance is needed; currently, only HOPWA funds can be used for this.
- One-time ERA funds of \$100M provided significant relief, but such funding is unlikely to be available again.

2. Summary of Public Hearing #1 – October 7, 2024

Speaker # 1 - Octavia Rainey

- Consolidated Plan is about Fair Housing
- City of Raleigh, Town of Cary, and Wake County does not enforce the Fair Housing Act, its left to the State of NC
- Wake County has outdated practices, should be enforcing the Fair Housing Act
- Analysis of Impediments says Fair Housing must be enforced, it has been ignored, not taken seriously
- Analysis of Impediments also addresses the immigrant community, they have been ignored
- City of Raleigh has many housing discrimination cases, Octavia worked on many + won many cases
- Everyone cannot go to the state for housing discrimination
- Income is not a protected class in the State of NC
- Wake County does not have a Fair Housing Hearing Board
- Citizen Participation Plan is outdated
- Concerned - people's civil rights not being protected

Speaker # 2 - Carmen Coffin

- Engage people that are at lower end of the income scale
- At 30% AMI or below
- Going to take extra work, go into the shelters
- Meet with people that are coming out of incarceration
- Host meetings at hotels, along edge of City and County – people living there no longer afford rent in the county
- School bus stops at hotels, WCPSS students living at hotels with their families

3. Summary of Public Meetings, Stakeholder Workshops, and Interviews (January – February 2025)

1. Public Meeting in Western Region (Cary, Apex, Morrisville)

Date: Tuesday, February 4, 2025

Time: 5:30- 7:00 pm

Location: NW Cary YMCA, 6903 Carpenter Fire Station Rd, Cary,

Attendees: 13 participants

- Pet ownership is not on the list of barriers to housing opportunities- is commonly seen in this area.
- Priorities:
 - Ancestry
 - Color
 - Disability
 - Gender Identity or Expression
 - Lawful Source of Income
 - National Origin
 - Seen as a proxy of immigration status
 - Many mixed-status households
 - If primary wage earner gets deported, the rest of the family is now at-risk of homelessness
 - Race
 - Town of Cary MLK Dream Fest highlighted how racist policies over the decades have put black people at a financial disadvantage (generational wealth)
 - Sexual Orientation
 - Status as a victim of DV
 - Veteran Status
 - Color
- Other:
 - Pet Inclusion- 3
 - Need for Permanent Supportive Housing for homeless
 - Huge rates of homelessness as a result of recent closure of PSH programs in the state
 - Case Management services are needed

Summary of feedback and comments from county residents & stakeholders

- Cost of Housing
- 30- and 40-somethings being greatly affected
- Existing affordable housing isn't well advertised (coming on because of rezoning efforts); need an accessible resource database where they are centrally listed
- Need a way to measure/ track the affordability gap
- Cary just experienced a massive increase in property taxes (some nearly doubled)
- County has a Homestead tax exemption for the elderly and disabled (and other specific situations); Not well advertised (knowledge of resources can be a barrier); Residents must apply
- Housing prices and median income are considerably higher in Cary than in the County as a whole; difficult for residents to qualify
- Have to prove to the County that your assessment was done incorrectly (based on lack on interior updates, etc.)
- Raleigh also has a tax waiver program
- 40% of construction costs are permit fees, lawyer fees, etc.
- Community in Wake County was recently considering doubling impact fees
- Cary is known for having a long, unclear development process historically
- NIMBY for condensed living- residents concerned about traffic patterns, school zoning, etc.
- Lack of Transportation-
- Wages
- Public servants- teachers, etc. aren't paid enough to live here
- Wake Tech is a resource- people can upskill for a fairly affordable cost.
- Barriers include:
- Transportation
- Mental Health
- Time constraints (if a person is already working, especially if working 2+ jobs)
- Lack of knowledge of resources/ navigation
- Need to reduce bureaucracy on application process
- Employers need to raise wages
- The County can help create tax credits to incentivize employers hiring people with disabilities/ educating employers about disabilities
- Esteemed Coffee in Cary hires individuals with disabilities
- Need funding for microloans- car repairs, etc.
- Available in Western Wake County (Dorcas), but needed on a larger scale
- Capacity building (expansion, administration) needed for organizations administering funds
- Benefit Diversion funding (AFDC) available
- Childcare
- Housing Conditions-
- Language Barriers-
- Lack of accommodations for disabilities-
- Includes accessible housing, doorways wide enough for wheelchairs, etc.
- Location of housing units in relation to amenities-
- Lack of homeownership opportunities-
- Discrimination
- Ability to Use Vouchers or Other Assistance
- Didn't put a dot under it because there are so few vouchers available

Summary of feedback and comments from county residents & stakeholders

- Landlords create barriers
- Others:
- Pet inclusive housing
- Equity and justice issue for people who rely on service animals/ emotional support animals
- Many homeless people won't access shelter because they don't want to part with their animals
- Raleigh shelters are actually low barrier, just don't have enough shelter
- Women in DV situations are less likely to leave an animal behind
- Not enough types of housing
- Credit Scores
- Criminal Background
- Family Size
- NIMBY

2. Public Meeting in Community Meeting Eastern Region (Zebulon, Wendell, Knightdale)

Date: Wednesday, February 5, 2025

Time: 1:30- 3:00 pm

Location: Wake County Eastern Regional Center, 1002 Dogwood Drive, Zebulon,

Attendees: 25 participants

- Cost of Housing
- Need more affordable rental housing- homeownership not for everyone
- Lack of rental housing stock
- Affordable units are rundown, in crime-ridden areas, etc.
- Affordable housing (as defined by HUD) isn't actually affordable
- Families still need to make 2x the rent
- Local government needs to address minimum wage
- Lack of homeownership opportunities
- Need to get rid of due diligence money; don't get that money back if something falls through (state law)
- Lack of "starter homes"- For young couples just starting out, only thing available is large 2-story homes in subdivisions; too expensive for them
- Need more options in different price changes
- Multiple households living in one home (grandparents, parents, children) in order to be able to afford their housing
- More Financial Literacy education needed
- Truist Bank provides in the local community
- Downpayment Assistance available
- NC Works program
- Go Prime mortgage company provides credit repair classes
- Will provide financial assistance
- DHIC provides homebuyer assistance
- Credit Scores & Lack of Transportation
- Affordable units are not on bus lines, near grocery stores/ other infrastructure, etc.
- Only one bus stop in Zebulon- goes to downtown Raleigh

- Hours are limited, not helpful to those with nontraditional schedules
- Smart Ride is a free available resource but needs to be expanded
- Access is limited
- Zebulon accounted for 7,000 out of 13,000 uses
- Need more grant funding for equitable transportation
-
- Other Write-Ins:
- Criminal Background
- Almost impossible to get someone housed with an arson conviction or production of methamphetamines
- Housing scams on Facebook, other social media
- People are getting fake deeds and selling properties
- Intergenerational Families
- Eviction history
- Many people were evicted during COVID-19 pandemic
- Race
- Age
- Changes in tax base; need to protect long-term residents
- Property tax has more than doubled, no longer affordable
- Appeals can be filed with the county tax assessor, but seniors need help navigating available resources
- Disability

3. Public Meeting in Northern Region (Rolesville, Wake Forest)

Location: Arise Coworking Community, 300 Southtown Cir, Rolesville

Date: Wednesday, February 5, 2025

Time: 5:30- 7:00 pm

Attendees: 13 participants

Spanish interpretation provided

- Cost of Housing
- Someone reported that their rent went up \$800/month in an affordable senior housing unit last year
- People from Raleigh are moving into this area
- Lack of Accommodation for Disabilities
- Need property managers to reserve first floor units for seniors & disabled
- Credit Scores
- Ability to use voucher assistance
- Lack of homeownership
- Discrimination-
- Pet Inclusive housing
- Ties into lack of accommodation for people with disabilities
- Veterans with service animals are often discriminated against because landlords don't want to accept pets
- Scams
- Most vulnerable people are most likely to get scammed

- Not enough housing types
- Need more single-story ranches for seniors that want to downsize
- Land prices make it harder to build ranch-style homes
- Townhomes being built- rarely have/offer elevators or electric chair options for homebuyers (accessibility issue for homebuyers)
- Not enough “starter homes”
- Homes in Rolesville being developed & selling for \$1 million+
- Causes nearby homeowners’ property taxes to increase
- Lack of transportation
- Need for transit-oriented development
- Transit for jobs needed
- Potential solutions:
 - Renovating vacant buildings
 - Some owners would rather let it sit empty than rent it out at a low price
 - Need to incentivize owners to rent/sell their vacant units and landowners to sell their land to be developed
 - Regulation- need more control over what to build and where
 - Property tax rates can vary based on use (ex- vacation rental v. residential rental)
 - Currently being implemented in Myrtle Beach
 - Need to bring everyone to the table to collaborate (transportation providers, developers, etc.)

