



Wake County

2026 Annual Action Plan

Prepared by: Housing Affordability and Community Revitalization
Tel: 919-856-5689 | Email: housing.info@wake.gov | wake.gov/housing

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Executive Summary

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

1. Introduction

Wake County's Housing Affordability and Community Revitalization (Housing) Department's 2026-2027 Annual Action Plan is a one-year implementation strategy to address affordable housing, homeless services, and community development needs of low-and moderate-income households. This Action Plan is the second of five annual plans to implement goals identified in the 2025-2030 Consolidated Plan. The plan outlines how federal grant funds will be used during the program year from July 1, 2026 to June 30, 2027.

Wake County will utilize local county funds, community partnerships, and grants from the U.S. Department of Housing and Urban Development (HUD) to serve low-to-moderate income persons and achieve identified objectives. The grants included in this Annual Action Plan are HOME Investment Partnerships Grant (HOME), Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS grant (HOPWA). 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 Annual Action Plan is reviewed to ensure alignment and compliance with these requirements.

2. Summarize the objectives and outcomes identified in the Plan

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

The 2026–2027 Annual Action Plan is guided by three primary objectives:

1. Increase and Preserve Affordable Housing
2. Reduce Obstacles to Housing Affordability
3. Provide Support for Low-to-Moderate Income (LMI) Communities in Need

Objective 1: Progress toward this objective will be measured by the number of affordable housing units developed or preserved for low- to moderate-income households. Activities will include homeowner rehabilitation, assistance for first-time homebuyers, and loans or grants to support the development or preservation of affordable housing.

Objective 2: Outcomes for this objective will be achieved by addressing policy, regulatory, and market challenges to housing affordability. Efforts may include providing technical assistance to local municipalities and community partners on housing affordability strategies. Programs will support challenges to economic opportunity through employment training. This objective also includes efforts to affirmatively further fair housing in accordance with the Fair Housing Act of 1968, as amended (42 U.S.C. § 3601 et seq.).

Objective 3: This objective focuses on sustaining and leveraging resources to support LMI communities through programs that assist individuals and families experiencing homelessness, and expand permanent supportive housing combined with case management and supportive services.

3. Evaluation of past performance

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

Overall, Wake County demonstrated strong performance in advancing affordable housing, homelessness response, and community development goals, particularly in areas where housing instability was most acute. The County exceeded several targets, including the creation or preservation of affordable housing units and the delivery of tenant-based rental assistance, emergency shelter services, homelessness prevention, and permanent housing placements. Programs such as the HOPWA Case Management Team and the South Wilmington Street Center continued to deliver significant outcomes for low-income individuals in need.

In response to performance gaps driven largely by external market conditions and unprecedented disruptions, including escalating land, labor, and construction costs, limited homebuilder capacity, and rapid interest rate increases. Wake County made strategic adjustments to prioritize rental housing development, homelessness prevention, and stabilization efforts. These shifts were necessary to address the most urgent needs of low- and moderate-income residents amid rapid population growth and declining affordability. The County also leveraged additional local funds and partnerships to preserve existing rental housing while continuing to invest in long-term homeownership development.

The Wake County Housing Department remains committed to addressing critical housing needs through strategic investments, cross-sector partnerships, and responsive program design. Performance outcomes and lessons learned during the prior planning period directly informed the selection of goals, projects, and priorities for the next planning cycle, ensuring that future investments are data-driven, adaptable, and aligned with evolving community needs.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Wake County staff conducted public and stakeholder consultations to inform the development of the plan. A public hearing was held during the January 20, 2026, Board of Commissioners meeting, providing residents and stakeholders the opportunity to comment on the importance of federal funding in addressing housing and homelessness needs in Wake County. In addition, staff held three consultation meetings with community organizations, the Continuum of Care, municipal planners, and the Affordable Housing Advisory Group to gather feedback and help identify funding priorities.

During these engagement efforts, staff presented information on Consolidated Plan goals, estimated funding allocations, and proposed activities. Stakeholders provided verbal and written feedback emphasizing the need to prioritize affordable housing development and preservation and to continue supporting low- and moderate-income persons with the greatest needs.

The draft plan will be made available for a 30-day public comment period to allow for additional public review and input.

5. Summary of public comments

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

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

- HUD grant funding is essential to addressing housing affordability and homelessness in Wake County.
- Stakeholders requested clarity on how HUD determines grant allocations and how funds are prioritized locally.
- Encourages the County to create more opportunities for smaller developers and new entrants to access housing development funding.
- Suggests tiny homes could serve as an alternative housing option for seniors who may prefer smaller, more manageable homes instead of large houses or high-rise buildings.
- Recommendations to establish a countywide faith-based housing initiative, leveraging church-owned land and community missions to support housing development.

- Questions were raised about how residents can access HOPWA rental assistance and case management services.
- Residents sought information on the County’s homeowner rehabilitation programs.
- Stakeholders asked whether the County provides gap financing for affordable housing development.
- Will the new Resilient Homes Program require local match by municipalities?
- How are HUD allocation increases and decreases handled?
- The nonprofit sector remains committed to responsible implementation and partnership with Wake County to strengthen the region’s housing stability and crisis response system.
- Continued or expanded funding is critical to prevent greater costs to emergency services, healthcare systems, and other public resources.
- Rising rents, limited affordable housing supply, and increasing service needs continue to outpace available resources.
- Wake County Bridge to Home program supports families exiting emergency shelter and stabilizing in housing. Evidence from this programs shows that timely, flexible financial assistance significantly increases housing stability for families.
- CDBG and HOME funding make it possible to develop and preserve housing at affordability levels that the private market typically cannot address, particularly for households at or below 30% AMI.

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

7. Summary

The 2026 Annual Action Plan is informed by public participation, stakeholder consultation, and an evaluation of past program performance. The goals and objectives are based on eligible activities designed to address Wake County’s most critical housing and community development needs. Grounded in data analysis, public input, and prior outcomes, the Plan advances the County’s commitment to serving low- and moderate-income residents and establishes the framework for strategic investment.

Consistent with the 2025–2030 Consolidated Plan, the 2026 Annual Action Plan advances the following goals:

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

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	Wake County	Dept. of Housing Aff. & Community Revitalization
HOME Administrator	Wake County	Dept. of Housing Aff. & Community Revitalization
HOPWA 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
Diana.Youssef@wake.gov

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

1. Introduction

Consultation meetings were conducted with housing stakeholders across Wake County. Participants included Wake County residents, the County Board of Commissioners, the NC-507 Continuum of Care, municipalities, and the Affordable Housing Advisory Group. These consultations were designed to gather qualitative and quantitative input to better understand and identify the housing needs of low-to-moderate income households throughout the county.

Housing staff coordinates closely with the City of Raleigh, and Town of Cary, the two entitlement municipalities, the two housing authorities, and Continuum of Care agencies to align strategies and leverage resources. Each partnership is focused on strengthening coordination, maximizing impact, and effectively addressing the complex and evolving housing needs of Wake County residents.

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

Wake County enhances coordination among public and assisted housing providers and private and governmental health, public safety, and service agencies through ongoing consultation, partnership, and service integration. The Housing Department regularly engages housing providers, supportive service organizations, public safety, and health agencies to align priorities related to housing stability, behavioral health, homelessness, and affordability. These collaborative efforts reinforced the need for integrated housing and service strategies, particularly for individuals and families with complex needs including, behavioral health, substance use, reentry, and long-term housing instability.

In response, Wake County strives to coordinate housing assistance with a network of partners, including the Housing Authority of the County of Wake, the Veterans Administration, and community-based service providers to support all low-to-moderate income populations, including veterans, individuals experiencing homelessness, and persons living with HIV/AIDS.

