



Prepared By:

Department of Housing Affordability &
Community Revitalization

Executive Summary

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

1. Introduction

Wake County Housing Affordability and Community Revitalization (HACR) Department's 2021-2022 Annual Action Plan will address HACR's goals including increasing and preserving affordable housing, addressing policy barriers to housing affordability, and supporting vulnerable populations and communities. The Priority populations were determined through our extensive Citizen Participation process, conducted as part of our 2020-2025 Consolidated Plan, and are as follows:

Priority One

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

Priority Two

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

Priority Three

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

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

2. Summarize the objectives and outcomes identified in the Plan

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

Over the course of this fiscal year, there are three main objectives in the Plan. The first is to increase and preserve affordable housing; the second is to reduce barriers to affordable housing; and the third is to provide support for vulnerable populations and communities.

Outcomes for the first goals are affordable housing development and preservation includes programs to assist low-to-moderate income households or developers targeting those households with home construction, rehabilitation and purchase activities. It also includes programs to create new or preserve existing affordable housing.

Outcomes for the second goal are addressing policy, regulatory and market barriers to housing affordability through providing technical assistance to local municipalities and broader community to understand effect on housing affordability, especially as a result of COVID-19. This includes planning, administration and fair housing activities. It may also include activities to assist special needs populations with barriers to economic opportunity or affordable housing such as employment training.

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

3. Evaluation of past performance

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

Our past performance has shown success in meeting or surpassing our goals and being able to assist many low-to-moderate income households throughout Wake County. We have chosen to maintain those goals for the next year; we will implement a combination of the same types of projects while creating new programs through CARES and County funding to address new needs.

We will continue projects such as affordable housing development, housing rehabilitation, public facilities and improvements, rental assistance, rental assistance for youth aging out of foster care, and supporting services such as job training and other services for those experiencing homelessness.

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

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Two public hearings and one consultation meeting were held virtually to receive feedback and concerns from citizens, community organizations, municipal planners, and Wake County Board of Commissioners. At the meetings, the County presented relevant data defining the three priority populations that will be served with 2021 program funding allocations based on goals set in 2020-2025 Consolidated Plan. As a result, public comments were posted to the County website, emailed, and verbally communicated during the meetings. The statements revealed essential areas of focus to be addressed and directly guide the Plan. The draft plan was posted for public comment for a period of 30-days for additional feedback.

5. Summary of public comments

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

The following is a summary of public comments topics:

- Permanent Supportive Housing Services: increase long term care and case management
- Resources for individuals experiencing homelessness
- Housing Choice Vouchers and landlords/property management challenges
- Eviction history on credit report
- Wake County Public School System (WCPSS) students in unstable living situations
- Need for more Rapid Rehousing and Eviction and Foreclosure Prevention

Populations with high priority needs that were mentioned include:

- Families and individuals experiencing homelessness
- Households with eviction history
- Households near/at-risk of homelessness
- Students

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

All comments were accepted.

7. Summary

The 2021-2022 Action Plan is the culmination of community meetings, public participation, and consultations, and the evaluation of successful past programs. As discussed in the paragraphs above, the Goals and Objectives are a combination of previous project types and new programs. HACR looks forward to addressing the needs of our low-moderate income citizens, with a housing focus on our priority populations:

Priority One

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

Priority Two

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

Priority Three

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

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
HOPWA Administrator		Wake County	Dept. of Housing Aff. & Community Revitalization
HOME Administrator		Wake County	Dept. of Housing Aff. & Community Revitalization
ESG Administrator		Wake County	Dept. of Housing Aff. & Community Revitalization

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

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

1. Introduction

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)).

HACR staff coordinates efforts and aligns resources with the City of Raleigh, the Town of Cary and two housing authorities. The County has held meetings with the executive leadership of each housing authority.

The County partners with the Raleigh Housing Authority to provide Ready to Rent classes. Applicants who partake in the class will receive points to be moved up the Housing Choice Voucher (HCV) waiting list and will have learned strategies to successfully maintain their housing and be a good tenant.

Wake County is also partnering with the Housing Authority of the County of Wake (HACW), the Veterans Administration, and other community partners to effectively end veteran homelessness by 2021. Staff lead a veteran working group to align resources including HUD VASH, case management, rental assistance, and other community resources. HACR and the Public Health Division of the Human Services Department coordinate efforts to work in tandem on the HOPWA grant. Public Health Division case managers see clients that HACR assist with financial and other HOPWA eligible resources. In addition, HACR refers clients to Alliance Health, which manages care of mental health, intellectual and developmental disabilities, and substance use disorders for Wake County. These clients may be on Permanent Housing and Supportive Services (PHSS) vouchers through Wake County or may be staying in funded units.

PHSS clients also access their primary healthcare at Wakebrook. The Wakebrook Primary Care Office provides comprehensive longitudinal outpatient primary care to patients with serious mental illness. They work in an integrated way with the patients' behavioral health teams, community resources and sub-specialists to assure the highest quality care. They provide acute, chronic, and preventive health services to adolescents and adults and engage the patient, family, and/or significant others in treatment. Patients are referred to Wakebrook from behavioral health teams, area hospitals, and other community agencies.

In 2020, Wake County received special allocations of funds under the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), to be used to prevent, prepare for, and respond to this historic public health crisis. HACR's Division of Homeless and Prevention Services Division took a leadership role in administering a portion of these funds seeking qualified community partners to assist with

implementation of the HouseWake! Strategic Plan which focused on addressing the various needs of households who were homeless or at-risk, could not access financial resources, and faced a high risk of contracting COVID-19.

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

The local CoC collaborative applicant typically holds full membership meetings bi-monthly with representatives from the County, City of Raleigh, Town of Cary, the two housing authorities, Public Schools, and over 30 agencies attending these meetings. Currently in lieu of in-person meetings the COC is holding semi-weekly full membership conference calls. Each entity shares updates, and committees discuss ways to enhance coordination, identify gaps in services, and work toward solutions. In addition, the HACR Deputy Director is on the Board of the CoC Lead Applicant. Both the City and the County provide operational funding to support and ensure coordination of services to address the needs of those experiencing homelessness. The CoC implemented the coordinated entry process and improved its delivery of housing and crisis response services for people experiencing homelessness or at imminent risk of homelessness. A significant result of coordination with the CoC is the new Oak City Cares, opened in April 2019 and is the main entrance point for people at risk or experiencing homelessness. Intake, assessment, services, and referrals are provided and staff prioritize people assessing needs. There are also seven other access sites in the County where residents can receive the same services, and a new coordinated entry call center providing telephone access to services.