4. Public Meeting in Southern Region (Fuquay Varina, Holly Springs, Garner)

Location: Art Center Downtown 123 E Vance St, Fuquay-Varina,

Date: Thursday, February 6, 2025

Time: 1:30- 3:00 pm

Attendees: 24 participants

- Barriers to Housing Opportunity
- Cost of Housing
- Land in this area is expensive
- Millions of dollars in grants available, but developers can’t access it quickly due to “Red Tape”
- Wages
- Minimum Wage needs to be increased
- Skilled trades
- Lack of high paying jobs
- Phlebotomist doesn’t make enough to buy a \$200k home
- Lack of zoning to support affordable housing
- Most of the current regulations prohibit affordable housing development
- By right zoning would allow developers to build whatever they think will work best in that area (usually more affordable)
- State legislature should establish a committee to address affordable housing crisis to research what is working in other areas
- NC HB25 no longer allows municipalities to restrict housing aesthetics

- Municipalities create workarounds by turning these into “recommendations” that would get applications approved more quickly and drive up the cost of housing development
- Lack of Transportation
- Plan for a circulator bus
- HOA restrictions on renting
- Tied to zoning
- Connecting households to resources
- Some have long waitlists, i.e. HCV
- Gentrification
- Rapid population growth in NC
- Rents and property taxes increase
- Need to put caps on how much rent/ property value can be raised so residents can remain in their homes
- House Sharing- each tenant has their own lease for their bedroom; common areas are shared
- High utility & insurance costs
- Lack of diverse housing types
- Ranches for seniors to downsize
- Flexibility- every community looks the same
- Need by right zoning districts
- Cottage court- high density, affordable housing
- Not a single municipality in Wake County that allows them
- Zoning restrictions on lot sizes prevents this
- Public infrastructure needs to support high density homes- roads, etc.
- Community Care
- Need to “take care of their own.”
- Affordable deed restrictions
- “Creating affordability for 10%, making things more expensive for other 90%”
- Limits households’ ability to grow their income
- Characteristics in Need of Protection
- Race
- Disability
- Need more accessible units
- Credit History

5. Public Meeting in Central Region (City of Raleigh)

Location: John Chavis Old Carousel House (600 Chavis Way)

Date: Thursday, February 6, 2025

Time: 5:30- 7:00 pm

Attendees: 41 participants

Spanish and American Sign Language interpretation provided

- Barriers to Housing Opportunity
- Cost of Housing
- Wages

- Lack of accommodation for disabilities
- Fees related to accessing housing
- 2x security deposits, application fees, etc.
- Gentrification
- Developers coming in to buy properties/ driving up rent costs
- Lack of regulation & zoning to support development
- Have to educate elected officials in smaller communities
- Waitlists for assistance programs & affordable housing
- Bond referendum on the next ballot
- Not enough upward mobility for people with vouchers
- NOAH- Naturally Occurring Affordable Housing
- Lack of Information/ Connection to Existing Resources
- Not reaching most affected populations (i.e.- voucher holders)
- Casa- existing affordable housing development
- Took people off CoC by name waitlist; not the most vulnerable who were not connected to the homeless system
- Need to network with churches, especially in the black community
- A lot of information/ applications are located online; not accessible to most vulnerable population
- Lack of homeownership opportunities
- RHA doesn't have pathway to homeownership for voucher holders
- Characteristics In Need of Protection
- Credit History
- Disability
- Criminal Background

1. Stakeholder Workshop

Topic: Housing Development

Date: Wednesday, January 22, 2025

Location: virtual

Time: 10:00 – 11:30am

Attendees: 25 participants

- Eligibility requirements
- Having a SSN is a barrier for Hispanic/ immigrant communities.
- Families have to make 2.5- 3x the rent. Many families have unsteady employment.
- The pricing is not affordable.
- Landlords and management companies have very unreasonable expectations
- Overall lack of supply/ availability of affordable units
- As a result, families then have to move further out where public transportation and schools can be issues.
- They charge for applications for each adult applying so each person has to pay that fee on top of the other fees.
- From Chat: "I work with a Center for Independent Living, who serve individuals with any type of disability that significantly impacts their life. One of the biggest challenge that our consumer

base face is access issues related to accessibility. First floor, no stair entryway, and lack of elevators is one of the largest concerns of our consumers. These units tend to 'go' first and do not open up regularly.”

- Construction Cost
- Location
- Timeframe
- Builders not interested in small development.
- In Raleigh there are income base and income driven housing being developed. There is limited housing available for low-income clients.
- Interest rates
- Lack of availability of gap funding resources at City/County/State
- Gaps are currently \$50- \$60k+ per unit
- Other states have subsidies/ credits available to fill gaps
- Huge commitment locally to developing affordable housing, but its not enough
- Zoning rules related to density and confusion around zoning rules.
- Timely access to affordable capital and lengthy regulatory process to get projects entitled.
- From chat: “It really is not possible to "build" a community out of a "lack of affordable housing". We need to look at the bigger picture as to why people cannot afford housing. We need to help all those that can make larger income to get into better jobs and careers so they can afford market rate rent. Poverty remediation.”
- From chat: “I also think an issue is related to the word usage of "affordable housing". Who determine what is affordable and affordable to who?”
-
- From the owner's perspective, there is fear in not being able to get folks to move out if they can no longer afford the rent.
- Available funding for the charities and organizations that provide the supportive services. Charities are stressed due to underfunding, as are government agencies.
- NIMBY- Communities not wanting to see housing with supportive services in the neighborhood
- People are worried about their property value
- Needs to be more community education about how homelessness could happen to anyone.
- “Affordable housing is not always affordable.” Low-income housing is still out of reach for many folks. Vouchers are limited.
- Families need larger unit sizes, but those are even more expensive.
- From chat: “It is nearly impossible for homeless people to avail themselves of services unless they are housed, so it is a difficult issue, what comes first, services or housing?”
- For projects involving case management after clients are housed, funding options for the building process and for agency operations.
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- Lack of long-term “cost control”
- Affordable deed restrictions are not long enough.....community land trust model is just emerging in Wake as a solution to permanent affordability
- Need more Case Management/ advocacy for residents to be able to preserve their housing stability
- By viewing it as long term for everyone, a portion of the units should be "revolving" and allowing the units to be used for the next residents. If the community can see some success of moving people up, they would be more accepting.

- When it becomes intergenerational, the community becomes less accepting of affordable housing developments.
- More funds for preservation in general
- Lack of funding to repair housing units.
- Need investors that are willing/ able to upkeep properties.
- From chat: “I am not sure what category this comment belongs in, but I would also add that sometimes the units that are available for low-income families are in very poor condition. Everyone deserves to live in decency regardless of how much they are paying.”
- Lack of different kinds of affordable housing, from rental to homeownership; educating the community on options for preservation
- Pathway to ownership needed
- Competitive real estate market
- Investors are buying up affordable housing and replacing it with market rate housing.
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- Look for ways to streamline the lengthy regulatory processes for zoning/ affordable housing development.
- Townhall meetings and address community concerns, education agency on the resource that are available, Allow agency to discuss the needs of clients
- Service providers to have a better understanding of resources available to clients/ families
- Access Hub/ Coordinated Entry, for example. Finding that families that are sent to CE are not receiving assistance.
- No clear understanding as to why some get assistance through CE and some don't.
- If social workers don't understand, can only imagine how frustrating it is for clients
- The way clients are being treated is unacceptable. Many can't advocate for themselves.
- Be willing to give guidance on projects and stand by that guidance, ie: zoning. Right now local gov employees say hire an architect, designer, or atty to understand regulations. All of this adds unnecessary costs.
- More local funding that can be more flexible than federal funds. Quicker regulatory processes. Making local government owned land available. Low-cost bridge financing. Continue to be supportive of denser zoning.
- Funding is a huge issue, and most funding is short term.
- From chat: “Approach affordable housing as long term for those who are not able to work and short term for those who are able to work, and fund programs for those supportive services for those residents to move out and up to market rate rent. It should not be an end solution, so the community does not look at affordable housing as permanent for all the residents, only those that have no other options. Then taxpayers would not be so upset at the dollars being spent. Taxpayers need a lot more education and government needs to really research and fund programs that work to end poverty for many families. I think that doors are "closed" due to a lack of funding, which is so sad and so frustrating. Fair Chance NC phone number is 720-695-8790 to discuss our services.”
- Attempt to close the gap between micro (citizens), mezzo (service providers/developers), and macro (local government). Continue to provide a space where local government can provide education, and developers can partner/discuss with community organizations and citizen concerns.
- CASA - because they continue to help residents after they are housed