Housing programs are further aligned with health and supportive services through coordination with the County's Public Health Department and referrals to UNC REACH Enhanced Primary Care for behavioral health, intellectual and developmental challenges, and substance use services. Collectively, these efforts strengthen cross-sector collaboration and support a holistic approach to housing stability and long-term well-being for low- and moderate-income residents.

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

Wake County coordinates closely with the local Continuum of Care (CoC) and a broad network of housing and service providers to address the needs of individuals and families experiencing or facing homelessness, including chronically homeless individuals, families with children, veterans, and unaccompanied youth. Through ongoing consultation, CoC membership meetings, and data-driven planning, the County works collaboratively to identify service gaps, align priorities, and strengthen system-wide responses to homelessness.

These coordination efforts have highlighted the need for expanded housing resources, increased landlord participation, eviction mitigation, and strategies for households with complex needs, including seniors, veterans, families with children, and youth transitioning from foster care or higher education. Wake County partners with the CoC to support a coordinated entry system, utilize HMIS data to assess outcomes and inform improvements, and ensure that County-funded programs align with CoC policies, written standards, and best practices.

Through the Bridge to Home program, the county continues to fill critical service gaps across the housing and homeless services system by incorporating evidence-based practices that improve housing outcomes. Through this program, Wake County Housing partners with 11 agencies serving families, youth, chronically homeless adults, and all households in need.

Wake County also collaborates with municipal partners, housing authorities, Wake County Public School System, veteran-serving organizations, and community-based agencies to improve early identification of housing instability, reduce obstacles to housing access, and promote timely connections to shelter, rapid rehousing, and supportive services. These collective efforts reflect a coordinated, multi-agency approach focused on preventing and reducing homelessness, shortening episodes of housing instability, and supporting long-term housing stability for the community's most critical needs.

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

In 2024, Wake County transitioned to serve as the CoC lead agency by establishing a CoC Department to strengthen coordination, centralize CoC functions, and enhance system-wide planning and accountability for homelessness services throughout the county.

Wake County's Housing Department consults regularly with the CoC Department to align operations and programmatic outcomes. As part of the Annual Action Plan process, Housing staff consulted with CoC member agencies during the monthly meeting to assess community needs and identify priorities for ESG investment. ESG funding decisions are aligned with CoC-endorsed priorities, including emergency shelter, street outreach, and rapid rehousing. All ESG funded agencies are required to follow the established CoC written standards.

Wake County collaborates with the City of Raleigh to jointly issue requests for proposals and allocate ESG funds based on shared priorities established through the CoC. In addition, CoC agencies may apply through the CoC competitive process for ESG funds administered by the State of North Carolina. Through this coordinated approach, Wake County ensures ESG resources are strategically aligned with CoC planning, performance expectations, and HMIS policies to support an effective and data-driven homelessness response system.

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

1.	Agency/Group/Organization	NC 507 - 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.
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Continuum of Care was consulted during the January 26 th monthly meeting. 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, homeless services and rapid rehousing.
2.	Agency/Group/Organization	Affordable Housing Advisory Group
	Agency/Group/Organization Type	Housing, Business Leaders, Civic Leaders, Business and Civic Leaders, Local, Federal, and County Government
	What section of the Plan was addressed by Consultation?	Housing Need Assessment, Homelessness Strategy, Non-Homeless Special Needs, and Homeless Needs including Chronically homeless, Families with children, Veterans, and Unaccompanied youth.

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Wake County Affordable Housing Advisory Work Group was consulted on December 16, 2025. A presentation summarizing the Action Plan purpose and process was discussed. Anticipated outcomes include increased knowledge of funding and programs available, as well as support for affordable housing and homeless services. Maximizing the impact of Homeownership Assistance to offset the cost of homeownership.
3.	Agency/Group/Organization	Wake County Government
	Agency/Group/Organization Type	Local, Federal, and County Government, Planning Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment, Homelessness Strategy, Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Municipal Planning Directors were consulted on February 20, 2026. A presentation summarizing the Action Plan purpose and process were discussed. Anticipated outcomes include increased knowledge of funding and programs available, as well as support for affordable housing and homeless services. Support for new Resilient Homes Repair Program.

Table 2 – Agencies, groups, organizations who participated

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

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?
Wake County Affordable Housing Plan	Wake County Government and Affordable Housing Plan Steering Committee	The goals of our Annual Action 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.
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) align 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
Continuum of Care	Wake County Government CoC Lead Agency Department	Our goals for ending homelessness were developed in conjunction with the Continuum of Care (CoC)
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 transit routes and stations. This strategy will promote residential development, ensuring that affordable housing is included in these areas.
PLANWake: Unified Development Ordinance	Wake County	PLANWake established the Development Framework Map to guide intentional, sustainable growth by directing development to areas with appropriate density, transit access, and municipal services. Housing affordability is monitored as a core plan objective to ensure growth supports residents across all income levels.

Table 3 – Other local / regional / federal planning efforts

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

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

Efforts to gather input were made through the following ways:

- **Public Notices** – Newspaper notifications were published with details on the Public Hearings 15-days prior to the public hearing, 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.
- **Public Hearing** – one public hearing was held to gather feedback on addressing housing affordability and community needs.
- **Online Public Comments** – Citizens and stakeholders 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** – 3 stakeholder consultations were held to gather feedback on housing and community development issues such as homelessness, affordability, increasing development and support services.

The draft of the Action Plan will be 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).

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received
1	Public Hearing	Non-targeted / broad community	The Board of Commissioner's Public Hearing was on January 20, 2026, there were seven speakers and two Submitted written comment online; The public hearing was broadcasted online, and well attended.	<p>HUD funding is critical to ensure the financial feasibility and long-term viability of LMI residents in Wake County.</p> <p>HUD funds support the development and preservation of affordable housing and represents an important commitment to preserving affordability in high-opportunity neighborhoods.</p> <p>Expressed interest in partnership with small-scale affordable housing developers. Tiny Homes as a model to support housing affordability.</p>
2	Consultation Meeting	Non-targeted / broad community	The Affordable Housing Advisory Group meeting was held on December 16, 2025. Total of seven attendees.	<p>HUD entitlement funding for programs such as CDBG, HOME, ESG, and HOPWA is distributed through formulas established by HUD.</p> <p>These formulas consider factors such as population, poverty levels, housing overcrowding, age of housing stock, and growth trends to estimate community need.</p> <p>Federal allocations often represent a relatively small portion of total housing needs, they play a critical role as seed funding or gap financing.</p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received
3	Consultation Meeting	Non-targeted / broad community	The Continuum of Care consultation was on January 26, 2026. Total of 94 attendees. 4 comments were received.	<p>HUD funding represents only a portion of the department's total budget.</p> <p>Resilient Homes Program will be launched in July 2026. It will consolidate the existing Elderly & Disabled, Emergency Repair, and Major Repairs programs into one program.</p> <p>Gap financing is provided through the Affordable Housing Development Program (AHDP). It supports affordable housing developments, including LIHTC and non-LIHTC projects. Funded through County and HOME funds.</p> <p>HOPWA is administered through the county's divisions - PHSS Division manages Tenant-Based Rental Assistance (TBRA), and HPS manages the Short-Term Rent, Mortgage, and Utility (STRMU) program—both providing case management and supportive services.</p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received
4	Consultation Meeting	Jurisdictional Planning Directors	Municipal Planning Directors meeting was held on February 20, 2026. Total 32 attendees. 2 questions were received.	Will the new Resilient Homes Program require local match by municipalities? How are HUD allocation increases and decreases handled?

