The City of Raleigh Consolidated Plan
FY 2010-2015

This document describes the City's affordable housing, community and economic development strategies for the five years July 1, 2010 to June 30, 2015 and projects planned for fiscal year 2010-11 and is required by the Department of Housing and Urban Development (HUD) for the City to receive Community Development Block Grant (CDBG), HOME, and Emergency Shelter Grant (ESG) funds.

CITY OF RALEIGH COMMUNITY DEVELOPMENT DEPARTMENT

City of Raleigh, North Carolina

Prepared by the Community Development Department
Strategic Planning Division

TABLE OF CONTENTS

List of Figures, Tables, Graphs, Charts, etc. 5

CITY OF RALEIGH FIVE-YEAR CONSOLIDATED PLAN 7

EXECUTIVE SUMMARY 8
INTRODUCTION 8
The Five-Year Consolidated Plan 8
The Planning Process 8
CITY OF RALEIGH 11
History and Government Structure 11
Raleigh's Growth: A Defining Feature 11
RALEIGH'S CDBG PROGRAM: BRIEF OVERVIEW 12
RALEIGH'S HOME PROGRAM: BRIEF OVERVIEW 13
RALEIGH'S ESG PROGRAM: BRIEF OVERVIEW 13
CITY OF RALEIGH BOND PROGRAM: BRIEF OVERVIEW 13
THE CONSOLIDATED PLAN: PERFORMANCE MEASUREMENT 14
DEMOGRAPHICS: RALEIGH AND SURROUNDING REGION 14
Population, Households, Housing Units 14
Employment 17
Cost of Living 19
Rental Affordability 19
Homeownership Affordability 20
Current For-Sale Housing Market 20
COMMUNITY DEVELOPMENT GUIDING PRINCIPLES 22
Resources: *Raleigh's Consolidated Plan 2010-2015* 22
Low- and Moderate-Income Benefit 23
CONSOLIDATED PLAN FIVE-YEAR STRATEGIES 23

COMMUNITY PROFILE 30
General Economic Conditions 31
Population and Household Trends 32
Households 33
Household Tenure 36
Public Housing Authority Housing Tenants 36
Needs of Public Housing (91.210 (b)) 37
Public Housing Strategy (91.210) 38
PUBLIC HOUSING and SECTION 8 Waiting Lists 39
Income Distribution 41
HOUSING SUPPLY 45
Lead-Based Paint 47
Fair Market Rents 50
Rental Affordability 50
Homeownership Affordability 50
Current For-Sale Housing Market 51
MINORITY HOUSING NEEDS 54
Homeownership 54
SPECIAL NEEDS POPULATIONS 56

Elderly 56
Frail Elderly 56
Persons with Disabilities 57
Homeless Population 62
Fair Housing 63
Foreclosures in Raleigh 64
Affordable Housing 66

FIVE-YEAR STRATEGIC PLAN 2010-2015 68
Introduction 68
A. Guiding Principles 68
B. Priority Housing Needs 69
Housing and Community Development Strategies 69
C. Priority Homeless Needs 71
Strategies Addressing Homelessness 71
D. Priority for Special-Needs Housing 72
Special Needs Housing Strategy 72
E. Non-Housing Community Development Needs 73
Non-Housing Community Development Strategies 74
F. Geographic Priorities for Spending 74
G. Strategies to Remove Barriers to Affordable Housing 75
H. Strategies to Bring Families Out of Poverty 75
I. Institutional Structure and Monitoring 76
J. Coordination of the Consolidated Plan with Other Organizations 77
K. Performance Measurement 77

THE ONE YEAR ACTION PLAN 2010-2011 80
Description of How Funds Will Be Used 81
CDBG Funded Activities 81
HOME Funded Activities 82
A. Owner Rehabilitation Assistance 83
Emergency Shelter Grant Funded Activities 84
City Housing Bond Funded Activities 85
MONITORING STANDARDS AND PROCEDURES 88
Specific CDBG Requirements 90
FLOAT FUNDED ACTIVITIES 90
LOCATIONS OF ASSISTANCE 90
Contingency 90
Addressing Slums and Blight 90
Urgent Needs 90

APPENDICES 91
APPENDIX A: Certifications 92
APPENDIX B: Citizen Participation Process 104
APPENDIX C: Citizen Participation Plan 132
APPENDIX D: Affirmative fair Housing Marketing Plan 138
APPENDIX E: Affordable Housing Task force 140
APPENDIX F: Raleigh's 2030 Comprehensive plan 144
APPENDIX H: Raleigh Scattered Site Policy 152
APPENDIX I: Monitoring Activities Summary 156
APPENDIX J: Ensuring Affordability For LMI Homebuyers 161

APPENDIX K: Transportation and Interjurisdictional Coordination 165
APPENDIX L: Maps 170
APPENDIX M: Tables 177

List of Figures, Tables, Charts, Maps, etc.

		Page Number
1.	Consolidated Plan Public Participation Process Meetings: Participants, Dates, Locations8	8
2.	City of Raleigh Affordable Housing Bond Issues	13
3.	Growth in Raleigh / Wake County / Raleigh-Cary MSA Compared	14
4.	Population, Households, Housing Units, Poverty	14
5.	Raleigh / Wake County / Raleigh-Cary MSA Compared	14
6.	Population By Race	14
7.	Percent of Households Experiencing Housing Cost Burden	15
8.	Raleigh / Wake County / Raleigh-Cary MSA Compared	16
9.	Raleigh-Cary MSA Income Limits (as of March 2009)	16
10.	Largest Employers in Wake County (Oct 2008)	16
11.	Civilian Labor Force Estimates: Raleigh (Feb 2010)	17
12.	Civilian Labor Force Estimates: Wake County (Feb 2010)	17
13.	Civilian Labor Force Estimates: Raleigh-Cary MSA (Feb 2010)	18
14.	Selected Southern Cities: ACCRA Cost of Living Index (2008 Annual Average)	18
15.	City of Raleigh Home Sales: Number sold by year	18
16.	City of Raleigh Home Sales: Median sale price by year	20
17.	City of Raleigh Home Sales: % change in sale price 2005-2009	20
18.	City of Raleigh: Number of Certificates of Occupancy Issued	20
19.	Home Sales by Price in Raleigh (graph)	21
20.	Revised Income Definitions (March 2009)	21
21.	Raleigh Consolidated Plan 2010-2015: Priority Housing Needs	21
22.	Employment By Industry: Raleigh / Wake County / Raleigh-Cary MSA, compared 2008	22
23.	Citizenship Status of Foreign-Born Population, Raleigh/Wake/Raleigh-Cary MSA compared, 2008	30
24.	World Region of Birth of Foreign-Born Population, Raleigh/Wake/Raleigh-Cary MSA compared, 2008	31
25.	Households, Population, Average Household Size, Raleigh/Wake/Raleigh-Cary MSA compared, 2008	32
26.	Population Projections, Wake County and Municipal Areas, 2005-2035	32
27.	Income and Benefits, Raleigh/Wake/Raleigh-Cary MSA compared, 2008	33
28.	Median Household Income, Raleigh/Wake/Raleigh-Cary MSA compared, 2008	33
29.	Age Distribution, Raleigh/Wake/Raleigh-Cary MSA compared, 2008	34
30.	Median Age, Raleigh/Wake/Raleigh-Cary MSA compared, 2008	34
31.	Households By Type, Raleigh/Wake/Raleigh-Cary MSA compared, 2008	34
32.	Household Tenure, Raleigh/Wake/Raleigh-Cary MSA compared, 2008	35
33.	Household Income in the Past 12 Months, Raleigh/Wake/Raleigh-Cary MSA compared, 2008	35
34.	Household Income by Age of Householder, Raleigh/Wake/Raleigh-Cary MSA compared, 2008	40
35.	Tenure by Household Income in the Past 12 Months, Raleigh/Wake/Raleigh-Cary MSA compared, 2008	41
36.	Median Household Income by Race/Ethnicity, Raleigh/Wake/Raleigh-Cary MSA compared, 2008	42
37.	Units in Structure, Raleigh, 2008	43
38.	Number of Residential Certificates of Occupancy Issued, City of Raleigh, 2005-2009	44
39.	Year Structure Built, City of Raleigh	45
40.	Vacancy Status, Raleigh/Wake/Raleigh-Cary MSA compared, 2008	45
41.	North Carolina Children Tested for Lead Poisoning, Wake County / NC compared, 2008	46

42.	Wake County Children Tested for Lead Poisoning, Ages 6 months – 6 years, 2004-2008	47
43.	Wake County Children Tested for Lead Poisoning, Ages 6 months – 6 years, 2004-2008 By Race	47
44.	Fair Market Rents: Raleigh-Cary MSA FMR Area, 2009-2010 compared	47
45.	Fair Market Rents: Durham County HUD FMR Area, 2009-2010 compared	49
46.	Gross Rent as a Percentage of Household Income, Raleigh/Wake/Raleigh-Cary MSA compared, 2005	49
47.	Gross Rent as a Percentage of Household Income, Raleigh/Wake/Raleigh-Cary MSA compared, 2008	50
48.	Wake County Housing Market Dynamic, Properties Sold, Median Sale Price, Average Days on Market	50
49.	City of Raleigh Home Sales, Number by Price by Year, 2005-2009	51
50.	City of Raleigh Home Sales, Median Sale Price by Year, 2005-2009	52
51.	City of Raleigh Home Sales, Change in Median Sale Price, 2005-2009	52
52.	Table 2A: Priority Housing Needs/Investment Plan Table, CHAS Data	52
53.	Homeownership rates by Race/Ethnicity by Jurisdiction, 1990/2000/2008, compared	53
54.	Home Mortgage Disclosure Act Data By Race / Ethnicity, Raleigh-Cary MSA, 2008	53
55.	Housing Problems by Race/Ethnicity, Raleigh/Wake County, 1990-2000 compared	53
56.	Housing Problems for Elderly by Income	54
57.	Wake County Mental Health / Developmental Disabilities/Substance Abuse, Prevalence and Penetration,	55
58.	Wake County, Gender of Clients Receiving Mental Health/Substance Abuse Treatment, 2007 Fiscal Year	56
59.	Wake County, Ethnicity of Clients Receiving Mental Health/Substance Abuse Treatment, 2007 Fiscal Year	57
60.	City of Raleigh Non-institutionalized Residents with at least one Disability, 2008	57
61.	Wake County HIV/AIDS Clients Served with Known Income Levels, 2009	58
62.	HUD Table 1B Special Needs (Non-Homeless) Populations	60
63.	Raleigh/Wake Partnership to End Homelessness, Point-In-Time Count, Jan 30, 2010	61
64.	Raleigh/Wake Partnership to End Homelessness, Point-In-Time Count, Jan 30, 2010, Subpopulations	61
65.	Foreclosure Status Distribution, Percentage of Properties in Raleigh in each stage of Foreclosure, Feb 2010	62
66.	Raleigh Foreclosures by estimated Market Value	64
67.	Foreclosure Status By Zip Codes, Raleigh, NC, Feb 2010	64
68.	Raleigh Consolidated Plan 2010-2015, Priority Housing Needs	65
69.	Proposed Accomplishments City of Raleigh 2010-2015 Chart	68
70.	HUD Table 2B: Non-Housing Community development Needs	72
71.	Action Plan 2010-2011 City of Raleigh projected Activities, table	79
72.	Raleigh's projected Activities pie chart	80

CITY OF RALEIGH FIVE-YEAR CONSOLIDATED PLAN

This document is the City of Raleigh's Housing and Community Development Consolidated Plan for the years July 1, 2010 through June 30, 2015. The Consolidated Plan is a five-year guide for City expenditures of federal Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Shelter Grant (ESG) funds, as well as related local Affordable Housing Bond funds. This five-year plan will also incorporate the expenditure of funds authorized by the Housing and Economic Recovery Act of 2008 (HERA) and the federal stimulus funding authorized by the American Recovery and Reinvestment Act of 2009 (ARRA).

The Consolidated Plan includes, among other information, a housing needs assessment, a residential market analysis, a 5-year strategic plan, the 2010-2011 one-year Action Plan, and certifications of compliance with federal grant requirements. Each year of the Plan will be addressed through individual annual action plans, for which there will be public meetings and hearings to gather public input. Raleigh's Citizen Participation Plan can be found in Appendix D.

Adopted May 4, 2010

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EXECUTIVE SUMMARY

INTRODUCTION

The Five-Year Consolidated Plan

The five-year consolidated plan is a document, required by the U.S. Department of Housing and Urban Development (HUD), that identifies a city's priority housing and community development needs for very-low, low-, and moderate-income city residents and the strategies the community has developed to address them. This Consolidated Plan will provide guidance for Raleigh for the period July 1, 2010 - June 30, 2015.

The City of Raleigh must submit a consolidated plan every five years to illustrate not only its housing and community development needs, but also a coordinated plan to meet those needs. The Consolidated Plan functions as an application for funding to HUD for the following federal programs:

- Community Development Block Grant Program (CDBG)
- HOME Investment Partnership (HOME)
- Emergency Shelter Grant (ESG)

In addition, local sources of funds contributing to implementation of the City of Raleigh Consolidated Plan include the City's Affordable Housing Bond and general tax revenue.

This Consolidated Plan establishes a unified, coordinated vision for community development that benefits low-income residents and areas for the years 2010-2015. Raleigh gathers input from citizens and its community development partners to determine its housing and community development needs, to develop strategies for addressing those needs, and to undertake specific actions consistent with those strategies. Key elements of this Consolidated Plan are its emphasis on citizen participation and the collaborative nature of the process.

The Planning Process

All comments made during the public planning process in the development of this plan have been placed in Appendix C.

Public Meetings and Hearings

Participation of the general public and public and private organizations was important to the development of this Consolidated Plan. Community Development Department (CD) planners organized a series of local community meetings to solicit input from people with diverse views and different areas of expertise on what they perceive Raleigh's housing and community development needs to be. The meetings varied in size from a few people to large public gatherings. Public hearings were advertised in local newspapers at least 14 days in advance. The meetings were held in Raleigh at the following dates and locations:

Consolidated Plan Public Participation Process Meetings: Participants, Dates, Locations		
Participants	**Date**	**Location**
Homeless Providers (Partnership)	Feb 9, 2010	4001 Carya
Partnership to End Homeless (Board)	Feb 11, 2010	421 Fayetteville Mall, 15th floor
Ten Year Plan To End Homelessness	Jan 27, 2010	DHIC offices, 113 S. Wilmington
Human Services		
Division of Child Welfare	Dec 11, 2009	Community Development offices
Community Health (LBP)		
Community Health (HIV/AIDS)	Dec 9, 2009	County offices, 10 Sunnybrook
Women, Infants, Children (WIC)	Jan 26, 2010	County offices, 10 Sunnybrook
Crisis Intervention	Jan 26, 2010	County offices, 2129 Swinburne
Workforce Development	Jan 26, 2010	2321 Crabtree Blvd
Vocational/Employment Services	Jan 29, 2010	County offices, 3151 Swinburne
Adult Services	Jan 29, 2010	County offices, 3091 Swinburne
Adult Mental Health	Dec 10, 2009	County offices, 2129 Swinburne
Raleigh Housing Authority	Jan 14, 2010	RHA facility, 917 Harp
RHA Inter-Community Council	Apr 13, 2010	Walnut Terrace
Hispanic-Latino Outreach Meeting (English)	Jan 28, 2010	El Pueblo, 4 North Blount
Hispanic-Latino Outreach Meeting (Spanish)	Mar 13, 2010	Carolina CMHC, Inc, Capital Blvd
City Internal Stakeholder meetings (COG): Police, Fire, Inspections, Public Works, Solid Waste, Community Services	Mar 10, 2010	OEP, 8th floor conference room
General Meeting (general public)	Nov 19, 2009	YWCA, Hargett Street
General Meeting (general public)	Dec 8, 2009	Crossroads Fellowship
General Meeting (general public)	Jan 20, 2010	Method Community Center
Public "Report Back" meeting	Mar 30, 2010	Chavis Community Center
Public Hearing	Apr 6, 2010	Council Chambers, Raleigh Municipal Building
Information on Interjurisdictional cooperation for transportation planning	April 2, 2010	See Appendix
Bold indicates combined meeting (City and County)		

Agency Consultations

In addition to gathering input from the general public, the City of Raleigh consulted with other public and private agencies to identify and prioritize community needs, to develop strategies and action plans, to identify community resources, and to promote the coordination of resources. Representatives from public and private agencies affiliated with assisted housing, health services, social services, and services for the homeless were invited to individual and group meetings to obtain information from and provide input to the development of this Consolidated Plan.

In addition to the agency consultations, the following adjacent units of local government were notified and/or consulted, including the State of North Carolina, which was notified and sent a copy of the plan.

- Wake County
- Town of Cary
- Raleigh Housing Authority

The development of the Raleigh *Consolidated Plan 2010-2015* is built on a number of other studies, plans, and reports that were prepared in recent years, including:

- Raleigh's *2030 Comprehensive Plan*, adopted by City Council October 9, 2009.
- *Community Inventory Report*, City of Raleigh, http://www.raleighnc.gov/publications/Planning/Comprehensive_Plan_Update/Community_Inventory_Report.pdf.
- *City of Raleigh, North Carolina: Housing Market Analysis and Housing Needs Assessment*, Final Report, April 2005, Bay Area Economics, TDA, Inc.
- *Ending Homelessness: The 10-Year Action Plan*, a partnership of the City of Raleigh, Wake County, Continuum of Care, and Triangle United Way, 2005.
- *Raleigh Growth and Development Report*, City of Raleigh, Department of City Planning, various years.
- City of Raleigh Affordable Housing Task Force Final Report: *Expanding Housing Choices: How to Preserve and Expand Affordable Housing Opportunities*, Recommendations to City Council, February 27, 2009.
- US Department of Housing and Urban Development CHAS data.
- US Census Bureau data from decennial censuses and American Community Surveys.

These and other sources of information used in the development of this Consolidated Plan are referred to throughout the document.

Lead Agency: Raleigh's Community Development Department

Raleigh's Community Development Department (CD) is the primary agency leading the Consolidated Plan planning process, the drafting of the plan, and plan implementation. Community Development will act as the primary liaison with other local public agencies and nonprofit and for-profit entities such as lenders, realtors, developers, builders, and city residents. Other partners engaged in implementing this plan include the federal Department of Housing and Urban Development (HUD), the North Carolina Housing Finance Agency, Wake County Human Services, and the Raleigh Housing Authority.

Carlton Place
Mixed Use and Mixed Income Development

CITY OF RALEIGH

History and Government Structure

The North Carolina general assembly established Raleigh as the state capital in 1792 and hired Senator William Christmas to lay out the new town. The essential elements of the street grid and parks in the Christmas Plan still form the core of downtown Raleigh.

Raleigh has grown every year since the town's creation. In 1800, Raleigh had a population of 669 and covered an area of 400 acres; in 1900, a population of approximately 14,000 and an area of 1,126 acres. By 2000, the city could boast over 276,000 residents covering an area exceeding 75,000 acres. The U.S. Census Bureau's American Community Survey (ACS) estimated Raleigh's 2008 population at 368,350; Raleigh's City Planning Department reports the city in 2008 was approximately 92,000 acres.

The City Council is Raleigh's governing body, consisting of eight members who are elected for two-year terms. Three of the members, including the mayor, are elected at large, while the other members are elected from five districts. The City Council sets City policy, enacts laws and adopts the City budget each year. The City Council hires a City Manager to handle the day to day job of administering city government.

Raleigh's Growth: A Defining Feature

Raleigh's cultural resources reveal the economic eras, styles of development, and ways of life from more than two centuries of growth. Much of Raleigh's built environment, however, is new—almost 95 percent of the City's housing stock was built after 1950 and, of that, 65 percent was built after 1980. Recently, promoting awareness of Raleigh's history, preserving historic resources, encouraging a distinct sense of place, and ensuring compatible design within historic neighborhoods and landscapes has grown into a widely shared community value.

Raleigh's annual growth averaged consistently over 3 percent during much of the 20th Century and was largely accommodated through geographic expansion in sprawling development patterns. During the first years of the 21st Century, the annual growth rate increased to almost 4.5 percent, but has been accompanied by recognition of the need to adopt more sustainable development patterns.

Concerns about the cost of infrastructure and climate change, as well as changes in market demand, led to the unanimous adoption by City Council of Raleigh's new *2030 Comprehensive Plan* in October 2009 that encourages increased residential development along transit routes and in the downtown, as well as the development of public transit. Since 2000, the City has made significant improvements downtown, including reopening Fayetteville Street to vehicular traffic and construction of a new convention center, among others. In 2009, the City started a free bus service in the downtown using three hybrid electric vehicles to reduce dependence on automobiles and encourage pedestrian activity. The Downtown Raleigh Alliance (the downtown's business improvement district) reported that over $655,000,000 worth of development was completed downtown in 2008 alone.

This downtown focus has supported a renewed market interest in downtown living that, in turn, has increased land values, even in the redevelopment areas adjacent to the downtown. The rising cost of land is a major challenge faced by developers of affordable housing. The new Comprehensive Plan acknowledges this challenge and suggests different strategies to increase the supply of housing affordable to low- and moderate-income households.

The global financial crisis of 2008 and the resulting recession have increased the number of foreclosures, bankruptcies, and unemployment in Raleigh, though Raleigh's strong housing market and the vibrant economy of the Raleigh-Durham-Chapel Hill Triangle have mitigated its negative potential, keeping the local unemployment rate lower than the statewide average. Population growth continues, though at a slower pace; development activity, too, has slowed due to limited financing. But this slowdown is believed to be temporary and the gap between the need for affordable housing and its supply will continue to widen. Reducing that gap is one of the challenges addressed by the Consolidated Plan.

RALEIGH'S CDBG PROGRAM: BRIEF OVERVIEW

The Community Development Block Grant (CDBG) Program is authorized under Title I of the Housing and Community Development Act of 1974, as amended.

The CDBG program's primary objective is the development of viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities, principally for persons of low- and moderate-income. Consistent with this primary objective, at least 70 percent of CDBG funds must be used for activities that benefit persons of low- and moderate-income.

Low- and Moderate-Income (LMI) Benefit

Benefit to LMI Persons
As defined by HUD, LMI refers to households earning 80 percent or less of the area median income (AMI), adjusted for household size. To be eligible for CDBG-funded activities, each individual household must be LMI.

In 2009 in Raleigh, AMI for a family of four was $76,900, so the maximum income a family of four could earn to be eligible for benefits in a CDBG program was $61,500 (80% of AMI). Raleigh's CDBG program targets households at 50-60% of AMI ($38,450--$46,140 for a family of four).

Benefit to LMI Area
For an area to be eligible for a CDBG-funded activity (water lines, sidewalk improvements, etc), at least 51 percent of all households in the area must be LMI.

Presumed Benefit
The following classes of people are presumed to be LMI: abused children, battered spouses, elderly persons, severely disabled adults, homeless persons, illiterate adults, persons living with HIV/AIDS, or migrant farm workers.

Facilities or activities designed to serve one or more of these groups are presumed to meet the LMI benefit requirement.

CDBG funds must be used to support eligible activities that achieve one of the three national objectives of the program:

1. Benefiting low- and moderate-income persons;
2. Preventing or eliminating blight; or
3. Meeting other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available to meet such needs.

Raleigh's CDBG program focuses primarily on the first and second national objectives.

Preventing or Eliminating Blight

CDBG funds may be used for the prevention or elimination of blight through demolition of deteriorated structures.

Funds spent to meet this national objective cannot be applied toward the 70 percent benefit requirement to LMI persons.

At least 70 percent of all CDBG funds spent within three years must meet the LMI benefit test. Raleigh, like all CDBG grantees, steers nearly all of its CDBG to areas and activities that benefit LMI households.

RALEIGH'S HOME PROGRAM: BRIEF OVERVIEW

The HOME Investment Partnership (HOME) Program is authorized under Title II of the National Affordable Housing Act, as amended. HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. The HOME program encourages local participating jurisdictions to work with nonprofit housing providers and the private investment community in achieving this goal. HOME funds may be used to assist renters, new homebuyers, and existing homeowners.

The incomes of households receiving HOME assistance must not exceed 80 percent of AMI, adjusted for household size. However, for rental housing and rental assistance, at least 90 percent of benefiting households must have incomes that are no more than 60 percent of AMI, adjusted for household size. In rental projects with five or more assisted units, at least 20 percent of the units must be occupied by families with incomes that do not exceed 50 percent of AMI adjusted for household size.

Cities receiving HOME funds are required to provide 15 percent of their HOME entitlement to Community Housing Development Organizations (CHDO's) for affordable housing development. The certified City of Raleigh CHDO's (for July 1, 2009 – June 30, 2010) are Community Alternatives for Supportive Abodes (CASA), Firm Foundations, Passage Home, and Downtown Housing Improvement Corporation (DHIC).

RALEIGH'S ESG PROGRAM: BRIEF OVERVIEW

Designed as the first step in the Continuum of Care, the Emergency Shelter Grants (ESG) Program provides funds for emergency shelters — immediate alternatives to the street — and transitional housing that helps people reach independent living. Grantees use ESG funds to rehabilitate and operate these facilities, provide essential social services, and prevent homelessness.

The ESG Program strives to help homeless individuals and families, and subpopulations within this group, such as victims of domestic violence, youth, people with mental illness, families with children, and veterans. ESG funds can also be used to aid people who are at imminent risk of becoming homeless due to eviction, foreclosure, or utility shutoff.

ESG allocates funds based on the Community Development Block Grant (CDBG) formula, which measures community needs based on poverty levels, population, growth lag, overcrowding in housing, and the age of housing.

CITY OF RALEIGH BOND PROGRAM: BRIEF OVERVIEW

Voters in Raleigh have acknowledged the need for public support of affordable housing by approving three Affordable Housing Bond issues.

City of Raleigh Affordable Housing Bond Issues	
Date	**$ Amount approved by voters**
1990	$20,000,000
2000	$14,000,000
2005	$20,000,000
Total from all years	**$54,000,000**

The goal of the Bond Program is to increase the supply of housing affordable for Raleigh's low- and moderate-income residents. These programs include housing development loans for rental and single-family housing development; low-interest second mortgages for first-time homebuyers; the acquisition of rental units for persons with low incomes; support of housing development projects by nonprofit organizations; and housing rehabilitation, neighborhood revitalization, and homeownership counseling. Working with private-sector partners has helped to leverage millions of private dollars to produce affordable housing units with minimal expenditure of administrative time by City staff. Loan repayments over the life of the developments provide a small source of revenue for the development of affordable housing into the future. Without the adoption of another bond in 2012, the remaining funds will be essentially depleted.

THE CONSOLIDATED PLAN: PERFORMANCE MEASUREMENT

Raleigh's Five-Year Consolidated Plan will provide guidance on how best to invest both HUD and local funds to most effectively address the needs of Raleigh's low-and moderate-income residents, over the years 2010 through 2015. The Consolidated Plan identifies the community's most pressing needs through an extensive public process, gathering input from the City's public, private, and nonprofit partners; as well as input from the general public and those who are served by these programs.

Performance measurement is a process for determining how effectively programs are meeting needs. Each year, the City establishes measureable objectives for each program by which to measure end benefit and determine program effectiveness. Data is gathered to make this assessment to determine if program activities could be improved and limited resources directed more effectively. The performance measurement system the City will implement in this five-year period will be published in the Consolidated Plan Annual Performance and Evaluation Report (CAPER).

The performance measurement system will be explained in further detail in this document and each activity will have a measurable objective against which to measure its performance.

DEMOGRAPHICS: RALEIGH AND SURROUNDING REGION

Population, Households, Housing Units

The American Community Survey (ACS) is a nationwide survey of about three million residential addresses annually, sampled from every county in the nation. It is a critical element in the

Census Bureau's reengineered decennial census program. The ACS collects and produces population and housing information every year instead of every ten years. Collecting data every year provides more up-to-date information throughout the decade about the U.S. population at the local level.

The 2008 ACS reveals that Raleigh and the surrounding region continue to grow.

Growth in Raleigh / Wake County / Raleigh-Cary MSA Compared

	2000		2005		2008		Average Annual Population Growth rate
	Population	Households	Population	Households	Population	Households	
Raleigh	276,093	112,608	315,249	138,981	368,350	144,708	4.2%
Wake Cnty	627,846	242,040	730,138	288,423	866,410	322,479	4.8%
Raleigh-Cary MSA	*N/A*	*N/A*	924,415	360,906	1,086,404	401,412	4.4%

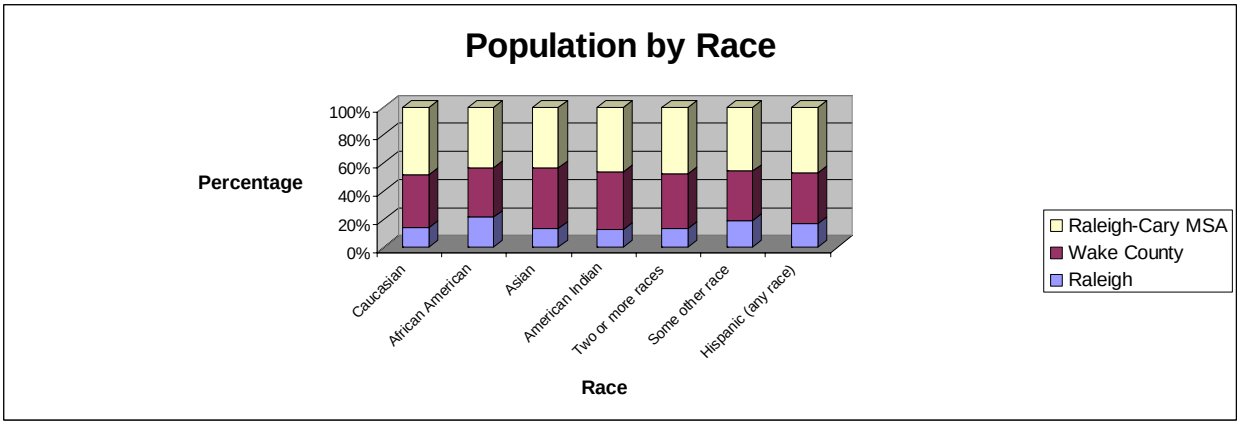
US Census Bureau: Census 2000, SF1; ACS-2005; ACS-2008
The Raleigh-Cary MSA was not established in 2000.

Raleigh's demographic profile, though sharing many common characteristics with Wake County and the Raleigh-Cary MSA, differs in a few significant respects.