- Our consumers often apply for supportive housing programs such as Targeted Housing, Vouchers, and CASA. However, the barrier is waitlists are closed and once on a waitlist some consumers are waiting over 2-5+ years. Ex. Targeting Program (<https://www.ncdhhs.gov/divisions/aging/permanent-supportive-housing>)
-
- Community Consultation
- We also need to include the consumers in the conversation.
- Larger focus on Community Outreach. Have become too data driven.
- Educational Townhalls
- Housing can be coupled with other safety net topics to create a louder voice and build a more collectively supportive community.
- Using a multi-partner approach to build
- ex: using church land, providing agency case management with residents, including other needs in a building site like childcare
-
- Grounded Solutions Network and Lincoln Institute for Land Policy has good data on various housing topics.
- National Alliance to End Homelessness
- Data collection for children exiting foster care and the need for supportive and affordable housing
- Community Solutions is an organization that has great data
-
- Karl Emmerich
- Would like to have the flyer
- We like to have the survey as well

Brittney Zenere- Can you send the slides for each of the presentations? If we miss one of the presentations, we then can email back community comments (Brittney@adanc.org)

2. Stakeholder Workshop

Topic: Education & Employment

Date: Thursday, January 23, 2025

Location: Virtual

Time: 10:00 – 11:00am

Attendees: 21 participants

- Lack of funding for school bus system.
- Lack of reliable transportation to and from tutoring places
- Virtual tutoring is not for everyone
- Caregivers are at work when children need transportation to and from after school or before school programs or tutoring programs.
- In order to be able to attend charters or higher rated public schools, families have to find their own transportation.

- The school buses only go to the local assigned school.
- Parents don't have transportation to their children's schools
- Children are bussed far from their homes, which means that parents in low-income households that don't have vehicles are unable to attend events/ become involved
- Lack of knowledge about lottery system and charter schools.
- Parents need more information about all the options.
- Limited English Proficiency
- From chat: "Some schools do have dual language learning but if the parents do not know about them or cannot get their children there, it really is not helping."
- Lacking presence of role models within the family who can impress the importance of good education
- Many parents/caregivers are too busy trying to keep their jobs and deal with their mental health. They don't have what it takes to focus on their children's education and exposure to better career pathways
- Absence of the "village support" in the lives of children who can step in to support children's education needs and dreams
- The amount of time that has to be dedicated to discipline issues.
- Takes away from the learning environment.
- From chat: "I suspect the early childhood sector leaders would have insights into what is needed as pathways to show up in school ready to learn."
-
- Increased school absenteeism
- Lack of ability to focus on education
- From chat: "It is difficult to focus on education and other things when basic needs are not met. May times, these kids tend to be hungry and hygiene is not up to par, so many challenges come along with being unhoused."
- Disruption to children's after-school or community activities
- Especially if they have to move far away to temporary housing
- Lack of Affordable childcare
- Lack of childcare resources to make it possible for parents to navigate housing resources, work, and/or job training
- From chat: "Lack of affordable childcare and vouchers is getting worse."
- Mental health challenges
- Lack of transportation
- Not being aware of McKinney-Vento Act, which provides transportation to the "home school"
- Not having transportation to the daycare they might have established before experiencing homelessness
- Starting a family without having the means to support the family
- Low wage jobs
- Lack of knowledge on financial literacy
- Single parent households
- Makes it harder to afford housing and other needs
- Lack of higher education beyond high school
- Addictions like gambling, buying, etc. to support their emotional needs
- From chat: "I have worked with homeless for over 20 years. What has changed is that homelessness is increasing for family units."

- From chat: “Lots of families are coming in to Wake County from other states. They come in believing housing is affordable here in NC.”
-
- A well-trained workforce
- Shortage in trades areas
- Kids need earlier education about/ exposure to these opportunities.
- School CTE programs can help with this. Businesses need to get more involved to get careers in front of kids at younger ages.
- In the construction industry, there's a big need for training skilled workers
- Need for more on-the-job training
- Businesses really need to have more apprenticeships or internships available, that will give more opportunities to unemployed.
- Guaranteed income
- Like what was piloted in Durham
- University of Pennsylvania has a program that has researched the value and benefit of guaranteed income
- Better marketing by businesses to let people know if their company has programs for training. And if their company has upward mobility for employees.
- Funding
- Businesses need incentives and support so they can hire unskilled workers to train on the job
- There's an opportunity cost for retraining, so cash stipends are important to create the financial margins for people to afford to retrain
- Evening and weekend programs to further their education so folks can keep their daytime job during the week
- And childcare during these hours
- From Karl in chat: “In our program we help people hone in on the skills they have gained thru the trauma they have survived. Many of them are so hopeless to start but feel better as they realize all the things they can do.”
-
- Partnerships with NCWorks
- Stable housing
- Either transitional or subsidized, so they can focus on training. You cannot do this living in a car or in a tent. Housing has to come first and then they need to be allowed to get their lives back on track.
- Support for degree programs
- Not just certificate programs
-
- Healthcare
- Need more people across a variety of positions
- All areas of IT
- Many do not need degrees
- Construction
- Alignment of C-suite messaging and HR screening
- We hear that degrees aren't required, but in working with jobseekers, they struggle to get past the first application screening without a degree
- Affordable mental health support

Summary of feedback and comments from county residents & stakeholders

- Healthcare support
- Car maintenance support
- Services that help families stretch each dollar
- i.e- lower food costs to meet higher rent costs
- One-on-one career counseling
- Professional development
- Resume writing
- Interviewing skills
- Upskilling
- Seeing the value of other jobs that pay more
- There seems to be stigma across low-income workers about not wanting to work "in that job", i.e.: factory, healthcare, construction
- Many people do not have the understanding as to what it takes to get into fields such as law enforcement, peer counseling, and many people who are experiencing homelessness can do these jobs. They just do not know how talented they are.
- From chat: "People underbid themselves for no reason."
- Affordable childcare
- More marketing that highlights women in trades
- Many grants don't support video marketing, so a change in funding is needed
-
- Credit repair/ counseling
- Poverty remediation
- I think we all need a broader view of the underlying cause, and that is poverty and it is intergenerational.
-
- Harvard's Joint Center for Housing Studies
- National Alliance to End Homelessness
- Community Solutions

3. Stakeholder Workshop

Topic: Housing Access & Fair Housing Rights

Date: Thursday, January 23, 2025

Location: Virtual

Time: 2:00 – 3:30pm

Attendees: 25 participants

- Housing prices
- Lack of diversity of housing with equal opportunity
- Criminal records and eviction history
- You have an eviction history even if you are not evicted after the landlord files for eviction (I.e. if a magistrate finds in your favor).
- Transportation barriers
- Low Stock/Availability of Affordable Housing
- Knowledge of affordable housing places in our community