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

- Agencies will hold turnover beds open for a period of 15 days while receiving a referral from the Coordinated Entry By- Name List
- Search methods can include consulting existing waiting lists and coordinated assessment information, polling community partners and/or any other methods currently in practice. Agencies will make efforts to help clients who are chronically homeless address program barriers that might otherwise exclude them from qualifying
- If chronically homeless cannot be found within the 15-day time period, the turnover bed will be filled by the normal agency process. Agencies are encouraged to document how PSH beds will be filled in compliance with HUD Notice CPD-14-012 on Prioritizing Persons Experiencing Chronic Homelessness
- To reduce veteran homelessness, the County, the City of Raleigh, and the CoC joined the Mayors Challenge effort to end veteran homelessness. The task force aligns with a national movement

to ensure there are no veterans sleeping on our streets, every veteran has access to permanent housing, and our community has the capacity to connect veterans, should they experience homelessness. Toward this effort, Wake County has:

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

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards 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

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

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

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Continuum of Care
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Continuum of Care was consulted during its February monthly meeting. Specific needs that emerged from the consultation include: landlord engagement; low barrier housing; chronic homelessness prevention; and resources for homeless individuals and students. Populations for specific focus include: elderly; single fathers; 18-24 year-olds; families with young children; and persons recently released from institutions. Supportive service needs include: childcare; transportation; free medical/dental services; mental health services, especially after 5 pm; access to healthy food; more street outreach; employment training/education; increasing access to certifications for trade jobs; budgeting/financial; and additional case management. The anticipated outcome is increased coordination and resources for the housing needs of people experiencing homelessness.
2	Agency/Group/Organization	Wake County
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Wake County Department of Housing Affordability and Community Revitalization presented to WC Board of Commissioners data on priority vulnerable populations for FY21 funding allocations. Anticipated outcomes include: focused coordination on homeless and eviction prevention strategies, and improving access to housing services, particularly for priority populations.
3	Agency/Group/Organization	Wake County
	Agency/Group/Organization Type	Other government - Local Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning Directors were consulted in a virtual meeting through a presentation summarizing the draft plan process and subsequent discussion on planning topics and needs affecting the development of affordable housing in their communities. Anticipated outcomes include support for projects and activities, additional plans for affordable housing development, and related infrastructure improvements.

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

N/A

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Partnership to End Homelessness	Our goals for ending homelessness were developed in conjunction with the Continuum of Care (CoC).

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Wake County 2020 - 2025 Consolidated Plan	Wake County Government and Housing Affordability and Community Revitalization Department	The Strategic Plan is the 2nd year plan of the 2020-2025 Consolidated Plan. The strategic plan goals are consistent with the Consolidate Plan goals which addresses increasing and preserving affordable housing, addressing policy barriers to housing affordability, and supporting vulnerable populations and communities.
Wake County Affordable Housing Plan	Wake County Government and Affordable Housing Plan Steering Committee	The goals of are the Strategic Plan are consistent with the goals of the Wake County Affordable Housing Plan. These goals include developing and preserving affordable housing, assisting individuals and families experiencing homelessness and prevention of homelessness, creating more permanent supportive housing, and working with our partner municipalities to further affordable housing development and community revitalization.

Table 3 – Other local / regional / federal planning efforts

Narrative

The 2021 plan will follow input received from consultations from all organizations participating in the 2020 Consolidated Plan.

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

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

Citizen Participation included:

- Public Notices – 3 Newspaper announcements to notify the public of upcoming 2 Public Hearings posted 15-days prior to the hearings
- Webpage Public Comments – Citizens had the opportunity to post comments to the Wake County Housing webpage
- Public Hearing – Citizens can provide an official record of public feedback
- CoC Meeting - Key community groups provided focus input on homelessness and barriers to affordable housing
- Emailed comments – Feedback from stakeholders and citizens were received via email

The process included Notices placed to comply with Opportunities to Participate and Publication of Notices. Two Public Hearings and one Consultation meeting were held virtually to receive feedback and concerns from citizens, Community Organizations, Municipal Planners, and Wake County Board of Commissioners. HACR presented information based on 2020-2025 Consolidated Plan highlighting relevant data to define the three most priority populations that will be the focus of funding allocations for FY21. Public comments were posted to the County website, emailed, and verbally communicated during the meetings affirming the stated priorities while also emphasizing the importance increased focus on homeless and eviction prevention and addressing barriers to affordable housing. The statements revealed essential areas of focus to be addressed and to directly guide the Plan. A draft of the Action Plan will be available for a period of 30-days for review at the following locations:

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

The 30-day comment period gives the residents opportunity to submit their comments in writing or via email to the contact listed on public comment notice to Wake County Housing at: Department of Housing Affordability & Community Revitalization, Wake County Office Building, 336 Fayetteville Street,