Population, Households, Housing Units, Poverty
Raleigh / Wake County / Raleigh-Cary MSA Compared
American Community Survey 2008

	Raleigh		Wake County		Raleigh-Cary MSA	
Selected Characteristics	#	%	#	%	#	%
Total population	**368,350**	**100%**	**866,410**	**100%**	**1,086,404**	**100%**
Caucasian	223,328	60.6%	598,154	69.0%	762,118	70.2%
African American	107,050	29.1%	174,687	20.2%	215,852	19.9%
Asian	12,392	3.4%	39,584	4.6%	40,044	3.7%
American Indian	938	0.3%	2,957	0.3%	3,303	0.3%
Two or more races	4,955	1.3%	14,189	1.6%	17,269	1.6%
Some other race	19,645	5.3%	36,626	4.2%	47,605	4.4%
Hispanic (any race)	*35,486*	*9.6%*	*76,375*	*8.8%*	*98,968*	*9.1%*
Total Households	**144,709**	**100%**	**322,479**	**100%**	**401,412**	**100%**
Married-couple families	56,437	39%	167,689	52%	212,748	53%
Other family	21,706	15%	41,922	13%	56,198	14%
People living alone	50,648	35%	90,294	28%	108,381	27%
Other non-family hshlds	14,471	10%	22,574	7%	28,099	7%
Total Housing Units	**160,493**	**100%**	**353,236**	**100%**	**441,188**	**100%**
Occupied	144,709	90.2%	322,479	91.3%	401,412	91%
Vacant	15,784	9.8%	30,757	8.7%	39,776	9%
Occupied Units	**144,709**	**100%**	**322,479**	**100%**	**401,412**	**100%**
Owner-Occupied	77,775	53.7%	217,007	67.3%	275,515	68.6%
Renter-Occupied	66,934	46.3%	105,472	32.7%	125,897	31.4%
People Below Poverty Level	48,991	**13.3%**	78,843	**9.1%**	106,468	**9.8%**

US Census Bureau; ACS-2008



As the previous table indicates:

- African Americans make up a larger share and Caucasians a smaller share of Raleigh's population than in the county or MSA;
- People living alone make up a significantly larger share of Raleigh's households than in the county or MSA;
- Significantly more households rent in Raleigh than in the county or MSA; and
- The percentage of Raleigh's residents living below the poverty level is much higher than in the county or MSA.

These demographic differences have historic, economic, and cultural roots. Raleigh is the location of several historic African American institutions, such as Shaw University and St. Augustine's College, which have served as anchors for the growth and development of a large African American community adjacent to the downtown business district. Raleigh is the site of several other institutions of higher education, as well, the largest of which is North Carolina State University with more than 31,000 students. These two facts help explain the racial differences between Raleigh and the surrounding area, as well as the larger percentage of renters in Raleigh. Raleigh's vibrant economy and cultural attractions also draw young professionals starting their careers, many of whom live alone or with people who are unrelated ("other non-family households") to help make ends meet. All these factors contribute to the capital city's diversity and high quality of life.

However, not all segments of the Raleigh community have enjoyed the benefits of growth, as is evident in the larger percentage of Raleigh's population living below the poverty level than in the surrounding area. The strong housing market, while positively influencing increases in property values, has had the negative effect of pricing housing out of the reach of many at the lower end of the economic ladder, forcing many households to pay more than 30 percent of gross income on housing, which HUD designates as "cost burdened."

Percent of Households Experiencing Housing Cost Burden Raleigh / Wake County / Raleigh-Cary MSA Compared 2008			
Household Characteristic	**Raleigh**	**Wake County**	**Raleigh-Cary MSA**
% of all **Renters** paying 30% or more of monthly income on housing	48.3%	45.8%	46.3%
% of all **Owners with a mortgage** paying 30% or more of monthly income on housing	26.5%	26.3%	27.2%
% of all **Owners without a mortgage** paying 30% or more of monthly income on housing	7.2%	9.8%	11.2%
US Census Bureau: ACS 2008			

The higher percentage of renters in Raleigh experiencing a housing cost burden is important because Raleigh has a significantly higher percentage of renter households. The percentage of all Raleigh households owning their own home increased between 1990 and 2000 from 46.9% to 51.6%. The growth in homeownership since has slowed, remaining essentially unchanged between 2005 (53.8%) and 2008 (53.7%).

Employment

In 2009, the median income adjusted for household size used by HUD for the Raleigh-Cary MSA is shown in the table below.

Raleigh-Cary MSA Income Limits Percentage of Median Income Adjusted for Household Size Effective March 19, 2009						
% of median income	**Household Size**					
	1 Person	**2 Persons**	**3 Persons**	**4 Persons**	**5 Persons**	**6 Persons**
30%	$16,150	$18,450	$20,750	$23,050	$24,900	$26,750
50%	$26,900	$30,750	$34,600	$38,450	$41,550	$44,600
80%	$43,050	$49,200	$55,350	$61,500	$66,400	$71,350
100%	$53,813	$61,500	$69,200	$76,900	$83,100	$89,200
Source: HUD User; Raleigh Community Development Department						

Listed below are the 20 largest employers in Wake County in October 2008, the most current data available from Wake County Economic Development, a program of the greater Raleigh Chamber of Commerce.

Largest Employers in Wake County October 2008			
Rank	**Employer**	**Industry (NAICS)**	**Employees**
1	State of North Carolina	Public Administration	25,458
2	Wake County Public School System	Education Services	16,755
3	North Carolina State University	Education & Health Services	8,000
4	WakeMed Health & Hospitals	Education & Health Services	6,893
5	GlaxoSmithKline	Manufacturing	6,400
6	Progress Energy Inc.	Utilities	5,000
7	SAS Institute Inc	Information	4,149
8	Rex Healthcare	Education & Health Services	4,000
9	Wake County Government	Public Administration	3,744
10	Cisco Systems	Information	3,600
11	City of Raleigh	Public Administration	3,000
12	Verizon	Information	3,000
13	RTI International	Professional, Scientific & Technical Svcs	2,800
14	Nortel Networks Corp	Information	2,800
15	Waste Industries USA Inc	Administrative and Support and Waste Management and Remediation Services	2,000
16	Lenovo	Manufacturing	1,600
17	Food Lion	Retail Trade	1,600
18	Lowe's Companies Inc	Retail Trade	1,575
19	US Environmental Protection Agency	Public Administration	1,500
20	PPD Inc.	Professional, Scientific, and Technical Services	1,480
		Total employment by the top 20 employers	**105,354**

Source: Wake County Economic Development; http://www.raleigh-wake.org/page/major-employers, Oct 2008

The North Carolina Employment Security Commission reported that the total number of employed in Wake County in October 2008 were 432,167; thus the top 20 employers employed approximately 24 percent of the workforce in Wake County, indicating the diversity and flexibility of the local economy. The Census Bureau's American Community Survey 2008 reports data gathered prior to the onset of the global financial crisis and the resulting severe recession. Though Raleigh has not been hurt as severely by bankruptcies and unemployment as other areas of the state and country, there has been a significant rise in unemployment, as seen in the tables below.

Raleigh **Civilian Labor Force Estimates** **From Recession Onset through February 2010** **(February 2010)**			
	December 2007	**July 2009**	**Feb 2010**
Labor Force	203,376	209,456	205,700
Employed	196,516	193,099	189,056
Unemployed	6,860	16,357	16,644
Unemployment Rate	3.4%	7.8%	8.1%

Source: *http://www.ncesc1.com/lmi/workForceStats/workForceMain.asp*

Unemployment in the city of Raleigh more than doubled between December 2007 when the recession began and February 2010 (8.1%), but remains well below Wake County (9.2%) and the Raleigh-Cary MSA (9.6%). In February 2010, the federal Bureau of Labor Statistics reported that the seasonally adjusted national unemployment rate was 9.7%.

Wake County **Civilian Labor Force Estimates From Recession Onset through February 2010 (February 2010)**			
	December 2007	**July 2009**	**Feb 2010**
Labor Force	443,073	460,598	451,538
Employed	427,538	420,104	409,995
Unemployed	15,535	40,494	41,543
Unemployment Rate	3.5%	8.8%	9.2%
Source: *http://www.ncesc1.com/lmi/workForceStats/workForceMain.asp*			

In every month during the recession, Raleigh's unemployment rate was lower than the surrounding region and well below the national unemployment rate.

Raleigh-Cary MSA **Civilian Labor Force Estimates From Recession Onset through February 2010 (February 2010)**			
	December 2007	**July 2009**	**Feb 2010**
Labor Force	545,597	568,092	557,026
Employed	525,599	516,459	503,646
Unemployed	19,998	51,633	53,380
Unemployment Rate	3.7%	9.1%	9.6%
Source: *http://www.ncesc1.com/lmi/workForceStats/workForceMain.asp*			

Cost of Living

The ACCRA Cost of Living Index from the Council for Community and Economic Research measures differences in the cost of consumer goods and services, excluding taxes and non-consumer expenditures, between 322 different major urban metros in the United States. The national average in each category is 100; an index score below 100 means the community is less expensive than the average of all U.S. cities. Raleigh's composite score at 102.6 is slightly higher than the national average, though the housing score of 99.3 is slightly below the national average.

Selected Southern Cities **ACCRA Cost of Living Index 2008 Annual Average**							
Location	**Composite Index**	**Grocery Items**	**Housing**	**Utilities**	**Transpor-tation**	**Health care**	**Misc. Goods & Services**
Durham, NC	**93.5**	99.1	79.9	94.5	99.8	100.7	100.1
Charlotte, NC	**94.2**	102.2	79.9	91.8	97.1	109.5	101.7
Atlanta, GA	**97.2**	98.9	91.3	87.6	103.0	102.0	102.1
United States	**100**	100	100	100	100	100	100
Chapel Hill, NC	**101.2**	104.3	105.4	86.1	103.2	106.5	99.7
Raleigh, NC	**102.6**	**104.1**	**99.3**	**94.3**	**97.8**	**107.3**	**108.4**
Richmond, VA	**104.2**	97.1	109.4	108.5	104.6	108.2	100.4
Baltimore, MD	**121.9**	105.6	160.7	124.7	105.9	102.1	100.7
Washington, DC	**137.4**	107.0	219.4	95.2	107.1	105.7	103.5
Source: ACCRA, 2008 Annual Average Cost of Living Index							

Rental Affordability

According to calculations cited by the NC Housing Coalition (NCHC), 39% of renters in the Raleigh-Cary MSA are not able to afford the rent on a two-bedroom apartment at the fair market

rent established by HUD for the region. A single-person household earning minimum wage in 2009 could afford no more than $341 in rental payments, a figure about $300 less than the fair market rent of an efficiency unit in the Raleigh-Cary MSA, according to the NCHC.

Homeownership Affordability

Affordability of for-sale housing is estimated based on spending no more than 30 percent of a household's income on housing costs, including mortgage principal and interest, real estate taxes, and mortgage and hazard insurance. CD uses an absolute maximum sales price of $170,000 as a rule of thumb in its second mortgage and infill housing programs, while $140,000 - $150,000 is more typically the sales price under both programs in recent years. Using $150,000 as a maximum affordable housing price for ownership, Raleigh experienced a 10% decline in the number of residential units sold (from 41% to 31% of all sold) that were less than $150,000 from 2004 to 2009.

Current For-Sale Housing Market

Wake County Revenue Department residential sales data for Raleigh reveals that the median price of all residential units sold in the City rose between 2005 and 2009 from $167,000 to $182,000. This is a 9% increase over five years. (Reflective of the national trends of recent years, the 2009 median sales value was actually $1,000 lower than the previous year of 2008.) Focusing specifically on new housing by type for that five year period, the data reveal that the sale price of new single-family detached units rose 39%, while new condominiums rose 117%. New townhouses showed an 11% increase in median sale price over the same five-year period.

Like most cities, Raleigh has variation in housing sales prices among its many neighborhoods. Zip code area 27608 (which contains Five Points) within the Beltline, usually has the city's highest residential median sale price. However, in 2009 the median price was $315,000, a decline from 2005 ($335,000). Downtown zip code 27601 had a median sale price of $282,500 in 2009, while in 2005 it was $189,000, revealing a 50% increase, owing to the burgeoning downtown condo market where the median sales price increased 26 percent between 2005 and 2009 (from $257,250 to $324,000).

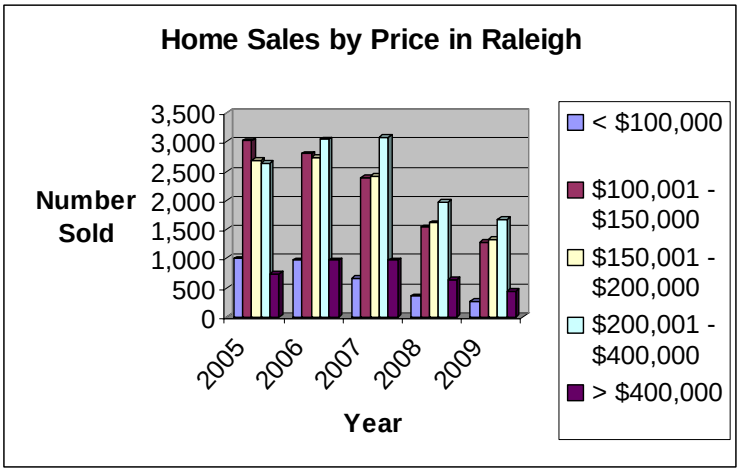
Residential sales volume overall declined from 2005 to 2009, falling from 10,086 in 2005 to 4,992 in 2009, a 49% drop in overall sales activity. Despite this decline in market activity, however, median home sale prices citywide increased, as shown in the table below. Citywide, Raleigh's housing market appears to have avoided the broad speculative price increases that led to housing bubbles in some parts of the United States. One significant change in the local market has been the decline in the percentage of all sales under $150,000, from 40 percent of all sales to 31 percent of all sales, thus reducing units affordable to the clientele Community Development serves through the Consolidated Plan.

Meadowcreek
Homeownership
Opportunity

City of Raleigh Home Sales Number of Units Sold By Price By Year 2005 - 2009					
Price	**Year**				
	2005	**2006**	**2007**	**2008**	**2009**
< $100,000	994	970	664	361	269
$100,001 - $125,000	1,226	1,052	929	570	502
$125,001 - $150,000	1,794	1,746	1,470	968	772
$150,001 - $175,000	1,521	1,521	1,354	953	784
$175,001 - $200,000	1,166	1,212	1,059	664	544
$200,001 - $250,000	1,166	1,404	1,408	896	808
$250,001 - $400,000	1,475	1,638	1,676	1,080	870
> $400,000	744	973	975	643	443
Total Sold	**10,086**	**10,516**	**9,535**	**6,135**	**4,992**
Percentage of total sold:					
< $150,000	40%	36%	32%	31%	31%
$150,001 - $250,000	38%	39%	40%	41%	43%
> $250,000	22%	25%	28%	28%	26%
Source: Wake County Revenue Department; Raleigh Community Development Department					

City of Raleigh Home Sales Median Sales Price By Year 2005 - 2009					
Type	**Year**				
	2005	**2006**	**2007**	**2008**	**2009**
New & Resale Combined	$167,000	$175,000	$182,500	$183,000	$182,000
New	$176,500	$195,000	$192,000	$185,000	$200,500
Resale	$164,000	$166,00	$178,500	$181,000	$179,000
Source: Wake County Revenue Department; Raleigh Community Development Department					

City of Raleigh Home Sales Change in Median Sales Price 2005 to 2009	
Type	**Percentage Change**
New & Resale Combined	+ 9.0%
New	+ 13.6%
Resale	+ 9.1%
Source: Wake County Revenue Department; Raleigh Community Development Department	



Source: Wake County Revenue Department; Raleigh Community Development Department

The number of new housing units coming "on-line" in each of the past five years is listed in the table below.

City of Raleigh Number of Residential Certificates of Occupancy Issued 2005 - 2009					
Type of Unit	**Year**				
	2005	**2006**	**2007**	**2008**	**2009**
Single Family	1,735	2,339	2,406	1,640	990
Duplex or Two Family	1,529	1,762	1,583	1,543	760
Four Dwellings	8	34	36	14	6
Condominiums	0	0	0	4	4
Townhomes	313	293	137	311	581
Apartments	1,081	573	961	2,103	1,377
Total Units	**4,666**	**5,001**	**5,123**	**5,615**	**3,718**
Source: City of Raleigh Planning Department ; Community Development Department					

COMMUNITY DEVELOPMENT GUIDING PRINCIPLES

The City follows federal guidelines as well as a few fundamental principles in setting priorities, developing strategies, and evaluating and selecting specific projects for assistance using CDBG, HOME, and Affordable Housing Funds. The City's Guiding Principles are:

- All Raleigh's residents deserve access to decent, affordable, safe, and sanitary housing.
- Affordable housing will be made available throughout the City of Raleigh.
- Raleigh's housing and community development programs will emphasize neighborhood revitalization to encourage neighborhood stability and preservation of existing housing stock.
- The City will maintain productive partnerships with the private sector (nonprofit, faith-based, and for-profit) and with County, regional, and state governments.

HUD Revised Income Definitions (as of March 2009)	
HUD Adjusted Area Median Income (AMI)	**$76,900**
Moderate-Income Households whose income does not exceed 80% of AMI	$61,500
Low-Income Households whose income does not exceed 60% of AMI	$46,140
Very Low-Income Households whose income does not exceed 50% of AMI	$38,450
Extremely Low-Income Households whose income does not exceed 30% of AMI	$23,050
Incomes are based on a four-person household	

Resources: *Raleigh's Consolidated Plan 2010-2015*

Resources applied to *Raleigh's Consolidated Plan, 2010-2015* will include: Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), Emergency Shelter Grant (ESG), local appropriations, North Carolina Housing Finance Agency funds, and support from nonprofit organizations, private lending institutions, and private developers.

To implement its ambitious housing and community development program, Raleigh uses both local and federal funds. Under this five-year strategic plan, the City of Raleigh is expected to receive annually approximately $3,000,000 in CDBG funds, $1,200,000 in HOME funds, and $4,600,000 in Affordable Housing Funds from Housing Bond funds and Raleigh's General Fund. The current affordable housing bond will have been virtually expended by June 30, 2012 unless another affordable housing bond referendum is approved by Raleigh voters.

In addition to federal entitlement and local targeted bond funds, additional funds are included in this plan. These funds include Neighborhood Stabilization Program (NSP) funds awarded by the state to address the problem caused by foreclosed properties in targeted neighborhoods. Other funds in this fiscal year's budget include entitlement stimulus funds from HUD: CDBG-Recovery and the Homeless Prevention and Rapid Re-housing Program (HPRP).

Low- and Moderate-Income Benefit

Raleigh's Consolidated Plan 2010-2015 will use at least 70 percent of CDBG funds (excluding administration and planning) and all of HOME funds to directly benefit households with income below 80 percent of AMI. The majority of persons benefiting from Raleigh's program will earn below 50 percent of AMI.

CONSOLIDATED PLAN FIVE-YEAR STRATEGIES

Priority housing needs have been established using a combination of staff research of the local housing market, CHAS housing tables, Census data (particularly the American Community Survey), and, through the Citizen Participation Plan process, comments gathered from housing providers, homeless providers, city and county staff, various local experts, and the general public. There is no hierarchy of need within each priority level.

RALEIGH *CONSOLIDATED PLAN 2010-2015* PRIORITY HOUSING NEEDS	
Priority Level ONE	• Very low income renter households. • Homeless persons and families. • Elderly and persons with disabilities in need of supportive housing. • Low- and moderate-income homebuyers. • Homeowners needing significant rehab assistance.
Priority Level TWO	• Elderly rental, new construction. • Homeowners needing moderate rehab assistance.
Priority Level THREE	• Other households with special needs. • Support facilities / services for non-homeless facilities and persons.
Community Development Activities	• Continue creating redevelopment and in-fill housing opportunities to support neighborhood revitalization in low- and moderate-income areas.

Housing Strategies

1. **Implement plans in low-income areas that promote neighborhood revitalization, consistent with the *2030 Comprehensive Plan*.**

   1.1. Acquire dilapidated properties in focus areas and relocate residents of such structures into standard equivalent housing of their choosing.
   1.2. Demolish dilapidated housing units in focus areas either to infill with scattered units of new affordable housing or, where possible, assemble land for larger developments of new affordable housing construction.
   1.3. Rehabilitate acquired historic structures to create new affordable homeownership opportunities.
   1.4. Rehabilitate acquired, salvageable structures to create new affordable homeownership or rental opportunities.

2. **Create affordable homeownership opportunities for low- and moderate-income households through new construction and rehabilitation.**

   2.1. Provide financial support to nonprofit and for-profit developers of affordable housing for developments that address Consolidated Plan priority housing needs, funding permitting.
   2.2. Explore ways to implement Action Items in the Housing Chapter of Raleigh's *2030 Comprehensive Plan* that recommend creation of incentives for the development of affordable housing.
   2.3. Complete homeownership projects currently underway or in the pipeline, such as the Builders of Hope State Street project.

3. **Create affordable homeownership opportunities for low- and moderate-income households through the provision of direct homeownership assistance.**

   3.1. Provide a downpayment assistance program to assist low- and moderate-income homebuyers purchasing a home within Raleigh city limits.
   3.2. Provide a soft-second mortgage program to assist homebuyers with household incomes beginning at 50% of Area Median Income (AMI) purchasing a home within Raleigh city limits.
   3.3. Support successful homebuyer and homeowner education programs for homebuyers / homeowners moving to or living within Raleigh city limits, funding permitting.
   3.4. Explore development and provision of foreclosure prevention training and mediation services for low- and moderate-income homeowners living within Raleigh city limits threatened with foreclosure.

4. **Assist existing low- and moderate-income homeowners with home rehabilitation.**

   4.1. Provide a rehabilitation program that provides substantial home rehabilitation for low- and moderate-income homeowners citywide.
   4.2. Provide a rehabilitation program that provides moderate home rehabilitation for low- and moderate-income homeowners citywide.
   4.3. Provide an emergency repair program for low- and moderate-income homeowners when funding is available.
   4.4. Provide a program that educates low- and moderate-income homeowners on the importance of home maintenance to reduce future rehabilitation needs.

5. **Encourage development of new affordable rental units that address Consolidated Plan priority housing needs.**

   5.1. Encourage high-quality, well-designed rental developments that address Consolidated Plan priority housing needs, including mixed-use and mixed-income developments.
   5.2. Encourage small, scattered-site rental developments on infill lots where appropriate.
   5.3. Encourage supportive housing developments for the elderly, persons with disabilities, and the homeless.
   5.4. Complete affordable rental developments currently under construction and in the pipeline, such as Brookhaven Apartments, Autumn Spring, and Meadowcreek Commons.

6. **Create new affordable rental housing opportunities through rehabilitation of existing units.**

   6.1. Provide incentives to encourage rehabilitation of apartment communities affordable to low- and moderate-income renters.
   6.2. Expand the City's existing stock of rental units for very-low income households by acquiring scattered-site rental units citywide that can be rehabilitated to offer additional below-market rental opportunities.

7. **Maintain, and where necessary improve, relationships with the City of Raleigh's affordable housing partners to maximize productivity and efficiency in the production of affordable housing units that address Consolidated Plan priority housing needs.**

   7.1. Work with public sector partners to maximize leveraging and mutual support to encourage housing developments that address Consolidated Plan priority housing needs and revitalization activities in low-income neighborhoods.
   7.2. Partner with the private sector, nonprofit and for-profit, to encourage housing developments that address Consolidated Plan priority housing needs and revitalization activities in low-income neighborhoods.
   7.3. Promote City of Raleigh affordable housing and neighborhood revitalization activities at housing fairs, presentations at public meetings, Citizens Advisory Council (CAC) meetings, inter-jurisdictional meetings, and other venues to showcase City housing programs.

Programs supporting the Housing Strategy

- Joint Venture Rental and Single-Family New Construction for low- and moderate-income households.
- Purchase of rental housing for low-income renters.
- 2nd Mortgage Homeownership loans for first-time low- and moderate-income homeowners.
- Homeownership counseling for first-time homebuyers.
- Housing rehabilitation assistance for low-income homeowners.
- Emergency rehabilitation assistance for very low- and low-income homeowners.
- Housing rehabilitation for other low- and moderate-income homeowners.
- Continuum of Care match for approved projects.

Non-Housing Community Development Strategies

1. Encourage economic development and job creation in low-income areas.

1.1. Fund job skills training and counseling for unemployed and underemployed City residents.
1.2. Continue the use of mentoring programs for building construction and explore ways to expand the program to include rehabilitation for low- and moderate-income persons.
1.3. Encourage the use of additional federal program resources to develop loan programs or investments for future economic development in low-income areas of the city.

2. Support the development of public facilities that serve low-income areas.

2.1. Provide recreational facilities in underserved low-income areas, funding permitting.
2.2. Support the rehabilitation of public facilities in low-income areas to improve public service delivery, funding permitting.
2.3. Promote interdepartmental collaboration to encourage the development of new, and the rehabilitation of out-dated, public facilities that will serve residents of low-income areas.

3. Improve the quality of the infrastructure in low-income areas to make it equal to the citywide standard.

3.1. Increase the number of standard sidewalks to enhance citizen safety, quality of life, and neighborhood revitalization in low-income areas.
3.2. Address insufficiencies in water and sewer lines that threaten health, safety, and overall quality of life in low-income areas.
3.3. Support programs at City-owned facilities in low-income areas that enhance public safety and overall quality of life.

4. Encourage the provision of social services that assist low-income persons and families improve their quality of life in a variety of ways.

4.1. Support programs that support basic life needs including employment, job skills, day care, and after-school care.
4.2. Support programs that address health and safety concerns.
4.3. Support programs for low-income youth and adults that provide life skills, job skills, and character development.
4.4. Support programs that provide and/or connect persons and families with affordable housing opportunities.
4.5. Support programs that enable people to remain in their homes and to age in place.
4.6. Support programs that provide supportive services for the homeless, the elderly, persons with disabilities, and persons with HIV/AIDS.

Programs supporting the Economic Development Strategy

- Support job training programs.
- Support a certified weatherization training program.

Programs supporting the Community Development Strategy

- Land assemblage / land planning for future development.
- Demolition of blighted structures.

- Infrastructure improvements.
- Support of public services, especially though not exclusively, youth programs.
- Public facility improvements.

Priority Homeless Needs

Most homeless services in Wake County are located within the corporate limits of Raleigh. During this Consolidated Plan period, 2010-2015, the City of Raleigh will concentrate on homelessness prevention and support for the efforts of nonprofit social service, support service, and housing providers to increase the number of units of permanent and transitional housing for homeless persons.

Strategies Addressing Homelessness

1. Support implementation of the *Raleigh / Wake Ten-Year Plan to End and Prevent Homelessness*.

1.1. Provide Community Development staff to assist in the planning and implementation of the *Ten-Year Plan*.
1.2. Explore ways to expand City support for rental housing in the Housing First Action Step of the *Ten-year Plan*, including the use of City-owned rental housing.
1.3. Work with the Raleigh / Wake Partnership to End and Prevent Homelessness (The Partnership).
1.4. Incorporate various Ten-Year Plan strategies and actions, where possible and appropriate, into Raleigh's Annual Action Plans.

2. Support organizations that provide services to the homeless.

2.1. Assist nonprofits in the provision of transitional and emergency housing services for homeless persons and families.
2.2. Foster linkages between affordable housing developments and supportive service providers.
2.3. Provide a portion of HOME funds as match from the community to support HUD NOFA funding applications for homeless services and special needs services.
2.4. Provide funding to nonprofit organizations through competitive grants to support programs providing services for homeless persons and families.

3. Support organizations that provide services preventing homelessness.

3.1. Provide funding to nonprofit organizations through competitive grants to support creative programs that prevent homelessness.
3.2. Support HUD-certified housing counseling agencies that assist homeowners threatened with foreclosure.
3.3. Support HUD-certified foreclosure prevention and mortgage default workout programs for homeowners.
3.4. Support emergency repair programs giving priority where the occupants are most at risk of becoming homeless.

4. Encourage the development of apartment communities affordable to very low-income residents.

4.1. Acquire and rehabilitate rental properties to provide low-cost, standard housing affordable to low-income residents of Raleigh.
4.2. Encourage the development of apartment communities affordable to very low-income residents that provide on-site support services.
4.3. Encourage the implementation of Action Items in the Housing Chapter of *Planning Raleigh 2030* that promote the development of incentives or other creative means for increasing the supply of affordable housing units within the city limits of Raleigh.

Priority for Special-Needs Housing

Some people are able to live independently but, due to various physical or mental special needs, require supportive services to maintain their housing. The populations targeted by this Consolidated Plan include the elderly, persons with physical and/or mental disabilities, and persons with HIV/AIDS.

Special Needs Housing Strategy

1. **Support institutions and organizations that provide housing and supportive services for special-needs populations.**

   1.1. Work with the Raleigh/Wake Partnership to End and Prevent Homelessness, Wake County Supportive Housing, Wake County Housing and Community Revitalization, and nonprofit housing and social service providers to increase the supply of supportive housing units for special-needs populations within the city limits of Raleigh.

Geographic Priorities for Spending

The Community Development Department maintains housing-related programs available to low- and moderate-income residents citywide addressing the needs and priorities established in the Consolidated Plan for owner-occupants, new homebuyers, and low-income renters. Some programs, however, are targeted to specific areas of the city.

Neighborhood revitalization activities (acquisition of blighted structures, demolition and land assembly) tend to target areas of concentrated poverty, extensive blight and vacancy, and high crime. In recent decades these activities have focused on neighborhoods immediately south and east of the downtown, neighborhoods that are among the oldest in Raleigh with deteriorated and obsolescent housing and infrastructure. These areas also contain some of the most (currently) affordable housing in the city, a prospect that can be maintained only through purposeful government action, given market pressures and the public / private revitalization of the downtown. Though there are low-income census tracts in other areas of the city, Community Development will continue working primarily in these census tracts adjacent to the downtown in order to eliminate blighting influences, produce quality affordable housing opportunities, and take steps to ensure continued affordability.

The City of Raleigh has had a **Scattered Site Housing Policy** since 1978, most recently updated May 3, 2005, the purpose of which is “to guide the distribution and location of assisted rental housing in the City of Raleigh. (See Appendix H.) The objectives of the policy are:

1. To promote greater rental housing choice and opportunities for low-income households;

2. To avoid undue concentrations of assisted rental housing in minority and low-income neighborhoods; and

3. To further community revitalization efforts by encouraging the rehabilitation of older housing.

The City publishes Requests for Proposals (RFP) for housing development on City-acquired land and scores proposals according to the requirements of the Scattered Site Policy.