Summary of feedback and comments from county residents & stakeholders

- The upfront costs. The application fees, the deposits. Low credit scores. We need NC laws that limit deposits and also that limit income requirements to no more than 2 times the monthly rents.
- Losing application fees to scams online
- Income discrimination
- It's definitely a problem for people with section 8 vouchers to find property owners that will take them.
- It is challenging to find a place that accepts the voucher, and securing housing using it in the allotted time. Frame.
- Families with vouchers are not even able to get assistance through services like Oak City Cares simply because they have a voucher.
- It is extremely difficult to find property managers/landlords willing to accept vouchers. Some say they will but still require to occupant to make 3X the amount of the rent
- Both: discriminator, process of inspection and approval, amount of the voucher compared to the private sector
- Landlords do discriminate against people with vouchers. They have an idea, that is not true, that people with vouchers are not responsible and would not be good tenants. Which is not true in almost all cases, they are great tenants.
- Section 8 also seems to be very slow in making changes as well. This can cause people to miss opportunities once units are found.
-
- Locations being on bus routes
- First level units with no stairs
- Lack of housing by medical centers that might be required for multiple appointments for serious conditions
- support in daily living. Some may be concerned that can't live independently - so needing more in home care/support
- They need frequent monitoring – case management
- There needs to be more centers, like Oak City Cares, that are one stop places to receive services.
- Education on reasonable accommodations available under the FHA for both landlords and tenants.
- They just built apartments by OrthoNC's Wakefield location, providing access to medical facilities, restaurants, and a grocery store.
-
- Most property managers do not have much experience with the FHA and reasonable accommodations - even if they are part of a large owner/developer.
- Lots of challenges around service animals and emotional support animals.
- If a tenant does have a challenge with discrimination, there is usually nothing that can be done, because they actually need legal help to make a complaint. We probably need more lawyers that could do some pro bono work.
- Both Disability Rights NC and Legal Aid have specific attorneys that work on Fair Housing Rights for free.
- Speaking as a landlord, I have had tenants very confused about their rights and some have demands that are not realistic for landlords. Landlords are also scared, especially since COVID, that a tenant cannot be removed.

- It might help if all landlords were required to have a rental license. The license process would help educate them on the laws.
- Families have shared their concerns of waiting several weeks for shelter assessment with requirements of the one HUD portal system.
- Including yearly required training for Landlords to maintain awareness and societal needs assessments.
-
-
- Disability is the number one fair housing complaint category in NC. Animals in housing lead those complaints.
- Domestic violence/sexual assault victims
- Veterans
- some don't know about their benefits and if they are stress about other needs stemming from unemployment they may not have connections with anyone to assist them etc
-
- Parent education to assist with children with concerning behaviors.
- I actually do not know of any fair housing educational opportunities
- Would be great to have educational opportunities to Town boards/elected officials to help create these initiatives and be informed on how it works.
-
- Flyers, actual paper. Social media does not work that well.
- There is TOO MUCH information on social media, things get lost.
- Newsblasts (emails), going to where the people are including events
- Helping them develop a budget that they can follow.
- One community/one church at a time but that is incredibly resource intensive and I am unaware of any organization that can do this at a scale that is workable.
- When educating that families that we serve, it is important to make sure that information is delivered on a level that people can truly understand. It would be helpful to have a hotline that people could call to ask questions and have someone really breakdown things they may have read or heard for clarity.
- Both Legal Aid and Disability Rights NC will do outreach if asked by a specific organization.
- Disability Rights North Carolina (DRNC) - DRNC
- Unfortunately, a lot of the best work needs to be done one on one. Meeting people exactly where they are at.
-
- It would be helpful for there to be some clarity on different types of housing services. "Housing" is a loaded word and not everyone needs the same thing.
- Compiled list of resources
- It truly does take a village. Non profits work together here in NC, that does not always happen in other states. But we do need to all reach out to each other so we all understand what each charity provides. Possibly an event where all the non profits and agencies can be together.
- How limitations on density limit the number of affordable housing units. For example, if a 200 home subdivision comes in with 3 units an acre, 10 units can be made affordable or one home donated to homes to heroes. But, if that limit on density is lifted the 200 can go to 400 units and hence make more units affordable or donated to nonprofits. Going back on educating elected officials, we have a town owned piece of land for affordable housing but they do not

understand what all of the differences are between developments from 60 to 80 percent AMI. The 60 percent may need more units to make to project viable, hence increasing the density or creating a project with multiple different types of housing.

-
- Regional collaboration between municipalities
- Get everyone in a room and everyone exchanges a paper flyer with their contact information and the services they provide. May sound silly but a resource book or even a resource web page takes time and money.
- It can not be stressed enough how important it is for the people that we serve to be at the table when collaborations are taking place. Those that have been served as well as those that are currently in need of services. We need to hear from them and the issues they encounter as well as the things that work well.

4. Stakeholder Workshop

Topic: Homelessness

Date: Thursday, February 6, 2025

Location: Raleigh Housing Authority, 971 Harp St., Raleigh

Time: 9:00 – 10:30am

Attendees: 12 participants

- Lack of available affordable housing
- Lack of options/ variety of affordable housing types
- Need ADU's, shared housing, etc.
- Not everyone needs a one-bedroom apartment
- Lack of accessible housing
- Need to prioritize development of accessible housing for people with all types of disabilities (blind, deaf, wheelchair-bound, etc.)
- Costs associated with move-in
- Security deposits
- Targeted Unit program provides assistance, but there is a long waitlist
- Application criteria
- Applicants required to make 2-3x the rent, even with a voucher
- Individuals receiving disability/ fixed incomes- more likely to become homeless
- Criminal Background
- Eviction history
- Access to information and resources
- Housing combined with support services
- Centralized call centers and resource guides
- Local government should work to create partnerships/ collaborations with service providers
- Increase in multi-generational families and two-parent working families becoming homeless
- Have a had a hard time catching up after COVID-19 pandemic
-

- Single men with mental health issues are the hardest population to house
- Limited shelter space
- Oxford House, Fellowship, Pardoned by Christ are existing service providers
- Shelters for couples
- Access to higher wages
- Education, Career/ Skills building resources needed
- Those with short-term rental assistance not able to maintain housing
- Youth-specific transitional housing
- Childcare, Transportation assistance, etc.
- Wake County has some funding available, but not enough
- Initiatives to house people directly from the streets
- Lack of long-term voucher subsidies (ie- HCV)
- Long wait lists for those on fixed incomes
-
- Poor public transportation system
- Prevents people from being able to work
- People who work in downtown Raleigh can't afford to live there, but transportation doesn't support their commute
- Service doesn't run long enough, not enough stops, etc.
- Transportation is free when using the app, but homeless population can't keep up with their cell phones
- Lack of outreach to at-risk population for prevention resources
- Senior population specifically
- Lack of resources for security deposit & first-months' rental assistance
- Housing choice is extremely limited for those with special needs
- Often not able to live where they have an established support system
- Available ground floor level units
- Project-based apartments for the elderly and disabled
-
- Source of income
- Criminal Background
- Particularly arrest records v. convictions
- Difficulty proving discrimination in Fair Housing cases
-
- Handicapped parking
- Improved public transportation system
- Strategic placement of affordable units
- Proximity to jobs, schools, childcare, transportation, healthcare providers
- Walkability
-
- Proposal to build on Church land
- Collaboration/ Partnership between Caring Place housing, DHIC housing, YMCA childcare, Town of Cary, etc.
- Started zoning process
- Beacon
- Purpose-built community

Summary of feedback and comments from county residents & stakeholders

- Self-Help onsite
- Local Partnerships
- Referring clients to other providers
-
- Cross collaboration with private sector
- Big businesses moving into Raleigh are driving up housing costs
- Need them to understand why they should invest in the local community
- Collaboration amongst nonprofit organizations
- Creating transparency in reporting
- Need someone to direct so that all voices are equitably heard
- Increased participation from PHA's
- Shared centralized & updated directory of resources
- Cares 360 and 211 lists often contain outdated information

5. Stakeholder Workshop

Topic: Services to Vulnerable Populations

Date: Friday, February 7, 2025

Location: Raleigh Housing Authority, 971 Harp St., Raleigh

Time: 9:00 – 10:30am

Attendees: 10 participants

- Cost of Housing
- Location of Housing
- Unsafe neighborhoods & conditions
- Run by “slumlords”
- Prior evictions on their records
- Criminal Background
- Late Fees
- Security Deposits
- 2- 3x the rent required
- Housing Scams
- People are sending money and not getting the housing
- Job Loss
- Layoffs
- Not having affordable/ reliable childcare
- Not having reliable transportation
- Age Discrimination
- Fostering Youth Initiative (FYI) vouchers
- Accessible Housing
- For those with physical disabilities
- Transportation
- Limited bus routes & times
-
- Access to transportation