Table 4 – Citizen Participation Outreach

Expected Resources

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

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	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	\$7,526,211	CDBG funds will be used for Admin and Planning, Homeownership Assistance, 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	\$3,563,259	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	\$5,170,446	HOPWA funds will be used for TBRA, STRMU, permanent housing placement, and Supportive Services.
ESG	Public – Federal	Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$190,060	-	-	\$190,060	\$570,180	ESG funds will be used for Homeless Services such as Prevention or Rapid Re-Housing

Table 2 - Expected Resources – Priority Table

The expected resources shown above are estimated amounts. The Action Plan will be adjusted to match the actual allocation amounts once HUD releases the entitlement allocations for FFY 2026. All proposed activity budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts.

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 Housing leverages federal funds with substantial local, state, and private resources to maximize impact and expand affordable housing and homelessness services. In the prior fiscal year, the County increased its local property tax investment by nearly \$3 million, now totaling \$36.4 million. This provides a stable funding base that is combined with HUD entitlement funds to support housing development, homelessness prevention, emergency shelter, supportive services, land acquisition, and tenant-based rental assistance.

Federal funds are further leveraged through partnerships with affordable housing developers who utilize Low-Income Housing Tax Credits, state housing resources, local government funding, and private bank financing. HOME matching requirements are satisfied through County-funded loans made from the Housing Capital Improvement Fund, ensuring compliance while expanding development capacity.

Through these coordinated investments, Wake County ensures that federal funds are effectively leveraged with local, state, and private resources to increase housing supply, strengthen service delivery, and support long-term housing stability for low- and moderate-income residents.

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

Wake County leverages publicly owned land to expand affordable housing opportunities and address priority needs identified in the plan. The Housing Department continues to implement a policy requiring County- and school-owned properties to be evaluated for affordable housing potential prior to disposition. In addition, Wake County collaborates with the Wake County Public School System to explore the repurposing of surplus school district property for affordable housing and encourages municipalities to pursue similar strategies. The County also supports housing access for very low-income households through the disposition of County-owned residential properties.

By the end of fiscal year 2026, a selected development partner expects to receive building permits to begin construction on public land acquired from Wake Technical Community College, paving the way for 200 affordable rental housing units

Discussion

HUD entitlement grants are foundational to Wake County's efforts to expand housing affordability and stability. When combined with local, state, and private resources, these funds drive the development and preservation of affordable housing, support pathways to homeownership, and strengthen community development initiatives. Through strategic investment and leveraging, Wake County uses entitlement funding to create lasting housing opportunities, reduce instability, and promote economic mobility for low-to-moderate income residents across the county.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1.	Increase and preserve affordable housing	2026	2027	Affordable Housing Homeless Non-Homeless Special Needs	Countywide	Affordable Housing	CDBG: \$1,747,990 HOME: \$1,187,753	Rental units constructed: 50 Household Housing Unit Homeowner Housing Rehabilitated: 19 Household Housing Unit Direct Financial Assistance to Homebuyers: 15 Households Assisted
2.	Reduce obstacles to housing affordability	2026	2027	Affordable Housing Homeless Non-Homeless Special Needs	Countywide	Addressing obstacles to housing affordability	CDBG: \$455,747	Public service activities for Low/Moderate Income Housing Benefit: 10 Households Assisted Other: 0 Other

3.	Support for low-to-moderate income communities in need	2026	2027	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 CDBG: \$305,000	Public service activities other than Low/Moderate Income Housing Benefit: 30 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 70 Households Assisted Homeless Person Overnight Shelter: 700 Persons Assisted Homelessness Prevention: 60 persons assisted
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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 • CHDO project
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 for 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 Services, including Prevention or Rapid Rehousing

AP-35 Projects - 91.420, 91.220(d)

Introduction

The projects outlined below represent Wake County’s planned activities for fiscal year 2026–2027. These projects use grant funding to support housing needs and provide supportive services for low- and moderate-income residents. Some projects include a single activity, while others involve multiple activities. The information that follows describes how funds will be used to improve housing stability and living conditions for LMI residents across the county.

#	Project Name
1	CDBG Administration
2	CDBG Rehabilitation
3	CDBG Homeownership Assistance
4	CDBG Acquisition
5	CDBG Public Services
6	HOME Administration
7	HOME Affordable Housing Development
8	2026-2029 Wake County HOPWA TBRA Program NCH26F002 (WCHW)
9	2026-2029 HOPWA STRMU Program NCH26F002 (WCHW)
10	ESG26 Homeless Services

Table 3 – Project Information

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

Wake County’s allocation priorities are shaped by public engagement and stakeholder consultations, and are continually refined through data analysis tracking housing affordability, population growth, and emerging community needs. Rapid population growth has significantly outpaced the production of affordable housing, resulting in a highly competitive and increasingly unaffordable market for low- and moderate-income households.

In response, Wake County prioritizes funding for rental assistance, affordable housing development, homeowner rehabilitation, and supportive services that stabilize households facing housing instability. Strategies emphasize expanding subsidized rental housing, preserving existing affordable units, and supporting first-time homebuyers.

Preserving the existing housing stock is a critical priority, particularly for long-term, low-income homeowners facing rising property taxes and increasing maintenance costs. The County leverages CDBG funds to support housing rehabilitation, through the newly established Resilient Homes Program, a grant program designed to help ensure homes remain safe,

habitable, and affordable. Resilient Homes consolidates the County's three distinct rehabilitations programs into one program which will provide grants of up to \$35,000 to assist low-income homeowners with home repairs.

Despite these investments, significant obstacles remain. Rising land, labor, and construction costs attribute to limited housing supply. Combined with continued population growth the County's ability to fully meet housing demand is constrained. Addressing housing needs requires balancing immediate stabilization with long-term supply solutions. Through continued collaboration with local governments, nonprofits, and private sector partners, Wake County remains committed to implementing sustainable, coordinated strategies that expand housing access and support long-term stability for residents experiencing housing insecurity.

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	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Other: 0 Other
	Location Description	Countywide
	Planned Activities	Administration and Planning
2	Project Name	CDBG Rehabilitation – Resilient Homes
	Target Area	Countywide Target
	Goals Supported	Increase and preserve affordable housing
	Needs Addressed	Affordable Housing

	Funding	CDGB: \$697,990
	Description	Rental and Homeowner rehabilitation grants or loans
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number: 19 households. Proposed activities will benefit low-moderate income families.
	Location Description	Countywide
	Planned Activities	Rehabilitation Program
3	Project Name	CDBG Homeownership Assistance
	Target Area	Countywide
	Goals Supported	Increase and preserve affordable housing
	Needs Addressed	Affordable Housing
	Funding	\$750,000
	Description	Funds will be used for the purpose of homeownership assistance
	Target Date	6/30/2027
	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
4	Project Name	CDBG Acquisition
	Target Area	Countywide
	Goals Supported	Increase and preserve affordable housing
	Needs Addressed	Affordable Housing
	Funding	\$300,000

	Description	Funds will be used for the purpose of creating affordable housing through acquisition and site improvements
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number: 5 household housing units. Proposed activities will benefit low-moderate income families.
	Location Description	Countywide
	Planned Activities	Acquisition and Site Improvements
5	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: \$325,000
	Description	Public Services funds will be used for job training, short-term rental assistance, street outreach, as well as, services for individuals experiencing homelessness offered at the South Wilmington Street Center.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number: 730 persons and 10 Households. Proposed activities will benefit low-moderate income families
	Location Description	Countywide
	Planned Activities	Job training, Subsistence Payments, street outreach, and shelter support services
6	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	6/30/2027
	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	Administration of activities to span newly constructed or rehabilitated affordable housing.
7	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	6/30/2027
	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 including eligible CHDO projects.