Suite 440, P.O. Box 550, Raleigh, NC 27602. The comments from the meeting minutes are summarized in the final document. All written comments are included.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	One public comment was received via Wake County webpage and read during Public Hearing at the Wake County Board of Commissioners meeting on February 1, 2021	Prioritize supportive services and additional funding for case and care management	All comments were accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Internet Outreach	Non-targeted/broad community	Two comments submitted webpage on February 2, 2021	Many landlords/property managers in Wake County refuse to accept a Housing Choice Vouchers. Can Wake County enact a statute or ordinance to prohibit source of income discrimination? Is there a way to assist people with eviction judgements on their credit report? This is a barrier to housing?	All comments were accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Non-targeted/broad community	1 attendee commented at Continuum of Care Public Hearing on February 8, 2021. In addition, approximately 57 members of the Continuum of Care attended this meeting.	A significant amount of funding supports homeless families and very little is provided toward individuals experiencing homelessness. Shelters limit the time for individuals therefore perpetuating the revolving door return of individuals.	All comments were accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	via email	Non-targeted/broad community	2 comments were received via email on February 9, 2021	Wake County has 4000 students living in hotels or living with others. No shelter space and families have past credit issues. We have hundreds more who are using the prevention services to keep their current units. There are rental units available, but they are too expensive. The property manager/landlord have qualifications that most can meet: monthly income of 3 times the monthly rent, no evictions, no recent felony convictions, a high credit score.	All comments were accepted	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Consultation Meeting	Planning Directors Virtual Meeting	6 members commented during the Wake County Planning Directors Meeting on February 19, 2021. 27 members attended in total.	Town of Garner would like data to examine where funds on rehab projects are spent per jurisdiction. Following up on HUD and Public School system pilot cohort examining school performance. City of Raleigh is considering surplus property disposition for affordable housing and other property acquisition. Wake Forest is partnering with rehab program to provide eligible residents with repairs in commemoration of Juneteenth. Morrisville is discussing property acquisition	All comments were accepted	19

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

There will be a total of \$2,657,444 available in CDBG funds and \$1,788,888 in HOME funds which includes program income and prior year resources for both grants. There will be \$1,029,978 available in HOPWA funds, which includes program income and \$182,490 in ESG funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,170,106	330,000	157,338	2,657,444	7,740,713	CDBG funds will be used for Admin and Planning, Homeownership Assistance, Public Facilities, Public Services, Housing Rehabilitation, Land Acquisition and Infrastructure. Reallocated unexpended prior funds.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	968,888	270,000	550,000	1,788,888	3,971,632	HOME funds will be used for multifamily rental new construction and/or rehabilitation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,023,510	6,468	0	1,029,978	2,649,596	HOPWA funds will be used for TBRA, STRMU, permanent housing, and Supportive Services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	182,490	0	0	182,490	544,598	ESG funds will be used for Prevention of Homelessness
Other	public - federal	Other	0	0	0	0	0	
Other	public - federal	Overnight shelter Public Services Rapid re-housing (rental assistance) Other	0	0	0	0	0	

Table 2 - Expected Resources – Priority Table

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

Wake County significantly contributes to housing and homeless service programs through the use of local property taxes. Federal funds are used alongside County dollars to support housing development, supportive services, emergency shelter, prevention, second mortgages, land acquisition, and tenant based rental assistance.

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

HOME match requirements are met through loans made to developers from the County tax funded Capital Improvement Fund.

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

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

In 2018, Wake County performed a public land disposition analysis to identify all County or school owned property which may be priority to disposition for the purpose of affordable housing. In 2019, Wake County finalized its Evaluation and Disposition of County-owned Land for Affordable Housing Policy which establishes the expectation that all County or school owned land should be assessed for the purpose of affordable housing prior to disposition. It also identifies the criteria for which properties must be assessed and the process for disposition should the property be deemed a high priority for affordable housing.

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

Discussion

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

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase and preserve affordable housing	2020	2025	Affordable Housing Homeless Non-Homeless Special Needs	Countywide Target	Affordable Housing	CDBG: \$1,490,273 HOME: \$1,788,888	Rental units constructed: 51 Household Housing Unit Rental units rehabilitated: 5 Household Housing Unit Homeowner Housing Added: 5 Household Housing Unit Homeowner Housing Rehabilitated: 32 Household Housing Unit Direct Financial Assistance to Homebuyers: 10 Households Assisted
2	Reduce barriers to housing affordability	2020	2025	Affordable Housing Homeless Non-Homeless Special Needs	Countywide Target	Addressing barriers to housing affordability	CDBG: \$454,021	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1 Households Assisted Other: 12 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Support for vulnerable populations and communities	2020	2025	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Countywide Target	Support vulnerable populations and communities	CDBG: \$713,150 HOPWA: \$1,023,510 ESG: \$182,490	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5200 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 10 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 55 Households Assisted Homeless Person Overnight Shelter: 2000 Persons Assisted Homelessness Prevention: 150 Persons Assisted

Table 3 – Goals Summary

Goal Descriptions

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

AP-35 Projects - 91.420, 91.220(d)

Introduction

The following projects form the basis for our work for fiscal year 2021-2022. Some projects have one activity, and others will be comprised of several activities. The information below conveys the expected grants and amounts, and their uses.

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

Table 4 – Project Information

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

Allocation priorities align the 2020-2025 Consolidated Plan that were determined through a comprehensive citizen participation process involving more than 25 meetings and consultations. In addition, the Wake County Affordable Housing Plan, adopted in 2017, examined relevant data and trends supporting the priorities of this plan. Information about homeless needs was gathered from the Continuum of Care lead applicant through documents such as the Point in Time Count, Housing Inventory Count and other HMIS data.

Obstacles to addressing underserved needs include:

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

housing to meet the need within the community

- "NIMBYism" (community opposition to location of affordable housing in their neighborhoods)
- High cost of land in Wake County, particularly in Communities of Opportunity, which would be good locations for affordable housing.

AP-38 Project Summary
Project Summary Information

1	Project Name	CDBG Administration
	Target Area	Countywide Target
	Goals Supported	Reduce barriers to housing affordability
	Needs Addressed	Addressing barriers to housing affordability
	Funding	CDBG: \$434,021
	Description	No more than 20% of entitlement funds and 20% of annual program income will be used to administer the CDBG activities.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number: 3,040 persons and 69 Households. Proposed activities will benefit low-moderate income families.
	Location Description	Countywide
	Planned Activities	Administration and Planning
2	Project Name	CDBG Rehabilitation
	Target Area	Countywide Target
	Goals Supported	Increase and preserve affordable housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$907,935
	Description	Funds will be used for housing rehabilitation activities for people who are below 50% AMI and are elderly, disabled, or experiencing emergent needs. Funds may also be used for rehabilitation of multifamily rental properties serving households at or below 80% AMI. Program administration costs are included.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number: 37 households. Proposed activities will benefit low-moderate income families.
	Location Description	Countywide
	Planned Activities	Elderly & Disabled, Emergency and Multifamily Rehabilitation
3	Project Name	CDBG Housing Activities
	Target Area	Countywide Target