Summary of feedback and comments from county residents & stakeholders

- Affordable housing on fixed incomes
- Accessible units
- Grab bars, etc.
- Transportation
- To/from after school programs
- Low-Income parents can't participate in children's education if they don't have transportation to/from schools
- Access to broadband internet & devices to do homework
- Lack of/ Affordability of after school programs
- Inequity amongst school facilities in lower- v. higher- income areas
-
- Food Deserts
- High prevalence of convenience stores & dollar stores v. grocery stores in low-income areas
- More expensive
- More processed foods
- Limited Hours at Community Recreation Centers
-
- Childcare
- Utility Assistance
- Car Repair Assistance
- Limited resources available for this
- Food
- Gas Cards
- Benefits Counseling/ Navigation
- Debt Management/ Credit Counseling
- Advocacy
- Landlord-Tenant Mediation
-
- HMIS prevents duplication in services
- CASA apartments
- Fully furnished
- Wraparound services
- Veteran Services moved under Housing
- More money available
- Housing is a huge need for veterans
- Coordinated Public Service Transportation Plan
- Need to ensure agencies Consolidated Plans overlap
-
- Low-income individuals need greater access to elected officials so their voices can be heard
-
- Upcoming Mobility Coordination Committee & Mobility Management Program
- As program is built, there will be outreach conducted & resources distributed
- Expand Continuum of Care for homeless services
- Expand monthly veterans meeting of nonprofit service providers/ VA/ County officials
- Request for data

6. Stakeholder Workshop

Topic: Seniors and Disabilities

Date: Friday, February 7, 2025

Location: Raleigh Housing Authority, 971 Harp St., Raleigh

Time: 11:00 – 12:00pm

Attendees: 5 participants

- Financial difficulty associated with living on fixed incomes
- Sometimes making just over the income limits for benefit programs
- Spouses passing away/ benefits ending for the surviving spouse
- Medical expenses
- Handicap accessibility
- Property Maintenance
- Age and Disability discrimination
- Need for advocates/ Case Managers

- Source of income discrimination for voucher holders
- NC lacks protections for this class
- HCV program can streamline paperwork process/ create incentives to encourage landlords to participate
- Ex- Tax credits
- Lack of training/ education about Fair Housing rights
- For landlords and tenants

- Lack of available services
- 18,000- 19,000 people on waitlist for NC Innovations waivers
- Lack of reliable transportation to and from appointments
- HUD's Housing First policy
- Can't require housing program participants to engage in services

- Some HOA's have limited parking and rules around parking in the street
- Impacts caregivers' ability to park
- Local television and radio stations

- Providing in-home services
- Including caregiving, live-in aides
- Food delivery
- Training/ Education to landlords about protections for Service Animals
- Code enforcement

- Need for centralized resource database & service navigation
- Eviction diversion program

4. Summary of 30-Day Public Comment Period (March 28 – April 26, 2025)

Comment# 1 – Paul Berry

Email Address: Paberry28@gmail.com

Need flex funds for Veterans needing housing.

5. Summary of Public Hearing # 2 – April 21, 2025

Housing staff provided a brief presentation outlining the Consolidated Plan development process, including community engagement efforts, data analysis, proposed goals, and the timeline for submission to HUD. The presentation was followed by a public hearing.

Speaker # 1 - Yolanda Winsted, President and CEO, Downtown Housing Improvement Corporation (DHIC)

- DHIC is a valuable partner and one of the entities supporting the County to carry out the Consolidated Plan.
- DHIC Expresses support for the 2025 Annual Action Plan and the 2030 Consolidated Plan.
- The plans outline the goals and activities in Wake County to address housing and community development needs.
- Commend Wake County for its commitment to addressing housing needs. The use of funds will help create a safe and stable affordable housing options for low and moderate income residents.
- The purpose of DHIC is to create housing for seniors and families with limited incomes. DHIC programs will benefit from funding, similar to the projects in Cary and Fisher Grove in Raleigh. These housing development projects will provide 151 and 160 units of affordable housing.

Speaker # 2 - Patricia Burch, CEO, Habitat for Humanity for Wake County

- There is an affordable housing crisis in our community, 1 in 4 families lack access to affordable housing.
- Habitat makes homeownership accessible by providing affordable mortgages to home buyers who have been shut out of the traditional market.
- Habitat for Humanity is celebrating its 40th anniversary. Federal funding is a single resource to advance affordable housing.
- Wake County has been an excellent steward of the federal funds. Collaborative and creative partnerships help. Habitat for Humanity speaks in support of the plans.
- Community Development Block Grants (CBDG) funds support repair programs. Home preservation programs are critical to ensure people can live in their homes long term.

- Wake County's use of federal funding provides a flexible source of funding for Habitat and other non-profit providers. Current projects providing homeownership development in Raleigh and Garner.

Speaker # 3 - Everett McElveen, CEO, Community Alternatives for Supportive Abodes (CASA)

- CASA is a non-profit organization and developer committed to providing permanent affordable housing to people that are underserved by the private market.
- CASA has been around for over 30 years and started as a partnership with Wake County. CASA shares the support of 2025-2030 HUD plans.
- Half of all renter households are cost-burden. CASA serves veterans, seniors, and working families, who without a safe and affordable home, would be one emergency away from homelessness.
- Federal funds are important, as they serve as a lifeline for many of the people in Wake County.
- The support by the Commissioners is vital and advocacy for sustained increase in federal investment is critical.
- Projects that are currently in CASA's pipeline can only move forward with funding. More housing is the solution to homelessness. With continued partnership we accomplish great things.

Speaker # 4 - Paul Alan Berry, Triangle Network Senior Director, Veterans Bridge Home

- As a 30-year veteran of the Marine Corp and a disabled veteran, my family and I have chosen to stay in Wake County because we truly love it here.
- Through partnership with NC Serves, 300 veterans were served with housing assistance. 54% of those veterans identified as Black or African American.
- When veterans asked for housing support, they also needed support with income, benefits navigation, utility support and food assistance.
- This shows a deeper need for collaboration across all community spaces. Nearly 17% of women veterans were rejected for referrals, and the number was higher if the woman veteran had children. He shared a story regarding a male veteran in Wake County getting assistance benefits across eight partners.
- More research needs to be done regarding Flex Funds (discretionary funds used to purchase goods or services that support individuals or families, often when other resources are unavailable).

Speaker # 5 - Tim Morgan, President, Evergreen Construction Company

- Evergreen Construction Company has a focus on development, construction, and management of affordable housing in North Carolina. The company is a for-profit Company.
- As a partner with the County for over 25 years, funds have allowed development in various communities (Cary, Fuquay-Varina, Garner, Knightdale, Raleigh, Wake Forest, Wendell, Zebulon, and hopefully soon in Apex).
- Evergreen Construction is about to close on its 16th loan with Wake County, which has allowed them to provide 846 units of housing (12 senior communities and 4 family

communities) for Wake County residents. The project team is at 70% completion for the last project.

- Sources of funding (federal and local) are much needed to provide housing in Wake County and allow his company to be able to provide housing for seniors and families earning between 20-30% AMI.
- Evergreen Construction supports the Housing programs and the developed plans.

Public Notices Posted & Published

News & Observer – Public Hearing # 1 (October 7, 2024)

PREVIEW FOR AD NUMBER IPL01953940

PUBLIC HEARING WAKE COUNTY 2025 – 2030 CONSOLIDATED PLAN AND 2025 ACTION PLAN

NOTICE IS HEREBY GIVEN THAT Wake County will hold a public hearing on Monday, October 7, 2024 at 5:00 PM in the Wake County Justice Center, 300 S. Salisbury Street, Raleigh, 2nd Floor, Room 2700. To sign up to speak, submit a comment, or 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 gather feedback on Wake County's affordable housing and community development needs, barriers to fair housing, and homeless services. The information received will be used to prepare the draft 2025-2030 Consolidated Plan and the 2025 Action Plan.

The Consolidated Plan and Action Plan are required for the County to receive funds from the U.S. Department of Housing and Urban Development (HUD). The 2025-2030 Consolidated Plan defines priority populations and outlines the activities to be undertaken during in Wake County, outside of Raleigh. The 2025 Action Plan details the activities to be carried out from July 1, 2025 through June 30, 2026 in the same geographic area.

For more information, please contact Wake County Department of Housing Affordability & Community Revitalization at (919) 856-5689 or at housing.info@wake.gov. Speech or hearing-impaired persons may contact 1-800-735-2962 (TT) or 1-800-735-8262 (voice).