8	Project Name	2026-2029 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	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number: 50 Households. Proposed activities will benefit low-moderate income families.
	Location Description	Wake, Johnston, and Franklin Counties
	Planned Activities	Administration, permanent housing placement, TBRA vouchers, supportive services, housing information, and resource identification.
9	Project Name	2026-2029 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	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number: 60 persons. Proposed activities will benefit low-moderate income families.
	Location Description	Wake, Johnston, and Franklin Counties
	Planned Activities	STRMU including supportive services

10	Project Name	ESG26 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 rapid rehousing or homelessness prevention
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number: 20 households through rapid rehousing. Proposed activities will benefit low-moderate income residents.
	Location Description	Countywide
	Planned Activities	Homeless Services, Prevention or Rapid Rehousing

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 are used to serve low-to-moderate income residents throughout the Wake County entitlement area. CDBG funds support homeowner rehabilitation and homeownership assistance in municipalities outside of Raleigh and Cary, who are separate HUD grantees. Countywide CDBG investments in multifamily rental rehabilitation, housing activities, and public services benefit residents across the entitlement area.

HOME funds are used to support affordable housing development throughout Wake County, with a focus on promoting access to amenities and avoiding the concentration of poverty. ESG supports homelessness services for eligible households countywide. HOPWA services are provided to eligible households residing in Wake, Johnston, and Franklin counties.

Geographic Distribution

Target Area	Percentage of Funds
Countywide	100%

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Wake County's geographic investment priorities are designed to promote economic mobility for low- and moderate-income households by directing resources to areas of opportunity while maintaining countywide access to assistance. Housing rehabilitation and homeownership programs are available throughout the County, outside of Raleigh and Cary, on a first-come, first-served basis, with focused outreach conducted in coordination with municipalities when neighborhood-level needs are identified.

Affordable housing development and preservation investments are strategically focused in locations that offer access to employment centers, transportation, schools, and essential services. Through the Affordable Housing Development Program and complementary preservation tools, Wake County uses data-driven analysis, including GIS-based mapping, to identify areas where affordable housing can expand opportunity, reduce displacement risk, and support long-term stability. Additionally, the County is partnering with CAHEC Capital, a community Development Finance Institution, to launch The Opportunity Fund, a public-private partnership loan fund to support site acquisition to support predevelopment and development costs for affordable housing projects located in areas of economic opportunity. This approach balances impartial distribution of resources with targeted investment, ensuring that affordable housing dollars are deployed where they can have the greatest long-term impact, supporting household stability, access to opportunity, and sustainable growth across Wake County.

Discussion

Federal funds are used across Wake County's entitlement area, with some programs focused on communities outside Raleigh and Cary, which receive their own entitlement funding. Investments are directed to areas that support economic opportunity and help prevent housing insecurity. Programs are guided by data to maximize impact and ensure housing investments address immediate needs while also supporting long-term stability and growth across the county.

Affordable Housing

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

Introduction

The tables below summarize the estimated number of individuals and households expected to be served. The FY 2026 – 2027 Action Plan prioritizes activities that support the construction, preservation, rehabilitation, and acquisition of affordable housing, along with homeownership assistance. In addition, the Plan funds critical public services, rental assistance, and supportive services that help households remain safely housed.

One Year Goals for the Number of Households to be Supported	
Homeless	740
Non-Homeless	125
Special-Needs	89
Total	954

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	130
The Production of New Units	50
Rehab of Existing Units	19
Acquisition of Existing Units	15
Total	214

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

Discussion

The tables above summarize the estimated number of individuals to be served, categorized by level of need and housing support. The Action Plan prioritizes affordable housing activities that support housing stability for low- to moderate-income residents.

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 accepted a recovery plan on Aug. 5, 2025, requiring the Authority to increase its occupancy to at least 95 percent, improve physical conditions of dwelling units and attain an inspection scoring to 24 out of 40 possible points and improve financial performance (submitting unaudited and audited financial reporting by designated deadlines and scoring at least 15 out of 25 possible points).

The Housing Authority of the County of Wake Board of Commissioners comprised of 11 (eight new appointees) highly qualified Wake County citizens that are vested in stabilizing and enhancing the public housing program. Through the leadership the new board of commissioners, the day-to-day oversight from an experienced housing administrator serving as interim director and the permanent, full-time hiring of a 20-year public housing executive with extensive experience turning around troubled/sub-standard-performing agencies, the Authority is making positive strides to attain and exceed expectations within the HUD recovery plan.

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 guided by the goals and priorities established in the 2025–2030 Consolidated Plan. In FY 2026–2027, these efforts will build on existing initiatives to ensure a coordinated and consistent approach to meeting the housing stability needs of low- to moderate-income residents.

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’s strategy for reducing and ending homelessness centers on strengthening coordination, improving assessment and prioritization, and ensuring individuals experiencing homelessness are quickly connected to appropriate housing and supportive services.

In 2024, Wake County assumed the role of Lead Agency, Collaborative Applicant, Homeless Management Information System (HMIS) Lead, and Coordinated Entry Entity for the Continuum of Care (CoC). The dedicated CoC Department works in close partnership with the Housing Department to stabilize and improve system-wide planning and coordinate access to services.

Through this structure, Wake County and its service provider network continue to enhance the Coordinated Entry System, which ensures individuals experiencing a housing crisis are identified, assessed, prioritized, and referred using standardized assessment tools and consistent care protocols. Ongoing refinements are focused on improving outreach coverage, data quality, and system performance across the region.

The Housing Department supports by funding and maintaining access points, including Oak City Cares, a centralized, multi-service center that brings together more than 20 partner agencies. The Center provides access to housing navigation, healthcare, employment services, and basic needs such as showers, laundry, phone charging, and computer access, critical engagement tools for reaching individuals who are unsheltered.

Wake County also funds and coordinates street outreach services that engage individuals living outdoors or in places not meant for habitation. Outreach teams conduct field-based assessments, distribute emergency supplies, provide case management, and connect individuals directly to housing and supportive services.

Outreach and housing assistance are provided for veterans through coordinated partnerships with veteran service organizations and the Durham VA Medical Center. Using NC Serves, a shared digital referral platform, providers coordinate behavioral health, housing, and supportive services.

Wake County and the City of Raleigh also coordinate their Emergency Solutions Grant (ESG) funding process. This approach streamlines application, contracting, and reimbursement procedures, enabling providers to more efficiently deliver homeless services, emergency shelter, street outreach, and rapid re-housing services. Additionally, through the Bridge to Home program, Wake County will continue to address critical gaps in the housing and homeless services system by implementing strategies that improve housing outcomes. In partnership with 11 agencies serving families, youth, chronically homeless individuals, and households with critical needs, the program strengthens shelter and transitional housing pathways while advancing systemwide coordination, prioritizing early intervention, and flexible financial assistance, to ensure long-term housing retention.

Through these integrated efforts, Wake County's one-year goals focus on enhancing system coordination. Together, these actions advance a more responsive homeless response system aimed at reducing homelessness and promoting long-term housing stability.

Addressing the emergency shelter and transitional housing needs of homeless persons

Wake County's approach to emergency shelter and transitional housing emphasizes stability, dignity, and rapid pathways to permanent housing. Through strong provider partnerships and system coordination, the County works to shorten episodes of homelessness while ensuring individuals have access to safe and appropriate shelter when housing crises occur.