	Goals Supported	Increase and preserve affordable housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$582,338
	Description	Funds will be used for the purpose of creating affordable housing through various CDBG eligible activities such as acquisition, site improvements, and homeownership assistance.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number: 21 households. Proposed activities will benefit low-moderate income families.
	Location Description	Countywide
	Planned Activities	Homeownership Assistance, Acquisition and Site Improvements
4	Project Name	CDBG Public Services
	Target Area	Countywide Target
	Goals Supported	Reduce barriers to housing affordability Support for vulnerable populations and communities
	Needs Addressed	Addressing barriers to housing affordability Support vulnerable populations and communities
	Funding	CDBG: \$310,000
	Description	Public Services funds will be used for job training, short term rental assistance, street outreach to the homeless, as well as new services for individuals experiencing homelessness offered at the South Wilmington Street Center.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number: 2,040 persons and 10 Households. Proposed activities will benefit low-moderate income families.
	Location Description	Countywide
5	Project Name	CDBG Neighborhood Revitalization
	Target Area	Countywide Target

	Goals Supported	Support for vulnerable populations and communities
	Needs Addressed	Support vulnerable populations and communities
	Funding	CDBG: \$423,150
	Description	Community Revitalization, Housing and Public Facility activities will focus on revitalization of specific neighborhoods as nominated by the municipalities in the Wake County entitlement.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number: 1000 persons and 1 Household. Proposed activities will benefit low-moderate income families.
	Location Description	Countywide
	Planned Activities	May include Community Revitalization, Housing and/or Public Facility activities depending upon the needs of the neighborhoods nominated. Includes the reallocation of unexpended prior year public facility funding.
6	Project Name	HOME Administration
	Target Area	Countywide Target
	Goals Supported	Increase and preserve affordable housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$94,500
	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	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number: 45 Households. Proposed activities will benefit low-moderate income families.
	Location Description	N/A
	Planned Activities	Administration of activities to span newly construct or rehabilitate affordable housing.
7	Project Name	HOME Affordable Housing Development
	Target Area	Countywide Target

	Goals Supported	Increase and preserve affordable housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$1,694,388
	Description	Development through new construction or rehabilitation of affordable housing.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number: 45 Households. Proposed activities will benefit low-moderate income families.
	Location Description	Countywide
	Planned Activities	New construction, acquisition, or rehabilitation of affordable housing.
8	Project Name	2020-2023 Wake County HOPWA Program NCH20F002 (WCHW)
	Target Area	Countywide Target
	Goals Supported	Support for vulnerable populations and communities
	Needs Addressed	Support vulnerable populations and communities
	Funding	HOPWA: \$806,572
	Description	Administration, Tenant Based Rental Assistance, and Supportive Services for individuals with HIV/AIDS.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number: 55 Households. Proposed activities will benefit low-moderate income families.
	Location Description	Wake, Johnston and Franklin Counties
	Planned Activities	Administration, permanent housing placement, TBRA vouchers, supportive services, housing information and resource identification.
9	Project Name	2020-2023 Triangle Family Services NCH20F002 (TFS)
	Target Area	Countywide Target
	Goals Supported	Support for vulnerable populations and communities
	Needs Addressed	Support vulnerable populations and communities
	Funding	HOPWA: \$223,406

	Description	Contract with local non-profit to provide short-term rent, utility and mortgage assistance to prevent homelessness for households containing an individual living with HIV/AIDS
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number: 50 persons. Proposed activities will benefit low-moderate income families.
	Location Description	Wake, Johnston, and Franklin Counties
	Planned Activities	STRMU including project delivery
10	Project Name	ESG Homelessness Prevention
	Target Area	Countywide Target
	Goals Supported	Support for vulnerable populations and communities
	Needs Addressed	Support vulnerable populations and communities
	Funding	ESG: \$182,490
	Description	Street Outreach, Emergency Shelter, Rapid Rehousing and Prevention to prevent, prepare for, and respond to the novel coronavirus disease (COVID-19). Contracted agencies include: Emergency Shelter - Healing Transitions, Salvation Army, & Urban Ministries; as well as, Street Outreach - Oak City, Haven House, Triangle Family Services & Urban Ministries.; Rapid Rehousing - Salvation Army. Prevention - Legal Aid, Wake Prevent.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number: 100 persons. Proposed activities will benefit low-moderate income families.
	Location Description	Countywide
	Planned Activities	Homelessness Prevention, Rapid Rehousing, Emergency Shelter & Street Outreach

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

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

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

- CDBG homeownership rehabilitation, neighborhood revitalization, and homeownership assistance will be used outside of Raleigh and Cary
- CDBG multi-family rental rehabilitation, acquisition and public services may be used countywide if supporting residents in the entitlement area
- HOME funds used for development of affordable housing will be distributed on the basis of awarded development contracts and their locale in Wake County. Affordable housing is needed throughout the county.
- ESG funds used for homelessness prevention will be spent in the Wake County area in which the recipient is located.
- HOPWA funds are available for use throughout Wake, Johnston, and Franklin Counties, and recipients of these funds may live anywhere in these three counties.
- CARES Act Coronavirus funding will be used countywide to prevent, prepare for, and respond to the COVID-19 pandemic.

Geographic Distribution

Target Area	Percentage of Funds
Countywide Target	100

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Programs accessible directly by clients, such as the rehabilitation program, will be allocated throughout Wake County on a first come, first served basis. The County may undertake marketing or notification efforts within a specific neighborhood if requested by municipalities or partner agencies. Other programs such as the Affordable Housing Development Program (AHDP) prioritize development or preservation of affordable housing in areas of economic opportunities as defined by proximity to job centers, transportation, schools, and other desirable amenities. Wake County uses the mapped areas of economic opportunity from the Analysis of Impediments to Fair Housing Choice (AI) to prioritize the

deployment of County resources.

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

Discussion

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

In addition to offering other directives, the Plan identifies areas along proposed transit corridors and near proposed transit stops as important locations for affordable housing development and preservation. Transit-oriented development is an important consideration for affordable housing funding decisions. At present there is a bus system in Wake County, but a large-scale transit plan is in development and will include bus rapid transit in the short term and commuter rail transit in the longer term. HACR is involved in partnerships and initiatives to ensure that affordable housing is an integral part of transit and land use planning. This year we will look to fund public infrastructure investments in the Town of Apex to support a new transit system.