IPL0195394
Sep 22 2024

News & Observer – Public Hearing # 2 (April 21, 2024) & 30-Day Public Comment Period (March 28 – April 26, 2025)

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Brackerton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

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Attention: Diana Youssef

WAKE COUNTY HUMAN SERVICES - HOUSING & COMMUNITY REVITALIZATION
PO BOX 550, 4TH FLOOR WCOB
HOUSING & COMMUNITY REVITALIZATION

HousingAP@wake.gov

WAKE COUNTY 30-DAY PUBLIC COMMENT AND PUBLIC HEARING FOR DRAFT 2025-2030 CONSOLIDATED PLAN AND 2025 ANNUAL ACTION PLAN

NOTICE IS HEREBY GIVEN THAT Wake County will receive public input during a 30-day public comment period and hold a public hearing on the County's Draft 2025-2030 Consolidated Plan and 2025 Annual Action Plan. The Plans are required by the U.S. Department of Housing and Urban Development (HUD) for Wake County to receive federal entitlement grant funds. The 2025-2030 Consolidated Plan outlines the goals and programs to address the housing, homelessness, and community development needs in Wake County, outside of Raleigh. The 2025 Action Plan details the activities to be carried out from July 1, 2025, through June 30, 2026, in the same geographic area. At the end of the public input period, Wake County will compile and review all public feedback received.

30-DAY PUBLIC COMMENT (3/28/2025 – 4/26/2025)

Wake County will receive comments from interested parties for a period of 30 days starting Friday, March 28, 2025. A draft of the Plans will be accessible online at: <https://tinyurl.com/4bnr9b4> or at the following locations: Wake County Housing (338 Fayetteville Street, Suite 440, Raleigh, NC 27602), Municipal Town Halls, Wake County Regional Centers, Homeless Service Centers, and other Wake County Housing or Human Services locations.

PUBLIC HEARING (4/21/2025)

Wake County will hold a public hearing on Monday, April 21, 2025 at 2:00 PM in the Wake County Justice Center, 300 S. Salisbury Street, Raleigh, 2nd Floor, Room 2700. To sign up to speak, submit a comment, or livestream the meeting, please visit: <https://tinyurl.com/3uhtbka9>.

For more information or to submit a comment, please contact the Housing Department at (919) 856-5889 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 1-800-735-2862 (TT) or 1-800-735-8262 (voice).
IPL0224941
Mar 28 2025

**STATE OF NORTH CAROLINA
COUNTY OF WAKE, COUNTY OF DURHAM**

Before the undersigned, a Notary Public of Beaufort County, South Carolina duly commissioned and authorized to administer oaths, affirmations, etc., personally appeared Mary Castro, who being duly sworn or affirmed, according to law, doth depose and say that he or she is Accounts Receivable Specialist of the News & Observer Publishing Company, a corporation organized and doing business under the Laws of the State of North Carolina, and publishing a newspaper known as The News & Observer, Wake and State aforesaid, the said newspaper in which such notice, paper, document, or legal advertisement was published was, at the time of each and every such publication, a newspaper meeting all of the requirements and qualifications of Section 1-597 of the General Statutes of North Carolina and was a qualified newspaper within the meaning of Section 1-597 of the General Statutes of North Carolina, and that as such he or she makes this affidavit; and is familiar with the books, files and business of said corporation and by reference to the files of said publication the attached advertisement for WAKE COUNTY HUMAN SERVICES - HOUSING & COMMUNITY REVITALIZATION was inserted in the aforesaid newspaper on dates as follows:

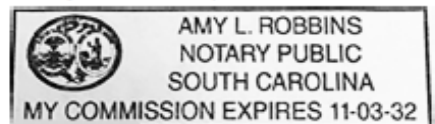
1 insertion(s) published on:
03/28/25

Mary Castro

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Amy Robbins

Notary Public in and for the state of South Carolina, residing in Beaufort County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

Que Pasa – Public Hearing # 1 (October 7, 2024)



AUDIENCIA PÚBLICA

PLAN CONSOLIDADO DEL CONDADO DE WAKE 2025 – 2030 Y PLAN DE ACCIÓN 2025

POR MEDIO DE LA PRESENTE SE INFORMA que el Condado de Wake llevará a cabo una audiencia pública el lunes 7 de octubre de 2024 a las 5:00 p.m. en el Centro de Justicia del Condado de Wake, 300 S. Salisbury Street, Raleigh, 2º piso, Sala 2700. Para inscribirse para hablar, enviar un comentario o ver la reunión en vivo, visite: <https://www.wakegov.com/departments-government/board-commissioners/meetings-schedules-materials/meeting-schedule>.

El propósito de la audiencia pública es recopilar opiniones sobre las necesidades de vivienda asequible y desarrollo comunitario del Condado de Wake, barreras a la vivienda justa y servicios para personas sin hogar. La información recibida se utilizará para preparar el borrador del Plan Consolidado 2025-2030 y el Plan de Acción 2025.

El Plan Consolidado y el Plan de Acción son necesarios para que el Condado reciba fondos del Departamento de Vivienda y Desarrollo Urbano de los EE.UU. (HUD). El Plan Consolidado 2025-2030 define las poblaciones prioritarias y describe las actividades que se llevarán a cabo en el Condado de Wake, fuera de Raleigh. El Plan de Acción 2025 detalla las actividades a realizarse del 1 de julio de 2025 al 30 de junio de 2026 en la misma área geográfica.

Para obtener más información, comuníquese con el Departamento de Vivienda Asequible y Revitalización Comunitaria del Condado de Wake al (919) 856-5689 o en housing.info@wake.gov. Las personas con discapacidades del habla o auditivas pueden comunicarse al 1-800-735-2962 (TT) o al 1-800-735-8262 (voz).

Que Pasa – Public Hearing # 2



AUDIENCIA PÚBLICA DEL CONDADO DE WAKE SOBRE LOS PLANES PRELIMINARES DEL DEPARTAMENTO DE VIVIENDA Y DESARROLLO URBANO DE EE.UU. (HUD)

POR LA PRESENTE SE NOTIFICA que el **Condado de Wake** llevará a cabo una **audiencia pública** el **lunes 17 de marzo de 2025 a las 2:00 PM** en el **Wake County Justice Center, 300 S. Salisbury Street, Raleigh, 2do piso, Sala 2700.**

Para inscribirse para hablar, enviar un comentario o 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 **recopilar comentarios** sobre los **planes preliminares** que serán enviados a HUD para la obtención de fondos federales. Los planes incluyen el **Plan Consolidado 2025-2030**, el **Plan de Acción 2025** y el **Análisis de Impedimentos (AI) 2025-2030** para la Vivienda Justa.

El **Plan Consolidado 2025-2030** establece los objetivos y programas para abordar las necesidades de vivienda, personas sin hogar y desarrollo comunitario en el **Condado de Wake, excluyendo Raleigh**. El **Plan de Acción 2025** detalla las actividades que se llevarán a cabo desde el **1 de julio de 2025 hasta el 30 de junio de 2026** en la misma área geográfica. El **Análisis de Impedimentos (AI)** es un estudio obligatorio que examina las barreras al acceso equitativo a la vivienda y ofrece recomendaciones de acción.

Para más información, comuníquese con el **Departamento de Vivienda Asequible y Revitalización Comunitaria del Condado de Wake** al (919) 856-5689 o por correo electrónico a housing.info@wake.gov.

Las personas con impedimentos del habla o audición pueden comunicarse al 1-800-735-2962 (TT) o 1-800-735-8262 (voz).

Community Feedback Survey (October – December 2024)



30-Day Public Comment Period (March 28 – April 26, 2025) QR Code



Wake County Website and Social Media

Public Notices

Wake County Housing Affordability & Community Revitalization periodically posts public notices on this webpage. For a look at current and past public notices, please consult the list below or use the Archives button.

[30-Day Comment Period \(3/28/2025–4/26/2025\) Wake County 2025–2030 Consolidated Plan and 2025 Annual Action Plan](#) ▲

NOTICE IS HEREBY GIVEN THAT Wake County will receive comments from interested parties on the County's Draft [2025–2030 Consolidated Plan and 2025 Annual Action Plan \(en español\)](#) for a period of 30 days starting March 28, 2025–April 26, 2025.