The South Wilmington Street Center (SWSC), Wake County's primary emergency shelter for men, remains a cornerstone of the shelter system. The SWSC continues to operate 195 emergency shelter beds. In response to rising unsheltered homelessness and the lack of a permanent drop-in facility, the Housing Department facilitated the purchase of the Second Street Place. Once renovated, starting in April 2026, the facility will serve as a permanent drop-in shelter and provide overflow capacity during severe weather, strengthening the system's ability to engage individuals who may not access traditional shelter settings. The site is currently operating with minor improvements and provides nightly accommodations for up to 98 individuals.

Beyond SWSC and Second Street, Wake County funds a robust network of emergency shelter providers serving women, families, youth, and survivors of domestic violence. The County awards over \$3.4 million in funding to support emergency shelter, rapid re-housing, and street outreach activities, streamlining funding processes to allow providers to focus on service

delivery. Countywide, six agencies provide emergency shelter, two agencies offer transitional housing, and five agencies deliver rapid re-housing assistance, and two agencies deliver street outreach services.

Wake County also invests in innovative transitional and bridge housing models to serve individuals with high and complex needs. The Cornerstone Bridge Housing Program reopened in January 2024 and provides 20 furnished studio units for individuals who struggle in traditional shelter settings. Participants receive temporary housing paired with intensive case management, clinical and peer support, and assistance for challenges such as chronic homelessness, behavioral health needs, or other housing instabilities. This program continues to offer a critical step between emergency shelter and permanent housing with 93% of folks remaining housed long term after leaving

The County's Bridge to Home program strengthens shelter and transitional housing outcomes by supporting flexible services across partner agencies. Since the program's inception in 2022, the program has increased exits to permanent housing by 16% year over year, reduced returns to homelessness by 38%. Through coordinated funding, diversion strategies, and outcome-driven programs, Wake County continues to strengthen its emergency shelter and transitional housing system.

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

Housing's strategy for supporting individuals and families experiencing homelessness focuses on rapid transitions to permanent housing, intensive supportive services, and prevention of returns to homelessness. The county pairs housing opportunities with coordinated, individualized support plans that promote long-term stability.

For individuals experiencing chronic homelessness, living with complex behavioral health or functional impairments, Wake County operates permanent supportive housing through the Cornerstone Bridge Housing Program, providing temporary housing with services to help individuals stabilize before transitioning to permanent supportive housing. The County's McKinney Team supports individuals with severe behavioral health needs. Once housed, participants receive multidisciplinary wraparound care, case management, medical coordination, and 24-hour support, to support housing retention and improve quality of life.

Families and individuals receiving Rental Assistance Housing Program (RAHP) vouchers are supported through a highly coordinated housing navigation and stabilization process. Each household is paired with a housing social worker who provides ongoing support, including assistance with unit search, landlord engagement, lease-up, and housing retention. Collaboration with the Landlord Engagement Unit and Cornerstone Housing Navigators has significantly reduced the length of time households experience homelessness. RAHP households also benefit from access to County-supported affordable housing developments, with at least 10% of units designated for RAHP clients.

Wake County continues to expand permanent housing opportunities linked to supportive services. Through a partnership with King's Ridge and New Bern Crossing apartment complexes, 50 project-based RAHP vouchers are available for individuals and families experiencing chronic homelessness. Residents receive wraparound services, including medical care, behavioral health support, and intensive case management, designed to promote long-term housing stability and independent living.

The County also leverages emergency shelter and bridge housing programs to shorten the duration of homelessness and accelerate exits to permanent housing. The South Wilmington Street Center (SWSC) provides services focused on rapid engagement and housing placement, and implements diversion, emergency rental assistance, and healthcare supports through the Bridge to Home model. Housing stability is also reinforced through comprehensive supportive services delivered by the Cornerstone Community Support Program. This multidisciplinary team, comprised of specialists in nursing, vocational rehabilitation, Social Security disability, and housing placement.

Wake County also operates a Landlord Engagement Unit (LEU) to expand access to affordable housing and prevent returns to homelessness. The LEU builds and maintains relationships with landlords, offers lease signing and renewal incentives, and provides mitigation funds to support successful tenancies.

Through these integrated housing, supportive service, and prevention strategies, Wake County is working to shorten episodes of homelessness, expand access to affordable housing, and ensure that individuals and families exiting homelessness have the tools and supports needed to achieve lasting housing stability and independent living.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Wake County uses a coordinated, prevention-focused approach to help low-income and extremely low-income individuals and families avoid homelessness, particularly those exiting publicly funded institutions and systems of care or receiving assistance from housing, health, social service, employment, education, or youth-serving agencies. Through early intervention, financial assistance, and integrated supportive services, the County works to stabilize households before a housing crisis escalates.

Most participants receiving Rental Assistance Housing Program (RAHP) vouchers meet the definition of being chronically homeless. Specifically, they have experienced homelessness for one year or longer and present with complex physical and behavioral health needs. Participants are supported through coordinated case management and comprehensive community-based services to promote housing stability and overall well-being. Cornerstone Bridge Housing provides transitional support, vouchers, and case management for individuals completing the program and transitioning to independent living.

Prevention efforts are led by the Housing Resource Team, which delivers short- and medium-term financial assistance and stabilization services to households facing homelessness. Funding sources include HOPWA Short-Term Rent, Mortgage, and Utility (STRMU) assistance and Permanent Housing Placement (PHP) and County general funds.

The Permanent Housing and Supportive Services Division further strengthens prevention by transitioning individuals directly into permanent supportive housing when needed and providing comprehensive wraparound services. The Cornerstone Community Support Program offers specialized, multidisciplinary support to RAHP voucher recipients, including nursing, vocational rehabilitation, benefits navigation, and housing placement assistance. Services are tailored to individual needs and delivered in homes and community settings. The Cornerstone Bridge Housing Program also provides 20 furnished studio units for high-needs individuals, offering intensive case management, clinical services, peer support, and a pathway to sustainable permanent housing.

Employment and income stability are also essential components of homelessness prevention. Through the Homeless Employment Initiative, the County provides job training and employment support to participants. Additional benefits navigation, vocational rehabilitation,

and employment coaching are delivered through coordinated case management at the South Wilmington Street Center and partner agencies. Capital Area Workforce Development leads the Reentry Council, a multi-agency collaboration focus on reducing challenges to housing and employment for justice-involved individuals, while partnerships with organizations such as DHIC provide on-site housing social workers to support tenants in affordable housing developments.

Wake County also prioritizes prevention and stabilization for youth and veterans. In partnership with Haven House, the County provides outreach and stabilization services for youth and young adults experiencing housing instability. Hope Village at Method Apartments, a HOME-funded CHDO project with CASA, added nine units of supportive housing for youth transitioning out of foster care, paired with services provided by the Hope Center at Pullen. For veterans, the County's Veteran Services Division coordinates housing and supportive services through strong partnerships with local providers including Veterans Bridge Home and Veterans Services of the Carolinas.

These integrated preventions, housing, and support strategies enable Wake County to identify and intervene early and prevent homelessness before it occurs.

Discussion

Through sustained investment, system coordination, and housing-focused strategies, Wake County continues to strengthen and expand its response to homelessness and housing instability. Oak City Cares, the South Wilmington Street Center, Second Street Place, and the Cornerstone Bridge Housing Facility remain central to the County's approach, ensuring individuals and households experiencing homelessness or facing eminent homelessness have access to critical services, safe shelter, and pathways to permanent housing.

Looking ahead, Wake County CoC Department will maintain funding for the drop-in centers serving individuals experiencing unsheltered homelessness, providing essential services, emergency overnight shelter, and protection during inclement weather. Together, these efforts reflect a coordinated response to address both immediate needs and long-term housing stability for low-to-moderate income residents.