Affordable Housing

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

Introduction

Our affordable housing program for the next year, FY 2021-2022 will focus on affordable housing construction and preservation, rehabilitation, acquisition, and homeownership assistance. It will also provide public services, rental assistance and supportive services to vulnerable populations. The tables below illustrate the number of people estimated to be served by need and type of housing.

One Year Goals for the Number of Households to be Supported	
Homeless	2,050
Non-Homeless	1,171
Special-Needs	137
Total	3,358

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	215
The Production of New Units	50
Rehab of Existing Units	37
Acquisition of Existing Units	5
Total	307

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

Discussion

Through our multi-faceted approach to provision of affordable housing to residents of Wake County, HACR is able to address many different needs, work with a great variety of community partners, and offer case management services to special needs populations and homeless persons. In addition, we leverage significant resources through County tax-payer revenue to produce additional outcomes or increased services than support those reflected above.

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

Introduction

There are many activities that are planned to be addressed by the Housing Authority of the County of Wake (HACW) regarding public housing improvement, residents, and homeownership.

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

HACW provides housing to residents through its public housing and Housing Choice Voucher Programs. We continue seeking opportunities to increase vouchers through Special Use Vouchers and VASH Vouchers offered through HUD. The housing authority has broken ground on a new development in Garner which is 85% complete, which will be affordable housing and will be known as Mitchell Park Apartments in which a grant in the amount of \$600,000.00 was received in August 2018 from the NC Housing Finance Agency and a \$500,000 grant from the Federal Home Loan Bank Atlanta was awarded in October 2019 to fund the new development. The housing authority has plans to redevelop much of its current housing stock and to add additional affordable units through strategic planning and taking advantage of and creating development opportunities.

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

The Resident Advisory Board, comprised on resident leaders, advises the HACW Board of Commissioners regarding policy decisions that affect all residents. They also meet with the Executive Staff to list their concerns. Often Resident Advisory Board input causes changes that improve resident capacity and quality of life. The HACW continues to aggressively seek grants to provide the residents of HACW with the tools necessary to improve their quality of life. HACW was recently awarded a \$56,000 renewal grant to employ a Family Self Sufficiency Coordinator. Through the implementation of the Family Self-Sufficiency program, income has increased \$350,000 collectively for participating families. This increase in income will allow families to realistically participate in the homeownership program. The HACW continues to provide the home ownership opportunity through the Housing Choice Voucher Program. Additionally, we work with several agencies that provide home ownership opportunities or prepare residents for purchasing a home.

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

N/A

Discussion

HACW has many plans to assist the Public Housing units and is continually looking for funding sources to

do so. HACW is responsive to its residents and is focused on empowering them to become self-sufficient. The County and HACW are looking forward to enhancing their partnership to mitigate growing housing affordability issues.

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

Introduction

For the Fiscal Year 2021-2022, activities for Homeless persons and people with Special Needs mirror the projects and programs described in the 2020-2025 Consolidated Plan, Five Year Strategic Plan section Homelessness Strategy. Efforts will be made this year on all of the projects described below.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

<div>Coordinated Assessment/Entry - This collaborative facility provides services to help clients find housing, employment, substance abuse treatment and improve their health in partnership with over 20 providers. A coordinated entry telephone access was created to complement walk-in services at access points, and we will further refine and promote usage of this service. </div><div></div><div>Street Outreach - Wake County funds street outreach services that provide street-based assessment, case management, referral services and emergency survival supplies in collaboration with other agencies. The County will provide technical assistance to providers and facilitate outreach teams to target the needs of both youth and persons with mental illness experiencing homelessness. </div><div></div><div>Low Barrier Shelter - South Wilmington Street Center is experiencing high demand for services each night most of the year. During the COVID-19 pandemic they've created an isolation dormitory, implemented safety measures, suspended lottery, worked closely with Hotels 2 Housing programs and adopted a safety pledge for guests. New structural modifications to the shelter and additional staff will provide individualized services in a low-barrier environment to shorten the length of homeless episodes.</div><div></div><div>Prevention Services - The Housing Resource Team operates as a unit of the Homeless and Prevention Services Division and offers diversion, prevention/relocation and housing identification/navigation services to prevent homelessness by helping identify immediate alternate housing arrangements and connecting them with services and financial assistance. The County will expand services and refocus efforts to relocating households who were not able to maintain their housing even during the statewide eviction moratorium. </div><div></div><div>Rapid Rehousing Services - The County will provide funding for rapid re-housing services through partner community agencies.</div><div></div><div>Emergency Shelter Services - The County will provide funding for emergency shelter services through partner community agencies. </div><div></div><div>Permanent Supportive Housing for Persons Experiencing Homelessness - The County provides PSH vouchers and supportive services for vulnerable families. Services teams provide intensive community-based services and will continue to reduce caseloads per FTE using a flexible team-based approach that supports this initiative and provide a higher level of

quality services and programs. The Cornerstone Community Services Center plans to add and enhance current permanent supportive housing programs and services. </div>

Addressing the emergency shelter and transitional housing needs of homeless persons

Targeting High Needs Clients - The Raleigh-Wake COC implemented and is refining the delivery process of housing and crisis response services and assistance to people experiencing homelessness or at imminent risk of homelessness by refining the community's process for access, assessment, eligibility determination and referrals across the Continuum. Coordinated Entry is establishing a prioritization protocol for higher needs clients presenting for emergency shelter and transitional housing. This year South Wilmington Street Center will implement low barrier principles targeting higher needs clients above other clients for shelter.

Shelter and Supportive Services - The City of Raleigh and Wake County partnered to release a combined RFP to fund: emergency shelter, rapid re-housing, street outreach, and the Homeless Management Information System. The County will award up to a total of \$825,000 and the City will award up to for a total of \$275,000. The result is more efficiency in working toward a seamless safety net for households who are homeless or at-risk of becoming homeless. This year Wake County will make awards and monitor contracted agencies.