Raleigh's recently adopted *2030 Comprehensive Plan* (October 2009) recommends that the city review the way the Scattered Site Policy determines "priority areas" and consider using transportation corridors and transit sites as the new priority areas when the policy is next updated. This change would bring the policy in line with the focus of the *2030 Comprehensive Plan* with its emphasis on reducing sprawl, increasing residential density and a mix of uses along corridors where fixed light rail transit is expected to be developed.

Raleigh Housing Authority

The Raleigh Housing Authority (RHA) manages 1,713 public housing units and 3,569 Section 8 housing vouchers. As of January 20, 2010, there were 1,352 families on the waiting list for public housing and 6,101 on the waiting list for Section 8. The vast majority of those on the waiting list (98%) had incomes less than 30 percent of AMI. Approximately 93% of public housing and Section 8 residents are African American; most of those on the waiting list need one or two bedroom units. Approximately 44% of public housing residents are either elderly or disabled.

The RHA has been designated as a high performer for the last eight years as scored by HUD's Public Housing Assessment System.

CONCLUSION

Raleigh's growth continues despite the temporary slow down brought on by the global financial crisis and severe recession. The growth combined with the recession has created additional hardship for those segments of the community who have not shared in the benefits of growth to date. A strong housing market, particularly downtown and neighborhoods adjacent have pushed housing prices beyond the reach of many households with incomes below 80 percent of AMI and even for some households at 100 percent of AMI. Addressing this need especially for low-income renters and moderate-income homebuyers, elderly renters and homeowners, and special needs populations will be a major focus of the Consolidated Plan over the next five years.

Habitat for Humanity
Homeownership

COMMUNITY PROFILE

RALEIGH,
WAKE COUNTY,
&
RALEIGH-CARY MSA
COMPARED

HOUSING DEMAND

General Economic Conditions

Employment Sectors

As the table below indicates, the economy of Raleigh, the county, and the MSA are structured similarly with only a few significant differences: more manufacturing outside the city than in it and more arts, entertainment, and hospitality services within the city compared to the county and MSA generally.

Employment By Industry
Raleigh / Wake County / Raleigh-Cary MSA, compared
2008

Industry	Percentage of employed people over age 16		
	Raleigh city	Wake County	Raleigh-Cary MSA
Agriculture, forestry, fishing and hunting, and mining	0%	0%	1%
Construction	8%	8%	9%
Manufacturing	8%	10%	11%
Wholesale trade	3%	3%	3%
Retail trade	10%	10%	10%
Transportation and warehousing, and utilities	4%	4%	5%
Information	3%	4%	3%
Finance and insurance, and real estate and rental and leasing	8%	8%	7%
Professional, Scientific, and management, and administrative and waste management services	15%	16%	14%
Educational services, and health care and social assistance	22%	20%	20%
Arts, entertainment, and recreation, and accommodation, and food services	11%	9%	8%
Other Services, except public administration	4%	4%	4%
Public administration	5%	5%	5%
TOTAL	**101%**	**101%**	**100%**

Source*: US Census Bureau, American Community Survey, 2008, Raleigh Community Development Department; number exceed 100% due to rounding*

Civilian Labor Force and Residential Employment

In 2008, for the employed population 16 years and older, the leading industries in Raleigh city were educational services, health care, and social assistance (22%); and professional, scientific, management, administrative, and waste management services (15%). Among the most common occupations were: Management, professional, and related occupations (43%); sales and office occupations (25%); service occupations (16%); construction, extraction, maintenance, and repair occupations (8%); and production, transportation, and material moving occupations (7%). Seventy-nine percent of the people employed were private wage and salary workers; 17 percent were federal, state, or local government workers; and 4 percent were self-employed in own not incorporated business workers.

Journey to Work

Seventy-seven percent of the employed population in Raleigh drove to work alone in 2008, 13 percent carpooled, 2 percent took public transportation, and 4 percent used other means. The

remaining 4 percent worked at home. Among those who commuted to work, it took them on average 21.5 minutes to get to work. (*ACS, Raleigh Economic Profile, 2008*)

Population and Household Trends

Population Trends

As indicated below, Raleigh, and the region, is expected to continue to grow over the next 20 years. It is anticipated that Raleigh's population over that period will continue to become more diverse, with Latinos having the highest growth rate.

Latino Population

In 2000, Wake County's population was 627,846. Of those, 33,985 (5.4% of the county's population) were Hispanic or Latino. In 2008, the county's population had grown to 866,410, a 38 percent increase over 2000. However, the Latino population had increased to 76,375, an increase of 125 percent over 2000.

In 2000, by contrast, Raleigh's population of 276,305 was 44 percent of the county total (627,846). The 19,308 Latinos living in Raleigh in 2000 (7 % of the city's population) represented 57% of the county's Latino population. In 2008, Raleigh's Latino population had grown to 35,350, or 9.6 percent of Raleigh's population. This was an increase of 83 percent from 2000, significant growth but at a slower pace than in the county as a whole. In 2008, only 46.5 percent of the Latinos in Wake County lived in Raleigh, compared to 2000 when 57 percent did.

Foreign Born Population

Raleigh has a slightly higher percentage of residents who are foreign born than both the MSA and Wake County. In Raleigh, almost 53 percent of those who are foreign born came from Latin America, compared with 45 percent for the County and approximately 52 percent for the MSA. Both the county and the MSA have a higher percentage than Raleigh of foreign born residents who came from Asia.

Citizenship Status of Foreign-Born Population
Raleigh/ Wake County / Raleigh-Cary MSA, compared
American Community Survey, 2008

	Total population	Foreign Born	% of total population	Not U.S. Citizen	% of total foreign born not US citizen
Raleigh	368,350	45,523	12.4%	32,042	70.4%
Wake County	866,410	101,057	11.7%	65,929	65.2%
Raleigh-Cary MSA	1,068,720	117,298	11.0%	80,117	68.3%

Data source*: American Community Survey, 2008;*
Raleigh Community Development Department

World Region of Birth of Foreign-Born Population Raleigh/ Wake County / Raleigh-Cary MSA, compared American Community Survey, 2008						
Region	**Raleigh**		**Wake County**		**Raleigh-Cary MSA**	
TOTAL	**45,523**	**100%**	**101,057**	**100%**	**117,298**	**100%**
Latin America	23,988	52.7%	45,448	45.0%	60,277	51.4%
Asia	11,211	24.6%	31,479	31.1%	31,744	27.1%
Europe	4,303	9.4%	13,379	13.2%	14,148	12.1%
Africa	5,175	11.4%	7,310	7.2%	7,310	6.2%
Northern America	803	1.8%	3,037	3.0%	3,415	2.9%
Oceania	43	<0.1%	404	0.4%	404	0.3%
Data source*: American Community Survey, 2008; Raleigh Community Development Department*						

Households

Households, Population, Average Household Size Raleigh/Wake County/Raleigh-Cary MSA compared American Community Survey 2008			
	Raleigh	**Wake County**	**Raleigh-Cary MSA**
Total households	144,709	322,479	401,412
Total population	368,350	866,410	1,086,404
Average household size	2.41	2.62	2.65
Data source*: American Community Survey, 2008; Raleigh Community Development Department*			

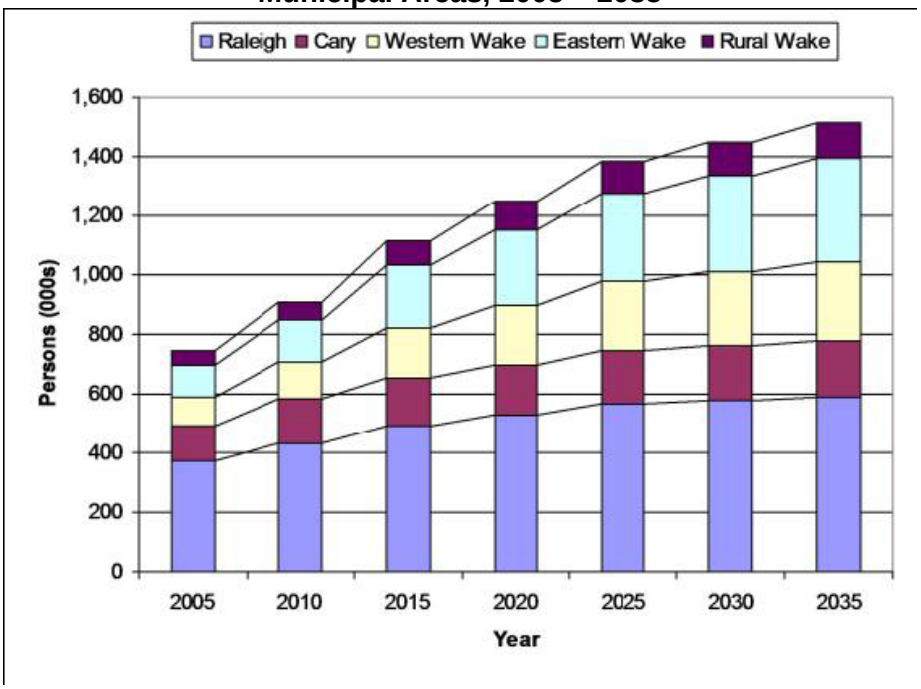
Household and Population Projections

The Raleigh *2030 Comprehensive Plan*, adopted by City Council in October 2009, assumes that the city will continue to grow over the next 20 years:

> Raleigh's population is projected by the Capital Area Metropolitan Planning Organization (CAMPO) to grow from a 2005 total of 370,000 to about 580,000 in 2030, and nearly 600,000 by 2035, an increase of about 60 percent. The entire county is expected to more than double in population over the same time period. The household projections for Raleigh and Wake County mirror the population projections. Raleigh's total number of households is projected to grow from a 2005 total of 150,000 to about 240,000 by 2035, an increase of about 60 percent.
> *Raleigh 2030 Comprehensive Plan*, Introduction, pg 12

Gateway Park
Affordable Rental Apartments

Population Projections, Wake County and Municipal Areas, 2005 – 2035



From *Raleigh Comprehensive Plan*, Introduction, pg 12; data from Capital Area Metropolitan Planning Organization (CAMPO)

Average Household Size

Raleigh has the smallest average household size of the three areas compared:

Raleigh: 2.41 average household size
Wake County: 2.62 average household size
Raleigh-Cary MSA: 2.65 average household size

Household Income Distribution

A greater percentage (31.2%) of Raleigh's households earns less than $35,000, than the county (24.0%) or the MSA (26.3%), as the table below indicates.

Income and Benefits (in 2008 inflation-adjusted dollars)
Raleigh/Wake County/Raleigh-Cary MSA compared
American Community Survey 2008

	Raleigh		Wake County		Raleigh-Cary MSA	
	#	%	#	%	#	%
Total households	**144,709**	**100%**	**322,479**	**100%**	**401,412**	**100%**
Less than $10,000	8,231	5.7%	14,172	4.4%	19,266	4.8%
$10,000 to $14,999	6,401	4.4%	11,032	3.4%	15,669	3.9%
$15,000 to $24,999	14,715	10.2%	24,467	7.6%	33,218	8.3%
$25,000 to $34,999	15,728	10.9%	27,612	8.6%	37,491	9.3%
$35,000 to $49,999	22,970	15.9%	43,306	13.4%	54,452	13.6%
$50,000 to $74,999	26,645	18.4%	60,929	18.9%	77,767	19.4%
$75,000 to $99,999	18,082	12.5%	44,593	13.8%	55,015	13.7%
$100,000 to $149,999	17,842	12.3%	52,046	16.1%	60,539	15.1%
$150,000 to $199,999	6,791	4.7%	23,354	7.2%	25,527	6.4%
$200,000 or more	7,304	5.0%	20,968	6.5%	22,468	5.6%

Data source*: American Community Survey, 2008; Raleigh Community Development Department*

Median Household Income
The American Community Survey 2008 shows that Raleigh's median income is more than 21 percent lower than Wake County's and 14.9 percent lower than the MSA.

Median Household Income Raleigh/Wake County/Raleigh-Cary MSA compared American Community Survey 2008	
Raleigh	$53,825
Wake County	$65,180
Raleigh-Cary MSA	$61,862
Data source*: American Community Survey, 2008; Raleigh Community Development Department*	

Age Distribution
Raleigh has a significantly higher percentage of its population between the ages of 18-24 than either the county or the MSA. Raleigh also has the youngest median age in Wake County and the MSA owing in part to the presence of North Carolina State University with 31,000 students, along with several other institutions of higher education.

Age Distribution Raleigh/Wake County/Raleigh-Cary MSA compared American Community Survey 2008						
	Raleigh		**Wake County**		**Raleigh-Cary MSA**	
Total	**368,350**	**100%**	**866,410**	**100%**	**1,086,404**	**100%**
65 and over	29,468	8%	69,313	8%	86,912	8%
45-64	84,721	23%	216,603	25%	271,601	25%
25-44	117,872	32%	268,587	31%	336,785	31%
18-24	55,252	15%	86,641	10%	108,640	10%
Under 18	81,037	22%	225,266	26%	282,465	26%
Data source*: American Community Survey, 2008; Raleigh Community Development Department*						

Median Age Raleigh/Wake County/Raleigh-Cary MSA compared American Community Survey 2008	
Area	**Median Age**
Raleigh	32.3
Wake County	34.6
Raleigh-Cary MSA	34.7
Data source*: American Community Survey, 2008; Raleigh Community Development Department*	

Household Type
Raleigh has significantly fewer family households and fewer households with children than either Wake County as a whole or the Raleigh-Cary MSA. Raleigh also has a greater percentage of householders living alone (single-person households).

Households by Type Raleigh/Wake County/Raleigh-Cary MSA compared American Community Survey 2008						
Selected Social Characteristics	**Raleigh**		**Wake County**		**Raleigh-Cary MSA**	
Total Households	**144,709**		**322,479**		**401,412**	
Family households (families)	78,960	54.6%	210,698	65.3%	267,130	66.5%
With own children under 18 years	36,398	25.2%	109,252	33.9%	138,006	34.4%
Married-couple family	56,958	39.4%	167,335	51.9%	211,258	52.6%
With own children under 18 years	22,780	15.7%	83,030	25.7%	104,362	26.0%
Male householder, no wife present, family	5,102	3.5%	10,962	3.4%	14,778	3.7%
With own children under 18 years	2,399	1.7%	4,946	1.5%	7,028	1.8%
Female householder, no husband present, family	16,900	11.7%	32,401	10.0%	41,094	10.2%
With own children under 18 years	11,219	7.8%	21,276	6.6%	26,616	6.6%
Nonfamily households	65,749	45.4%	111,781	34.7%	134,282	33.5%
Householder living alone	50,914	35.2%	89,151	27.6%	108,190	27.0%
65 years and over	8,329	5.8%	15,994	5.0%	21,963	5.5%
Households with 1 or more people < 18 yrs	39,287	27.1%	115,186	35.7%	146,097	36.4%
Households with 1 or more people 65 yrs and over	21,000	14.5%	48,096	14.9%	62,989	15.7%
Average household size	2.41		2.62		2.65	
Average family size	3.15		3.24		3.26	
Data source: *American Community Survey, 2008; Raleigh Community Development Department*						

Household Tenure

Raleigh has a higher percentage of renter households than the rest of the county or the MSA. Some of this results from a higher proportion of students but also to Raleigh's attractiveness to young people who are starting out in their careers.

Household Tenure American Community Survey 2008 Raleigh/Wake County/Raleigh-Cary MSA compared						
	Raleigh		**Wake County**		**Raleigh-Cary MSA**	
Selected Characteristics	#	%	#	%	#	%
Occupied Units	**144,709**	**100%**	**322,479**	**100%**	**401,412**	**100%**
Owner-Occupied	77,775	53.7%	217,007	67.3%	275,515	68.6%
Renter-Occupied	66,934	46.3%	105,472	32.7%	125,897	31.4%
Data source: *American Community Survey, 2008; Raleigh Community Development Department*						

Public Housing Authority Housing Tenants

Raleigh Housing Authority (RHA)

The Raleigh Housing Authority (RHA) was formed in 1940. The agencies with which RHA currently has MOU's in addition to CIS are:

- Step Up Ministries.
- Smart Start.
- RMC Community Development Center.
- City of Raleigh; and
- Support Circles.

CAD was formed in 1984. It was to do a first time home buyer's program. RHA sold 12 townhomes to first time buyers with the last unit being sold in 1994. Project started in 1989.

Partners included City of Raleigh, Wake County, and North Carolina Housing Finance Agency (NCHFA).

Raleigh Housing Authority Plans, 2010 to 2015
Provided to Raleigh's Community Development Department by the Raleigh Public Housing Authority:

Needs of Public Housing (91.210 (b))

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

RHA has 1713 public housing units located in 16 developments. 232 of these units are single family homes in scattered sites located around the city in non-poverty, non-minority neighborhoods.

The most severely distressed public housing units are located in the Walnut Terrace community. These units are over 50 years old. There are issues with the water supply system, heating system, electrical supply system, roofing, sewer lines, and other antiquated building systems. This community does not meet 504 accessibility standards and it is not financially feasible to make these units accessible. RHA has applied four times for a HOPE VI grant to demolish and rebuild this community. At this point the RHA Board has decided to secure HUD approval to relocate the residents and demolish the buildings without the use of the HOPE VI grant, if necessary. RHA will continue to seek HOPE VI funding as long as it available to rebuild this community. If HOPE VI funding is not available, RHA will use other financial means for returning affordable housing units to the cleared site such as tax credits and bond financing.

RHA has two public housing properties designated for elderly only that were constructed in the 1970s. These properties, Glenwood Towers and Carriage House, are currently undergoing major renovations. These renovations include upgrades to wiring and plumbing, replacement of kitchen cabinets and bathroom vanities, flooring replacement, lighting upgrades, and other modernization items. Since both of these buildings are occupied, RHA is methodically completing the renovations on 15 to 20 units at a time. Residents are relocated to the renovated units and then RHA renovates the units just vacated. RHA covers the relocation costs for the residents. It will take about two full years to complete these renovations.

RHA has been providing ongoing maintenance to its other housing stock including items such as roof replacement, appliance replacements with Energy Star certified equipment, landscape improvements, heating and air conditioning replacements, flooring replacement, and other items needed to maintain the long term viability of the housing units. The majority of RHA's housing stock is in good condition.

504 Assessment

In August 2007, the HUD Office of Fair Housing and Equal Opportunity completed an onsite review of RHA relating to 504 compliance. No violations were cited. As a result of this review, RHA had an engineer to certify that 5% of RHA's residential units meet 504 accessibility standards. As RHA has completed two HOPE VI redevelopments each of these communities is accessible with more than 15% of the units meeting 504 requirements.

RHA tracks persons on the public housing waiting list that need accessible units. Whenever, RHA has an accessible unit to become vacant, RHA will pull an applicant that needs the accessible features to the top of the waiting list to ensure that a person who needs the special features is able to lease the unit.

Waiting List

RHA analyzes its waiting lists each year as part of the development of the agency plan. The public housing waiting list has just over 1300 applicants with 99% of these applicants having incomes below 30% Area Median Income. The majority of the applicants (61%) need one bedroom units with less than 1% of the applicants needing a four or five bedroom unit. (92% of the applicants need a one or two bedroom unit.) The wait for a public housing unit is close to one year with one bedroom applicants having the longest wait. There are over 6000 applicants on the voucher waiting list with the wait in excess of five years. These applicants are not tracked by bedroom size but 98% of the applicants have incomes below 30% AMI.

3-5 Year Strategic Plan Needs of Public Housing response:

Public Housing Strategy (91.210)

1. ***Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.***

   See above. RHA is rated by HUD to be a high performing agency. RHA has not had a financial audit finding in over 23 years. This excellence in financial management ensures that limited federal funding is used to the maximum benefit of the residents we serve.

   RHA is always looking at ways to improve the security of its communities. Some of the strategies used by RHA include contracting with off duty police officers to provide security, installation and regular upgrades to security cameras, security guards where needed, leasing units to police officers, providing police access to vacant units to conduct surveillance or special initiatives, landscape measures to deter crime including upgrades to site lighting and other physical improvements. In addition, RHA also thoroughly screens applicants including previous landlord references. (In the voucher program, it is the responsibility of the landlord to complete the screening.)

2. ***Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to***

become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))

The average income of families living in public housing is less than $12,000 per year. Incomes at this level make homeownership challenging. The most popular program for homeownership among our residents is Habitat for Humanity. This is due in large part to the low cost of the homes and the ability of potential buyers to use sweat equity. At least twice per year, RHA sponsors money management classes for public housing residents. This explains basic credit information as well as how to establish a household budget. This forms the much needed basis for families to prepare for future home purchase. RHA refers interested buyers to the City's Community Development Department to apply for the various loan programs or to learn about other community partners that assist with home purchase.

3. ***If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))***

RHA is a high performer.

Public Housing Authority Tenants

The RHA has 1,713 units. The demographic breakdown of RHA tenants is as follows:

- 98% are extremely-low-income (30% AMI or below).
- 44% are either elderly or disabled.
- 5% are Caucasian (non Hispanic).
- 93% are African American (non Hispanic).
- 1% is Asian.
- 1% is Hispanic.

Section 8 Housing Tenants

RHA has 3,569 Section 8 vouchers. Of the recipients of those vouchers:

- 20% are elderly.
- 35% are disabled.

PUBLIC HOUSING and SECTION 8 Waiting Lists

PUBLIC HOUSING Waiting List

The Raleigh Housing Authority has 1,352 families on their waiting list, of which 99% are of extremely-low-income (30% AMI or below). Of these households:

- 37% have children.
- 30% have persons with disabilities.
- 9% are elderly.

The demographic breakdown of these households is as follows:

- 1,175 African American (86.9%).
- 163 Caucasian (12.1%).

- 5 Asian/Pacific Islanders (0.3%).
- 0 Native American (0%).
- 9 Hispanic (0.7%).

The length of time on the **Public Housing waiting list** varies, depending on number of bedrooms needed. Waiting time for:

- Elderly single person: 6-12 Months.
- Family needing four or five bedrooms: 6 Months.
- Non-elderly single person: 24 Months.

SECTION 8 Waiting List

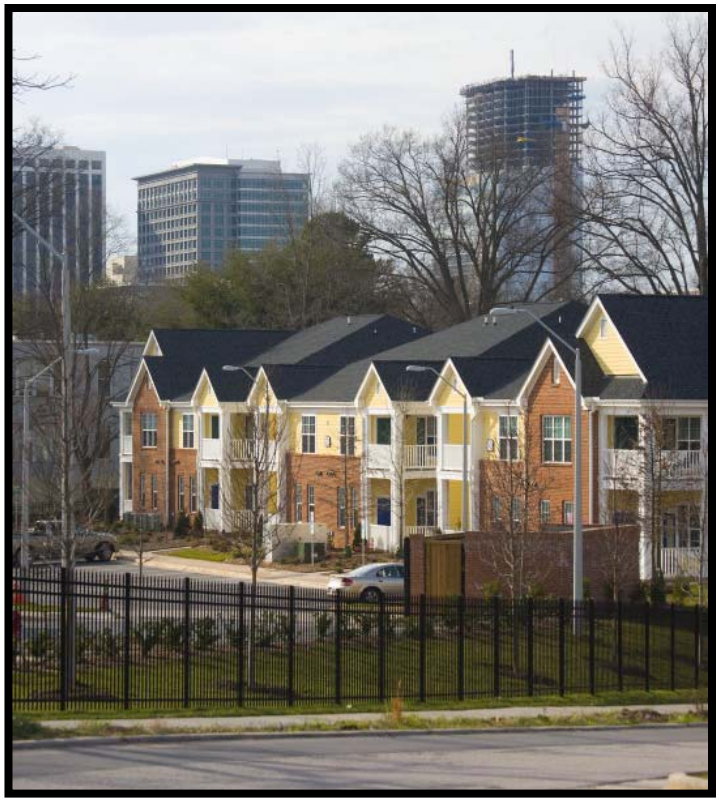
There are 6,101 applicants on the Section 8 waiting list, of which 98% are of extremely-low-income (30% AMI or below). The length of time on the Section 8 waiting list is 48-60 months. Of the households on the waiting list:

- 56% have children.
- 26% have persons with disabilities.
- 10% are single person households, non elderly, non disabled.
- 8% are elderly.

Racial breakdown of households: Race is self-reported; not everyone provides that information and RHA can't answer for them.

- 5,324 African American.
- 637 Caucasian.
- 4 Native American.
- 0 Asian/Pacific Islanders.
- 24 Hispanic.

Chavis Heights
Hope VI Project



Income Distribution

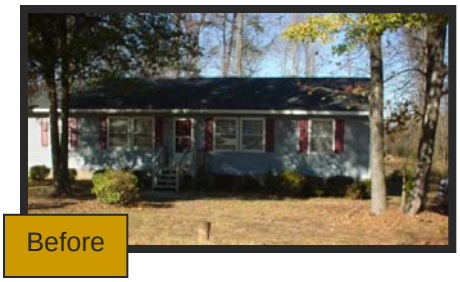
Raleigh has the greatest proportion of households with incomes below $25,000, followed by Raleigh-Cary MSA, with Wake County having the fewest: 14.4 percent, 12.9 percent and 11.6 percent, respectively.

Raleigh also has the smallest percentage of household incomes above $100,000, followed again by the MSA, with Wake County having the largest percentage: 29.8 percent, 31.9 percent, and 35.8 percent, respectively.

Household Income in the Past 12 Months
(in 2008 inflation-adjusted dollars)
Raleigh/Wake County/Raleigh-Cary MSA compared
American Community Survey 2008

	Raleigh		Wake County		Raleigh-Cary MSA	
Total in estimate	**93,578**		**232,303**		**293,988**	
	#	% of total	#	% of total	#	% of total
Less than $10,000	4,129	4.4%	7,307	3.1%	9,924	3.4%
$10,000 to $14,999	2,580	2.8%	5,551	2.4%	8,013	2.7%
$15,000 to $19,999	3,223	3.4%	6,394	2.8%	9,044	3.1%
$20,000 to $24,999	3,546	3.8%	7,716	3.3%	10,974	3.7%
$25,000 to $29,999	3,307	3.5%	7,136	3.1%	9,425	3.2%
$30,000 to $34,999	4,203	4.5%	8,957	3.9%	13,942	4.7%
$35,000 to $39,999	5,736	6.1%	9,528	4.1%	12,438	4.2%
$40,000 to $44,999	4,511	4.8%	9,998	4.3%	13,120	4.5%
$45,000 to $49,999	4,140	4.4%	9,068	3.9%	11,586	3.9%
$50,000 to $59,999	8,392	9.0%	18,600	8.0%	25,062	8.5%
$60,000 to $74,999	8,921	9.5%	25,434	10.9%	33,441	11.4%
$75,000 to $99,999	12,988	13.9%	33,598	14.5%	42,927	14.6%
$100,000 to $124,999	8,746	9.3%	26,692	11.5%	31,440	10.7%
$125,000 to $149,999	6,285	6.7%	17,227	7.4%	20,105	6.8%
$150,000 to $199,999	5,990	6.4%	19,641	8.5%	21,591	7.3%
$200,000 or more	6,881	7.4%	19,456	8.4%	20,956	7.1%

Data source: *American Community Survey, Detailed tables, 2008; Raleigh Community Development Department*



Homeowner Rehabilitation

Income Distribution by Age of Householder

Household Income by Age of Householder (in 2008 inflation-adjusted dollars) Raleigh/Wake County/Raleigh-Cary MSA compared American Community Survey 2008						
	Raleigh		Wake County		Raleigh-Cary MSA	
Total households	**144,709**		**322,479**		**401,412**	
	#	% of total	#	% of total	#	% of total
Householder under 25 yrs	**12,840**	**100%**	**16,548**	**100%**	**18,852**	**100%**
Less than $10,000	2,768	21.6%	3,047	18.4%	3,315	17.6%
$10,000 to $14,999	1,233	9.6%	1,494	9.0%	1,800	9.5%
$15,000 to $24,999	1,589	12.4%	1,914	11.6%	2,303	12.2%
$25,000 to $34,999	2,122	16.5%	2,699	16.3%	3,158	16.8%
$35,000 to $49,999	2,066	16.1%	3,117	18.8%	3,469	18.4%
$50,000 to $74,999	1,799	14.0%	2,680	16.2%	2,867	15.2%
$75,000 to $99,999	623	4.9%	839	5.1%	1,182	6.3%
$100,000 to $149,999	582	4.5%	641	3.9%	641	3.4%
$150,000 to $199,999	58	0.5%	117	0.7%	117	0.6%
$200,000 or more	0	0.0%	0	0.0%	0	0.0%
Householder 25 to 40 yrs	**64,866**	**100%**	**141,167**	**100%**	**173,951**	**100%**
Less than $10,000	1,715	2.6%	4,016	2.8%	5,254	3.0%
$10,000 to $14,999	2,776	4.3%	3,959	2.8%	5,040	2.9%
$15,000 to $24,999	7,426	11.4%	10,757	7.6%	13,762	7.9%
$25,000 to $34,999	7,598	11.7%	12,403	8.8%	16,535	9.5%
$35,000 to $49,999	10,982	16.9%	19,071	13.5%	23,626	13.6%
$50,000 to $74,999	13,202	20.4%	28,579	20.2%	37,436	21.5%
$75,000 to $99,999	8,610	13.3%	20,903	14.8%	25,791	14.8%
$100,000 to $149,999	7,781	12.0%	23,964	17.0%	27,475	15.8%
$150,000 to $199,999	2,306	3.6%	9,502	6.7%	10,361	6.0%
$200,000 or more	2,470	3.8%	8,013	5.7%	8,671	5.0%
Householder 45 to 64 yrs	**48,468**	**100%**	**124,124**	**100%**	**154,886**	**100%**
Less than $10,000	2,262	4.7%	3,817	3.1%	5,555	3.6%
$10,000 to $14,999	1,311	2.7%	2,786	2.2%	4,210	2.7%
$15,000 to $24,999	3,015	6.2%	6,082	4.9%	9,245	6.0%
$25,000 to $34,999	4,354	9.0%	8,675	7.0%	12,299	7.9%
$35,000 to $49,999	7,206	14.9%	14,963	12.1%	19,134	12.4%
$50,000 to $74,999	8,363	17.3%	22,023	17.7%	27,688	17.9%
$75,000 to $99,999	6,227	12.8%	18,076	14.6%	22,857	14.8%
$100,000 to $149,999	7,871	16.2%	24,060	19.4%	28,406	18.3%
$150,000 to $199,999	3,774	7.8%	12,331	9.9%	13,481	8.7%
$200,000 or more	4,085	8.4%	11,311	9.1%	12,011	7.8%
Householder 65 yrs and over	**18,535**	**100%**	**40,640**	**100%**	**53,723**	**100%**
Less than $10,000	1,486	8.0%	3,292	8.1%	5,142	9.6%
$10,000 to $14,999	1,081	5.8%	2,793	6.9%	4,619	8.6%
$15,000 to $24,999	2,685	14.5%	5,714	14.1%	7,908	14.7%
$25,000 to $34,999	1,654	8.9%	3,835	9.4%	5,499	10.2%
$35,000 to $49,999	2,716	14.7%	6,155	15.1%	8,223	15.3%
$50,000 to $74,999	3,281	17.7%	7,647	18.8%	9,776	18.2%
$75,000 to $99,999	2,622	14.1%	4,775	11.7%	5,185	9.7%
$100,000 to $149,999	1,608	8.7%	3,381	8.3%	4,017	7.5%
$150,000 to $199,999	653	3.5%	1,404	3.5%	1,568	2.9%
$200,000 or more	749	4.0%	1,644	4.0%	1,786	3.3%
Data source: *American Community Survey, Detailed tables, 2008; Raleigh Community Development Department*						

Income Levels by Jurisdiction and Tenure

In Raleigh, 5496 households (3.8% of all Raleigh households) have incomes less than $25,000 and own their own home; 23,851 households (16.5% of all Raleigh households) have income less than $25,000 and rent.