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

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	60
Tenant-based rental assistance	50
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	110

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

Introduction

Housing affordability in Wake County is influenced by a mix of local, state, and federal policies, market conditions, and funding limitations. Municipal land use regulations, such as zoning, building standards, parking requirements, setbacks, and permitting processes, play a major role in determining how much housing can be built and at what cost. These requirements can increase development costs and make affordable housing more difficult to produce, especially in higher-cost or urban areas.

Wake County is one of the fastest-growing counties in the nation, with growth primarily driven by higher-income households. Through a combination of population growth and constraints on increasing housing supply, housing costs have risen much faster than incomes. Since 2018, median rent in Wake County has increased by 34%, while renter income has not kept pace and now averages \$61,376. A household must earn more than \$70,000 per year to afford the median rent without becoming cost-burdened. More than 75,000 renter households in the County pay over 30% of their income toward housing, and nearly 33,000 are severely cost burdened, spending more than half their income on rent. These impacts are most severe among low- and extremely low-income households, including many essential workers such as firefighters, preschool teachers, retail employees, and home health aides. In some municipalities, more than 40% of renters struggle with housing affordability, underscoring the need for targeted, place-based solutions.

State policy further limits local responses. North Carolina does not allow municipalities to levy local income taxes, leading many communities to rely on development fees and property taxes to fund infrastructure and services. Restrictions on fee waivers and uncertainty around fee reimbursements make it harder for local governments to incentivize affordable housing, often shifting higher costs onto affordable developments. In addition, as a “Dillon Rule” state, North Carolina limits municipal authority to powers explicitly granted by the General Assembly. Local governments are prohibited from using inclusionary zoning or other tools that prioritize affordable housing, leaving direct financial investment as one of the few viable options to increase supply.

State housing finance policies also present challenges. Although the North Carolina Qualified Allocation Plan (QAP) for 9% Low-Income Housing Tax Credits (LIHTC) has been updated to emphasize deeper affordability and adjust award thresholds, these changes have not fully aligned with the needs of large metropolitan areas like Wake County. The competitive scoring system continues to limit mixed-income developments and restrict where affordable housing can be built, particularly in high-opportunity, transit-accessible areas. While tax credit award

limits have increased and new resources for metropolitan counties have been introduced, the QAP structure often leads developers to rely more heavily on local government funding, further straining limited public resources. Additional requirements, such as cost caps, parking standards, and design restrictions, continue to increase development complexity and costs.

At the federal level, funding for essential programs such as HOME and CDBG has not kept pace with rising construction costs, inflation, or growing housing demand. Recent reductions in HOME funding and implementation of the Build America Buy America (BABA) requirements have added compliance challenges and increased costs, reducing the impact of federal dollars.

Market conditions compound these policy challenges. Labor shortages, higher material and construction costs, and elevated interest rates have increased borrowing costs and reduced the amount of private financing available for affordable housing. Although inflation has slowed, its cumulative effects continue to affect both rental and homeownership markets. Without significant subsidy, the cost of building new housing affordable to low-income households remains financially infeasible.

Wake County's strong economy and high quality of life continue to attract new residents and investment, increasing housing demand. The Raleigh metropolitan area is a highly competitive real estate market, accelerating the loss of naturally occurring affordable housing (NOAH) as investors acquire and rehabilitate properties, often displacing long-term, low-income residents.

Addressing these challenges will require continued coordination across all levels of government, ongoing policy reform, and sustained local investment to preserve existing affordable housing, expand housing options, and ensure future development meets the needs of low- and moderate-income households across Wake County.

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

Wake County is actively working to reduce regulatory, financial, and policy challenges that limit affordable housing development through coordinated planning, strong municipal partnerships, strategic investment, and ongoing policy engagement. Because land use controls, zoning, building standards, fees, and growth policies are primarily governed by municipalities in North Carolina, the County focuses on collaboration, technical assistance, and strategic use of local resources to expand housing opportunities.

Housing staff work closely with Wake County Planning and municipal partners to align housing

goals across planning documents, studies, and land use processes, including reviews of extra-territorial jurisdiction expansion requests, which have been suspended in Wake County until 2028. This coordination helps ensure long-term growth decisions support housing affordability, appropriate density, and access to opportunity. The County also provides technical assistance to municipalities to help integrate affordability into local policies and growth plans by sharing data, best practices, and policy tools that reduce regulatory obstacles and promote consistency.

To address financing gaps and improve project feasibility, Wake County provides gap financing through the Affordable Housing Development Program (AHDP) for both LIHTC and non-LIHTC developments countywide. AHDP-funded projects are required to set aside at least 10% of units for households receiving County rental assistance, ensuring deeper affordability for residents with the greatest need. The County continues to prioritize the use of 4% LIHTC to increase unit production and encourages increased local investment in affordable housing. Wake County met its original goal of creating 2,500 affordable homes by 2023, two years ahead of schedule, and is currently ahead of pace toward its goal of creating an additional 2,500 affordable units by 2029.

Wake County also leads innovative funding and preservation efforts to counter market pressures and the loss of naturally occurring affordable housing. In partnership with Self-Help Ventures Fund, the County continues the Wake Affordable Housing Preservation Fund (WAHPF), a public-private initiative focused on acquiring, rehabilitating, and preserving existing rental housing. The County is partnering with CAHEC Capital, a community Development Finance Institution, to launch another public-private partnership loan fund to support site acquisition in addition to predevelopment and development costs for affordable housing projects located in areas of economic opportunity. This initiative will support the goal of creating more affordable housing opportunities while increasing housing location choice for low-income households. The County also works with the Wake County Public School System and other public and faith-based landholders to identify additional sites for future affordable housing development.

Policy engagement remains a central strategy. Housing staff and County leadership continue to work with municipalities to promote zoning and development practices that support affordability, including higher-density and multifamily zoning, smaller lot sizes, reduced parking requirements, streamlined development review, and innovative fee structures or waivers for affordable housing projects. The County also collaborates with the North Carolina Housing Finance Agency and monitors legislative activity to remain proactive in responding to policy changes that affect housing production and preservation.

To improve transparency and public understanding, Wake County Housing launched the Impact Tracker, an interactive tool that allows residents to follow housing investments in real time as projects move forward. Since 2019, Wake County has funded 5,504 affordable units, invested \$118 million in local resources, and leveraged more than \$1.2 billion in state, federal, and private funding. These investments have also supported the creation or preservation of 167 affordable homeownership units and provided housing rehabilitation assistance to more than 300 low-income homeowners.

Despite this progress, housing affordability challenges continue to intensify. Rapid population growth has outpaced housing supply, particularly at affordable price points. Wake County is projected to need between 18,000 and 23,000 new homes annually to keep up with demand. Without sustained and targeted investment, affordability will continue to decline. In response, the County is strengthening proactive, data-driven strategies to preserve affordability, stabilize existing households, and expand housing options across all municipalities.

Through coordinated policy action, strategic land use, innovative financing, and strong cross-sector partnerships, Wake County is actively reducing public policy challenges to affordable housing and strengthening long-term housing stability for low- and moderate-income households countywide.

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

Introduction

This section outlines Wake County's current housing programs and initiatives, as well as planned strategies to preserve existing affordable housing, expand new housing opportunities, and strengthen long-term affordability countywide.

Actions planned to address obstacles to meeting underserved needs

Wake County will continue to implement a coordinated, system-wide approach to address obstacles facing households in need by stabilizing existing households, preserving and expanding affordable housing options, and strengthening access to housing and supportive services for residents experiencing housing instability and homelessness.