Emergency Shelter for Single Women - Wake County currently contracts with Urban Ministries of Wake County and Healing Transitions of Wake County to provide emergency overnight and program beds for women. Urban Ministries has partnered with Wake County to expand their overnight bed capacity and supportive services, and Wake County invested \$2.4 million dollars. Single women beds continue to be a gap and priority will be given to RFP responses that preserve and expand emergency shelter for single women.

Emergency Shelter for Single Men - South Wilmington Street Center for men will continue to operate 234 beds for emergency shelter and supportive services, as described in Question 1 above.

In addition, there are eight other agencies in Wake County that provide shelter, five agencies that provide transitional housing (including Wake County-owned units at Cornerstone), and seven agencies that offer rapid re-housing assistance. Furthermore, Dorcas Ministries also provides hotel vouchers as emergency shelter.

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

Persons Experiencing Chronic Homelessness / Behavior Health Diagnoses - The Permanent Housing and Supportive Services Division provides housing options and wrap-around services necessary to assist the County's most vulnerable citizens. The County uses the Housing First Model which is cost effective in reducing expensive emergency interventions. To address the subpopulations, Wake County uses various funding sources including: the Continuum of Care grant, Housing Opportunities for Persons with AIDS (HOPWA) grant, and County funds. Coordinated Entry prioritizes citizens who have disabling conditions, are unsheltered or have longer lengths of homelessness.

Veteran Homelessness - To reduce veteran homelessness, the City of Raleigh, Wake County, and the Partnership to End and Prevent Homelessness joined the Mayor's Challenge effort to end veteran homelessness. Wake County has: (1) established a preference for veterans at South Wilmington Street Center and use one of the dormitories to house all veterans; (2) adopted a services model that provides intensive case management services assigning staff at 1:20 ratio; moving away from the group/class instruction model currently used at South Wilmington Street Center; (3) established and funded a second Veteran Services Officer position assigned to provide leadership in the community-wide initiative as well as provide case management services in the SWSC Veterans dormitory; and (4) established 10 new Wake County funded Rental Assistance Vouchers to provide permanent supportive housing for veterans.

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

Supportive Housing – Wake County has recently issued a requests for proposals for a permanent supportive housing project. The project will provide housing as a platform for improving health, decreasing public system utilization, increasing economic opportunities, and preserving a diverse community with a high quality of life. By expanding the number of affordable rental units with wrap-around services available to lower income households, the number of individuals and families experiencing homelessness or at imminent risk of homelessness will be reduced.

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

Homeless Prevention - The County will fully implement the Housing Resource Team tasked with helping clients identify immediate alternate housing arrangements and connecting them with services and financial assistance to help them return to permanent housing; prevention/relocation services providing short-and/or medium-term rental assistance as necessary to prevent the household from moving to an emergency shelter or a place not meant for human habitation; and housing identification/navigation services that quickly find and identify housing for citizens who are experiencing

a housing crisis. Staff conduct continuous recruitment of landlords with units in the communities and neighborhoods where citizens want to live and negotiate with landlords to help citizens access housing. These services help ensure that fewer citizens become homeless and that citizens who need affordable housing are matched to the affordable housing available in Wake

County.

Prevention rental assistance and case management is targeted for residents who are at or below 50% of the AMI, and are less than 30 days to literal homelessness. Faith communities and other organizations have additional financial assistance resources, but they do not have the ability to provide case management services or housing navigation. The County is working to expand its prevention services and refocus on relocation for household not able to maintain their current housing.

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

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

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

Discussion

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

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

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	50
Tenant-based rental assistance	55
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	105

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

Introduction

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

State of North Carolina law does not allow for inclusionary zoning although there is lobbying happening. Since North Carolina is a "Dillon Rule" state whereby cities only have the powers granted them by the state legislature, municipalities are limited their ability to innovate in creating additional affordable units. The most common strategy is direct financial investments by counties or municipalities.

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

Affordable housing is a low priority at the state level and elimination of state housing tax credit for the development of low-cost housing has reduced the funds available to address housing needs statewide. In addition, the State remains without the Workforce Housing Loan Program funding to gap finance the development of affordable housing through LIHTC.

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

Continued labor shortages and increased materials and construction costs add additional expense to affordable housing projects. This reduces available funds for developers to build cost-effectively and in-turn reducing affordability.

The Raleigh, NC metro area continues to be a top market for quality of living and rental investments. We

are experiencing a significant loss of naturally occurring affordable housing (NOAH) to investors who are “flipping” properties and displacing residents who are low-income. Between 2010 and 2019, Wake County lost 30,000 units with rents less than \$1,000 a month.

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

Strategies for changing, navigating around or working with the barriers described above were developed in 2017 in the formation of the Twenty-Year Affordable Housing Plan. Wake County only controls land in unincorporated areas; thus we work with the municipalities to address barriers to affordable housing that may exist in their policies. We provide technical assistance to address affordability planning. We also share strategies and tools, such as the County’s policy and legal research for dispositioning public land for the purpose of affordable housing.

HACR's Affordable Housing Planner helps the municipalities to focus on policy mechanisms, such as establishment of Affordable Housing Incentive Overlays and Expanded Capacity for Accessory Dwelling Units to further affordability and housing stock. Our Housing Director and Elected officials are also beginning an effort to advocate to Municipalities regarding greater density, improved land use policy, and housing services. Staff continue to advocate for flexible dimensional standards and reduced parking requirements, reduced lot sizes, higher density and multifamily zoning, streamlined development review processes, and fee or entitlement waivers for affordable development.

Our programs continue to provide gap financing for affordable developments. We use additional funding to leverage deeper affordability and continue to use the 4% tax credits increase unit production. The County supports changes to the NC Housing Finance Agency’s process for allocating federal LIHTC. We will continue to include a requirement that 10% of the units must be set-aside for tenants who receive rental assistance from Wake County.

To support the preservation of affordable housing we are establishing a acquisition and preservation loan fund, in partnership with philanthropic or mission-oriented investors, motivated lenders and municipalities, to acquire legally binding or naturally occurring affordable housing development, especially in strategic locations.

Since COVID, we have worked with our local CoC to establish a Landlord Partnership Program to increase private landlords’ willingness to accept rental assistance vouchers. We are also looking at ways we can work with PHAs to streamline voucher administration.