Tenure by Household Income in the Past 12 Months (in 2008 inflation-adjusted dollars) Raleigh/Wake County/Raleigh-Cary MSA compared American Community Survey 2008						
	Raleigh		**Wake County**		**Raleigh-Cary MSA**	
Total households	**144,709**		**322,479**		**401,412**	
	#	% of total	#	% of total	#	% of total
Owner-occupied:	**77,775**	**100%**	**217,007**	**100%**	**275,515**	**100%**
Less than $5,000	876	1.1%	2,049	0.9%	3,127	1.1%
$5,000 to $9,999	559	0.7%	1,646	0.8%	2,951	1.1%
$10,000 to $14,999	611	0.8%	2,969	1.4%	5,317	1.9%
$15,000 to $19,999	1,927	2.5%	4,097	1.9%	5,671	2.1%
$20,000 to $24,999	1,523	2.0%	5,073	2.3%	7,729	2.8%
$25,000 to $34,999	4,466	5.7%	11,122	5.1%	16,787	6.1%
$35,000 to $49,999	10,284	13.2%	24,043	11.1%	32,681	11.9%
$50,000 to $74,999	15,714	20.2%	41,486	19.1%	55,476	20.1%
$75,000 to $99,999	13,633	17.5%	35,290	16.3%	45,173	16.4%
$100,000 to $149,999	15,209	19.6%	47,016	21.7%	54,821	19.9%
$150,000 or more	12,973	16.7%	42,216	19.5%	45,782	16.6%
Renter-occupied:	**66,934**	**100%**	**105,472**	**100%**	**125,897**	**100%**
Less than $5,000	2,937	4.4%	4,850	4.6%	5,679	4.5%
$5,000 to $9,999	3,859	5.8%	5,627	5.3%	7,509	6.0%
$10,000 to $14,999	5,790	8.7%	8,063	7.6%	10,352	8.2%
$15,000 to $19,999	5,554	8.3%	7,368	7.0%	9,618	7.6%
$20,000 to $24,999	5,711	8.5%	7,929	7.5%	10,200	8.1%
$25,000 to $34,999	11,262	16.8%	16,490	15.6%	20,704	16.4%
$35,000 to $49,999	12,686	19.0%	19,263	18.3%	21,771	17.3%
$50,000 to $74,999	10,931	16.3%	19,443	18.4%	22,291	17.7%
$75,000 to $99,999	4,449	6.6%	9,303	8.8%	9,842	7.8%
$100,000 to $149,999	2,633	3.9%	5,030	4.8%	5,718	4.5%
$150,000 or more	1,122	1.7%	2,106	2.0%	2,213	1.8%
Data source: *American Community Survey, Detailed tables, 2008; Raleigh Community Development Department*						

Income Level by Race and Ethnicity

Median incomes varies by race and ethnicity, with Caucasians having the highest median income and "Some Other Race" having the lowest, as the table below indicates. In Raleigh, Caucasians, Asians, and Two-Or-More-Races have median incomes above the citywide median, Caucasians and Two-Or-More-Races by a wide margin; African Americans, Native Americans, Some-Other-Race, and Hispanics all have median incomes below the city wide median income.

In Wake County: Caucasians, Native Americans, Asians, and Two-Or-More-Races have median incomes exceeding the countywide median, Caucasians and Asians by a wide margin; African American, Some-Other-Race, and Hispanic median incomes fall below the countywide median.

In the Raleigh-Cary MSA, Caucasians, Native Americans, and Asians have median incomes exceeding the MSA median, Asians and Caucasians by a wide margin; African American,

Some-Other-Race, Two-Or-More-Races and Hispanics fall below the MSA-wide median, all but Two-Or-More-Races by a wide margin.

Median Household Income by Race / Ethnicity (in 2008 inflation-adjusted dollars) Raleigh/Wake County/Raleigh-Cary MSA compared American Community Survey 2008						
	Raleigh		**Wake County**		**Raleigh-Cary MSA**	
Median Income (MI)	**$53,825**		**$65,180**		**$61,862**	
Race/ethnicity	Median Income	As % of citywide MI	Median Income	As % of countywide MI	Median Income	As % of MSA-wide MI
Caucasian	$64,032	119.0%	$75,291	115.5%	$70,585	114.1%
African American	$38,072	70.7%	$43,238	63.3%	$40,275	65.1%
Native American	$41,500	77.1%	$67,763	104.0%	$64,882	105.0%
Asian	$54,137	100.6%	$77,988	119.7%	$77,509	125.1%
Some other race	$25,835	48.0%	$32,424	49.7%	$32,314	52.2%
Two or more races	$61,360	114.1%	$68,017	104.4%	$60,790	98.3%
Hispanic	$36,372	67.6%	$36,372	55.8%	$36,039	58.3%
Data source: *American Community Survey, 2008; Raleigh Community Development Department*						

Wakefield Apartments
Affordable Rental Apartments

HOUSING SUPPLY

Housing Stock Composition

Nearly half (47.5%) of Raleigh's housing stock consist of single-family, unattached homes, most of which are owner-occupied. The next highest percentage of the housing stock, 13 percent of the total, are in small apartment buildings with 10-19 units; followed by 1-units attached, at 12.6 percent of all Raleigh's housing units.

Units in Structure City of Raleigh American Community Survey 2008		
Total housing units	**160,493**	**100%**
1-unit, detached	76,276	47.5%
1-unit, attached	20,208	12.6%
2 units	4,613	2.9%
3 or 4 units	9,869	6.1%
5 to 9 units	14,091	8.8%
10 to 19 units	20,936	13.0%
20 or more units	12,884	8.0%
Mobile home	1,616	1.0%
Boat, RV, van, etc	0	0.0%
Data source*: American Community Survey, 2008; Raleigh Community Development Department*		

Addition to Current Housing Stock

Certificates of Occupancy (CO's) are issued by the Raleigh Inspection Department when a housing unit is complete and ready to be lived in. CO's are the truest measure of the actual number of units added to the housing stock in any given year. As the table below indicates, the total number of units coming "online" annually dropped significantly between 2005 and 2009 as a result of the crisis in the credit markets. However, while the number of CO's issued for single-family units dropped 43 percent between 2005 and 2009, the number of apartment units increased by almost 28 percent during this same period.

Number of Residential Certificates of Occupancy Issued City of Raleigh 2005 – 2009					
Type	**Year**				
	2005	**2006**	**2007**	**2008**	**2009**
Single Family	1,735	2,339	2,406	1,640	990
Duplex or Two Family	1,529	1,762	1,583	1,543	760
Four Dwellings	8	34	36	14	6
Condominiums	0	0	0	4	4
Townhomes	313	293	137	311	581
Apartment Units	1,081	573	961	2,103	1,377
Total Units	**4,666**	**5,001**	**5,123**	**5,615**	**3,718**
Source: City of Raleigh Planning Department ; Community Development Department					

Age of Housing Stock

Raleigh's rapid growth has resulted in a high percentage of newer housing units: almost a quarter of all housing units in Raleigh were build after 2000; only 22 percent were built prior to 1970.

Year Structure Built City of Raleigh American Community Survey 2008		
Total housing units	**160,493**	**100%**
Built 2005 or later	13,966	8.7%
Built 2000 to 2004	25,731	16.0%
Built 1990 to 1999	32,536	20.3%
Built 1980 to 1989	29,821	18.6%
Built 1970 to 1979	22,429	14.0%
Built 1960 to 1969	14,592	9.1%
Built 1950 to 1959	10,433	6.5%
Built 1940 to 1949	4,222	2.6%
Built 1939 or earlier	6,763	4.2%
Data source*: American Community Survey, 2008; Raleigh Community Development Department*		

Availability of Housing

Raleigh tends to have a higher percentage of vacant rental properties available for rent than either Wake County or the Raleigh-Cary MSA, perhaps due in part to the higher number of students living near the many institutions of higher education in the capital city. The category "Other Vacant" as used by the Census Bureau indicates property that may be dilapidated or abandoned since it is unoccupied but not for sale or rent or seasonal use. Raleigh's percentage of all vacant properties in this category is higher than Wake County's but lower than the Raleigh-Cary MSA.

Vacancy Status Raleigh / Wake County / Raleigh-Cary MSA, compared 2008 American Community Survey						
	Raleigh		**Wake County**		**Raleigh-Cary MSA**	
	Estimate	**% of total**	**Estimate**	**% of total**	**Estimate**	**% of total**
Total vacant units:	**15,784**	**100%**	**30,757**	**100%**	**39,776**	**100%**
For rent	5,498	34.8%	8,726	28.4%	10,965	27.6%
Rented, not occupied	1,227	7.8%	2,898	9.4%	2,949	7.4%
For sale only	2,619	16.6%	5,334	17.3%	6,562	16.5%
Sold, not occupied	794	5.0%	1,422	4.6%	1,611	4.1%
For seasonal, recreational, or occasional use	821	5.2%	3,800	12.4%	4,930	12.4%
For migrant workers	0	0.0%	0	0.0%	0	0.0%
Other vacant	4,825	30.6%	8,577	27.9%	12,759	32.0%
Source: US Census Bureau, 2008 ACS; Raleigh Community Development Department						

Lead-Based Paint

Lead is a highly toxic metal that may cause a range of health problems, especially in young children. When lead is absorbed into the body, it can cause damage to the brain and other vital organs, like the kidneys, nerves and blood. Lead may also cause behavioral problems, learning disabilities, seizures and in extreme cases, death. Both inside and outside the home, deteriorated lead-paint mixes with household dust and soil and becomes tracked in. Children may become lead poisoned by:

- Putting their hands or other lead-contaminated objects into their mouths,
- Eating paint chips found in homes with peeling or flaking lead-based paint, or
- Playing in lead-contaminated soil.

According to the Department of Housing and Urban Development (HUD), a lead-based paint hazard is "any condition that causes exposure to lead from dust-lead hazards, soil-lead hazards, or lead-based paint that is deteriorated or present in chewable surfaces, friction surfaces, or impact surfaces, and that would result in adverse human health effects." (http://www.hud.gov/offices/cpd/affordablehousing/training/web/leadsafe/leadspeak.pdf).

Lead-based paint has been banned in the United States since 1978 but its presence in older residential housing units continues to exert a lasting health threat, particularly to the young. The *2002 National Survey of Lead and Allergens in Housing*: Volume I: Analysis of Lead Hazards, estimated that an average of 25 percent of the nation's housing units had significant lead-based paint hazards. The 2008 American Community Survey estimated that Raleigh had 66,934 renter households; of those, 23,895 (35.7%) earned less than $25,000. Based on the estimate of 25 percent of housing units having serious lead-based paint hazards, almost 6,000 very low-income households live with likely lead hazards that threaten health.

Elevated blood lead levels have been proven to adversely affect intelligence and behavior in children, limiting their future life opportunities. Blood lead levels are considered elevated when they exceed 10 micrograms per deciliter. In Wake County, including Raleigh, testing for elevated blood lead levels is conducted by the Wake County Health & Human Services Department and private physicians; all data is submitted to the North Carolina Department of Environment & Natural Resources (NCDENR) where the data is tabulated.

North Carolina Children Tested for Lead Poisoning
Wake County / State of North Carolina compared
2008

Geography	Target population*	Ages 1 and 2 Years Tested for Lead Poisoning					Ages 6 months to 6 Years		
		# tested	% tested	Tested among Medicaid**	Lead 10 or greater	% 10 or greater	# Tested	Confirmed 10-19	Confirmed 20 or greater
Wake Cnty	26,148	10,119	38.7	77.4	40	0.4	12,376	9	2
State of NC	258,532	121,023	46.8	77.6	654	0.5	152,222	181	36

*Target Population is based on the number of live births in 2006 and 2007
**Includes ages 9-35 months

Source: Children's Environmental Health Branch, NC Childhood Lead Poisoning Prevention Program,
http://www.deh.enr.state.nc.us/ehs/Children_Health/Lead/Surveillance_Data_Tables/2008SurvTblsFinal.pdf
Raleigh Community Development Department

Wake County Children Tested for Lead Poisoning Ages 6 months to 6 years 2004-2008			
	# Tested	Elevated Blood Lead Level	
Year	*(Ages 6 mths-5 years)*	Greater than or equal to 10 micrograms per deciliter	Greater than or equal to 20 micrograms per deciliter
2004	8,661	77	9
2005	9,923	52	8
2006	11,505	57	6
2007	11,887	50	8
2008	12,376	49	9
TOTALS	**54,352**	**285**	**40**

Source: Children's Environmental Health Branch, NC Childhood Lead Poisoning Prevention Program, Oct 25, 2009
Raleigh Community Development Department

The table above indicates some positive trends for the county as a whole: Each year the total number of children tested increased over the previous year while the absolute number of children found with elevated blood lead levels (EBLL's) continued to decline. This is important since early detection can limit the negative impact of lead poisoning; and if fewer children are found with elevated blood lead levels, perhaps the threat is actually decreasing over time as hazards are contained or abated and the total number of units with any lead-based paint at all continues to decline.

Wake County Children Tested for Lead Poisoning Ages 6 months to 6 years Race / Ethnicity / Medicaid / Non-Medicaid 2004-2008				
Characteristic	**Testing Population**		**Blood lead level**	
Race / Ethnicity	#	%	Greater than or equal to 10 micrograms per deciliter	Greater than or equal to 20 micrograms per deciliter
African American	11,843	21.8%	73	9
Caucasian	17,895	32.9%	70	12
Hispanic	11,788	21.7%	64	11
Native American	90	0.2%	0	0
Other	1,681	3.1%	19	3
Unknown	11,055	20.3%	59	5
TOTAL	**54,352**	**100%**	**285**	**40**
Income				
Medicaid	32,769	60.3%	193	28
Non-Medicaid	21,583	39.7%	92	12
TOTAL	**54,352**	**100%**	**285**	**40**

Source: Children's Environmental Health Branch, NC Childhood Lead Poisoning Prevention Program, 10/25/09
Raleigh Community Development Department

PUBLIC HOUSING Waiting List

Public Housing has 1,352 families, of which 99% are of extremely-low-income (30% AMI or below)

- Of these households:
  - 37% have children
  - 9% are elderly
  - 30% have persons with disabilities
- Racial breakdown of households:
  - 1,175 African American
  - 163 Caucasian
  - 5 Asian/Pacific Islanders
  - 0 Native American
  - 9 Hispanic

The length of time on the **Public Housing waiting list** varies, depending on number of bedrooms needed. Waiting time for:

- Elderly single person: 6-12 Months.
- Family needing four or five bedrooms: 6 Months.
- Non-elderly single person: 24 Months.

SECTION 8 Waiting List

There are 6,101 applicants on the Section 8 waiting list, of which 98% are of extremely-low-income (30%AMI or below).

- The length of time on the Section 8 waiting list is 48-60 months.
- Of these households:
  - 10% are single person households, non elderly, non disabled.
  - 56% have children.
  - 8% are elderly.
  - 26% have persons with disabilities.

Racial breakdown of households: Race is self-reported; not everyone provides that information and RHA can't answer for them.

- 5,324 African American
- 637 Caucasian
- 0 Asian/Pacific Islanders
- 4 Native American
- 24 Hispanic

There are 1,052 apartment units in twenty locations in Raleigh constructed with the now-defunct HUD Section 8 construction grant program (source:http://www.hud.gov/offices/mfh/exp/mfhdiscl.cfm). This program was a major source of funding for the creation of lower-priced apartments across the country but was discontinued in 1983. As affordability contracts for these communities expire, these units are at risk of being lost to Raleigh's supply of affordable rental housing.

Fair Market Rents

As the tables below indicate, rents in the Raleigh-Cary MSA are increasing at a far greater rate, over 7 percent, than in the counties to the west where Durham and Chapel Hill are the two primary cities, where rents were essentially unchanged over the past few years.

Fair Market Rents Raleigh-Cary MSA FMR Area (Franklin, Johnston, and Wake Counties) 2009 / 2010 compared					
	Efficiency	**1-Bedroom**	**2-Bedroom**	**3-Bedroom**	**4-Bedroom**
FY 2010	$687	$770	$856	$1,076	$1,115
FY 2009	$638	$715	$795	$999	$1,035
FY 2008	$639	$717	$797	$1,002	$1,038
FY 2007	$682	$746	$850	$1,068	$1,107
Source: *Department of Housing and Urban Development; http://www.huduser.org/datasets/fmr.html; Raleigh Community Development Department*					

Fair Market Rents Durham County HUD FMR Area (Chatham, Durham, and Orange Counties) 2009 / 2010 compared					
	Efficiency	**1-Bedroom**	**2-Bedroom**	**3-Bedroom**	**4-Bedroom**
FY 2010	$542	$742	$832	$1,087	$1,172
FY 2009	$538	$738	$827	$1,081	$1,165
FY 2008	$518	$710	$796	$1,040	$1,122
FY 2007	$511	$700	$785	$1,026	$1,106
Source: *Department of Housing and Urban Development; http://www.huduser.org/datasets/fmr.html; Raleigh Community Development Department*					

Rental Affordability

According to calculations cited by the NC Housing Coalition (NCHC), 39% of renters in the Raleigh-Cary MSA are not able to afford the rent on a two-bedroom apartment at the fair market rent established by HUD for the region. A household earning minimum wage in 2009 could afford no more than $341 in rental payments- a figure about $300 less than the fair market rent of an efficiency unit in the Raleigh-Cary MSA, according to the NCHC.

Homeownership Affordability

Affordability of for-sale housing is estimated based on spending no more than 30 percent of a household's income on housing costs, including mortgage principal and interest, real estate taxes, and mortgage and hazard insurance. CD uses an absolute maximum sales price of $170,000 as a rule of thumb in its second mortgage and infill housing programs, while $140,000 - $150,000 is more typically the sales price under both programs in recent years. Using $150,000 as a maximum affordable housing price for ownership, the City experienced a 10% decline in citywide residential sales prices (from 41% to 31%) below $150,000 from 2004 to 2009.

Gross Rent as Percentage of Household Income
According to the American Community Survey, cost burdens for renters in Raleigh improved somewhat between 2005 and 2008. The percentage of households paying more than 35 percent of income on housing declined from 41.7 percent in 2005 to 38 percent in 2008. However, the percentage of households paying more than 30 percent of household income on housing went from 48.1 percent in 2005 to 48.3 percent in 2008.

However, among renter households earning less than $50,000 per year in 2008, according to ACS (Table B25106), 65% were paying 30% or more toward monthly housing costs.

Gross Rent as a Percentage of Household Income Raleigh/Wake County/Raleigh-Cary MSA compared American Community Survey 2005						
	Raleigh		**Wake County**		**Raleigh-Cary MSA**	
Occupied Units paying rent (excluding those not computed)	**59,437**	**100%**	**90,230**	**100%**	**106,630**	**100%**
Less than 15.0 percent	8,879	14.9%	14,535	16.1%	17,383	16.3%
15.0 to 19.9 percent	7,755	13.0%	12,424	13.8%	14,331	13.4%
20.0 to 24.9 percent	7,601	12.8%	12,236	13.6%	14,733	13.8%
25.0 to 29.9 percent	6,605	11.1%	10,422	11.6%	13,034	12.2%
30.0 to 34.9 percent	3,827	6.4%	7,144	7.9%	7,933	7.4%
35.0 percent or more	24,770	41.7%	33,470	37.1%	39,216	36.8%
Not computed	*4,821*		*7,523*		*11,401*	
Data source*: American Community Survey, 2005; Raleigh Community Development Department*						

Gross Rent as a Percentage of Household Income Raleigh/Wake County/Raleigh-Cary MSA compared American Community Survey 2008						
	Raleigh		**Wake County**		**Raleigh-Cary MSA**	
Occupied Units paying rent (excluding those not computed)	**65,430**	**100%**	**101,715**	**100%**	**119,755**	**100%**
Less than 15.0 percent	8,269	12.6%	14,757	14.5%	17,584	14.7%
15.0 to 19.9 percent	8,801	13.5%	14,237	14.0%	16,468	13.8%
20.0 to 24.9 percent	9,448	14.4%	14,024	13.8%	16,904	14.1%
25.0 to 29.9 percent	7,347	11.2%	12,102	11.9%	13,364	11.2%
30.0 to 34.9 percent	6,728	10.3%	9,776	9.6%	11,258	9.4%
35.0 percent or more	24,837	38.0%	36,819	36.2%	44,177	36.9%
Not computed	*1,504*		*3,757*		*6,142*	
Data source*: American Community Survey, 2008; Raleigh Community Development Department*						

Current For-Sale Housing Market

Wake County Revenue Department residential sales data for Raleigh reveals that the median price of all residential units sold in the City rose between 2005 and 2009 from $167,000 to $182,000. This is a 9% increase over five years. (Reflective of the national trends of recent years, the 2009 median sales value was actually $1,000 lower than the previous year of 2008.) Focusing specifically on new housing by type for that five year period, the data reveal that the sale price of new single-family detached units rose 39%, while new condominiums rose 117%. New townhouses showed an 11% increase in median sale price over the same five-year period.

Like most cities, Raleigh has variation in housing sales prices among its many neighborhoods. Zip code area 27608 (which contains Five Points) within the Beltline, usually has the city's highest residential median sale price. However, in 2009 the median price was $315,000, a decline from 2005 ($335,000). Downtown zip code 27601 had a median sale price of $282,500 in 2009, while in 2005 it was $189,000, revealing a 50% increase, owing to the burgeoning downtown condo market where the median sales price increased 26 percent between 2005 and 2009 (from $257,250 to $324,000).

Residential sales volume overall declined from 2005 to 2009, falling from 10,086 in 2005 to 4,992 in 2009, a 49% drop in overall sales activity. Despite this decline in market activity, however, median home sale prices citywide increased, as shown in the table below. Citywide, Raleigh's housing market appears to have avoided the broad speculative price increases that led to housing bubbles in some parts of the United States. One significant change in the local market has been the decline in the percentage of all sales under $150,000, from 40 percent of all sales to 31 percent of all sales, thus reducing units affordable to the clientele Community Development serves through the Consolidated Plan. Among owner-occupant households in Raleigh earning less than $50,000 per year in 2008, according to ACS (Table B25106), 57% were paying 30% or more of their income toward monthly housing costs.

Wake County
Housing Market Dynamics
Properties Sold, Median Sale Price, Average Days on Market
December 2007 – February 2010

Time Period	# Properties Sold	Median Sale Price	Average DOM
Feb 10	605	$192,390	102
Jan 10	568	$207,500	108
Dec 09	787	$210,000	102
Nov 09	1170	$197,250	86
Oct 09	1141	$196,000	92
Sep 09	1031	$185,000	96
Aug 09	1157	$200,000	96
July 09	1274	$207,000	98
June 09	1150	$202,776	94
May 09	965	$200,000	101
Apr 09	862	$195,000	94
Mar 09	851	$201,500	100
Feb 09	641	$203,000	104
Jan 09	528	$198,750	104
Dec 08	874	$212,000	104
Nov 08	700	$212,500	97
Oct 08	966	$215,000	83
Sep 08	1,130	$200,000	86
Aug 08	1,238	$220,975	78
Jul 08	1,421	$215,000	81
Jun 08	1,527	$221,000	78
May 08	1,420	$225,000	80
Apr 08	1,329	$199,900	81
Mar 08	1,278	$215,000	87
Feb 08	1,115	$200,000	88
Jan 08	856	$200,080	90
Dec 07	1,186	$210,000	76

Source: Triangle MLS, Inc.; http://www.rrar.com/tmls-stats-market-dynamics-wake.pdf ; City of Raleigh, Community Development Department

City of Raleigh Home Sales Number of Units Sold By Price By Year 2005 - 2009					
Price	**Year**				
	2005	**2006**	**2007**	**2008**	**2009**
< $100,000	994	970	664	361	269
$100,001 - $125,000	1,226	1,052	929	570	502
$125,001 - $150,000	1,794	1,746	1,470	968	772
$150,001 - $175,000	1,521	1,521	1,354	953	784
$175,001 - $200,000	1,166	1,212	1,059	664	544
$200,001 - $250,000	1,166	1,404	1,408	896	808
$250,001 - $400,000	1,475	1,638	1,676	1,080	870
> $400,000	744	973	975	643	443
Total Sold	**10,086**	**10,516**	**9,535**	**6,135**	**4,992**
Percentage of total sold:					
< $175,000	55%	50%	46%	46%	47%
$175,001 - $250,000	23%	25%	26%	26%	27%
> $250,000	22%	25%	28%	28%	26%
Source: Wake County Revenue Department; Raleigh Community Development Department					

City of Raleigh Home Sales Median Sales Price By Year 2005 - 2009					
Type	**Year**				
	2005	**2006**	**2007**	**2008**	**2009**
New & Resale Combined	$167,000	$175,000	$182,500	$183,000	$182,000
New	$176,500	$195,000	$192,000	$185,000	$200,500
Resale	$164,000	$166,00	$178,500	$181,000	$179,000
Source: Wake County Revenue Department; Raleigh Community Development Department					

City of Raleigh Home Sales Change in Median Sales Price 2005 to 2009	
Type	**Percentage Change**
New & Resale Combined	+ 9.0%
New	+ 13.6%
Resale	+ 9.1%
Source: Wake County Revenue Department; Raleigh Community Development Department	

MINORITY HOUSING NEEDS

Homeownership

As the table below indicates, homeownership rates increased for all groups in all jurisdictions between 2000 and 2008 except among African Americans

Homeownership Rates by Race / Ethnicity by Jurisdiction
Raleigh/Wake County/Raleigh-Cary MSA
1990 / 2000 / 2008 compared
Decennial Census and American Community Survey

	Raleigh			Wake County			Raleigh-Cary MSA		
Race/Ethnicity	**1990**	**2000**	**2008**	**1990**	**2000**	**2008**	**1990**	**2000**	**2008**
Caucasian									
Households	63,487	76,760	93,578	131,879	182,635	232,303	N/A	N/A	293,988
Homeowners	33,712	45,519	56,688	87,172	131,862	174,533	N/A	N/A	222,370
% homeowners	53.1%	59.3%	60.6%	66.1%	72.2%	75.1%	N/A	N/A	75.6%
African American									
Households	20,368	28,430	39,331	30,508	45,091	63,199	N/A	N/A	77,682
Homeowners	5,968	10,375	13,520	12,295	21,418	27,611	N/A	N/A	37,420
% homeowners	29.3%	36.5%	34.4%	40.3%	47.5%	43.7%	N/A	N/A	48.2%
Asian/Pacific Islanders									
Households	1,576	3,018	4,471	2,436	6,726	13,027	N/A	N/A	13,183
Homeowners	487	1,165	2,247	1,199	3,578	9,062	N/A	N/A	9,218
% homeowners	30.9%	38.6%	50.1%	49.2%	53.2%	69.6%	N/A	N/A	69.9%
Some other race									
Households	N/A	2,084	5,285	N/A	3,570	9,100	N/A	N/A	11,139
Homeowners	N/A	334	1,273	N/A	918	3,066	N/A	N/A	3,459
% homeowners	N/A	16.0%	24.1%	N/A	25.7%	33.7%	N/A	N/A	31.1%
2 or more races									
Households	N/A	1,561	1,642	N/A	2,834	3,682	N/A	N/A	4,225
Homeowners	N/A	476	736	N/A	1,223	1,735	N/A	N/A	2,048
% homeowners	N/A	30.5%	44.8%	N/A	43.2	47.1%	N/A	N/A	48.5%
Hispanic (of any race)									
Households	834	4,579	9,238	1,555	8,073	19,573	N/A	N/A	24,207
Homeowners	263	888	2,571	650	2,478	7,988	N/A	N/A	9,640
% homeowners	31.5%	19.4%	27.8%	41.8%	30.7%	40.8%	N/A	N/A	39.8%

Source: US Census Bureau, decennial census 1990 and 2000; American Community Survey 2008
Notes: (1) The decennial census is a complete count; the ACS is an estimate based on a statistically significant sample.
(2) The Raleigh-Cary MSA did not exist for the 2000 Census.