To promote housing stability and prevent displacement, the County will continue investing in preservation and rehabilitation strategies that help residents remain safely housed. This includes streamlining and expanding low-income homeowner rehabilitation assistance through the Resilient Homes Program, preserving affordable rental housing through the Wake Affordable Housing Preservation Fund, and exploring reinvestment in previously County-supported developments to extend affordability periods. All County-supported affordable housing developments are required to set aside at least 10% of units for households receiving County rental assistance, ensuring access for residents with the greatest needs.

Preventing homelessness remains a central priority. Wake County redesigned the WakePrevent! program to focus on long-term housing retention through early intervention strategies, flexible financial assistance, and coordinated services through the Bridge to Home framework. The County is also strengthening partnerships with property owners through the Landlord Engagement Unit (LEU) to expand the number of housing units available to households using rental assistance.

Wake County will continue working toward ending homelessness by expanding shelter capacity, improving system coordination, and increasing exits to permanent housing. Planned efforts include completing renovations at Second Street Place, which will add 98 permanent shelter beds once fully operational. In partnership with the newly established Continuum of Care Lead Agency department, the County is enhancing outreach, shelter operations, housing placement, and case management services, using data-informed strategies to reduce returns to homelessness. The South Wilmington Street Center will continue providing emergency shelter and individualized services focused on rapid transitions to permanent housing.

In addition, the County is strengthening Permanent Housing and Supportive Services programming to better serve individuals with high needs through rental assistance and intensive case management. Wake County continues to invest in housing solutions to serve individuals experiencing chronic homelessness and complex health challenges. The Cornerstone Bridge Housing Program provides 20 furnished units with intensive supportive services to help individuals stabilize and transition to independent living. The County also supported the development of New Bern Crossings Apartments, a 192-unit affordable housing rental community, with 40 units reserved for permanent supportive housing clients. The McKinney Team continues to deliver specialized case management for individuals with significant behavioral health needs.

Supporting veterans experiencing housing instability remains a priority. The Veterans Services Division works closely with veterans and their families to connect them to housing and supportive resources in partnership with the Veterans Administration, housing authorities, and nonprofit providers. This includes participation in HUD-VASH programs, providing financial assistance such as county funded housing vouchers, case management, and access to benefits aimed at preventing re-entry into homelessness.

Through these coordinated efforts, Wake County Housing continues to reduce challenges and improve housing outcomes for low-to-moderate residents across the community.

Actions planned to foster and maintain affordable housing

Wake County will continue advancing a comprehensive strategy to foster, expand, and preserve affordable housing across the county. Through strategic investment, collaborative partnerships, and system-wide coordination, the County remains focused on increasing housing supply, improving affordability, and stabilizing households with low and moderate incomes.

In PY26, Wake County will advance affordable housing development by administering the Affordable Housing Development Program (AHDP), committing at least \$15 million in county gap financing, exceeding the 25% HOME match requirement, to support projects countywide. The County has also identified a CHDO project expected to fully utilize the HOME CHDO set-aside funds.

Staff will continue monitoring funded developments as they move through construction and work to ensure timely completion of projects in the development pipeline. Progress toward the county goal of creating at least 2,500 additional affordable housing units by 2029 remains a central focus. Staff will continue negotiating extended affordability periods with developers and reinvesting in previously supported projects to preserve long-term affordability.

Preservation of existing affordable housing remains a critical component of maintaining affordability in a competitive real estate market. Wake County will continue collaborating with the administrator of the Wake Affordable Housing Preservation Fund to support acquisition and preservation of both legally restricted and naturally occurring affordable housing in strategic locations. To stabilize existing homeowners, the County will enhance low-income homeowner rehabilitation efforts through a streamlined program, Resilient Homes, helping low-income households remain safely housed. Staff have also successfully negotiated with development partners for extended affordability periods of projects supported with Wake County gap financing, achieving affordability periods of 50 years and longer.

Wake County Housing will expand affordable homeownership options through continued implementation of the Affordable Homeownership Program in partnership with DHIC. These efforts increase access to stable, long-term homeownership opportunities for low- and moderate-income residents.

Maintaining affordability also requires preventing displacement and housing loss. The County redesigned the WakePrevent! program to emphasize long-term housing retention through early intervention and flexible financial assistance. Bridge to Home will continue serving as the County's coordinated, service-driven framework to support housing stability and reduce returns to homelessness.

The County will continue partnering with municipalities to review land use and zoning practices that affect housing affordability and support local affordable housing plans. A growing community of practice enables municipalities to share strategies, technical assistance, and policy tools to build local capacity and align efforts across jurisdictions. Wake County works in collaboration with the Housing Authority of Wake County and Raleigh Housing Authority on the planned redevelopment of a public housing property.

Through these coordinated actions, Wake County will continue fostering and maintaining affordable housing opportunities that support long-term community stability and economic mobility.

Actions planned to reduce lead-based paint hazards

Lead-based paint hazards are reduced through the housing rehabilitation program, carried out in compliance with HUD's Lead Safe Housing Rule (24 CFR Part 35).

Homes built before 1978 involving rehabilitation projects require a lead inspection and hazard assessment conducted by a qualified professional. These assessments identify the presence and severity of lead-based paint hazards and guide the scope of work needed to make the home safe. Based on the findings, the County will provide financial assistance to support lead hazard reduction activities, ensuring homes meet health and safety standards for occupancy.

The level of intervention, whether interim controls or full lead abatement, is determined by the inspection results, the extent of rehabilitation work, and available funding. All lead hazard reduction activities are performed by certified lead abatement contractors, and general contractors participating in County rehabilitation projects are required to complete Lead Safe Work Practices training to ensure safe handling of lead-based paint during construction. Once rehabilitation and lead hazard reduction activities are complete, a lead clearance examination is conducted to confirm the home is safe for occupancy. In addition, Wake County provides educational information to renters and homeowners to raise awareness of lead hazards and promote safe living environments.

To maintain compliance, Wake County Housing staff participate in ongoing training, including HUD's Lead Safe Housing Rule webinar series, to stay current on regulatory requirements and best practices for lead hazard reduction.

Actions planned to reduce the number of poverty-level families

Wake County reduces poverty through a coordinated strategy that integrates housing stability, workforce development, and supports services for low-income populations. By aligning housing programs with employment pathways and supportive services, the County works to promote long-term self-sufficiency and economic mobility for low-income families.

A central component of this strategy is Wake County's partnership with Passage Home, the County's designated anti-poverty agency and Community Services Block Grant (CSBG) recipient. Passage Home delivers programs designed to break the cycle of poverty and support multi-generational self-sufficiency by strengthening both housing and income security. Services include financial coaching, employment readiness support, and case management to help families build long-term stability.

Wake County also leverages programs such as Work First, which provides temporary financial assistance alongside critical supports, including childcare, transportation, Medicaid, job training, and housing assistance. These services remove challenges to employment and help very low-income families transition toward economic independence. Workforce Development Employment services connect residents to career assessments, goal setting, job training, and strategic job search assistance. Specialized workforce programming supports adults, youth, individuals with physical and behavioral challenges, justice-involved residents, and re-entry populations. Supportive Employment programs provide vocational evaluations, career counseling, and skills training to help participants secure and maintain employment.

Recognizing the strong connection between housing affordability and economic mobility, Wake County aligns its housing investments with workforce initiatives. CDBG-funded public services, including job training programs for individuals experiencing homelessness, improve employability and create pathways to income growth. Housing staff collaborate with the Public Health, Social Services and Capital Area Workforce Development Departments to coordinate services that address both housing stability and income advancement.