Discussion

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

Introduction

This section references current programs and projects implemented by Wake County HACR, as well as plans that will preserve and increase affordable housing, and expand access to it throughout the County

Actions planned to address obstacles to meeting underserved needs

Actions planned to address obstacles to meeting underserved needs include:

- Create additional housing at higher levels than in previous years
- Address access through the Request for Proposals process and a 10% set-aside for tenants receiving rental assistance through Wake County
- Work with landlords to increase participation voucher programs and access to units
- Work with municipalities to address land use and zoning barriers
- Allocate additional funding for affordable housing to meet the high cost of land in Communities of Opportunity
- Increase services offered to vulnerable populations to stabilize families and prevent homelessness

Actions planned to foster and maintain affordable housing

Currently, Wake County's housing rehabilitation, affordable housing development, and rental assistance programs create and preserve affordable housing. Details of these programs and projects description can be found in the AP-20 Annual Goals and Objectives Section and the AP-35 Projects Section of this Action Plan.

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

Actions planned to reduce lead-based paint hazards

Wake County is actively involved in reducing lead based paint hazards in all federally funded housing rehabilitation projects, pursuant to the HUD Safe Housing Rule 24 CFR 35. Wake County employs a qualified risk assessment firm to perform an inspection and risk assessment of all pre-1978 rehabilitation projects. This methodology follows guidelines for investigating dwellings, as included in HUD's Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing.

Recommendations are then made from the testing based on summary findings, and the level of lead

hazard reduction activity is determined prior to bidding projects.

The amount of funding for each project decides which method of lead hazard reduction to pursue, which may include an interim control measure or a full abatement measure. All lead hazard abatement activities are performed by a certified abatement contractor. General Contractors bidding on housing rehabilitation projects must have completed the Lead Safe Work Practices training.

Once lead reduction work and all rehabilitation work have been completed, a lead clearance test is conducted to declare the dwelling safe for occupancy. As part of housing policy and procedure, all rehabilitation projects are evaluated for lead testing based on summary findings, and the above actions are put in effect where necessary.

Wake County's housing rehabilitation program makes up to \$10,000 available for any lead paint abatement or remediation that is necessary to declare the dwelling safe for occupancy. In addition, housing service programs provide renters with information regarding lead hazards when receiving financial assistance. This past year, several staff participated in the Lead Safe Housing Rule Webinar Series: Subparts J and K to renew and expand their knowledge related to lead based paint requirements.

Actions planned to reduce the number of poverty-level families

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

In addition, Wake County funds coordinated entry access services to those who require assistance to maintain independent housing and sponsors the Ready to Rent program. The Ready to Rent curriculum teaches attendees about being a good renter; this in turn, helps people stay in stable housing and allows them to build a favorable rental history. The program enables people to maintain decent, safe, and affordable housing, thereby increasing the chances they will be able to stabilize other areas of their lives such as employment and health.

Our CDBG public services program in job training provides persons experiencing homelessness with opportunities for on-the job training, internships, and classes to learn new skills and increase their employability. Wake County HACR also works with Human Services implements the following programs to assist low-income populations with achieving economic self-sufficiency:

Work First - Work First is a self-sufficiency strategy developed by Wake County Human Services to address the needs of very low-income families. It provides temporary financial assistance and supportive services such as day care, transportation, training opportunities, Medicaid, and has set-asides for affordable housing units.

Supportive Employment - This program assists people who are disabled with finding and maintaining employment. Additional services include on-site vocational evaluation, career counseling and skills training.

Wake County Vocational Services - This program of Human Services empowers individuals to find, change, or maintain meaningful employment in the community. Employment services leverage external and internal partners to enable individuals to conduct career assessments and exploration, develop career goals, determine training and education options, conduct strategic job searches, and to succeed and grow in their new job.

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

Actions planned to develop institutional structure

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

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

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

Wake County is in close coordination with the Housing Authority of the County of Wake (HACW), the Raleigh Housing Authority and the City of Raleigh Housing and Neighborhoods Department. The department is making an effort to coordinate with municipalities regarding land use policies and barriers to affordability. In addition, the Town of Cary has grown to have a Housing Director with increased coordination.

A good example of a partnership is that between community agencies, the Housing Authority of the County of Wake, and the Veterans Administration for the HUD VASH vouchers. HUD VASH vouchers are specifically for Veterans and their families, are provided by the Veterans Administration (VA), and are administered by the HACW. Veterans can present for housing and services at Coordinated Entry, and after assessment, are prioritized for available VASH or County vouchers and other community services.

In addition, the County benefits by providing social services as well as housing. Public and private housing providers, and over 35 social service agencies are members of the Continuum of Care (CoC) and as such, have opportunities to coordinate, work with, and learn from each other. Oak City Cares (a multi-services center) will be further built out to hold HACR staff to offer even better coordination with the many agencies currently operating onsite and sharing data systems.

Discussion

As described above, HACR works closely with communities to provide housing, reduce lead-based paint hazards, and provide social services and employment opportunities for low-moderate income residents. Our department and many partnerships will allow us to continue our significant progress in FY2021-2022.

Program Specific Requirements

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

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

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

Wake County uses County funds to exceed the minimum 25% matching contribution to housing that qualifies as affordable under the HOME program annually. This is accomplished by funding portions

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of projects that are not HOME-assisted but meet the requirements of 24 CFR 92.219(b)(2) for the purposes of affordable housing development for low and extremely low-income people and supportive housing development.

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

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

1. the property is sold to another low-income homebuyer who will use the property as his or her principal residence;
2. the original homebuyer receives a fair return on investment; and
3. the property is sold at a price that is “affordable to a reasonable range of low-income buyers.”

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:

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

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

Emergency Solutions Grant (ESG)

1. Include written standards for providing ESG assistance (may include as attachment)
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

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

Wake County does not intend to sub-award the County-received ESG funds. The funds will be provided directly to clients for homelessness prevention by staff after referral, assessment and determination of eligibility and need.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The men's shelter, South Wilmington Street Center, has a Guest Advisory Council composed of the homeless men residing there. The Council meets weekly and is led by a president and vice president, who run the meeting. The Council makes recommendations and suggestions to staff, which are then evaluated and considered in policies and funding decisions.