The most recent HMDA (Home Mortgage Disclosure Act) data available for this Plan is from 2008 and it reveals the following for conventional home-purchase loans in the Raleigh-Cary MSA:

Home Mortgage Disclosure Act Data
By Race / Ethnicity
Raleigh-Cary MSA
2008

	Loan Applications	Loans Originated	% Originated	Variance from Total %
Total	19,630	14,245	72.6%	0
Caucasian	13,884	10,454	75.3%	+ 2.7%
African American	1,314	792	60.3%	-12.3%
Hispanic	681	436	64.0%	- 8.6%

Source: http://www.ffiec.gov; Raleigh Community Development Department

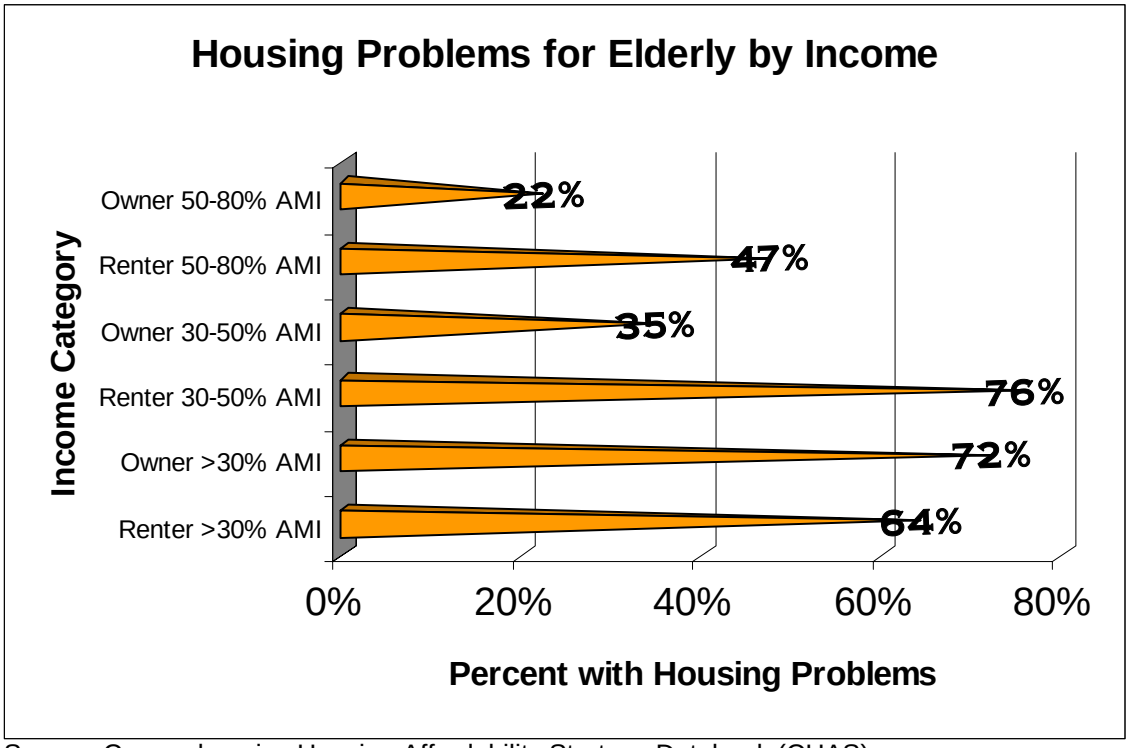
Housing Problems by Race / Ethnicity City of Raleigh / Wake County 1990 – 2000, compared				
	Raleigh		Wake County	
	1990	2000	1990	2000
White Households	62,593	74,905	130,604	179,000
Percent with any Housing Problems	25.7%	25.1%	23.1%	22.1%
African-American Households	20,535	28,265	30,611	44,884
Percent with any Housing Problems	41.7%	40.5%	39.7%	39.0%
Hispanic Households	814	4,571	1,562	8,087
Percent with any Housing Problems	34.0%	66.0%	33.9%	58.0%
Asian or Pacific Islander Households	N/A	3,003	N/A	6,701
Percent with any Housing Problems	N/A	39.7%	N/A	32.7%
Native American Households	N/A	304	N/A	687
Percent with any Housing Problems	N/A	54.3%	N/A	36.4%
Total Households	85,813	112,548	165,760	242,009
Percent with any Housing Problems	30.2%	31.4%	26.6%	27.0%
Source: Comprehensive Housing Affordability Strategy Databook (CHAS)				

Murpheys School Apartments
Historic Rehabilitated Elderly Housing

SPECIAL NEEDS POPULATIONS

Elderly

According to HUD, the term elderly includes people who are 65 years of age or older. A significant number of those with incomes up to 80 percent of AMI who spend more than half of their incomes on housing indicates additional attention to the population is required. In Raleigh, very-low-income renter elderly households (between 30 and 50 percent of the AMI) experienced the highest percentage of housing problems at 75.8 percent, followed by extremely-low-income elderly renters and owners alike. As expected, the high percentage of cost burden can be attributed to insufficient Social Security Income or retirement funds. There is a noticeable difference among very-low-income elderly owners who are cost burdened (35 percent) and all other households in the same income group (83 percent). This is likely because many more elderly households have no monthly mortgage payments as compared to other households. The figure below summarizes the situation for elderly residents with housing problems.



Source: Comprehensive Housing Affordability Strategy Databook (CHAS)

Frail Elderly

The population of people age 65 and older in the United States is expected to grow both in numbers and as a percentage of the total population over the next 25 years, at least through 2030. In 2002, *A Quiet Crisis in America* reported the need for affordable assisted housing and supportive services for elderly persons and the shortage the country will likely face as the population ages.

According to HUD, the determination of being frail elderly or at-risk elderly depends on their activities of daily living (ADLs). ADLs consist of five or six categories of activities considered necessary for a person to be independent and care for themselves. People who are age 62 or

older and unable to perform at least three ADLs to some degree are considered frail, while those who are unable to perform one or two ADLs are considered at risk.

The six activities of daily living (ADLs) are:

1. Eating, which includes cooking and serving food;
2. Dressing;
3. Bathing, which includes getting in and out of a tub or shower;
4. Grooming;
5. Home management, which includes housework, shopping, and laundry; and
6. Ability to move, which includes getting in and out of chairs, walking, going outdoors, and using the toilet.

Those designated frail elderly often require a supportive living arrangement, such as an assisted living community, skilled nursing facility, or an independent living situation with in-home health care. HUD estimates that Raleigh had 9,590 frail elderly residents in 2008. Approximately 1,918 frail elderly live in institutionalized settings, leaving 7,672 frail elderly living independently. About sixty percent of all elderly households make less than 80 percent of AMI, so the City estimates that 4,603 frail elderly have incomes less than 80 percent of AMI. Currently, about 60 percent of all frail elderly households with incomes less than 80 percent of AMI have housing problems. There are estimated to be 2,762 frail elderly with incomes less than 80 percent of AMI with housing problems, who may require housing assistance. See the tables in the Appendix for more information.

Persons with Disabilities

Wake County
Mental Health / Developmental Disabilities/Substance Abuse
Prevalence and Penetration
Oct 1, 2007 – Sept 30, 2008

	Number in Need	Number Served	Percent of Total	Target
Adult Mental Health	34,738	8,522	25%	38%
Child Mental Health	21,978	6,483	29%	38%
Adult Developmental Disabilities	5,309	1,251	24%	36%
Child Developmental Disabilities	5,887	787	13%	19%
Adult Substance Abuse	56,800	3,088	5%	8%
Child Substance Abuse	5,54	248	4%	7%

Source: Medicaid and State Service Claims Data for the one-year period: October 1, 2007 to September 30, 2008, as summarized in the FY09 2nd Quarter Community Systems Progress Report

With respect to children and adolescents, there are several local trends that suggest a projected increase in demand for MH/DD/SA services. Wake County Public School System (WCPSS) reports an increase of autistic youth with severe behavior problems. When these dually diagnosed (MH/DD) students, along with other students with special needs, cannot be managed in the school setting they are placed on “home hospital,” meaning the students remain at home with no social contact, minimal academic instruction, and no way to intervene and address the behavior problems. There has been an increase in the number of special needs youth placed on home hospital due to unmanageable behavior since last year. There were 67 youth placed on home hospital from 7/1/07-6/30/08, while there have been 98 so far this FY year (7/1/08-3/3/09).

Another alarming trend is an increase in juvenile delinquency, gang involvement, and violent crime among youth in Wake County. WCPSS reports the following reportable offenses on school campus for a three-year trend (2006-2008):

- 33% increase in gang activity per the WCPSS definition of "incident"
- 66% increase in offenses in Middle Schools
  (Source: Wake County Public School System Incident Data)

According to juvenile crime statistics from the Department of Juvenile Justice and Delinquency Prevention (DJJDP) the rate of violent crimes compared to total crimes has increased by 3% from 2006-2008.
(*Source: Department of Juvenile Justice and Delinquency Prevention (DJJDP) Crime Data*).

Wake County youth involved with the Juvenile Justice System are assessed for current risks and needs. The following data for youth involved with Juvenile Court illustrates further demand for MH/SA services:

- 75% have school behavior problems
- 79% have mental health and/or substance abuse needs
- 62% have marginal or inadequate parent/guardian supervision
- 33% have family with a history of or current criminal and/or gang involvement
  (Source: DJJDP Risk and Needs Assessment data, 7/1/07 – 6/30/08)

The following two tables provide data for gender and race/ethnicity for adult and child MH/SA consumers:

Wake County
Gender of Clients Receiving Mental Health/Substance Abuse Treatment
2007 Fiscal Year

Service (# served)	Male	Female
Adult MH (N=1172)	38%	62%
Adult SA (N=806)	47%	53%
Child MH (N=652)	58%	43%
Adolescent MH (N=909)	58%	42%
Child SA (N<100)	90%	10%

Source: NC TOPPS Initial Interview Data, 7/1/07 – 6/30/08

Wake County
Ethnicity of Clients Receiving Mental Health/Substance Abuse Treatment
2007 Fiscal Year

Service (# served)	Caucasian		African American		Hispanic		Other	
	#	%	#	%	#	%	#	%
Adult (N = 1,978)								
Mental Health (N = 1172)	551	**47%**	504	**43%**	70	**6%**	47	**4%**
Substance Abuse (N = 806)	476	**59%**	314	**39%**	16	**2%**	0	**0%**
Adolescent (N = 909)								
Mental Health (N = 909)	182	**20%**	654	**72%**	64	**7%**	9	**< 1%**
Child (N = 752)								
Mental Health (652)	104	**16%**	482	**74%**	52	**8%**	14	**2%**
Substance Abuse (100)	26	**26%**	68	**68%**	5	**5%**	1	**1%**

Source: NC TOPPS Initial Interview Data, 7/1/07 – 6/30/08; City of Raleigh, Community Development Department

City of Raleigh Non-Institutionalized Residents with at Least One Disability By Age American Community Survey 2008			
Age	**Total # by Age Group**	**# with Disability**	**% with Disability**
0-17	80,139	1,364	1.7%
18-64	252,955	15,518	6.1%
65 and over	28,097	9,590	34.1%
TOTAL	**361,191**	**26,472**	**7.3%**
Data Source: US Census Bureau, American Community Survey 2008			

The US Census Bureau's American Community Survey estimated in 2008 approximately 26,472 non-institutionalized individuals in Raleigh (7.3% of the total population) had some form of physical, mental, or developmental disability. The 2008 ACS also found that 4,783 of those lived in households with income below the poverty line.

Of those 64 or younger:

- 6,196 had some form of ambulatory difficulty;
- 3,627 had hearing difficulty;
- 2,259 had vision difficulty; and
- 6,824 had a cognitive difficulty.

Of those 65 years or older:

- 6,563 had some form of ambulatory difficulty;
- 3,653 had hearing difficulty;
- 1,551 had vision difficulty; and
- 2,832 had a cognitive difficulty.

Of Raleigh's residents age 65 or older, more than 34 percent were classified with at least one disability. The over 65 segment of the population will continue to rise in both absolute numbers and as a percentage of Raleigh's total population as Baby Boomers age; it is reasonable to anticipate a continued increase in the number with disabilities, as well.

The 2008 American Community Survey estimated that there were 8,329 seniors (age 64 or over) living alone, approximately 6 percent of all Raleigh's households. The need for housing for elderly and disabled persons that can assist them to continue living independently is expected to increase during this Consolidated Plan period and beyond.

According to HUD inventory data, in January 2010, there were 169 units in Raleigh in housing communities receiving HUD financing restricted to persons with disabilities and another 768 units for the elderly (HUD's inventory only counts units built with specific HUD financing).

Persons with HIV/AIDS

State Report on HIV/AIDS in North Carolina

Using new testing methodology, it was estimated that 2,356 persons were newly infected with HIV in North Carolina in 2006 or 32.2 cases per 100,000 adult/adolescent persons. That rate was 40 percent higher than the national rate of 22.6 cases per 100,000 adult/adolescent persons based on an estimated 56,300 cases. These incidence estimations represent the

newest and most accurate data available about new HIV infections and include persons who may be unaware of their infections. For North Carolina, the new incidence data also show that our routine surveillance data of new diagnoses reported each year are correctly describing who is most affected and at greatest risk for HIV infection.

- Over recent years, North Carolina has averaged over 1,900 new reports annually, which are up from the number of cases reported in the late 1990s.
- In 2007, 1,943 new individuals were reported with HIV disease (HIV/AIDS) in the state.
    - The 2007 adult/adolescent rates of HIV infection:
        - Non-Hispanic blacks: 78.2 per 100,000
        - Non-Hispanic whites: 10.7 per 100,000
        - Hispanics: 37.9 per 100,000
        - American Indians: 15.3 per 100,000
        - Non-Hispanic black females: 52.4 per 100,000
        - Non-Hispanic white females: 3.2 per 100,000
    - The highest rate of infection:
        - Adult/adolescent black males: 108.5 per 100,000
    - In 2007, 953 new AIDS cases were reported in North Carolina, down slightly from the previous year (1,029).
- Much of the increase in HIV disease reports over the past few years was attributed to more male HIV disease cases being reported; the number of reports for females has remained fairly constant.
    - In 2007, 73 percent of new adult and adolescent HIV disease reports for males were attributed to men who have sex with men (MSM), 5 percent to injecting drug use (IDU), 3 percent to MSM who also inject drugs (MSM / IDU); and 18 percent were attributed to heterosexual sex.
    - For adult and adolescent females, heterosexual sex accounted for 86 percent of HIV disease reports in 2007, while injecting drug use accounted for 9 percent.
- Prevention activities aimed at reducing HIV transmission through injecting drug use remain very important to comprehensive HIV prevention strategies. There is substantial evidence that needle exchange programs are effective in reducing HIV risk behavior and HIV sero-conversion among injecting drug users.
- Approximately 30 percent of new individuals reported each year with HIV disease also represent new AIDS cases (i.e., HIV and AIDS were reported at the same time for the individual).
    - This significant proportion of late diagnoses (i.e., AIDS) indicates the need for increased HIV testing within North Carolina and supports the CDC's recommendation to include voluntary HIV testing as part of routine medical examinations for all U.S. residents ages 13 to 64.
- An **estimated** 33,000 people were living with HIV or AIDS in North Carolina (as of 12/31/07), including those who may have been unaware of their infection.
    - Of those reported and listed as living as of 12/31/07:
        - 69 percent were males
        - 31 percent females.
    - With respect to race/ethnicity:
        - 69 percent were non-Hispanic black
        - 25 percent were non-Hispanic white
        - 5 percent were Hispanic
- North Carolina ranks 6th in the nation for the proportion of persons living with AIDS who are black (69 percent).

Source: *HIV / AIDS North Carolina Epidemiologic Profile for HIV/STD Prevention & Care Planning. This document is for the 2008-2009 planning year and is based on data available through 2007 (revised May 2009) State of North Carolina Department of Health and Human Services Division of Public Health Leah Devlin, DDS, MPH, State Health Director Pgs iii – v*

HIV/AIDS in Wake County

Wake County has provided case management services to persons with AIDS since 1984 when public health nurses responded to the increasing numbers of men returning to North Carolina and Wake County to die at home of this new and frightening disease. Since the 1980s, public/private partnership have been established to address the continuing need in a comprehensive way, including prevention education, counseling, social services, case management, and a publicly supported HIV Clinic. Housing assistance has also been provided but in a very limited way.

According to the North Carolina HIV/STD Surveillance Report in 2007, 2,306 persons are living with HIV and AIDS in Wake County: 1,216 with HIV; 1,090 with AIDS. In 2007, the Wake County HIV Clinic served 793; Wake County Case Management served 75; and the county's nonprofit partner, Alliance of AIDS Services-Carolina (AAA-C) served 729; a total of 1,597. The difference between the state's estimate for the county (2,306) and the total served in the county (1,597) suggests that more than 700 persons with HIV or AIDS live in the county who may not be receiving services by the primary service providers.

There are 10 housing vouchers from the HOPWA (Housing Opportunities for Persons With AIDS) Program administered by the nonprofit AAA-C. In addition there is one five-bed group home in Wake County for persons living with HIV. In 2007, Wake County Human Services estimated 26-45% of persons with HIV/AIDS were in need of housing at any given time. This is an approximate gap of 210-363 housing units. In 2008, Wake County Human Services estimated that approximately 37% of the clients served were in need of permanent housing.

Of those persons with HIV/AIDS whose incomes were known in 2009, the overwhelming majority lived below the poverty level:

Wake County
HIV/AIDS Clients Served
With Known Income Levels: 2009

Income level	Total served with known incomes		< Poverty		101-200% of Poverty		201-300% of Poverty		> 300% of poverty	
	#	%	#	%	#	%	#	%	#	%
Wake County HIV/AIDS Clinic	636	100%	449	71%	142	22%	26	4%	19	3%
Wake County Case Mngmnt	47	100%	38	81%	7	15%	2	4%	0	0%
AAS-C	449	100%	358	80%	79	18%	6	1%	6	1%

Source: *Wake County Human Services, HIV/STD Program Manager*

Identified Need

The Wake County Human Services HIV/STD Program Manager reports that 47% of new clients being seen in 2009 had full-blown AIDS, a high percentage partly due to the larger number of dually diagnosed sex workers lacking health insurance coming in for services. The HIV/STD Program Manager identified the need for a 16-bed "safe house" for dually diagnosed sex workers to help get them off the street based on a "housing first" model.

HUD Table 1B Special Needs (Non-Homeless) Populations

SPECIAL NEEDS SUBPOPULATIONS	Priority Need Level High, Medium, Low, No Such Need	Unmet Need	Dollars to Address Unmet Need	Multi-Year Goals	Annual Goals
Elderly	**M**	14,048	$1,209,532,800	*	*
Frail Elderly	**H**	2,762	$237,808,200	*	*
Severe Mental Illness	**H**	56,716	$4,883,247,600	*	*
Developmentally Disabled	**H**	11,196	$963,975,600	*	*
Physically Disabled	**H**	11,924	$1,026,656,400	*	*
Persons w/ Alcohol/Other Drug Addictions	**H**	62,340	$5,367,474,000	*	*
Persons w/HIV/AIDS	**H**	700	$60,270,000	*	*
Victims of Domestic Violence	**H**	900	$77,490,000	*	*
Other				*	*
TOTAL		160,586	$13,826,454,600	*	*

Source: CHAS Data and American Survey
* The City cannot set goals because Raleigh issues Requests for Proposals for development.

Homeless Population

The Raleigh/Wake Partnership To End Homeless conducts a point-in-time count of the homeless population in Wake County annually. The tables below are based on the most recent count conducted January 30, 2010. This count is mandated by HUD as part of the local jurisdiction's "gaps analysis," i.e., identifying gaps in service and housing for the homeless.

Raleigh / Wake Partnership To End Homelessness Point-In-Time Count: January 30, 2010					
	Sheltered		Unsheltered	TOTAL	Permanent Supportive Housing Available
	Emergency	Transitional			
Total Homeless People	644	361	121	1,126	578
Total Homeless Adults	522	311	121	954	431
With Dependent Children					
Total **Households** with dependent children	77	30	0	107	76
Total **Persons** in households with dependent children	200	81	0	281	234
# of Men	10	2	0	12	14
# of Women	70	29	0	99	73
# of Children	120	50	0	170	147
Without Dependent Children					
Total **Households** without dependent children	442	280	121	843	344
Total **Persons** in households without dependent children	442	280	121	843	344
# of Men	350	185	96	631	188
# of Women	92	95	25	212	158
Source: Raleigh/Wake Partnership To End Homelessness; Raleigh Community Development Department, 2010					

As the table above indicates, 121 homeless were unsheltered the day of the count. There also is a need for additional permanent supportive housing for households with dependent children (31 units needed) and for persons without dependent children (499 units needed).

Raleigh / Wake Partnership To End Homelessness Point-In-Time Count: January 30, 2010 SUBPOPULATIONS				
	Sheltered		Unsheltered	TOTAL
	Emergency	Transitional		
Chronic Homeless (have a disability AND been homeless at least 1 year, or 4 episodes in 3 yrs)	145	0	38	183
Seriously Mentally Ill (diagnosable by a mental health professional, adults only)	21	2	20	43
Diagnosable Substance Use Disorder (adults only)	80	43	45	168
Veterans (adults only)	66	25	16	107
Persons with HIV/AIDS (adults only)	2	2	0	4
Victims of Domestic Violence (adults only)	16	14	3	33
Unaccompanied youth (under 18)	4	6	0	10
Of all homeless adults, the number discharged from the following systems 30 days prior to being homeless:				
Criminal Justice System (jails, prisons)	0	0	1	1
Behavioral Health System (mental health hospitals or substance abuse treatment programs)	0	12	0	12
Health Care System (hospitals)	0	0	0	0
Source: Raleigh/Wake Partnership To End Homelessness; Raleigh Community Development Department, 2010				

Fair Housing

In September 2007 Raleigh completed an Analysis of Impediments (AI) to Fair Housing Choice update.

The AI identified three impediments to Fair Housing in Raleigh. The three impediments are listed below with the actions the city is currently undertaking in order to address the impediments.

1. Disparity in mortgage lending and lack of fair housing enforcement by a local agency or department.
    - The Community Services Department of the City and their Fair Housing staff person continue to field calls and direct families who believe they have experienced fair housing violations to agencies that can process and hear fair housing complaints and seek resolution through voluntary or legal means.

2. Development of a Fair Housing departmental section within the City of Raleigh structure.
    - The City of Raleigh was preparing for three staff positions, including a fair housing investigator, intake educator and support staff. The positions were budgeted and it was projected that recruitment would have taken place in January 2009. However, this plan has been indefinitely postponed because of economic conditions the city faces (budget shortfalls) and the soft hiring freeze now in place. The City continues to refer Fair Housing cases to appropriate

agencies and continues its education and advocacy role through the Fair Housing Hearing Board.

3. Lack of affordable housing within Raleigh. Activities planned for 2010-2011 include:
    - Recommendations for development of affordable housing from the city's Affordable Housing Task Force were incorporated into the city's recently-adopted Comprehensive Plan 2030. Staff from both Community Development and Planning will launch several new initiatives during the term of this ConPlan to fulfill the recommendations included in the comprehensive plan.
    - The City's draft one year Action Plan for 2010 – 2011 includes assisting with the rehabilitation of 35 houses (LMI owner occupied), supporting the production of 48 additional units of affordable rental apartments, and helping 55 LMI families receive homebuyer services as required by HUD.
    - Using the federal Neighborhood Stabilization Program the City plans to purchase, rehab, and sell to LMI families approximately 20 houses.
    - Using the federal stimulus program HPRP the City will assist approximately 80 families (at 50% AMI or less) remain in their apartments and not become homeless or be rapidly re-housed.

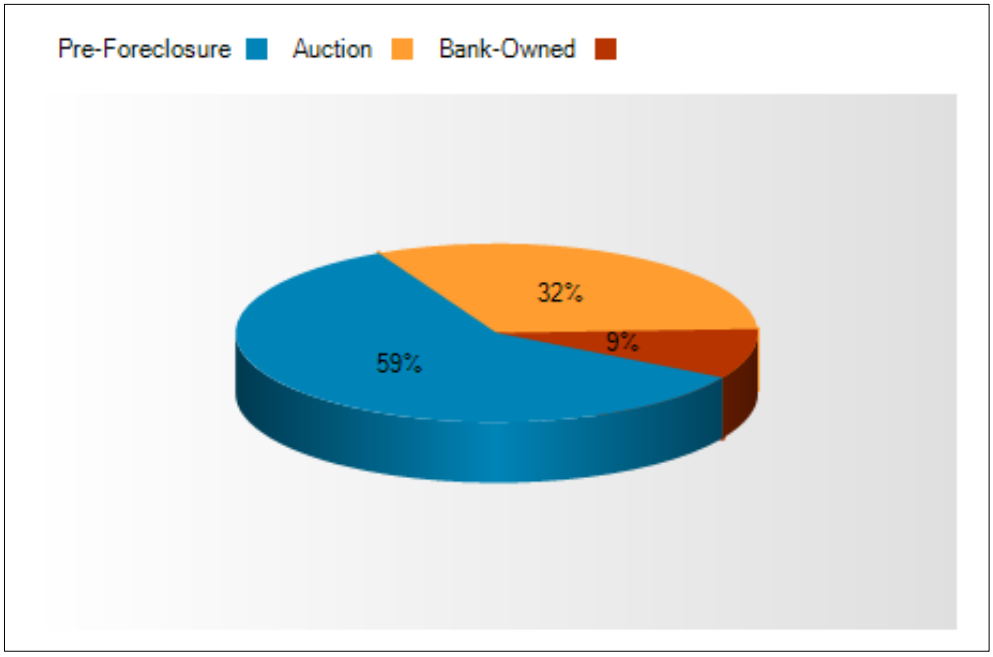
Foreclosures in Raleigh

Raleigh has been fortunate to have avoided the foreclosure crisis experienced by housing markets in other cities across the nation. However, beginning in the last quarter of 2007, Raleigh has seen an increase in foreclosure fillings. According to the California firm RealtyTrac, the Raleigh-Cary MSA saw an increase of 105.7% in the last quarter of 2007 compared with the same quarter in 2006. By the end of 2007, Raleigh's figures put it at Number 67 among the country's 100 largest metropolitan areas in foreclosure fillings. Raleigh ranked lower than Charlotte, which came in Number 46 with a higher number of foreclosures fillings.

Throughout 2008, Raleigh saw a steady increase in foreclosure fillings. Research compiled by residential real estate research firm First American CoreLogic showed from May 2008 to April 2009 there were 8,412 foreclosure filings in the Raleigh-Cary MSA, an average of 23 a day. These figures were up from the previous 12-month period with 6,862 foreclosure filings, almost 19 per day. Mortgage delinquency rates also steadily increased from May 2008 to April 2009 with data showing that 2.32% of mortgage loans were 90 days or more delinquent. This compares to 1.79% from the previous 12 months.

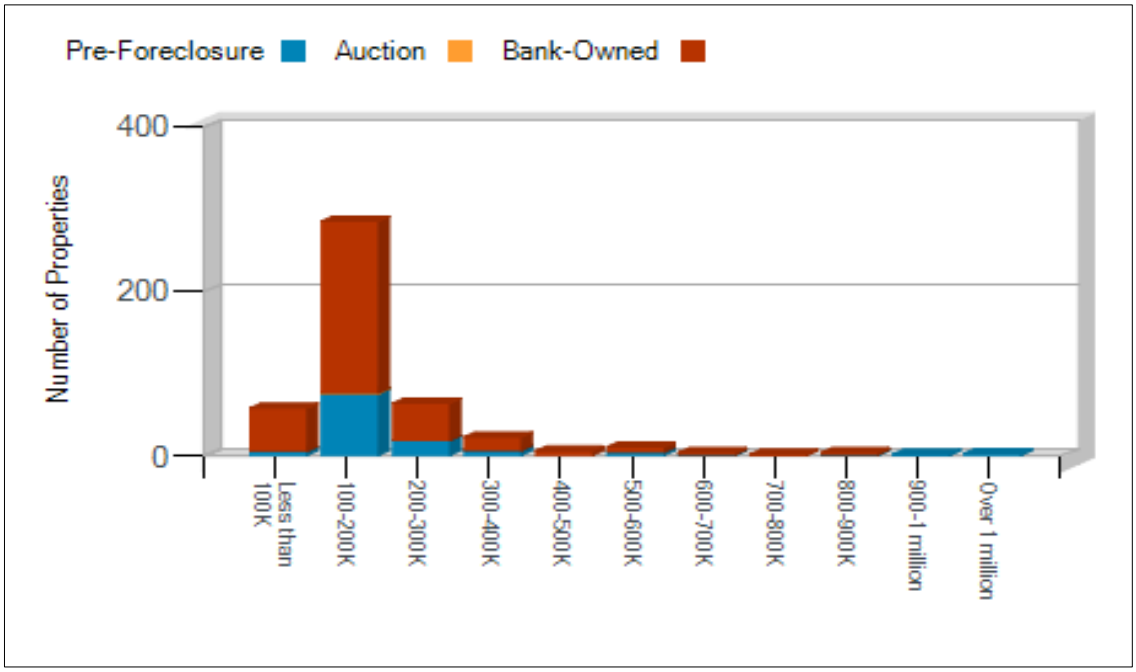
According to RealtyTrac in February 2010, 1 in every 759 housing units in Raleigh received a foreclosure filing notice.

Foreclosure Status Distribution:
Percentage of Properties in Raleigh in Each Stage of Foreclosure, February 2010



Source: RealtyTrac

Raleigh Foreclosures by Estimated Market Value
February 2010



Source: RealtyTrac

Foreclosure Data by Zip Codes Raleigh, NC February 2010	
Zip Code	**Active Foreclosure Cases**
27610	75
27601	8
27616	49
27604	39
27603	29
27614	15
27606	12
27612	12
27615	11
27613	10
27601	8
27609	8
27605	2
27608	1
Sources: RealtyTrac.com and ForeclosureData.com	

RealtyTrac reported in April 2010 that Raleigh-Cary saw 663 foreclosures for the month, an increase of 4.74 percent from March and 15.91 percent more than in April 2009. With one in 666 homes foreclosed, Raleigh-Cary posted the 130th highest rate out of the 203 metros surveyed.

The City of Raleigh was awarded a Neighborhood Stabilization Program (NSP-1) grant from the North Carolina Division of Community Assistance (DCA) in 2009 to address its foreclosure problem. Zip code 27610 was selected by the city as the target area for this investment. CD is acquiring up to twenty foreclosed or abandoned houses and either demolishing (if blighted) the unit to create a buildable lot or rehabilitating the foreclosed property to make the house available for sale to a low- or moderate-income buyer. At the time of submittal of this Consolidated Plan, CD is completing the acquisition phase and preparing to demolish the first blighted properties purchased through NSP-1.