- [To Submit a Comment in English – Click Here](#)
- [Para Enviar un Comentario en Español – Clic Aquí](#)

A draft of the 2025–2030 Consolidated Plan and 2025 Annual Action Plan is also accessible through the following locations:

1. Wake County Housing Affordability & Community Revitalization
 - Physical Address: 336 Fayetteville St., Suite 440, Raleigh, NC 27602
2. Wake County Homeless Service Centers and Housing locations (physical addresses can be found [here](#))
3. Wake County Regional and Human Services locations (physical addresses can be found [here](#))
4. Municipal Town Halls
5. Emailed to citizens upon request

The 2025–2030 Consolidated Plan outlines the goals and programs to address the housing, homelessness, and community development needs in Wake County, outside of Raleigh. The 2025 Action Plan details the activities to be carried out from July 1, 2025, through June 30, 2026, in the same geographic area.

For more information, please contact the Housing Department at 📞 [919-856-5689](tel:919-856-5689) or via email housing.info@wake.gov. Accommodations for disabled or non-English speaking residents will be made

Public Hearing (4/21/2025) – Wake County 2025–2030 Consolidated Plan and 2025 Annual Action Plan ▲

NOTICE IS HEREBY GIVEN THAT Wake County will hold a public hearing on Monday, April 21, 2025, at 2 p.m. in the Wake County Justice Center, 300 S. Salisbury St., Raleigh, 2nd Floor, Room 2700. To sign up to speak, submit a comment, or livestream the meeting, please visit: <https://tinyurl.com/3uhtxka9>.

The purpose of the public hearing is to gather feedback on the draft plans for submission to HUD for federal entitlement funding. The 2025–2030 Consolidated Plan outlines the goals and programs to address the housing, homelessness and community development needs in Wake County, outside of Raleigh. The 2025 Action Plan details the activities to be carried out from July 1, 2025, through June 30, 2026, in the same geographic area.

For more information or to submit a comment, please contact the Housing Department at 📞 [919-856-5689](tel:9198565689) 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](tel:18007352962) (TT) or 📞 [1-800-735-8262](tel:18007358262) (voice).

Public Notice – Fair Housing Community Meetings

Wake County, in collaboration with municipal partners and local housing authorities, is seeking your input on fair housing challenges in our community. Your feedback will help shape housing goals for the next five years. Join a public meeting and make your voice heard!

- To Register, (English): <http://www.tinyurl.com/wakefairhousing>
- Para Registrarse, (Español): www.tinyurl.com/wakeviviendajusta

Public Meeting #1 – Western Wake Region (Cary, Apex, Morrisville)

- Date: Tuesday, Feb. 4, 2025
- Time: 5:30– 7 p.m.
- Location: NW Cary YMCA, 6903 Carpenter Fire Station Road, Cary, NC 27519

Public Meeting #2 – Eastern Wake Region (Zebulon, Wendell, Knightdale)

- Date: Wednesday, Feb. 5, 2025
- Time: 1:30–3 p.m.
- Location: Wake County Eastern Regional Center, 1002 Dogwood Drive, Room 156, Zebulon, NC 27597

Public Meeting #3 – Northern Wake Region (Wake Forest, Rolesville)

- Date: Wednesday, Feb. 5, 2025
- Time: 5:30–7 p.m.
- Location: Arise Coworking Community, 300 Southtown Circle, Rolesville, NC 27571

Public Meeting #4 – Southern Wake Region (Fuquay Varina, Holly Springs, Garner)

- Date: Thursday, Feb. 6, 2025
- Time: Time: 1:30–3 p.m.
- Location: FV Art Center Downtown, 123 E. Vance St., Fuquay-Varina, NC 27526

Public Meeting #5 – Central Wake Region (Raleigh)

- Date: Thursday, Feb. 6, 2025
- Time: 5:30–7 p.m.
- Location: John Chavis Memorial Park, Carousel House, 505 Martin Luther King Jr. Blvd., Raleigh NC 27601

Summary of feedback and comments from county residents & stakeholders

Wake County Government April 9 · 🌐

NEW DATE: Your voice matters when it comes to housing in [#WakeCounty!](#) 🏡

Join us on Monday, April 21st at 2 p.m. for a Public Hearing at the [#Wake](#) County Justice Center and help shape the future of housing, homelessness and fair access.

📍 Where: 300 S. Salisbury St., [#Raleigh](#), 2nd Floor, Room 2700

🗣️ Sign up to speak or submit comments: <https://ow.ly/nX7n50Vc7qq>



You and 7 others 1 comment 3 shares

Like Comment Send Share

Wake County Government February 3 · 🌐

Fair housing impacts everyone and we need YOUR voice to help shape [#WakeCounty's](#) housing future.

Public meetings start TOMORROW—don't miss this opportunity to share your experiences and ideas.

📅 When? February 4–6

📍 Where? [Town of Cary, NC](#), [Town of Zebulon](#), [Town of Rolesville, NC](#), [Town of Fuquay-Varina](#) and [City of Raleigh - Government](#)

✅ Register now: tinyurl.com/wakefairhousing



City of Raleigh - Government and 8 others 1 comment 10 shares

Like Comment Send Share

City of Raleigh - Government See you Thursday at Chavis Park!

Summary of feedback and comments from county residents & stakeholders



Wake County Government

January 30 · 🌐



We're planning for the future of housing in #WakeCounty—and we need YOUR help! 🏡

Five public meetings are happening February 4–6, across the county.

Dates: Feb. 4–6

Locations: [Town of Cary, NC](#), [Town of Zebulon](#), [Town of Rolesville, NC](#), [Town of Fuquay-Varina](#), [City of Raleigh - Government](#)

Register now: tinyurl.com/wakefairhousing



City of Raleigh - Government and 10 others

10 shares

Like

Comment

Send

Share

Wake County Government  October 3, 2024 · 

Join the Conversation! 

#WakeCounty's 2025-2030 Housing Plan is in the works, and we need your input! Let's talk affordable housing, homelessness and fair housing barriers. 

 Monday, Oct. 7 | 5 p.m.
 Wake County Justice Center

 Can't attend? Submit comments or watch live: <https://ow.ly/XJUH50TCufh>



 1  3 shares

 Like  Comment  Send  Share

Wake County Government  October 7, 2024 · 

Your Input Matters!  

#WakeCounty is gathering feedback tonight on the 2025-2030 Housing Plan. Join us at the Public Hearing!

 Tonight, Oct. 7 | 5 p.m.
 Wake County Justice Center

 Submit comments or watch live: <https://ow.ly/TvMR50TCunV>

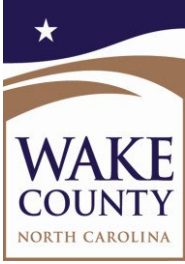


 Diana Youssef

 Like  Comment  Send  Share

 Write a comment... 

Summary of feedback and comments from county residents & stakeholders



Wake County Emergency Solutions Grant Written Standards

Countywide or	Department: Housing Affordability and Community Revitalization	x	Division: Homeless and Prevention Services
Supersedes: N/A			Effective Date: 3/22/2024
Approving Authority: Deputy Housing Director			
Originating Department(s): Housing Affordability and Community Revitalization			

I. PURPOSE:

This policy establishes appropriate written standards and guidelines for administering HUD funded Emergency Solutions Grant program interventions to residents at-risk of homelessness or experiencing homelessness.

II. POLICY STATEMENTS:

Wake County and its contracted partners will provide services consistent with these written standards to qualifying residents and comply with HUD Emergency Solution Grant regulations of the ESG Program Interim Rule, see [CFR 576.103-106](#).

ESG-funded programs must coordinate with other homelessness-targeted programs within the CoC to support a strategic, community-wide effort to prevent and end homelessness. Additionally, to the greatest extent practicable, ESG-funded activities must be aligned with mainstream housing, health, social services, employment, education, and youth programs serving individuals and families experiencing or at risk of homelessness.

III. 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 enacted the HEARTH Act (Homeless Emergency Assistance and Rapid Transition to Housing), with implementation beginning in early 2012. The Act marked a significant shift in focus—from evaluating individual program outcomes to assessing how all programs function collectively as a coordinated system. It emphasizes rapid re-housing strategies that are client-centered, trauma-informed, and designed to improve outcomes for people experiencing homelessness across the entire community.