In addition, there is a homeless or formerly homeless person on the Board of Directors of the Partnership to End Homelessness, which is the collaborative applicant for the Continuum of Care.

5. Describe performance standards for evaluating ESG.

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

Citizen Participation Comments

2021 Annual Action Plan - Public Comments

Public Hearing # 1

Board of Commissioners Meeting

Monday, February 1st, 2021 at 5:00pm

I. Public Comments via Wake County website:

1. Alice Lutz

3937 Western Blvd, Raleigh, 27606

alutz@tfsnc.org

9194141364

Monday, February 01, 2021

Comment read during the Public Hearing

“Triangle Family Services has been part of Wake County solutions for families in crisis for 84 years. Our recent experience as a partner with Wake County and the H2H hotel further defined our comments today in regards to solutions needed as part of homelessness/engagement for Wake County. Longer term case and care management is essential for families remaining stable. There is a revolving door for getting families placed in housing. The challenge: without longer term case and care management our concern is our community will continue to move people in and out of a system of homelessness. While building affordable housing stock is critical- it is simply not THE one solution. In general Triangle Family Services supports the affordable housing action plan presented today with one caveat: PLEASE prioritize supportive services and consider additional funding and prioritizing of case and care management on a longer term basis as a solution for families already placed in affordable housing. Triangle Family Services, partnering with Wake County to help families in crisis for 84 years.”

2. Frank Baldiga

1863 Capital Blvd, Raleigh, 27604

frank.baldiga@uss.salvationarmy.org

9198346733 x121

Tuesday, February 02, 2021

“Numerous studies show that Housing Choice Vouchers (HCV) are most effective solution to end homelessness. Many landlords/property managers in Wake County refuse to accept a HCV. According to the Raleigh Housing Authority, only 30% of voucher holders are able to use the voucher. That means that people wait years for a voucher and then are unable to utilize it because they can't find a landlord to accept it so it expires. Many cities and counties have statutes or ordinances prohibiting source of income discrimination. This would make it illegal for a property manager/landlord to refuse to accept a voucher. Another way of doing this is to amend the local fair housing law. Can Wake County enact a statute or ordinance to prohibit source of income discrimination? If we are serious about ending

homelessness in Wake County, we need more vouchers for our very low-income residents and we need property managers/landlords to accept them in all neighborhoods not just the poorest.”

3. Darrell Burton

125 Weathers St, Rolesville, 27571

db183006@yahoo.com

919-423-1237

Tuesday, February 02, 2021

“There needs to be a way to assist people who have eviction judgements on their credit report with renting apartments and housing. This is a huge barrier for a large percentage of Wake County residents who have experienced economic hardship issues.”

Public Hearing # 2
Continuum of Care NC-507 Check-in Call
Monday, February 8th, 2021

II. Comments from Meeting

- **Homeless Singles and Funding**
 - Majority of individuals enter and exit back to street (85% leave without assistance)
 - A significant amount of funding goes to families and very little goes to individuals
 - An overwhelming number are singles
 - We need more funding for singles
 - Individuals are time limited
 - Shelters shouldn't be time limited if we agree the Housing First is important
 - Are we in agreement there? Perhaps we need to revisit that?
 - Rapid rehousing funds will be very helpful right now; we should be focusing on rapid rehousing
 - Homeless dollars should go to the current homeless population

III. Emailed Comments

1. Michelle Mozingo

Wake County Public School System

mmozingo@wcpss.net

“I understand that the money received for housing and homeless services is restricted to unsheltered and sheltered. However, I would be remiss if I didn't share that we have almost 4000

students in Wake County that are living in hotels and living with others. The families are in those living situations because there is no affordable housing, no shelter space and families have past credit issues. We have hundreds more who are using the prevention services to keep their current units. With the families knowing that there are waitlists, they do not always contact the Access Hub for assistance either.

2. Frank Baldiga

Shelter Case Manager

The Salvation Army of Wake County

I work in a family emergency shelter (women and children). Our clients are very low income (less than 30% AMI). Affordable housing is the biggest problem. You have probably seen this statistic: “For every 100 very low-income households, only 36 affordable rentals are available in the U.S.”. In addition, income-based housing has long wait lists.

Here in Wake County, there are rental units available but they are too expensive for our clients who rarely make \$12/hr. Even when we find a unit, the property manager/landlord has qualifications that most of our clients can’t meet: monthly income of 3 times the monthly rent, no evictions, no recent felony convictions, a high credit score, and good rental history. The solution we are told is to build relationships with landlords to convince them to lessen qualifications. That’s good advice but it leaves out larger property managers. Building more affordable housing will take time. We have over 100 outstanding referrals to our shelter today. More creative solutions are needed.

- Does the county own any affordable units? I know the city owns about 200. Master lease a block of them to homeless service providers who can then sublease them to qualified clients who would not otherwise qualify
- Fund long-term rental subsidies apart from the housing authorities (i.e. private housing choice vouchers)
- Enact a county-wide source of income law to make it illegal to refuse to rent to a client who has a housing choice voucher
- Start a campaign to recruit more landlords to accept housing choice vouchers. Use social media, Triangle Apartment Association, etc... Partner with the housing authorities to speed up inspections, payments and reduce paperwork. Create a risk mitigation fund to be used for landlords who accept vouchers and incur damage to their properties.

There are no easy answers. Numerous studies show that the most effective solution to homelessness for very low income clients are long term rental subsidies. That’s an area to focus on.

Consultation # 3

Wake County Planning Directors Virtual Meeting

Friday, February 19th, 2021

Questions / Comments from Planners – Paraphrased by Staff

EHCD showed 2021 Action Plan Powerpoint Presentation demonstrating HUD funding allocations and priority programs. The following were comments and questions provided by Planning Directors attending. Total 27 attendees.

****All Questions and requests were accepted and received follow up from EHCD Staff****

Jeff Triezenberg (Town of Garner) - *Could you provide more insight on the housing rehab program? The program is still high in demand in Garner. Does the data demonstrate this need? Could you provide data where rehab funds are being spent by jurisdiction?*