Affordable Housing

According to the Housing and Neighborhoods section of the City of Raleigh's *2007 Community Inventory Report*:

> There are 7,564 units of affordable housing in the City of Raleigh. These units include traditional public housing units owned by the Raleigh Housing Authority as well as apartments developed by for-profit and nonprofit housing developers with low-income housing tax credits. The inventory of affordable housing in Raleigh also includes 3,580 housing choice vouchers that are managed by the Raleigh Housing Authority (RHA). The

vouchers are not project based and may be used throughout the City of Raleigh as well as Wake County by voucher holders. The Wake County Housing Authority currently has 193 housing choice vouchers which can be used throughout the County. In addition, Wake County Human Services has housing choice vouchers that are targeted for homeless persons and persons with disabilities. Including RHA housing choice vouchers, the most current estimate of total assisted affordable housing units in the City of Raleigh is 11,144, **less than 5 percent of Raleigh's total housing supply**. (p. 150)

Affordable Housing Units Lost to Demolition, Conversion, Expiration of Affordability Contracts

Accurate data on subsidized affordable housing units added to the city's housing stock can be readily collected but there currently is no accurate count of affordable market-rate units (that is, unsubsidized units that are priced at rates affordable to low- and moderate-income persons) in Raleigh. CD is taking steps to address this data gap during the term of this Consolidated Plan and will make this data available in a future Action Plan. The "Housing and Neighborhoods" section of the Community Inventory Report published in 2007, prior to the completion of the Comprehensive Plan 2030, included some information about this portion of the city's housing stock. It noted there were over 1,000 affordable market rate units at that time in the process of being lost to demolition or conversions to condominiums.

Another factor that may lead to the loss of affordable units is the expiration of federal housing grant contracts. Units built with federal grants 20-30 years ago have been restricted to occupancy by low-income residents at affordable rents. According to at least one data summary from HUD (not including low-income housing tax credit developments), there are 1,052 units in Raleigh with contracts that at some point will either be renewed for continued affordability or allowed to expire, with the site perhaps being cleared for another land use or the units converted to market rate housing. One such apartment community is Raleigh Gardens, a 126-unit federally-subsidized apartment community with affordability contract scheduled to expire December 2010. An investor has requested city assistance to purchase, rehabilitate, and maintain these units as affordable housing for an additional twenty years. These are just 12% of the total potentially-expiring affordable units in the city. Renewed affordability may not be the route selected by the owners of the other 926 units.

Congress enacted the Low Income Housing Tax Credit (LIHTC) under Section 42 of the Internal Revenue Code in 1986. The first tax credit projects received tax credits in 1987. The earliest projects, constructed between 1987 and 1995, have or will soon be completing their first 15 years of occupancy and the IRS 15-year tax credit compliance period. There are very few LIHTC-subsidized apartment communities in Raleigh at immediate risk of being converted to market rate apartments as most of the LIHTC communities in the city were built within the last ten years, many of them by non-profits with an affordable housing mission. Also, the LIHTC program continues and new investments can replace some portion of what is lost as long as this source of subsidy continues.

City of Raleigh voters have approved three affordable housing bonds to help supplement declining federal housing resources. Along with the LIHTC, CDBG, and HOME resources, the city continues to add affordable units to Raleigh's housing stock and preserve some existing affordable housing units despite the long-term of losing significant numbers of affordable units. Though the gap between the supply of and the demand for affordable housing continues to increase, there is recognition of its urgency at both the local and federal levels: Raleigh's new

2030 Comprehensive Plan includes several policies and actions encouraging that mechanisms be created to increase the supply of lower-priced housing units throughout the city; while the federal government is set to launch several new funding initiatives that include development of affordable housing as an eligible use of the funds.

Given the relative difficulty in the Raleigh housing market for both renters and buyers with incomes less than 80% of AMI to find decent, safe, sanitary housing for less than 30% of their household income, this Consolidated Plan contains strategies and programs that serve all of these low- and moderate-income groups. The housing needs of seniors, those with disabilities, homeless persons, and residents struggling to maintain aging housing in the city are all addressed in this Plan. Both City Council and the public have endorsed this broad-service approach, as revealed in the public meetings and public hearing conducted prior to the adoption of this Plan.

Five-Year Strategic Plan

Introduction

The Five-Year Strategic Plan section of the Raleigh *Consolidated Plan 2010-2015* contains the strategies and objectives that will guide investment decisions over this five year period. These strategies and objectives were developed from a combination of staff research and citizen and expert input gathered through the Citizen Participation Plan. The strategies are organized under the general headings of housing needs, homeless needs, special-needs housing, and non-housing community development needs. Explanation is provided for how areas are chosen for geographic concentration of investment. Included in this section are strategies to eliminate barriers to fair housing, the Plan's anti-poverty strategy, the Plan's institutional structure and the steps taken to ensure inter-jurisdictional coordination for implementation, and methods for measuring progress toward goals.

Under this five-year strategic plan, the City of Raleigh is expected to receive annually approximately $3,000,000 in CDBG funds, $1,200,000 in HOME funds, and $4,600,000 in Affordable Housing Funds from Housing Bond funds and Raleigh's General Fund. The current affordable housing bond will expire June 30, 2012.

A. Guiding Principles

The City follows federal guidelines as well as a few fundamental principles in setting priorities, developing strategies, and evaluating and selecting specific projects for assistance using CDBG, HOME, and Affordable Housing Funds. The City's Guiding Principles are:

- All Raleigh's residents deserve access to decent, affordable, safe, and sanitary housing.
- Affordable housing will be made available throughout the City of Raleigh.
- Raleigh's housing and community development programs will emphasize neighborhood revitalization to encourage neighborhood stability and preservation of existing housing stock.
- The City will maintain productive partnerships with the private sector (nonprofit, faith-based, and for-profit) and with County, regional, and state governments.

B. Priority Housing Needs

Priority housing needs have been established using a combination of staff research of the local housing market, CHAS housing tables, Census data, particularly the American Community Survey, and, through the Citizen Participation Plan process, comments gathered from housing providers, homeless providers, city and county staff, various local experts, and the general public.

There is no hierarchy of need within each priority level.

RALEIGH *CONSOLIDATED PLAN 2010-2015* PRIORITY HOUSING NEEDS	
Priority Level ONE	• Very low income renter households. • Homeless persons and families. • Elderly and persons with disabilities in need of supportive housing. • Low- and moderate-income homebuyers. • Homeowners needing significant rehab assistance.
Priority Level TWO	• Elderly rental, new construction. • Homeowners needing moderate rehab assistance.
Priority Level THREE	• Other households with special needs. • Support facilities / services for non-homeless facilities and persons.
Community Development Activities	• Continue creating redevelopment and in-fill housing opportunities to support neighborhood revitalization in low- and moderate-income areas.

Housing and Community Development Strategies

8. Implement plans in low-income areas that promote neighborhood revitalization, consistent with the *2030 Comprehensive Plan*.

8.1. Acquire dilapidated properties in focus areas and relocate residents of such structures into standard equivalent housing of their choosing.
8.2. Demolish dilapidated housing units in focus areas either to infill with scattered units of new affordable housing or, where possible, assemble land for larger developments of new affordable housing construction.
8.3. Rehabilitate acquired historic structures to create new affordable homeownership opportunities.

8.4. Rehabilitate acquired, salvageable structures to create new affordable homeownership or rental opportunities.

9. Create affordable homeownership opportunities for low- and moderate-income households through new construction and rehabilitation.

9.1. Provide financial support to nonprofit and for-profit developers of affordable housing for developments that address Consolidated Plan priority housing needs, funding permitting.
9.2. Explore ways to implement Action Items in the Housing Chapter of *Raleigh 2030* that recommend creation of incentives for the development of affordable housing.
9.3. Complete homeownership projects currently underway or in the pipeline, such as the Builders of Hope State Street project.

10. Create affordable homeownership opportunities for low- and moderate-income households through the provision of direct homeownership assistance.

10.1. Provide a downpayment assistance program to assist low- and moderate-income homebuyers purchasing a home within Raleigh city limits.
10.2. Provide a soft-second mortgage program to assist homebuyers with household incomes beginning at 50% of Area Median Income (AMI) purchasing a home within Raleigh city limits.
10.3. Support successful homebuyer and homeowner education programs, funding permitting for homebuyers / homeowners moving to or living within Raleigh city limits.
10.4. Explore development and provision of foreclosure prevention training and mediation services for low- and moderate-income homeowners living within Raleigh city limits threatened with foreclosure.

11. Assist existing low- and moderate-income homeowners with home rehabilitation.

11.1. Provide a rehabilitation program that provides substantial home rehabilitation for low- and moderate-income homeowners citywide.
11.2. Provide a rehabilitation program that provides moderate home rehabilitation for low- and moderate-income homeowners citywide.
11.3. Provide an emergency repair program for low- and moderate-income homeowners when funding is available.
11.4. Provide a program that educates low- and moderate-income homeowners on the importance of home maintenance to reduce future rehabilitation needs.

12. Encourage development of new affordable rental units that address Consolidated Plan priority housing needs.

12.1. Encourage high-quality, well-designed rental developments that address Consolidated Plan priority housing needs, including mixed-use and mixed-income developments.
12.2. Encourage small, scattered-site rental developments on in-fill lots where appropriate.
12.3. Encourage supportive housing developments for the elderly, persons with disabilities, and the homeless.

12.4. Complete affordable rental developments currently under construction and in the pipeline, such as Brookhaven Apartments, Autumn Spring, and Meadowcreek Commons.

13. Create new affordable rental housing opportunities through rehabilitation of existing units.

13.1. Provide incentives to encourage rehabilitation of apartment communities affordable to low- and moderate-income renters.

13.2. Expand the City's existing stock of rental units for very-low income households by acquiring scattered-site rental units citywide that can be rehabilitated to offer additional below-market rental opportunities.

14. Maintain, and where necessary improve, relationships with the City of Raleigh's affordable housing partners to maximize productivity and efficiency in the production of affordable housing units that address Consolidated Plan priority housing needs.

14.1. Work with public sector partners to maximize leveraging and mutual support to encourage housing developments that address Consolidated Plan priority housing needs and revitalization activities in low-income neighborhoods.

14.2. Partner with the private sector, nonprofit and for-profit, to encourage housing developments that address Consolidated Plan priority housing needs and revitalization activities in low-income neighborhoods.

14.3. Promote City of Raleigh affordable housing and neighborhood revitalization activities at housing fairs, presentations at public meetings, Citizens Advisory Councils (CACs) meetings, inter-jurisdictional meetings, and other venues to showcase City housing programs.

C. Priority Homeless Needs

Most homeless services in Wake County are located within the corporate limits of Raleigh. During this Consolidated Plan period, 2010-2015, the City of Raleigh will concentrate on homelessness prevention and support for the efforts of nonprofit social service, support service, and housing providers to increase the number of units of permanent and transitional housing for homeless persons.

Strategies Addressing Homelessness

5. Support implementation of the *Raleigh / Wake Ten-Year Plan to End and Prevent Homelessness*.

5.1. Provide Community Development staff to assist in the planning and implementation of the *Ten-Year Plan*.

5.2. Explore ways to expand City support for rental housing in the Housing First Action Step of the *Ten-year Plan*, including the use of City-owned rental housing.

5.3. Work with the Raleigh / Wake Partnership to End and Prevent Homelessness (The Partnership).

5.4. Incorporate various Ten-Year Plan strategies and actions, where possible and appropriate, into Raleigh's Annual Action Plans.

6. **Support organizations that provide services to the homeless.**

   6.1. Assist nonprofits in the provision of transitional and emergency housing services for homeless persons and families.
   6.2. Foster linkages between affordable housing developments and supportive service providers.
   6.3. Provide a portion of HOME funds as match from the community to support HUD NOFA funding applications for homeless services and special needs services.
   6.4. Provide funding to nonprofit organizations through competitive grants to support programs providing services for homeless persons and families.

7. **Support organizations that provide services preventing homelessness.**

   7.1. Provide funding to nonprofit organizations through competitive grants to support creative programs that prevent homelessness.
   7.2. Support HUD-certified housing counseling agencies that assist homeowners threatened with foreclosure.
   7.3. Support HUD-certified foreclosure prevention and mortgage default workout programs for homeowners.
   7.4. Support emergency repair programs giving priority where the occupants are most at risk of becoming homeless.

8. **Encourage the development of apartment communities affordable to very low-income residents.**

   8.1. Acquire and rehabilitate rental properties to provide low-cost, standard housing affordable to low-income residents of Raleigh.
   8.2. Encourage the development of apartment communities affordable to very low-income residents that provide on-site support services.
   8.3. Encourage the implementation of Action Items in the Housing Chapter of *Planning Raleigh 2030* that promote the development of incentives or other creative means for increasing the supply of affordable housing units within the city limits of Raleigh.

D. Priority for Special-Needs Housing

Some people are able to live independently but, due to various physical or mental special needs, require supportive services to maintain their housing. The populations targeted by this Consolidated Plan include the elderly, persons with physical and/or mental disabilities, and persons with HIV/AIDS.

Special Needs Housing Strategy

2. **Support institutions and organizations that provide housing and supportive services for special-needs populations.**

   2.1. Work with the Raleigh/Wake Partnership to End and Prevent Homelessness, Wake County Supportive Housing, Wake County Housing and Community Revitalization, and nonprofit housing and social service providers to increase the supply of supportive housing units for special-needs populations within the city limits of Raleigh.

E. Non-Housing Community Development Needs

One of Raleigh's defining features has been its continuous growth. Even during the current financial crisis, people continue moving to Raleigh, although at a slower pace than earlier in the decade. It is anticipated that rapid growth will resume as the economy improves and job growth accelerates: the city's comprehensive plan, *Planning Raleigh 2030*, projects population growth of 200,000 over the next twenty years. This growth, while welcome, creates various challenges to the environment, infrastructure, public services, and parks, in addition to upward pressure on the price of land and housing. *Planning Raleigh 2030* recognizes this challenge in the Housing Chapter where over half of the 37 proposed Action Items address the challenge of providing an adequate supply of affordable and workforce housing. Raleigh voters, since 1990, have approved Affordable Housing Bond referendums totaling $54 million, an important revenue stream for the production of affordable housing units and an indication of community concern for this issue. The City, through the Community Development Department, has invested its CDBG and HOME entitlements, as well Affordable Housing Bond and general revenue funds toward its low- and moderate-income households and areas. Although much of the assistance has traditionally been directed towards housing, Community Development recognizes that many other needs including jobs, social services, transportation, and recreation must also be addressed. Planning Raleigh 2030, the City's capital Improvement plan, budget documents, and various other area plans describe in some detail the non-housing community development needs, policies, strategies, and objectives. Table 2B contains various public facility, infrastructure, public service, economic development, and planning needs potentially eligible for CDBG funding, much of which has been identified in the City's Five-Year Capital Improvement Plan. The strategies that follow will guide investment of CDBG funds.

HUD Table 2B: Non-Housing Community Development Needs		
Priority Community Development Needs	**Priority Need Level (High, Medium, Low)**	**Dollars to Address Unmet Priority Need**
PUBLIC FACILITY NEEDS *(projects)*		
Neighborhood Facilities	M	$ 1,470,000
Parks and/or Recreation Facilities	H	$ 85,786,000
Parking Facilities	M	$ 2,413,000
Non-Residential Historic Preservation	L	$ 500,000
Streetscape	L	$ 500,000
INFRASTRUCTURE *(projects)*		
Water/Sewer Improvements	H	$374,906,000
Streets	H	$177,769,000
Sidewalks	M	$ 7,348,000
PUBLIC SERVICE NEEDS *(people)*		
Youth Services	M	$ 250,000
Transportation Services/Transit	M	$ 4,897,000
Employment Training	H	$ 760,000
Financial and housing Counseling	H	$ 250,000
Language/Cultural Training	H	$ 1,500,000
ECONOMIC DEVELOPMENT		
Commercial/Industrial Rehabilitation	M	$ 3,500,000
Infrastructure Development	M	$ 79,639,000
Micro-Enterprise Assistance	M	$ 500,000
Technical Assistance	M	$ 400,000
PLANNING		
Planning	M	$ 222,500
TOTAL ESTIMATED DOLLARS NEEDED		**$742,610,500**
Source: City of Raleigh CIP		

Non-Housing Community Development Strategies

5. Encourage economic development and job creation in low-income areas.

5.1. Fund job skills training and counseling for unemployed and underemployed City residents.
5.2. Continue the use of mentoring programs for building construction and explore ways to expand the program to include rehabilitation for low- and moderate-income person.
5.3. Encourage the use of additional federal program resources to develop loan programs or investments for future economic development in low-income areas of the city.

6. Support the development of public facilities that serve low-income areas.

6.1. Provide recreational facilities in underserved low-income areas, funding permitting.
6.2. Support the rehabilitation of public facilities in low-income areas to improve public service delivery, funding permitting.
6.3. Promote interdepartmental collaboration to encourage the development of new, and the rehabilitation of out-dated, public facilities that will serve residents of low-income areas.

7. Improve the quality of the infrastructure in low-income areas to make it equal to the citywide standard.

7.1. Increase the number of standard sidewalks to enhance citizen safety, quality of life, and neighborhood revitalization in low-income areas.
7.2. Address insufficiencies in water and sewer lines that threaten health, safety, and overall quality of life in low-income areas.
7.3. Support programs at City-owned facilities in low-income areas that enhance public safety and overall quality of life.

8. Encourage the provision of social services that assist low-income persons and families improve their quality of life in a variety of ways.

8.1. Support programs that support basic life needs including employment, job skills, day care and after-school care.
8.2. Support programs that address health and safety concerns.
8.3. Support programs for low-income youth and adults that provide life skills, job skills, and character development.
8.4. Support programs that provide and/or connect persons and families with affordable housing opportunities.
8.5. Support programs that enable people to remain in their homes and to age in place.
8.6. Support programs that provide supportive services for the homeless, the elderly, persons with disabilities, and persons with HIV/AIDS.

F. Geographic Priorities for Spending

The Community Development Department maintains housing-related programs available to low- and moderate-income residents citywide addressing the needs and priorities established in the Consolidated Plan for owner-occupants, new homebuyers, and low-income renters. Some programs, however, are targeted to specific areas of the city.

Neighborhood revitalization activities (acquisition of blighted structures, demolition and land assembly) tend to target areas of concentrated poverty, extensive blight and vacancy, and high crime. In recent decades these activities have focused on neighborhoods immediately south and east of the downtown, neighborhoods that are among the oldest in Raleigh with deteriorated and obsolescent infrastructure and housing. These areas also contain some of the most (currently) affordable housing in the city, a prospect that can be maintained only through purposeful government action, given market pressures and the public / private revitalization of the downtown. Though there are low-income census tracts in other areas of the city, Community Development will continue working primarily in these census tracts adjacent to the downtown in order to eliminate blighting influences, produce quality affordable housing opportunities, and take steps to ensure continued affordability.

G. Strategies to Remove Barriers to Affordable Housing

The City recognizes the challenge faced by low- and moderate income households to find housing they can affordable in Raleigh's vibrant housing market and has taken specific steps to address that challenge. Since 1990, Raleigh voters have approved $54 million worth of affordable housing bonds, funds that Community Development has used in the production of hundreds of affordable housing units. The current bond issue expires June 30, 2012 and the City expects to organize another referendum to support an additional bond issue.

The City will continue to support housing that is attractive, well managed, and geographically dispersed throughout the community. The City is committed to producing units that are well designed and are an attribute to the surrounding community. Many City developments have won design awards and good management has improved former blighted and nuisance buildings. The City feels that these efforts play a major role in eliminating negative public perceptions of affordable housing units.

Raleigh's new comprehensive plan, *Planning Raleigh 2030*, was adopted by City Council October 7, 2009. Many recommendations of the Council-appointed Affordable Housing Task Force (AHTF) report *Expanding Housing Choices: How to Preserve and Expand Affordable Housing Opportunities* were incorporated into the comprehensive plan's housing chapter. Several of these recommendations were included in plan policies (guiding decision-making) and actions (specific steps government should take to implement the policies). Some actions to support continued affordability of housing in a vibrant housing market included are: create a housing trust fund; create a community land trust; provide zoning and financial incentives to encourage affordable units in Transit-Oriented Developments; and create an inclusionary housing ordinance, among others. Implementing some or all of these actions should result in the production of a greater number of affordable housing units.

H. Strategies to Bring Families Out of Poverty

According to the 2000 Census, 29,807 Raleigh residents lived below the poverty line, representing 11.5% of the population. A report and survey prepared for Wake County Human Services and the Triangle United Way found that in Wake County, of which Raleigh is the largest municipality, 12.4% of survey residents have trouble with the basic necessities of food, shelter, clothing, and utilities. Other findings reported:

- Ethnic minority males continue to earn less than their white counterparts – usually 10-20 cents less for each dollar earned.

- Minority males in Wake County are also more likely to die from stroke, cancer, prostate cancer and homicide than the state average.
- Only 27% of African-American or Latino children participate in structured sports or activities after school or on the weekends versus 50% of white children.
- Approximately 25% of Wake County students drop out of school prior to graduating.
- Approximately 15% of adults over the age of 25 do not have a high school education or GED.

Often, older inner-city communities are characterized by a combination of poverty and other societal ills. Incomes tend to be much lower or non-existent; there are more female-headed households with children and higher levels of births to unmarried women; educational attainment is low and unemployment is high; many residents lack the skills needed in high growth industries. Residents have poor credit histories and many have criminal backgrounds.

The City's Anti-Poverty strategy is aimed at developing a comprehensive approach to create a suitable living environment that enhances greater economic diversity and growth; as well as to create opportunities through job training and other means of social support. The goal is to support the physical, economic, and social aspects of life in these challenged communities.

There are a number of City and County funded programs that are directed to improving the lives of community residents by focusing on strategies to increase earnings and long-term employment options. The City has several economic development programs that it is planning to budget for in FY 2009-10. These programs will cover a broad range of needs. Many anti-poverty programs are County supported, since Wake County is responsible for human services funding and government assistance programs. This strategy is submitted as a joint submission with Wake County. Although many of these programs describe County activities, many of the households needing these services are also City residents.

Since 2003, the City has implemented a Community-Oriented Government (COG) initiative in some of the most challenged inner-city neighborhoods, which has produced positive results. Staff members from several City departments participate in well-attended public meetings in each neighborhood where resident concerns are gathered and prioritized through a structured process. These community-identified concerns play a major role in government decision-making for that neighborhood. Results are then reported back to the community at additional public meetings to measure progress toward neighborhood goals.

I. Institutional Structure and Monitoring

The City of Raleigh Community Development Department is the primary City department responsible for the planning, coordination, and implementation of the Consolidated Plan and its programs through its four divisions: Strategic Planning, Construction, Loans, and Finance. The department also develops and implements the Annual Action Plans that address the needs and priorities identified in the Consolidated Plan. The 22 person CD staff is experienced in the implementation and oversight of HUD entitlement funds.

Other City departments play important supporting roles in the implementation of the Consolidated Plan, including the Department of City Planning, Inspections, Public Works, Raleigh Police Department, and Parks & Recreation. The Department of Finance, including Accounting and Purchasing, and the Legal Department are also involved in program administration.

CD staff establishes regular monitoring schedules with contractors / partners involved in program implementation to identify problems early and ensure proper implementation and record keeping. All housing projects are desk monitored annually; if problems are indicated, on-site monitoring follows. All housing projects are routinely monitored on-site every two years.

J. Coordination of the Consolidated Plan with Other Organizations

Successful implementation of each Annual Action Plan of the Five-Year Consolidated Plan depends on productive relationships between the Community Development Department and private sector organizations (nonprofit, faith-based, and for-profit), as well as other public sector partners. Lines of communication are kept open with CD's partners from these sectors, including (to mention just a few) The Raleigh / Wake Partnership to End and Prevent Homelessness, the Continuum of Care Collaborative, DHIC, Habitat For Humanity of Wake County, Wake County Human Services, the NC Housing Finance Agency, and the NC Division of Community Assistance. The City intends to continue to work with these other organizations and programs and to maximize limited resources to address the needs of low- and moderate-income citizens.

Requests for Proposals (RFPs) are published annually to solicit new affordable rental housing developments that CD can assist with financing; RFPs are also published regularly to solicit innovative infill developments on CD-owned lots in low-income neighborhoods. Annual grant programs are maintained for nonprofit organizations that provide social services or economic development programs for low- and moderate-income individuals and families.

The Citizen Participation Plan is an important mechanism for engaging these partners and the general public in the development of the Consolidated Plan and each of the Annual Action Plans.

K. Performance Measurement

Performance measurement is a process for determining how effectively programs are meeting needs. That information is then used to improve performance and direct resources more accurately. Performance measurement can lead to more informed decisions about programs to better target limited resources. The performance measurement system the City will implement in this five year period will be through the Consolidated Annual Performance and Evaluation Report (CAPER). Each year, the City establishes expectations for each program (outputs). Each program will have measurable objectives in place to measure end benefit and determine program effectiveness.

The City's CAPER is based on the HUD Outcome Measurement System. This system includes Objectives, Outcome Measures and Indicators. In the System, there are three overarching objectives and three categories of outcomes.

OBJECTIVES

Suitable Living Environment
In general, this objective relates to activities that are designed to benefit communities or groups of families by addressing issues in their living environment.

Decent Affordable Housing
The activities typically under this objective are designed to cover the wide range of housing that is possible under HOME and CDBG. The purpose of these programs is to meet individual family or community needs, rather than being on element of a larger effort (captured under Suitable Living Environment).

Creating Economic Opportunities
The activities under this objective promote economic development, commercial revitalization, job training or job creation.

OUTPUT INDICATORS

For each activity, the amount of money leveraged, the number of persons affected, the number of communities assisted, the number of jobs created or retained, and the number of units constructed or rehabilitated, as well as any other applicable indicators, will be reported.

OUTCOMES

Availability/Accessibility
This outcome category applies to activities that make services, infrastructure, housing, or shelter available or accessible to low-income people. In this category, accessibility refers not only to physical barriers, but also to making the basics of daily living available and accessible to low- and moderate-income people where they live.

Affordability
This outcome category applies to activities that increase affordability in a variety of ways in the lives of low- and moderate-income people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care.

Sustainability: Promoting Livable or Viable Communities
This outcome applies to projects where the activity or activities are aimed at improving a neighborhood by helping to make it livable or viable for principally low- and moderate-income people through multiple activities, or by providing services that sustain communities or sections of communities.

Each activity funded through the City's Housing and Community Development programs will have performance measurement indicators. The indicators may change as programs evolve or more relevant indicators are found. Performance measurement will change as the City of Raleigh continues to improve its programs.

GOALS

Proposed accomplishments with the funds expected to be available to serve extremely low-, low-, moderate-, and middle-income persons over the five-year period covered by this Plan are displayed in the table below:

Regarding underserved needs, the City anticipates that lack of funding and available land may be obstacles to meeting underserved needs for Raleigh's citizens.

Proposed Accomplishments City of Raleigh Consolidated Plan 2010-2015		
Activity	**Unit of Measure**	**Proposed Accomplishments**
Neighborhood Revitalization/Acquisition of Blighted Structures	Structures	145
Neighborhood Revitalization/Infill Affordable Housing	Households	50
Housing Rehab/Reconstruction	Households	225
Sponsorship of New Construction of Affordable Housing	Households	240
Second Mortgages for LMI Buyers	Households	275
Acquisition/Rehab: Existing Units for City Low-Income Rentals	Households	50
Job Training/Creation	Persons	105
Public Services for Extremely Low-Income, Special Populations	Persons	500
Raleigh Community Development Department		

It is the intent of the City of Raleigh, in recognition of the variety of housing and community development needs explored in this Plan, to address these needs in a comprehensive manner for all eligible income groups.

Neighborhood Revitalization

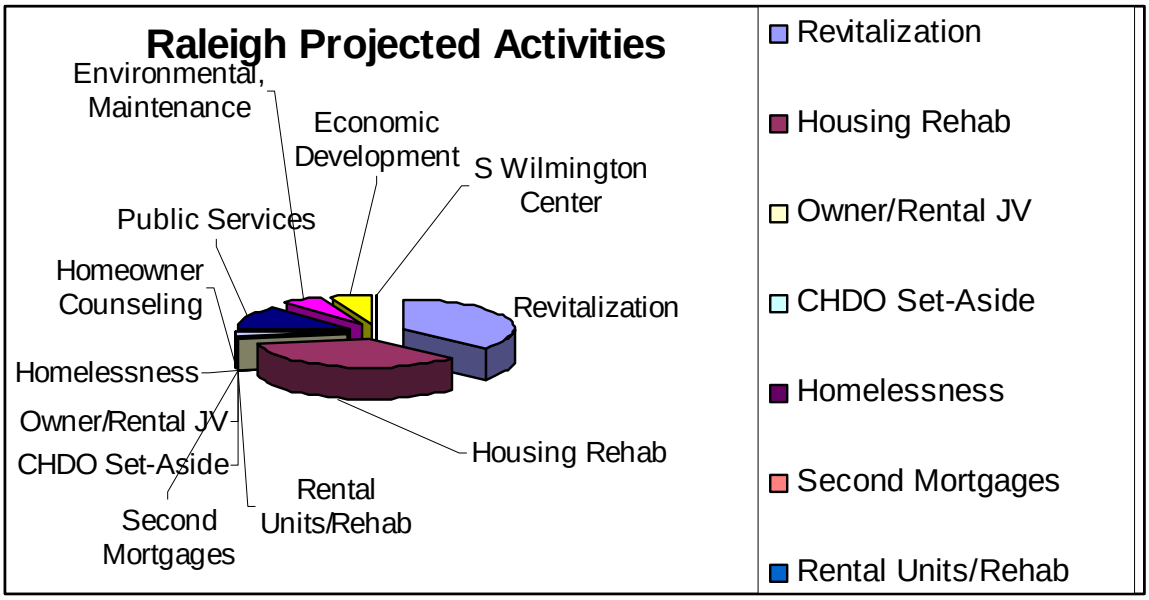
The One Year Action Plan

FY 2010-2011

This chapter describes the City's affordable housing, community and economic development projects planned for fiscal year 2010-11 funded by the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG), HOME, and Emergency Shelter Grant (ESG) programs.