A client-centered, trauma-informed approach prioritizes helping individuals access housing as quickly as possible, with supportive services provided in the community after housing. Expanding the approach across the Continuum of Care (CoC) and embedding it into all housing

programs is a recommendation from the US Department of Housing and Urban Development (HUD), the National Alliance to End Homelessness (NAEH), and the U.S. Interagency Council on Homelessness (USICH). This approach has consistently and empirically proven across multiple CoCs in the U.S. and internationally to:

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

A client-centered, trauma-informed approach across the NC 507 Continuum of Care (CoC) is guided by the following principles:

- NC 507 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.

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 program
- Define participation in the CoC's Homeless Management Information System (HMIS) (or comparable database for domestic violence or victims' service programs)

The following guidelines apply to all programs, regardless of funding source, within the jurisdiction.

IV. 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 training and technical assistance 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.
- 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

V. 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

VI. 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; and using 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).

VII. EMERGENCY SHELTER

Emergency Shelters play a critical role in a crisis response system. 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.

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.*

Emergency Shelter program standards 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 30 days or less
- Conduct comprehensive assessments and the VI-SPDAT to determine housing prioritization and interventions as part of the Coordinated Entry process
- Provide information, referral services, and light touch case management for individuals and families with low acuity according to said assessments
- Provide a 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 complications, as prioritized by the client-centered & trauma-informed approach

EMERGENCY SHELTER STANDARD

Shelters will provide safe, temporary housing options that meet participant needs in accordance with guidelines set by HUD through a client-centered and trauma-informed approach, in which individuals and families are quickly moved to permanent housing through minimized obstacles.

Benchmarks

- Shelters must actively participate in the Coordinated Entry system in accordance with its established policies and procedures.
- Shelters must make every effort to accommodate Coordinated Entry Referrals from designated Access Sites
- 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 serving families may not deny entry based on the age or gender of a child under 18.
- 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 the health and safety of the residents
- Shelters must be accessible in accordance with [Section 504 of the Rehabilitation Act](#), the [Fair Housing Act of 1968](#), and [Title II of the Americans with Disabilities Act](#), where applicable.
- Shelters must comply with the [Lead-Based Paint Poisoning Prevention Act](#) and the [Residential Lead-Based Paint Hazard Reduction Act of 1992](#)

CLIENT INTAKE PROCESS STANDARD:

Programs will actively participate in Raleigh/Wake County’s Coordinated Entry 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 facing 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 the 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. 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

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.
- 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

- 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
- 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
- Programs may suspend clients from entering the Emergency Shelter for a designated period of time when a client has presented a terminal risk to staff or other clients. If a suspended client presents him/herself after the suspended period has ended, programs should permit the client to return to the program.

VIII. HOMELESS SERVICES AND RAPID REHOUSING

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

Homeless Services 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. (potential edit: by prioritizing referrals received through the Coordinated Entry process and By Name List)

No matter the focus population, all Wake CoC homeless services and rapid rehousing programs should adopt a client-centered and trauma-informed approach by reducing eligibility requirements and housing people as quickly as possible. These programs should also participate in emerging coordinated assessment process, including housing prioritization through the Coordinated Entry Process. 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 the Coordinated Entry 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
 - Homeless services programs work with households who meet the at-risk of homelessness definition in the definitions section of the performance standards
 - Both programs prioritize clients referred through the Coordinated Entry System.
- 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%
- Raleigh/Wake CoC providers and program participants may deny or reject referrals from the Coordinated Entry System, according to the [Coordinated Entry Policies and Procedures](#)

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.
 - Programs can elect to waive client income contribution for months 1-3, but clients are required to contribute a minimum of 30% of their income beginning in month 4 and for the duration of their program participation.

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](#).
- 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.
- 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 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

HOMELESS SERVICES 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 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 can elect to wave client income contribution for months 1-3, but clients are required to contribute a minimum of 30% of their income beginning in month 4 and for the duration of their program participation.
- Programs will determine the amount that households will contribute toward their monthly rent 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.

IX. 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 a client-centered and trauma-informed 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 Coordinated Entry Policies and Procedures 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 according to the Coordinated Entry Policies and Procedures.

- Agencies will hold turnover beds open for a period of 15 days while receiving a referral from the Coordinated Entry By Name List ([Pg. 20-21 of Coordinated Entry Policies and Procedures](#))
- 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 challenges 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 standard form for documentation until coordinated assessment implementation PSH beds will be filled in compliance with [HUD Notice CPD-16-11 on Prioritizing Persons Experiencing Chronic Homelessness](#)

X. DEFINITIONS:

- HEARTH Act - The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 was signed into law on May 20, 2009. The HEARTH amends and reauthorizes the McKinney-Vento Homeless Assistance Act with substantial changes.
- ESG – Emergency Solutions Grant
- CV – COVID-19 Corona Virus
- AMI – Area Median Income
- HUD - Housing and Urban Development

XI. APPLICABILITY:

This policy applies to all Wake staff and contractors providing ESG Homeless Services

XII. POLICY RESPONSIBILITY AND MANAGEMENT:

- **Responsibility for the Policy:** The Housing Affordability and Community Revitalization department has responsibility for development and implementation of this policy. Within the department, the responsibility is delegated to the Homeless and Prevention Services Division Director.
- **Policy Management:** The Homeless and Prevention Services Division Director will review this policy no less than annually from adoption or last revision date. The Homeless and Prevention Services Division Director shall make any necessary revisions in accordance with standard practice changes, statutes, or changes in the law. Any policy revision made shall be submitted for review at the time of revision for approval and adoption.
- **Plan for communicating and training:** The Homeless and Prevention Services Division Director will communicate this policy and any changes to the policy to all applicable department staff. Supervisors are responsible for disseminating policies and updates to their staff and ensuring their staff attends any associated training.

XIII. RELATED POLICIES, PROCEDURES, AND PUBLICATIONS

- Wake County complies with the [Written Standard of NC507 Continuum of Care](#).

XIV. APPENDICES:

XV. REVISION HISTORY:

Effective Date	Version	Section(s) Revised	Author
5/16/2025			Stephen Gruver



Wake County HOME Resale and Recapture Policy

Policy Title: HOME Resale and Recapture Policy			
Countywide or	Department:	x	Division: Equitable Housing and Community Development
Supersedes: n/a			Effective Date:4/9/18
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 Department will ensure that when a HOME-assisted homebuyer sells his or her property either voluntarily or involuntarily, during the affordability period:

- The property is sold to another low-income homebuyer who will use the property as his or her principal residence;
- The original homebuyer receives a fair return on investment; and
- The property is sold at a price that is “affordable to a reasonable range of low- income buyers,” and;
- 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 the fair return on investment. This information is required to be conveyed to the homebuyer at the 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:

$$\begin{array}{r} \$150,000 \text{ (current sale appraisal)} \\ - \quad \$100,000 \text{ (initial purchase appraisal)} \\ \hline \$50,000 \quad \text{(market appreciation)} \\ \\ \$50,000 \quad \text{(market appreciation)} \\ \times \quad 25\% \quad \text{(PJ's reasonable standard appreciation factor)} \\ \hline \$12,500 \quad \text{(fair return to homeowner)} \end{array}$$

$$\begin{array}{r}
 \$100,000 \text{ (initial purchase price)} \\
 + \quad \underline{\$12,500 \text{ (fair return to homeowner)}} \\
 \quad \quad \underline{\$112,500 \text{ (subsequent sales price to new homebuyer)}}
 \end{array}$$

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 homebuyer 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:

$$\begin{array}{r}
 \$150,000 \text{ (sales price to new homebuyer)} \\
 - \quad \$87,000 \text{ (first mortgage payoff)} \\
 - \quad \underline{\$6,000 \text{ (closing costs)}} \\
 \quad \quad \underline{\$57,000 \text{ (net proceeds)}} \\
 \\
 \$20,000 \text{ (direct homebuyer subsidy)} \\
 - \quad \underline{\$5,000 \text{ (25% forgiveness based on time in home)}} \\
 \quad \quad \underline{\$15,000 \text{ (amount of recapture)}}
 \end{array}$$

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 30-year affordability period. HOME-supported development or rehabilitation of homebuyer units will have a minimum 30-year affordability period, with longer affordability required based on negotiations with sub-recipients.

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. RELATED POLICIES, PROCEDURES, AND PUBLICATIONS

- [Guidance on Resale and Recapture Provision Requirements under the HOME Program](#)
- [24 CFR 92.254](#)

VII. History:

Effective Date	Version	Section(s) Revised	Author