Tenant-based rental assistance through HUD- and County-funded vouchers reduces housing cost burdens and allows families to allocate more income toward savings, education, and career development. County-funded housing developments include legally binding affordability restrictions, with at least 10% of units set aside for households with the highest needs, including those requiring permanent supportive housing.

Veterans experiencing economic hardship receive assistance through the Veterans Services Division, which connects veterans and their families to VA benefits, HUD-VASH housing assistance resources to prevent homelessness and strengthen financial stability.

In addition, Wake County supports economic opportunity through broader policy efforts. While North Carolina law does not permit local governments to mandate a living wage, the County will use economic development incentives to attract businesses offering quality, higher-wage employment opportunities.

Through these coordinated efforts, Wake County is actively working to decrease the number of families living in poverty and increase long-term economic mobility across the community.

Actions planned to develop institutional structure

Wake County will continue strengthening its collaborative structure by expanding internal coordination, deepening cross-sector partnerships, and enhancing staffing capacity to deliver integrated, effective housing services.

Housing will continue to maintain strong collaboration across County departments, including Public Health, Behavioral Health, Social Services, and Facilities, Design and Construction, to ensure housing solutions are aligned with healthcare access, support services, and infrastructure planning. These partnerships support integrated service delivery, allowing the County to address housing affordability alongside the broader social and economic factors that influence long-term stability.

The County also continues to collaborate closely with Continuum of Care (CoC) Lead Agency department to strengthen coordinated entry, HMIS services, and system-wide performance. This effort enhances accountability, improves data-driven decision-making, and strengthens alignment among service providers.

Beyond County government, Housing staff continue to foster a community of practice among municipalities and service partners to share policy tools, best practices, and technical expertise, strengthening local capacity to implement affordable housing initiatives effectively.

Wake County also actively engages community service providers, healthcare systems, financial institutions, housing authorities, and nonprofit developers to align housing strategies with cross-sector outcomes. These partnerships help build a more coordinated, responsive support system, one that maximizes resources and provides comprehensive solutions for residents in need.

Through strengthened interdepartmental collaboration, expanded partnerships, enhanced data systems, and targeted resource investments, Wake County is building a more coordinated, accountable, and resilient framework to support affordable housing and long-term stability for low- and moderate-income residents.

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

Wake County will continue strengthening coordination across public and private housing providers, social service agencies, and community partners to create a more integrated and responsive housing system.

Housing works in close collaboration with the Housing Authority of the County of Wake (HACW), the Raleigh Housing Authority, municipalities, housing developers, and community-based organizations to expand and preserve affordable housing throughout the County. These partnerships support coordinated development planning, shared funding strategies, and alignment of housing with supportive services. The Affordable Housing Development Program prioritizes projects that include mixed-income housing in areas of economic opportunity.

The County also coordinates with municipalities to address land use policies and obstacles to affordability, aligning housing production with PLANWake growth goals and supporting local capacity.

Housing will continue to play an active role in the CoC network, working together with more than 30 public, private housing and social service agencies to end homelessness and promote housing stability. Oak City Cares remains a cornerstone of this coordination, serving as a public-private-nonprofit partnership and an essential intake site for the CoC. By providing centralized, on-site services and facilitating data-driven coordination, Oak City Cares helps connect individuals and families to housing, healthcare, employment, and other critical supports more efficiently.

The Veterans Services Division will continue coordinating with the Veterans Administration, nonprofit providers such as Volunteers of America and Veterans Bridge Home, and housing authorities to connect veterans to HUD-VASH, and other housing resources and support

services. Additionally, the division has established a Veterans Working Group in partnership with the CoC and other housing partners to streamline service coordination for unsheltered veterans.

Wake County continues to integrate housing with healthcare, workforce development, and income stabilization services. Housing collaborates with Public Health, Social Services, workforce agencies, and community partners to ensure residents can access employment training, case management, behavioral health services, and benefits assistance alongside housing support.

Through strengthened partnerships, Housing is building a more coordinated and efficient system that aligns housing with supportive services. These actions enhance collaboration, reduce duplication, improve data sharing, and ensure residents receive comprehensive support that promotes long-term housing stability.

Discussion

The actions outlined above reflect Wake County's comprehensive and coordinated approach to advancing housing stability, expanding affordability, reducing poverty, and strengthening system-wide partnerships. By investing in development and preservation, enhancing homelessness response, integrating housing with workforce and supportive services, maintaining regulatory compliance, and deepening collaboration across public and private partners, the County is building a more resilient housing ecosystem. These collective actions position the County to not only address immediate housing needs, but also promote long-term stability, economic mobility, and access to safe and affordable housing for low-to-moderate income residents across the community.

Program Specific Requirements

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

Introduction

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

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

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

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 exceeds the required 25% HOME match each year by investing County funds in affordable housing activities that qualify as eligible match under 24 CFR 92.219(b)(2). This includes funding portions of projects that are not directly HOME-assisted but meet HOME affordability standards and support the development of housing for low- and extremely low-income households, including supportive housing.

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:

Detailed resale and recapture requirements are attached in the Grantee Unique Appendices.

In accordance with 24 CFR 92.254, Wake County will include applicable resale and recapture provisions in all HOME-funded development agreements, loan documents, and homebuyer agreements. The County will also be named as a party to relevant documents executed by project partners to ensure enforceability. To maintain long-term affordability, deed restrictions will be recorded against the property.

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:

Detailed resale and recapture provisions are attached in the Grantee Unique Appendices.

HOME-assisted housing must remain affordable to a reasonable range of low-income homebuyers, defined as households earning between 30% and 80% Area Median Income (AMI). Affordability is ensured by limiting total housing costs, including principal, interest, property taxes, and insurance, to no more than 30% of the household's income. When HOME funds are provided as a development subsidy, these affordability requirements will be incorporated into development agreements, loan documents, and recorded deed restrictions.

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. Wake County advocates for tenant selection plans incorporating "second chance" policies that expand housing opportunities for households with criminal or credit challenges.

Emergency Solutions Grant (ESG)

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

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

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

Wake County has formally assumed the role of Continuum of Care (CoC) Lead Agency and established a dedicated department to strengthen system coordination and oversight. As Lead Agency, Wake County is enhancing coordinated entry operations, improving data collection and analysis through the Homeless Management Information System (HMIS), and overseeing core administrative and planning functions. These responsibilities include annual grant submission, program monitoring, performance evaluation, and system-wide planning to improve outcomes and accountability across the CoC network.

Wake County CoC currently operates a centralized Coordinated Entry system with four intake locations throughout the County. Trained staff at each site assess households experiencing homelessness and connect them to appropriate emergency services, housing resources, and supportive programs. Through Coordinated Entry, individuals and families are supported to help reduce the length of time spent in shelter and divert those with safe alternatives from entering homelessness. All participating agencies receive training on standardized assessment tools to ensure consistent and access to housing resources.

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

Wake County ESG funds are sub-awarded through a competitive Request for Proposals (RFP) process. Funding is allocated to qualified private nonprofit organizations, including community- and faith-based organizations, based on a review of proposed activities, intended outcomes, organizational capacity, and alignment with program priorities.

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.

Individuals with lived experience are represented on the Continuum of Care Board of Governance. In addition, guests at the South Wilmington Street Shelter and residents of the Cornerstone facility were consulted during the development of the Plan to ensure their perspectives informed planning and priorities.

5. Describe performance standards for evaluating ESG.

- Total number of Category 1 households enrolled in homeless services during the grant term.
- Percentage of enrolled households that successfully exited homeless services to permanent housing.
- Percentage of those who exited to permanent housing who remained stably housed one year after program exit.