2010-11 City of Raleigh Projected Activities

							Projected Accomplishments	
Activities	**CDBG**	**HOME**	**BOND**	**City**	**ESG**	**State**	**Units**	**Households**
Revitalization	$800,240		$500,000	$0	$0	$0	29	10
Housing Rehab	$777,267	$503,652	$1,145,000	$125,913	$0	$0	35	35
Owner/Rental JV	$0	$900,000	$1,370,000	$225,000	$0	$0	48	48
CHDO Set-Aside	$0	$268,892		$67,223	$0	$0	5	5
Homelessness	$0	$0	$350,000	$0	$0	$0	0	15
Second Mortgages	$0	$0	$800,000	$0	$0	$0	55	0
Rental Units/Rehab	$0	$0	$375,000	$150,000	$0	$0	10	0
Homeowner Counseling	$70,000	$0	$0	$10,000	$0	$0	0	55
Public Services	$277,800	$0	$0	$0	$0	$0	0	150
Environmental, Maintenance	$134,800	$0	$0	$58,000	$0	$0	0	0
Economic Development	$125,000	$0	$0	$0	$0	$65,000	0	21
S Wilmington Center	$0	$0	$0	$0	$107,655	$0	0	1,000



DESCRIPTION OF HOW FUNDS WILL BE USED

CDBG Funded Activities

The City of Raleigh will spend approximately $3,311,147 in federal CDBG funds in the July 1, 2010 – June 30, 2011 fiscal year. This includes the $2,682,517 appropriated this year and $628,630 of program income generated from previously-funded developments coming back to the City as loan repayments, sale of acquired property, etc.

A. Revitalization Activities: $800,240

The City will undertake revitalization activities (acquisition, relocation, demolition, rehabilitation or substantial reconstruction, disposition, infrastructure improvements) in the following areas: New Bern/Edenton, Thompson Hunter and College Park/Idlewild. Several substandard units will be demolished and existing residents relocated to standard housing, with the City providing relocation assistance. Some infrastructure improvements to meet code will occur. Infill development by developers who buy assembled land will also be completed.

Performance Measurement of Redevelopment Activities

Objective:	Suitable Living Environment		
Outcomes:	Accessibility		
Output Indicators:	Number of units acquired	Goal:	20
	Number of units demolished		20
	Number of households relocated to standard housing		15
	Number of new/rehabbed units for homeownership		10

B. Housing Rehabilitation: $777,267

The City provides CDBG funding (along with HOME and Bond funds) to rehabilitate low- and moderate-income owner-occupied units as well as to help LMI households acquire and rehabilitate/reconstruct units. The City offers a low-interest rate loan program that assisted investors in purchasing and rehabilitating one- to four-unit residential structures in certain areas of the City to rent to low-income households.

Performance Measurement of Rehabilitation Activities

Objective:	Decent Affordable Housing	
Outcomes:	Affordability	
Output Indicators:	Number of units rehabilitated	CDBG Rehab Goal: 4
	Number of loan applications:	5

C. Public Services: $277,800

The City will issue a Community Enhancement Request for Proposals to solicit new programs that serve CDBG-eligible populations, including low-income persons, abused children, battered spouses, elderly persons, severely disabled adults, homeless persons, illiterate adults, persons living with AIDS, or migrant farm workers. CDBG funds must be matched with other capacity building dollars by the recipient. The City also funds homeownership classes and a Neighborhood Police Program.

Performance Measurement of Public Services Activities

Objective:	Suitable Living Environment	
Outcomes:	Sustainability	
Output Indicators:	Number of LMI households receiving services	Goal: 150

D. Environmental/Site Planning/Property Disposition and Maintenance: $134,800

CDBG funds are used to create site plans for cleared sites for future housing development and to maintain the sites until sold.

E. Economic Development: $125,000

The City participates in a Construction Trades Program and CDBG funds are used to provide training to low- and moderate-income participants.

Performance Measurement of Economic Development Activities

Objective:	Creating Economic Opportunities	
Outcomes:	Accessibility	
Output Indicators:	Number of persons attending training	
Goal:		20
Number of persons who complete training		18
Funds leveraged		$65,000

F. Administration and Planning: $665,839

The City may use up to 20% of CDBG to administer the grant, oversee compliance with federal regulations, and undertake fair housing and planning activities in support of CDBG-funded activities.

HOME Funded Activities

The City proposes to utilize its **$1,792,615** of HOME funds to programs that support the goals of the Five Year Plan. HOME funds are aimed at increasing the supply of affordable housing through new construction of both rental and single-family homes, acquisition of existing units, housing rehabilitation for elderly homeowners, and rehabilitation of existing rental units. Priority Housing Needs supported by the HOME program include: very low income renters, first-time homeowners, and elderly households. Special populations are also assisted through CHDO activities. HOME program income for 2010-11 will be approximately $645,813.

In FY 2010-11, the City's HOME program will continue to use the following forms of financial assistance.

- Interest–bearing loans
- Non-interest bearing loans
- Deferred loans (forgivable and repayable)
- Interest subsidies
- Equity Investments
- Life Estates

A. Owner Rehabilitation Assistance

Grant:	**$503,652**
HOME Match	**$125,913**
Total Number of Units to be Funded	**10**
Priority Household Need #1	**Very Low- and Low-Income Households and First-time homeowners, Disabled, Elderly**

Program Description: These funds will be used to provide loans to homeowners with incomes below 80% AMI (or, for disabled or elderly below 50% AMI, zero-interest deferred loans up to $45,000) citywide. Funds may also be used to assist first-time homeowners for the acquisition and rehabilitation of housing for homeownership. All units must comply with the Section 8 Housing Quality Standards upon completion of rehabilitation.

Performance Measurement of Owner Rehabilitation Activities

Objective:	Decent Affordable Housing
Outcomes:	Availability/Accessibility
Output Indicators:	Number of units rehabilitated
HOME Rehab Goal	10
Number of loan applications	12

Rental Housing Production

Grant:	**$900,000**
HOME Match	**$225,000**
Total Number of Units to be Funded	**50**
Priority Household Need #1	**Low-Income Renter Households**

Program Description: These funds provide for either the acquisition or construction of rental housing for low-income rental households. Assistance may be provided to either CHDOs, nonprofit or for-profit developers in response to a Request for Proposals. Units are constructed on a citywide basis and fulfill the City's Scattered-Site Housing Policy for dispersion of low-income housing. In some instances, rental properties may be acquired citywide by the City of Raleigh for its City-Owned Housing Program. Units owned by the City are managed through a contractual agreement with Barker Realty. The City may also purchase units in Redevelopment Areas to accomplish its goal of eliminating slums and blight through housing rehabilitation and better property management of deteriorated and nuisance properties. These funds are leveraged with private sector funds.

Performance Measurement of Housing Production Activities

Objective:	Suitable Living Environment	
Outcomes:	Decent Housing	
Output Indicators:	Number of units rehabilitated Goal:	5
	Number of Proposals	2
	Vacancy rate	<5%

Community Housing Development Organizations Set Aside

Grant: **$213,977**
HOME Match: **$ 53,494**
Priority Household Need #1: **Low-Income Renters**

Program Description: These funds will be allocated for CHDO activities for the acquisition and rehabilitation of owner-occupied housing or for new construction of single-family or rental housing. The City will continue to provide technical assistance and support to the following CHDOs: Passage Home, CASA, Saint Augustine's CDC, and DHIC. Funds are generally appropriated after a response to a Request for Proposals. CHDO activities may take place throughout the City. The City implemented a loan fund program to assist CHDOs in securing options to land/property acquisition for the purpose of affordable housing projects. The funds are available on a first come, first served basis.

The City has committed the 2010-11 CHDO funds to DHIC's tax credit project, Meadowcreek Commons.

Performance Measurement of CHDO Activities

Objective:	Suitable Living Environment	
Outcomes:	Decent Housing	
Output Indicators:	Number of units rehabilitated Goal:	0
Number of units constructed		0
Number of responses to Requests for Proposals		3
Vacancy rate		<5%

HOME Administration

Grant **$174,986**
HOME Match: **-0-**

Program Description: Funds will be used to support staff activities including planning, management, loan servicing, and monitoring of HOME supported projects. These funds do not require a match. The City may use up to 10% of its HOME grant for administration.

Emergency Shelter Grant Funded Activities

The City will enter a Memorandum of Agreement with Wake County to use the $107,655 of ESG funds. The City will monitor the County and ensure all funds are expended in a timely manner.

The County will use ESG funds to assist in the operation of the South Wilmington Street Center. The South Wilmington Street Center (SWSC) is a 234-bed emergency and transitional shelter that assists single adult men who are homeless in Wake County. Services are offered at the Center so that men can move beyond homelessness and become self-sufficient. It is expected that the SWSC will serve more than 2,000 different men through the 2010-11 fiscal year.

The County will provide the required match with operational costs for the shelter.

ESG EXPENDITURES

A. Supplies

ESG funds are budgeted for the purchase of paper goods and cleaning supplies to support the operation of the S. Wilmington Street Center men's shelter. The supplies enable Wake County to serve the over 2,000 homeless men that access the Center's services annually.

B. Prepared Meals

ESG funds are budgeted to pay for a portion of the contract with Canteen, Inc. to provide daily meals and kitchen management at the Center. The shelter provides breakfast, lunch and dinner for its guests.

Performance Measurement of ESG Activities

Objective:	Suitable Living Environment
Outcomes:	Decent Housing
Output Indicators:	Number of homeless persons given overnight shelter Goal: 1,000

City Housing Bond Funded Activities

The following are the programs funded by the City's $20 million housing bond, $4,625,000 are available in FY 2010-11. This amount includes income from the previous City Housing Bonds.

A. JOINT VENTURE RENTAL PROGRAM

Through this program, the City works with private sector developers to provide additional rental housing opportunities for low-income families earning less than 60% of the area's median income ($46,140). Many of the projects target even lower-income families (30%, 40%, or 50% AMI), which raises the required subsidy. Developers are given incentives, including tax credits and special financing terms, to construct the housing units while the City provides low-interest loans through a Request for Proposals process to fill gaps in financing. Joint Venture Rental projects are built throughout the City and adhere to the City's Scattered Site Policy to avoid concentrating subsidized units in areas that already have significant proportions of subsidized units. Priority One areas with mixed incomes will continue to receive higher scores.

For FY 2010-11, $1,370,000 in local funds will be available for JVR. Approximately 50 households will be assisted through June 30, 2011.

B. CITY-WIDE HOMEOWNERSHIP LOAN PROGRAM

Through this program, residents are able to purchase a home within the City limits for up to $170,000 (new or existing). City assistance is provided through a program that requires a payment of $25 per month in years 1-5 and a 4% interest rate in years 6-30. A number of mortgage companies are partnering with the City on this program. To date, over 500 qualified first-time homebuyers have taken advantage of this program. The City's Homeownership Counseling program, financed through City dollars, is a prerequisite to qualifying for City loans.

C. OWNER (Ownership within Neighborhoods to Encourage Revitalization) PROGRAM

City residents (no need to be a first time buyer with this option) may purchase a home within low-income census tracts for up to $170,000 (or the NC Housing Finance Agency's limit) and receive up to $15,000 (if between 66% - 80% AMI) and $30,000 if 65% AMI or below as a second mortgage at 0% interest for 30 years.

D. HOMEOWNERSHIP COUNSELING PROGRAM

CD has entered into contracts with nonprofit housing service organizations to provide: budgeting, credit workouts, homebuyer workshops, mortgage pre-qualifications, post-purchase counseling, and mortgage default counseling to qualified families who use the City's 2nd mortgage programs. The nonprofit agencies will work with these families to make sure they understand their responsibilities as owners and provide services the help these families fulfill their responsibilities and preserve their rights. The nonprofit organizations will also connect homeowners in trouble to American Recovery and Reinvestment Act and other federal mortgage assistance programs. We estimate 50 households will participate in these programs this year.

Homeowners who approach CD to make use of the City's rehabilitation programs will also have access to credit review counseling and budget and planning services if their credit situation keeps them from qualifying for a rehabilitation program. We estimate that 50 households will participate in this program this year.

For FY 2010-11, $800,000 in local funds for second mortgages will be available. Approximately 55 households will be assisted through June 2011 with the Citywide and OWNER Second Mortgage Programs.

E. CITYWIDE AFFORDABLE RENTAL HOUSING PROGRAM

Through this program, the City acquires existing rental units throughout the City. Barker Realty manages all rental properties owned by the City. Units are rented to very low-income families at rents substantially below market rate. Rents for these properties average $350 - $500 per month. The target beneficiaries are very low- income renters with incomes below 50% of the median income. The City currently has an inventory of 186 affordable rental units in this program. In Redevelopment Areas, blighted properties are acquired and rehabilitated.

For FY 2010-11, the City has appropriated $375,000 in Bond funds for this program. Five units will be acquired/rehabbed by June 30, 2011.

F. LIMITED REPAIR PROGRAM

The Limited Repair Program gives loans to qualifying families to make small repairs (under $5,000) to their home on an emergency basis. Examples of emergency repairs are leaky roofs, plumbing or electrical problems. The unit must be owner-occupied, within the City of Raleigh limits, and the family income must not exceed 50% AMI in order to qualify. The loan is discounted 20% every year for five years as long as the owner remains in the home.

For FY 2010-11, the City has appropriated $200,000 in Bond funds for this program. Approximately 17 units will be rehabbed by June 30, 2011.

G. REVITALIZATION

The City uses Bond funds to acquire and demolish dilapidated housing units in Redevelopment Areas for neighborhood revitalization purposes in the same way it uses CDBG funds for these activities. The properties are typically sold to private or nonprofit developers for the creation of new affordable units. Bond funds may also be used to purchase land for affordable housing and to install or repair public facilities (utilities, sidewalks, greenways) that support affordable housing.

For FY 2010-11, the City has appropriated $500,000 in Bond funds for this program. These activities will take place by June 30, 2011.

H. PILOT REHABILITATION PROGRAM

The Homeowner Rehabilitation Pilot Program is aimed at helping low- and moderate-income homeowners living in designated areas of the City rehabilitate and maintain safe housing. To qualify for this forgivable loan (up to $45,000), the home must be located within a redevelopment area or low-income census tract, it must be the owner's primary residence, and the owner must not earn more than 50% of the Area Median Income. Using the loan, the home must be brought up to federal housing quality standards. The loan is forgiven after 15 years if the borrower remains in the home.

For FY 2010-11, the City has appropriated $995,000 in Bond funds for this program. These units will be rehabbed by June 30, 2011.

I. HOMELESSNESS

Bond funds are also used to develop housing for the formerly homeless as providers of such housing submit proposals for funding to CD during the Request for Proposals process.

For FY 2010-11, the City has appropriated $350,000 in Bond funds for this program. These funds will be expended by June 30, 2011.

Property Eligibility: "Suitable for Rehab" and "Unsuitable for Rehab" Defined

Property eligibility includes those structures "Suitable for Rehabilitation" that are not deteriorated beyond the point that they can be brought up to CD Housing Quality Standards (HQS), within the allowable maximum financial assistance available ($45,000 under the Pilot rehab program) and with additional financing provided by the property owner in order to make up the deficit between the maximum assistance level and the amount required to accept the lowest responsible bid.

A property defined as "Unsuitable for Rehabilitation" is a substandard unit in such poor condition that it is neither structurally nor financially feasible to rehabilitate to HQS within the CD allowable per unit maximum limit ($45,000 for the Pilot rehab program). "Unsuitable for Rehabilitation" is further defined as a residential structure which has major structural conditions due to inadequate original construction or has failing foundation, floor, wall, ceiling, roof and exterior systems.

MBE/WBE Outreach Efforts

The City has a comprehensive program to enhance and support minority- and women-owned business enterprises (MBE/WBE). This support is accomplished through four major elements that include the following:

1) Communications - Actions that are taken to inform the MBE/WBE community that the City has a policy of outreach towards minority and women-owned businesses. A Business Assistance Coordinator works with MBE/WBEs and City departments to facilitate and implement this program. This position is based in the Department of Administrative Services.
2) MBE/WBE Business Identification - The City has a Business Assistance Program that was created in 1988 to promote participation by minority and women owned businesses. It maintains a database of these businesses that is updated annually.
3) Advisory Program - The City aids MBE/WBEs through the Business Assistance Program through workshops, counseling and referral services.
4) Contract Information – The Business Assistance Program assists small businesses by trying to package smaller contracts so small firms and companies may bid on projects.

The Business Assistance Coordinator assures that all contracts adhere to policies and procedures relative to the City's MBE/WBE policy. The City has adopted a goal that 15% of City contracts are awarded to MBE/WBE businesses. To support this goal, the City has adopted the following objectives:

1. To provide MBE/WBEs equal opportunity for participating in City construction, contracting and procurement programs.
2. To provide procedures that enable the City to fulfill Federal, state and local requirements.
3. To increase awareness of the existence and capabilities of MBE/WBEs and their services.
4. To develop a certification program, assist MBE/WBEs become certified and to keep such firms informed of procurement needs, purchasing procedures and potential construction projects.
5. To sponsor seminars and workshops which assist MBE/WBEs in City procurement procedures.
6. To monitor compliance and provide procedures for the resolution of complaints.

Minority- and Women-owned Business Enterprises (MWBEs) can learn about new business opportunities with Raleigh City government by attending the City's annual MWBE Expo. The free expo is held annually to increase the number of MWBEs that do business with the City of Raleigh. The expo allows MWBE contractors and businesses to come to a central location to meet City staff one-on-one to learn about City purchasing services. City staff will share information and answer questions about the City's purchasing needs and contracts.

MONITORING STANDARDS AND PROCEDURES

CD staff establishes regular monitoring schedules with contractors / partners involved in program implementation to identify problems early and ensure proper implementation and record keeping. All housing projects are desk monitored annually; if problems are indicated, on-site monitoring follows. All housing projects are routinely monitored on-site every two years.

The Community Development Department is directly responsible and accountable for the use of federal funds. The goals of monitoring are as follows:

- To ensure that statutory and regulatory requirements are being met
- To ensure that financial record keeping and reporting is accurate and complete
- To ensure that programs are being implemented consistently with the Consolidated Plan's One Year Action Plan and the goals are met within the planned time frames
- To ensure that programs are implemented and well designed.

Monitoring and oversight continue to be a major departmental thrust. A wide variety of monitoring activities are coordinated through a program coordinator charged with compliance and monitoring activities. In order to ensure project accountability, a system of reporting is in place to track project activities either on a monthly or quarterly basis. These reports are reviewed regularly and are used to track benchmarks throughout the year. A number of monitoring plans developed and implemented in the past few years are now coordinated through the program coordinator. With HOME and CDBG checklists in place, a major effort continues to be the development electronic tracking for all program activity to check compliance and follow-up action. This effort will continue in FY 2010-11.

As part of the City's annual audit, the Department's financial Report and Programs are reviewed each year.

HOME Monitoring is an ongoing priority to meet HOME program requirements for income certification and unit inspection of all HOME financed units. The City currently has twenty-one projects purchased with HOME money that require monitoring: 624 W. Jones Street, 809 Bragg Street, Brown Birch, Fox Haven, Magnolias, Ricky Circle, Woodpecker Court, Harrington Street, Hollenden Place, 202 Heck Street, Oak Hollow, Elder's Peak, Windsor Spring, Village of New Hope, Perry Hill, Franklin Woods, Lennox Chase, Shades Point Townhomes, Hope Crest, Wakefield Manor, and Waterbrook. HUD requires that all projects with 1 to 4 units be monitored at least every three years, projects with 5 to 25 units be monitored every two years, and projects of 26 or more units every year. Fox Haven, Magnolias, Elder's Peak, Windsor Spring, Village of New Hope, Perry Hill, Wakefield Manor, and Waterbrook will have extensive monitoring again this year since they all have more than 26 units. Woodpecker Court, 624 W. Jones Street, Harrington Street, Oak Hollow, 809 Bragg Street, Ricky Circle, Brown Birch, Hollenden Place, Franklin Woods, Lennox Chase, 202 Heck Street, Shades Point Townhomes, and Hope Crest will be subjected to a more basic yearly inspection since they have less than 26 units. All these units are scheduled to be inspected according to HUD regulations. Please see Appendix A for monitoring schedules.

All HOME units must meet the Housing Quality Standards. A minimum of one apartment per building will be inspected during the monitoring or 10% of the total units (whichever is greater). All tenants in these complexes are required to make less than 60% of Gross Median Income and have rents below HUD's established High HOME Rents. 20% of the units must be rented to families or individuals making less than 50% of Gross Median Income with rents at or below HUD's Low HOME Rents. The City works with HOME recipients to fulfill the requirements of HOME mandated Affirmative Marketing Procedures. Continued emphasis will be placed on compliance with environmental assessments, Davis-Bacon reporting and Section 3 compliance. City of Raleigh ESG monitoring will include monthly review of reimbursement requests including the supplies and prepared meals supporting documentation. Two onsite monitoring visits will be arranged at 3 and 9 months into the fiscal year. Onsite monitoring will include a review of persons served reports, supplies purchased and expended, and meals delivered documentation. Match review will take place during the onsite visits as well.

SPECIFIC CDBG REQUIREMENTS

FLOAT FUNDED ACTIVITIES

The City does not anticipate carrying out any float funded activities or activities having an urgent need.

LOCATIONS OF ASSISTANCE

The City anticipates that CDBG activities will take place throughout the City, with emphasis on low-income census tracts. HOME funds are available citywide.

CONTINGENCY

The City does not anticipate any contingency cost overruns.

ADDRESSING SLUMS AND BLIGHT

The City may undertake activities such as acquisition, rehabilitation, demolition, disposition that can help prevent or eliminate slums and blight.

URGENT NEEDS

The City does not project any urgent need activities in FY 2010-11.

APPENDICES

Appendix A:

SF 424 and CERTIFICATIONS

SF 424

The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the 1CPMP.xls document of the CPMP tool.

SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

05/12/10	56-6000236	**Type of Submission**	
Date Received by state	State Identifier	**Application**	**Pre-application**
Date Received by HUD	Federal Identifier	☒ Construction	☐ Construction
		☐ Non Construction	☐ Non Construction
Applicant Information			
City of Raleigh NC		UOG Code	
310 W. Martin Street		Organizational DUNS: 044379568	
P.O. Box 590		Organizational Unit	
Raleigh	North Carolina	Community Development Department	
27601	Country U.S.A.	Strategic Planning Division	
Employer Identification Number (EIN):		County: Wake	
56-6000236		Program Year Start Date (07/01/10)	
Applicant Type:		**Specify Other Type if necessary:**	
Local Government: City		Specify Other Type	
Program Funding		**U.S. Department of Housing and Urban Development**	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
Community Development Block Grant		14.218 Entitlement Grant	
Rehabilitation, Revitalization, Public Services, etc.		City of Raleigh	
$2,682,517	$Additional HUD Grant(s) Leveraged	Describe	
$Additional Federal Funds Leveraged		$65,000 NCHFA for Construction Trades Training	
$Locally Leveraged Funds		$Grantee Funds Leveraged	
$628,630		Other (Describe)	
Total Funds Leveraged for CDBG-based Project(s)			
Home Investment Partnerships Program		14.239 HOME	
Rehabilitation, Joint Venture Program, CHDO, etc.		City of Raleigh	
$1,462,515	$Additional HUD Grant(s) Leveraged	Describe	
$Additional Federal Funds Leveraged		$Additional State Funds Leveraged	
$Locally Leveraged Funds		$Grantee Funds Leveraged	

$366,100	Other (Describe)
Total Funds Leveraged for HOME-based Project(s)	

Housing Opportunities for People with AIDS	14.241 HOPWA	
HOPWA Project Titles	Description of Areas Affected by HOPWA Project(s)	
$HOPWA Grant Amount	$Additional HUD Grant(s) Leveraged	Describe
$Additional Federal Funds Leveraged	$Additional State Funds Leveraged	
$Locally Leveraged Funds	$Grantee Funds Leveraged	
$Anticipated Program Income	Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s)		

Emergency Shelter Grants Program	14.231 ESG	
South Wilmington Shelter Support	City of Raleigh	
$107,655	$Additional HUD Grant(s) Leveraged	Describe
$Additional Federal Funds Leveraged	$Additional State Funds Leveraged	
$Locally Leveraged Funds	$Grantee Funds Leveraged	
$Anticipated Program Income	Other (Describe)	
Total Funds Leveraged for ESG-based Project(s)		

Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts	Project Districts		
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		☐ Yes	This application was made available to the state EO 12372 process for review on DATE
		☐ No	Program is not covered by EO 12372
☐ Yes	☒ No	☒ N/A	Program has not been selected by the state for review

Person to be contacted regarding this application		
First Name: J.	Middle Initial: Russell	Last Name: Allen
Title: City Manager	Phone:919-996-3070	Fax: 919-857-4359
eMail: CD.info@ci.raleigh.nc.us	Grantee Website: www.raleighnc.gov	Other Contact
Signature of Authorized Representative		Date Signed

CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

☐ **This certification does not apply.**
☒ **This certification is applicable.**

NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
   a. The dangers of drug abuse in the workplace;
   b. The grantee's policy of maintaining a drug-free workplace;
   c. Any available drug counseling, rehabilitation, and employee assistance programs; and
   d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
   a. Abide by the terms of the statement; and
   b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted –
   a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
   b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

8. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
9. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
10. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

J. Russell Allen

Signature/Authorized Official

May 12, 2010

Date

J. Russell Allen

Name

City Manager

Title

222 W. Hargett Street

Address

Raleigh NC 27601

City/State/Zip

919-996-3070

Telephone Number

☐ **This certification does not apply.**
☒ **This certification is applicable.**

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

11. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);

12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2010, 2011, 2012, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

13. Special Assessments - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

    However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

    The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

Compliance with Laws -- It will comply with applicable laws.

J. Russell Allen

Signature/Authorized Official

May 12, 2010

Date

J. Russell Allen

Name

City Manager

Title

222 W. Hargett Street

Address

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City/State/Zip

919-996-3070

Telephone Number

☐ **This certification does not apply.**
☒ **This certification is applicable.**

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

> The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

J. Russell Allen

Signature/Authorized Official

May 12, 2010

Date

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919-996-3070

Telephone Number

☐ **This certification does not apply.**
☒ **This certification is applicable.**

ESG Certifications

I, J. Russell Allen, Chief Executive Officer of the City of Raleigh, NC, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.

2. The building standards requirement of 24 *CFR* 576.55.

3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.

4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.

5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.

7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.

8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.

9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.

10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related

authorities as specified in 24 *CFR* Part 58.

11. The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.

12. The new requirement of the McKinney-Vento Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.

13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.

J. Russell Allen

Signature/Authorized Official

May 12, 2010

Date

J. Russell Allen

Name

City Manager

Title

222 W. Hargett Street

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919-996-3070

Telephone Number

☐ **This certification does not apply.**
☒ **This certification is applicable.**

APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

Lobbying Certification
This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
Dillon Building	310 W. Martin St.	Raleigh	Wake	NC	27601

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled
Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any

controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

a. All "direct charge" employees;
b. all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
c. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must completed, in use, and on file for verification. These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan

J. Russell Allen

Signature/Authorized Official

May 12, 2010

Date

J. Russell Allen

Name

City Manager

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Appendix B:

Citizen Participation Process
Public Comments Received and Advertisements

Location: YWCA
Date: November 19, 2009

Written Comments from Surveys:

- Women Center needs better staff they treat people like they are prisoners using funding incorrect.
- What you are doing is good, but its too little. City needs additional revenue streams so you can do much, much more.
- Opportunity for churches/ faith based organizations to purchase property to provide affordable housing.
- Using city funds to assist small business organizations that give back to the community with community and economic development. This will increase the neighborhood revitalization and promote job production.
- We are concerned about the stores on the strip mall. They are not part of the community and do not seem to respect it. The property is blight.
- Newer subdivisions should be required to provide services to the youth in the community.
- Older communities needed funds to make home energy efficient
- Partnership is needed with Wake Tech People, especially the youth in Southeast Raleigh, need Trades. Example: HVAC, Plumbing, Electrical.
- Quality Housing counseling for Section 8 recipients
- Raleigh housing authority must make the process as seamless and efficient as possible.

Priorities from Surveys:

1. Affordable Housing
2. Economic Development
3. Homeless People
4. Neighborhood Revitalization
5. People with Special Needs
6. Public Services

Community Development Survey

Providing Decent, Affordable Housing	High Need	Medium Need	Low Need
1. Repairing homes owned by households with low or moderate incomes	11	2	
2. Repairing apartments rented by households with low or moderate incomes	7	5	1
3. Building new rental apartments for households with low or moderate incomes	4	2	7

4. Building new homes for first-time homebuyers with low or moderate incomes	8	4	1
5. Making low-interest loans for first-time homebuyers with low or moderate incomes	10	2	1
Helping Homeless People			
6. Providing housing for people that are homeless	11	2	
7. Providing services for people that are homeless	13		
Helping People with Special Needs			
8. Providing housing for people with special needs, like the frail elderly, or people with disabilities, alcohol or drug addiction, or HIV/AIDS	9	4	
9. Providing services for people with special needs, like the frail elderly, or people with disabilities, alcohol or drug addiction, or HIV/AIDS	10	3	
Neighborhood Revitalization	High Need	Medium Need	Low Need
10. Acquiring/demolishing dilapidated housing in run-down neighborhoods	8	3	2
11. Assembling land for development of new affordable housing in Redevelopment Areas	7	3	3
12. Building or improving streets, sidewalks and drainage in the area	6	6	1
13. Eliminating environmental hazards such as trash, vacant or dilapidated buildings and overgrown lots.	5	8	
14. Upgrading parks and recreational facilities	3	6	4
15. Removing neighborhood stores that sell alcoholic beverages	5	2	6
Providing Public Services			
16. Involving citizens in violence reduction and crime prevention efforts	9	3	1
17. Providing after-school programs and childcare for children and youth	8	4	1
18. Providing wellness programs for infants, youth and adults	7	5	1
19. Programming to address discrimination and support diversity	8	5	
Encouraging Economic Development			
20. Making low-interest business development loans to small businesses hiring people with low or moderate incomes	7	4	2
21. Financing projects that increase jobs	11		2
22. Providing financing for job training programs	8	4	1

Location: Crossroads Fellowship

Date: December 8, 2009

Written comments from surveys:

- Important objective should be to address long term sustainability of short term successes. Partnering with faith based organizations which can contribute tangibly to these city priorities can also provide intangible family/character/faith related “infrastructure development” that can help both current clients as well as next generation Raleigh citizens.
- Food security is a prevalent and increasingly important issue. Planned, managed urban/community food gardens both provide a source of fresh, healthy food and bind neighborhoods to shared purpose (and provide exercise for people!) this is a triple bottom line endeavor and need to be actively and embraced as a means to complement and extend the intentions of programs for low income people.
- The “just above poor” population represents a big gap in participation. Many formerly middle class people are suffering the effects of long term unemployment/underemployment. They are invisible to the profit-oriented developers and to providers for defined low-income people but no less in need of options for property repair and/or housing alternatives and/or weatherization assistance.
- Homeless populations continue to increase drug use, sales and other criminal activities around homeless shelters. Areas around homeless shelters are well policed during the day but not at night. Homeless shelters for women populate this area and leave women victims of criminal activities.
- There needs to be greater incentives for the for-profit developers to include affordable housing in their projects, but not necessarily directly. How can the City promote fee in lieu or incentive based fees for affordable housing? Could a developer pay an amount into an affordable housing fund so they could develop their whole parcel of land? Could “express permitting” fees in part be allocated toward affordable housing? Could a developer donate a satellite parcel or a part of their plot of land in desirable for their own development to affordable housing? Could developers ‘choose’ their affordable housing partner for certain credits or incentives? Could the city really promote a win-win for developers and affordable housing?

Location: Crossroads Fellowship
Date: December 8, 2009

Comments:

- Can the City help us (Crossroads Fellowship) focus on the needs of our neighborhood? [CD’s response: contact Community Services as they have a staff person assigned to each CAC; also the Planning Dept. will assign a Planner to each CAC]
- ConPlan Priorities comment: get land near transit stations for affordable housing. We need to take the lead in this activity.
- What is affordable? Make sure housing is made energy efficient.
- As we grow we need to inventory our land assets and our partnering opportunities
- 27610: money needs to be spent on other areas besides downtown
- There is an affordability problem
- In my neighborhood there are mostly rentals

- Why so many poor rental landlords? {CD response: PROP was designed to address slum landlords]
- Do lenders know about the ranks of poor and how their decisions affect families?
- Development problems in SE Raleigh not necessarily on the City's radar. Problems with quality of work in SE Raleigh [CD response: Code Studio is currently working on a rewrite of the City's development code; the comp plan process paid special attention to SE Raleigh]
- Identify assets in neighborhoods and invite one and then one more to get involved.
- Churches can work together: we could make a big difference; help with the partnerships
- Make workshops for relocates available so they can learn how to manage money
- Make sure care is applied in all areas in relocation, in construction, and redevelopment areas

Priorities from Survey Results:

1. People with Special Needs
2. Affordable Housing
3. Homeless People
4. Economic Development
5. Neighborhood Revitalization
6. Public Services

Community Development Survey

Providing Decent, Affordable Housing	High Need	Medium Need	Low Need
23. Repairing homes owned by households with low or moderate incomes	3	2	
24. Repairing apartments rented by households with low or moderate incomes	4	1	
25. Building new rental apartments for households with low or moderate incomes	4		1
26. Building new homes for first-time homebuyers with low or moderate incomes	2	3	
27. Making low-interest loans for first-time homebuyers with low or moderate incomes	2	3	
Helping Homeless People			
28. Providing housing for people that are homeless	4		
29. Providing services for people that are homeless	2	3	
Helping People with Special Needs			
30. Providing housing for people with special needs, like the frail elderly, or people with disabilities, alcohol or drug addiction, or HIV/AIDS	3	1	1
31. Providing services for people with special needs, like the frail elderly, or people with disabilities, alcohol or drug addiction, or HIV/AIDS	4	1	

Neighborhood Revitalization	High Need	Medium Need	Low Need
32. Acquiring/demolishing dilapidated housing in run-down neighborhoods	1	3	1

33. Assembling land for development of new affordable housing in Redevelopment Areas		3		1	1
34. Building or improving streets, sidewalks and drainage in the area		2		3	
35. Eliminating environmental hazards such as trash, vacant or dilapidated buildings and overgrown lots.		3		2	
36. Upgrading parks and recreational facilities		1		3	1
37. Removing neighborhood stores that sell alcoholic beverages	3			2	
Providing Public Services					
38. Involving citizens in violence reduction and crime prevention efforts		4		1	
39. Providing after-school programs and childcare for children and youth	3		2		
40. Providing wellness programs for infants, youth and adults	3		2		
41. Programming to address discrimination and support diversity	1		3	1	
Encouraging Economic Development					
42. Making low-interest business development loans to small businesses hiring people with low or moderate incomes		4			1
43. Financing projects that increase jobs		4		1	
44. Providing financing for job training programs		4		1	

Location: Method Road Community Center
Date: January 10, 2010

Comments:

- Home ownership changes the people who live in neighborhoods – not the same people.
- Job training must include green tech. – we need more training.
- Add new Priority One need: homeless with criminal records or criminal charges. Where are the re-entry programs. Veteran ex-offenders can get help. We need this type for program for all.
- Higher AMI families still can buy homes. Look at ways to help moderate income families become homebuyers.
- We need more affordable housing.
- Rehabilitation programs are doing good work.
- In Raleigh in 1998 general funds were made available to non-profits for capacity building for new affordable housing providers. No staffing money is currently made available to help new affordable housing providers get on their feet..
- We need more affordable housing developers. We need to reach out to nonprofits and those who serve special populations.
- We need acquisition grants to provide housing for those at 30% and less AMI. We need seed money of 200K per year for operating subsidies.
- We need housing for those living in nursing homes who want to live independently (return to aging in place).
- Who will pay for Fair Housing reasonable accommodations?

- Emphasize and expand services (including housing) for adults with mental disabilities.
- We need to develop and apply builder's incentives to create more affordable housing.
- The City website needs links back to inclusionary housing work.
- We need to roll together redevelopment and transportation planning.
- Infill housing RFPs should include a requirement to use job training students as hires for projects.
- The men's homeless shelter has no job training activities. The city should get involved in providing this.
- We should have a housing lottery for former residents of redevelopment areas so they can stay in some of the new housing being built.

Location: DHIC Office, 313 Wilmington
Date: January 27, 2010

Ten Year Plan Housing Strategy Team

MEETING NOTES
Presenters: Emily Fischbein and George Adler
Attending: Ruth Peebles, Ken Maness, Al Reberg, Amy Simes, Betsy Allen, Tracy Stone-Dino

Comments:

- What are other ways we can comment on the Consolidated Plan other than at this meeting?
    - Through email to cd.info@ci.raleigh.nc.us; attend public hearings Feb 15 for Wake County; April 6 for Raleigh
- How many affordable housing units are needed? What is the number that will be included in the plan? Questioner had attended RHA presentation where RHA sd over 6,000 people on Section 8 waiting list and 1,300 on public housing waiting list but no additional units are planned? Important that the need is accurately expressed in the Plan so HUD is aware.
    - Staff explained that HUD regulations require specific data to be included, itemizing need for specific groups (by elderly, income level, special needs, supportive housing, HIV/AIDS, homeless, etc). Staff recognizes needs exceeds resources and that will be conveyed
    - Planner from Cary explained that they will include a build out schedule (how many housing units current land use can accommodate if all areas were "built out").
- Reference made to a recent County study that indicated over 25,000 affordable housing units needed throughout county. Suggestion made to spend funds as housing vouchers rather than for bricks and mortar because the need may not be an actual shortage of housing units but that price is out of reach of low income households/persons.
- Vouchers also good, someone else sd because they are portable so people have greater choice which also reduces concentrations of poverty in redevelopment areas
    - Staff explained that HOME funds can be used for rental subsidy
- Participants sd they didn't think all HOME funds should be used that way but at least some.

- Additional efforts should be made that are nontraditional, such as inclusionary housing ordinance, or community land trust or making modifications to the City's scattered site policy
- One participant said that some City officials hold the misconception that all housing for the homeless requires extensive supportive services; this isn't true, there are many homeless who homelessness is temporary (loss of a job, for example); not all homeless are chronically homeless with substance abuse issues or mental illness.
- One participant suggested that the City and County should both ask the state to stop creating homelessness by closing state mental hospitals
- Another participant sd that adults with disabilities tend to be discharged from state institutions with a discharge plan, with community mental health organizations acting as "welcoming agents"; however, this system has failed to provide adequate service and the problem is worsening.
- Those present all expressed the belief that the chronically homeless should be the top priority and that assistance to renters should have a higher priority than assistance to homeowners or homebuyers.

Location: El Pueblo
Date: January 28, 2010

Comments:

Attending

Ricardo Perez, Tony Aslow, Paoia Jaramillo, Walter Gomez, Charlie Parrish, Maria Rodriguez, Gladys Bonilla, Carla Piedrahita, Palire Cabrera, Yvonne Torres, Michael Ballen, Jose Cusicamque,
Alberto Beritez, Maria Ines Robayo, Ana Luisa Gutierrez, Karen Smith, Carla Piedrahita, Kristen Spruill, Irene Caicedo Gonzalez, Maria Rodriquez, Maria Rosa Rangel, Jeff Chlebowski, Kris Ramsundar

Priority Needs of Hispanic-Latino Community

- Can undocumented persons benefit from CD services?
- Transportation- housing close to transit, mixed use,
- Does CD take transit into mind when planning developments?
- Information in both English and Spanish
- Educate Latino community on CD programs
- Hire someone from the Latino community
- Partner with Latino service groups such as Hispanic Chamber of Commerce
- Attention to bed bugs is a growing problem
- One group we should look at is "Middle Class Express"
- Safety is a huge issue in the Latino Community
- How many officers can speak Spanish?
- Huge issue of drinking and driving
- Afraid to call City Services and Police in fear of being deported
- Latino Community needs education on contracts
- Transit for kids to city programs

Location: Lennox Chase; Homeless Working Group Meeting
Date: February 3, 2010

Presenters: George Adler, Emily Fischbein	
Attending	
Organization	**Staff name**
WCHS/Supportive Housing Program/Lennox Chase	Edward Stelli
Triangle Family Services	Tina Terry
Veterans Leadership Council Cares	Jeff Smith, Mike Strong
Community Success Initiative	Veronica Everette
The Salvation Army	Keisha Ward
Horizon Health Center	Jerusha Champ
WCHS/Cornerstone	Jim Frink
WCHS/Job Link	Vern Dowdall
WCHS/Service Intake	Rosemary Norris-McCluney
WCHS/Work First	Niroshi Wijewrickrema
WCHS/South Wilmington Street Men's Center/Incentive Housing Dormitory	Jimmie Watson
Raleigh Rescue Mission	Kamilah Jones
PLM Families Together	Elizabeth Flanerty
Urban Ministries/Helen Wright Center for Women	Shauna Barry, Amanda Blue,
The Healing Place of Wake County	Leanne Nichols

Comments:

- Need program: Transitional housing for vets with disability: 6 month program followed by permanent housing
- Problem for sex offenders finding housing: proximity of schools to housing makes it very difficult to find adequate housing because they can't live within 1000 feet of schools
- There are approximately 8-10 sex offenders at South Wilmington Homeless Shelter; Lennox Chase can accommodate sex offenders
- There is a problem finding rental housing for ex-offenders, both felons and misdemeanor offenders: comment that one realtor accepts felons but charges a premium because they are felons
- Re-entry program with some rental subsidy
- There needs to be a program that would provide security deposits for HIV positive individuals
    - No agencies seems to be providing security deposits anymore
- It was pointed out that the County and Triangle family Services both provide security deposits but not as much as in the past
- Regarding trends: experience at Lennox Chase is that of the 24 new tenants in the past year, 2 relapsed and 12 lost their job
    - This is a serious problem for the working poor: those who depend on minimum wages or tips; many have had their hours cut back
- Problems:
    - Felons may take up to a year to get a job because employers are reluctant to hire them even when times are good and labor relatively scarce; now with economic downturn, competition for work is much more intense, making it that much difficult to find work
    - Someone with a court eviction on their record has a hard time finding a landlord willing to rent to them

- There is no “second chance” program for people with kids
- Supportive housing for families needed
- In New Jersey, these types of programs are funded by counties
- Supportive services for the disabled is being phased out
- Counseling support paid by the state for people released from state institutions now reduced to no more than 3 hours a month
- HPRP a very good model since it provides some supportive, wrap-around services
- There are very few programs that assist men with children
- It is a problem that buses don’t run on Sundays
- Means that someone may not be able to work that day if she/he doesn’t own a car
- Due to downturn, there is less turnover in units that are affordable

Location: 4001 Carya Conference Center, Raleigh / Wake Partnership to End and Prevent Homelessness
Date: February 9, 2010

Presenters: George Adler, Emily Fischbein
Attending: 26

Comments:

- Demographic data was requested from agencies; no centralized data is currently being collected
- Generally agreement from those present that focus of consolidated Plan should be helping those below 40% of AMI
- There is a great need for 3 and 4 bedroom units for larger families
- Need for subsidies for people who have lost their job and do not qualify for disability assistance from county
- There are more first time homeless families being seen
- There needs to be a “second chance’ housing program for felons and sex offenders
- RHA has increased from 3 to 7 years the time required between date of release for ex-offenders and the time the offenders become eligible to get on the RHA waiting list for a unit
- A project-based voucher program for felons would be a good idea
- We need to expand the Support Circles program
    - 75 families being assisted (250) individuals
    - 21 families are in aftercare support for 1 year
- One agency just bought a 3-unit apartment building, each unit with 3 bedrooms
- Problem for the mentally ill who do not qualify for county services; it would be very helpful if a housing counselor could visit them once a week to provide that little added support that is essential to success
    - More developments with on-site case management, like Lennox Chase, would be ideal
- The current NOFA pays for one half time psychiatrist; more is needed
- A program providing support services with a rental voucher is preferable to building new units
- One idea: lower rent cost by providing a subsidy to an apartment complex, which would essentially

- There should be a requirement that all units built around transit hubs must reserve a certain number of units for families below 40% of AMI
- A company called W. Frank Newton, Inc is doing an analysis of impediments to fair housing study for Wake County
- Some identified needs:
- Lack of vouchers
- Need for more affordable housing units
- The Point-In-Time count of the homeless scheduled for January 30 did go forward but due to inclement weather on that day HUD was asked for a waiver to do a count on a day in February; HUD provided that. So depending on the numbers that show for the Jan 30 count, if they are low, there may be a recount in February
- Support Circles: RHA can't provide vouchers fast enough, so some families have to be supported beyond the 12-month time period of support; this is not sustainable, something must be done.

Location: 421 Fayetteville Street Mall, 15th floor
Date: Feb 11, 2010

Board of Directors Meeting
Raleigh/Wake Partnership to End and Prevent Homelessness

Presenters: Annemarie Maiorano, Emily Fischbein, George Adler
Attending: 10 present, 3 by conference call

Comments:

- Complaints about RHA: RHA should devote all its efforts to assist those below 40% of AMI but now HUD doesn't require that; they are a large, independent organization that city and county has little influence over
- Jean Williams identified the highest priorities for assistance
    - Homeless
    - Extremely low-income
    - Special needs
- Rick Fitzgerald identified the entire list on the sheet as all being highest priority
- Councilman James West said that the City does provide some capacity building assistance to CDC's, such as the assistance being provided to the Martin Street Baptist Church CDC
- David Diaz suggested that a foundation should be found to do an analysis of organizational capacity in distressed areas, such as redevelopment areas to identify what types of organizational capacity building needs exist
- South East Raleigh Assembly (SERA), as a new 501(C)3 organization, has a goal of capacity building
- There is a need for rental vouchers with accompanying case management
- Regarding Housing First program: 45 vouchers are in place; 40 spoken for
- Preference of group generally places rental as a higher priority than homeownership
- However, it was explained that homeownership for redevelopment areas is an important component of neighborhood revitalization and one of the best ways for the poor to build equity

- The Fair Market rents that HUD establishes can only be found in unsafe, undesirable areas; this is a serious problem

Email from Ken Maness: for inclusion in Consolidated Plan public comments; received 2-11-10

Hello Joe & George
FYI
In Ruths summary note below is Partnership Board comment draft from todays presentation and opportunity for comment on City and County Consolidated Plans. A letter may be drafted to Commissioners and Council with these comments as a focus. I will pass along a copy when / if Ruth drafts a letter to either or both bodies.

Ken

From: "Ruth A. Peebles" <rpeebles@theinsgroup.com>
Date: Thu, 11 Feb 2010 14:42:59 -0500

Subject: Three priorities to be presented to the County Board of Commissioners

Dear Partnership Board,

Per your request, below is a draft of the three priorities to be presented to the County Board of Commissioners. Please let me know if there are any revisions to be made. I welcome your feedback.

Housing Priorities

1. To provide affordable housing for extremely low-income, homeless and special needs populations.

2. To increase the rental housing available to persons at or below 40% AMI in all communities in Wake County through both new construction and the provision of housing vouchers.

3. To provide case management services (Supportive Housing) for extremely low-income, homeless and special needs populations.

Thank you.

Ruth

Ruth A. Peebles, MPA
Executive Director
The Raleigh/Wake Partnership to End and Prevent Homelessness
919-266-3072 (office)
919-280-7069 (cell)
rpeebles@theinsgroup.com
www.raleighnc.gov/endinghomelessness<file://www.raleighnc.gov/endinghomelessness>

Location: March 10, 2010
Date: 8TH Floor OEP

Internal Stakeholder's Meeting
City of Raleigh

COMMENTS

1. Acquire sub-standard rental properties to rehab.
    a. Target true low-income areas. Do we have good data about these areas? Will the 2010 census (being just 10 questions) limit the amount of detailed data available at the block group level? Answer: Not sure at this point.
    b. Talk about this interdepartmentally

2. Land acquisition – density and open space issues
    a. Need to talk about this. Open space can stabilize or increase land values.
    b. Park Land framework is in the Comprehensive Plan.
    c. Greenway tunnels are "scary;" lighting would help

3. Small parks (mini-parks, pocket parks) are not providing effective service.
    a. Need to expand or improve – acquire land around them to make bigger parks.
    b. Lane Street Park first use of new model – positive benefits there.
    c. Parks asked to submit more detailed comments/plans regarding specific sites that they have in mind.

4. Transportation needs – bus shelters (Capital Blvd.) and in many low-income areas where residents heavily depend on public transit.
    a. Can grant funds help with this? Yes.
    b. CAT has 18 bus shelters on the way but if CD builds, who maintains? We can address this.

5. Use CDBG land for recycling drop-off centers. Can we do this?
    a. Is there a wish list of places? No not at this time.
    b. Is there a liability issue? No hazardous items accepted but some sites are unsightly and there is some illegal dumping.

6. Can these and other projects address all of a particular area's needs – if possible?
    a. Is there a process for assembling a list of different needs in an area?
    b. When a project is being considered for funding, maybe try to require that several needs be met, be more holistic.

7. Economic Development side – can money be used for small business loans? Yes but very complex.
    a. We've moved this type of loan program to SERA -> RBTC -> RADA
    b. Most of our money is used as loans not grants.
    c. There have been problems in the past with business properties because business tenants wanted improvements and the property owners did not.

8. Are façade grants eligible?
    a. Yes if the business is in a low-income area and the funds are used strictly for the façade itself, not the interior. The interior is treated very differently by CDBG

regulations. Improving a façade improves the streetscape of the neighborhood or area and so seen as providing a low/mod area benefit.

9. Could federal money be used for building area (city office) centers where citizens can pay bills and use common community spaces (community meeting rooms, etc.)?
    a. They have tried this in Charlotte, Yes it can be done.
    b. But not with CDBG, ineligible activity.
        i. Ineligible as CDBG capital expense if on a building for the general use of government, but possible when used for satellite office that serves a community function in a low-income neighborhood. But it is complex.

10. Can we move items and concerns from the current plan to the next if they haven't yet been addressed? Yes. And we do.

11. The Fire Department would like to continue to train at multi-unit buildings we acquire that are to be demolished – not burn them but practice entry and search techniques.

12. Also in 2011 there will be national regulations calling for new single family dwellings to have sprinkler systems.
    a. The state of NC will take up the issue after the national regulations are published. This is very good for low income families who are disproportionately affected by fires in their dwellings.
    b. There is a lot of push-back from builders and their associations on this. CD could lead the way by paying to install sprinkler systems in rehabs that would not require it.

13. When do we need to respond with further suggestions of more detailed requests - by 3/30/10?

14. We should have continued dialogue and more joint activities going forward.

15. Where is CD working now and how much money is spent each year? Are maps of the available?
    a. Focus is on redevelopment areas. Within the redevelopment areas, current target areas are:
        i. Sawyer and Peterson Roads
        ii. East of Cooke Street
        iii. East College Park Area
        iv. Martin/Haywood.
    b. We spend about $1 to 1.5 Million a year on available activities.
    c. Maps of the areas are available and will be emailed to attendees to this meeting.

The following email was submitted after the Internal Stakeholder Meeting:

From: Baker, Shawsheen
Sent: Monday, April 05, 2010 4:22 PM
To: McNamara, Shawn
Cc: Bradsher, Debra; Bentley, Stephen
Subject: halifax park and community center

Hi, Shawn,

Thanks for your time talking with me regarding Halifax Park redevelopment project. As discussed, I am sending you the conceptual design information including the summary of the feasibility study with cost information, the conceptual site plan (3A site) and schematic site plans (SD civil sheets). The address is 1023 Halifax Street. The property is owned by Raleigh Housing Authority and is leased to COR P&R to provide open space and recreation amenities to the affordable housing complex across the street as well as the adjacent neighborhood. Our contact with RHA is Allison Hapgood.

As indicated in the summary document, we conducted a user survey during the feasibility study. The result indicates that a walking trail is one of the most interested amenities. The property is also located in the Downtown Overlay District. In order to satisfy neighboring residents need and be in keeping with the urban characteristics, we are proposing a 14' wide sidewalk with tree grates along Halifax St and Oak Overlook Court, and a 5' wide sidewalk along the back and north side of the property to complete a walking trail loop.

The 14' wide section is about 850' long and the 5' section is about 750'. The total concrete sidewalk area is approximately 15,000sf. Unit price for concrete paving ranges $5-$7/sf including rough grading and base material. Hope this will give you some idea on the overall sidewalk cost. We are currently in schematic design phase and hope to start construction spring 2011.

We would greatly appreciate your support and potential opportunity in funding the sidewalk construction or any portion of the work. Please let me know if you need any further information. Thank you.

Shawsheen D. Baker
Landscape Architect
City of Raleigh Parks and Recreation - Design Development Division
333 Fayetteville St. Suite 300, Raleigh, NC 27601
Tel (919) 996-4782 Fax (919) 996-7663

Additional comments on Fair Housing were provided by the Community Services Department:

1. What challenges for fair housing do you see facing Raleigh over the next five years? *The Fair Housing Hearing Board is better suited to answer question 1 being that they just came off of the Fair Housing conference. My answer would be to use the same items that are in the Analysis of Impediments. Nothing has changed much since that was conducted.* ***Availability . . . accessibility . . . affordability.***

2. The Analysis of Impediments to Fair Housing stated that Raleigh needed to hire staff and take a few other steps to become substantially equivalent to federal law. However, the budget issues won't allow the hiring. How is the City dealing with this in the interim? *The City of Raleigh was preparing for three staff positions, including a fair housing investigator, intake educator, and support staff. The positions were budgeted and it was projected that recruitment would have taken place in January 2009. However, this plan has been indefinitely postponed because of economic conditions the city faces (budget shortfalls) and the soft hiring freeze now in place. The City continues to refer Fair Housing cases to appropriate agencies and continues its education and advocacy role through the Fair Housing Hearing Board.*

3. What does the Community Service staff assigned to fair housing do? *Refer fair housing cases to appropriate agencies and assists the Fair Housing Hearing Board in implementing its work plan in the areas of citizen education and advocacy.*

Location: Carolina CMHC, Inc, 4020-102 Capital Blvd, Raleigh

Date: March 13, 2010

Spanish-Language Public Listening Session

Present

Aracelys Torrez, Maria Torres, Cecilia Saloni, Michelle Rodriguez, Shawn McNamara, Kallie McNamara, Michele Grant, Michael Ballen, Janell Cabral, Emily Fischbein, Yvonne Torres, Tania Valero, Norma Marti, George Adler, Joe Rappl

Comments:

- Public transportation is very important because many Hispanics-Latinos do not have driver's licenses due to lack of required documentation
    - Public transportation is also better for the environment
- There are concentrations of Hispanics in apartment communities along several routes
    - Falls of Neuse, Sandy Forks, Spring Forest, Mini-city
- Current bus routes have too long a wait between rides
    - An improvement might be to acquire several smaller buses rather than a few big buses, so more buses can travel the same route to reduce wait times between buses
- Many apartments where Hispanics live are in poor condition
    - Many Hispanics accept poor conditions out of fear that if they complain their lack of documentation may be discovered
- Many Hispanics don't know how real estate transactions are supposed to work
    - One example: a couple bought a trailer for $40,000 cash and still have been unable to obtain the title
    - Many Hispanics deal in cash out of fear that documentation questions will arise if they bank their money
- Better education is needed regarding financial issues and real estate
- Police need to develop better relationships with the Hispanic community
    - Police officers need to be trained how to talk to the community, such as diversity training, to help them become aware of the cultural dynamics
    - Many Hispanics come from Mexico and other Latin American countries where police corruption is prevalent so they may be reluctant to trust police here; that trust needs to be consciously developed and nurtured by the police
    - Hispanics are generally from rural areas where family is the primary institution people rely on
    - Police should go to where the people are, like apartment communities, neighborhood by neighborhood; perhaps try supporting youth programs
    - *Michael Ballen, from the Police Department, said that diversity training is ongoing at the Police Department and some of these cultural dynamics are already understood, though there is much more needed to be learned*
- Need more sidewalks and street lighting
    - Neighborhoods / home owners associations can petition the City and Progress Energy to increase the number of street lights in an area and sometimes petitions can be effective
- Neighborhood Watch programs have a hard time getting Hispanics to participate.
    - There is a need to explain to Hispanics the importance of participating in these kinds of civic activities, particularly those who come from countries where civic participation is not common
- Have surveys been conducted door to door?

    - Community Services has done door-to-door surveys
    - CS also passes out fliers directly to people at places like grocery stores, soccer games, etc.
- Developing a survey that could be distributed various ways may be a better way to get information from the Hispanic community than expecting them to come to a public meeting like this one
- Go where the people are. Distribute surveys at:
    - Kiosks at events like Viva Raleigh
    - Apartment communities, mega-churches, soccer games, social service providers
    - English as a Second Language (ESL) classes
        - ESL teach said she would be glad to work the survey into a lesson, record responses and email results back to CD
- There should be "Spanish as a Second Language" Classes to encourage English speakers to learn the language and culture
- Even though it is hard for people to learn a second language, it would help if it were encouraged
    - It's hard for people past a certain age to learn computers, too, but they do learn what they need to especially when their job requires it

Additional comments from an email:

- The community needs to set up an office for landlord /tenant issues. An office where the Latino community can address concerns such as pest infestation, and apartment repairs. I know Durham has one and it would be nice to have one here.

Location: Chavis Community Center
Date: March 30, 2010

Report Back Meeting

<u>Attending</u>: 8 public; 9 CD staff

COMMENTS

- Does Community Development provide counseling to new homebuyers regarding how to maintain their home, keep up the yard, etc? Questioner said she moved into a neighborhood that is in a redevelopment area without knowing what a redevelopment area was; the house is one of several in a CD project (Mayfield). The neighbors don't maintain their yards or homes.
    - CD response: CD has encouraged our partners to expand the training they offer to better prepare homebuyers; some have, some still need to do a better job
- Allison Hapgood from RHA said that in conversations with Raleigh Inspections Department, she was told approximately 80% of all citations are given to homeowners, not rental properties.
- The amount of ESG mentioned in the presentation that is given to the Men's Shelter ($105,000) isn't enough.

    - CD response: That amount is the total entitlement allocation HUD gives to Raleigh and all of it goes to the Men's Shelter; the Men's Shelter's total budget is much higher than that.
- The City needs to prepare for the time referred to in the presentation when diversity increases to where there will be no "majority" group, when everyone will be in a minority group. The City should construct public facilities that could be used by nonprofit organizations and do something similar to what Bill Strickland's organization has done in Pittsburgh to educate people about different cultures, ways of life, etc. This will be necessary as diversity increases along with density that will generate tension and conflict.
- There are areas of the city with gang activity; a real problem. Does the Consolidated Plan deal with that issue?
    - CD response: In North Carolina, most social services provided by government are provided by counties, not cities. But we do have a Community Enhancement grant program that provides some funds to support nonprofit efforts in providing community services of different kinds in low-income neighborhoods

Emailed comment:

I attended the meeting at Chavis Park tonight regarding the city's redevelopment plan, and have the following comment:

1) Owing to the projected growth of an additional 200,000 people in Raleigh by 2030 (a large portion of whom will be moving into downtown), and the potential absence of minorities in the country by 2050, I believe that it might be beneficial and even visionary for the city to add a "social" component to the 20 year (and perhaps 5 year as well) redevelopment plan.

The fact that we will have so many more people living together, of different races and creeds, of different economic and educational backgrounds, could initiate increased social stresses surrounding how we all get along together. If the development plan factors in funding for public facilities that can be utilized to educate, train, and develop the lower economic contingent of society in a fun way (i.e. similar to Bill Strickland's plan in Pittsburgh), it might be easier for non-profits to come in and actually run the programs that the city has provided designated space for (one facility shell per every so many square miles).

Many people believe that social issues will be the largest challenge moving forward in the 21st century, and how we all get along with one another. As part of the city's program to be an arts and family based community, I believe that the consolidated development plan should reflect a broad, and generally worded commitment to assisting neighborhoods (especially in those areas which are distressed) with the facilities where residents can assemble in their local communities to enhance their lives, thereby enhancing their communities.

Thank you!

Public Advertisements and Marketing for Consolidated Plan

Community Development tries to reach each resident of Raleigh by using multiple forms of marketing. The following methods were used to advertise the Consolidated Plan meetings: newspaper ads, email, flyers, and departmental website to market the Consolidated Plan. Below is listed each meeting and the different forms of marketing used.

November 19th 2009 Meeting at YWCA

- Ad placed in legal section of The News and Observer on November 5th 2009
- Ad placed in The Carolinian on November 5th 2009
- Emailed flyer to Community Development contact lists
- Ad placed on department website

December 8th 2009 Meeting at Crossroads Fellowship

- Ad placed in the North Raleigh News section of The News and Observer on December 2, 2009
- Ad placed in the Nation section of The News and Observer on Thursday December 3, 2009
- Emailed flyer to Community Development contact lists
- Ad placed on department website

January 20th 2010 Meeting at Method Road Community Center

- Ad placed in Triangle&Co. section of The News and Observer on January 13th
- Emailed flyer to Community Development contact lists
- Ad placed on department website

April 6th Public Hearing Council Chambers

- Ad placed in The Carolinian on March 18th 2010
- Ad placed on department website
- City of Raleigh Public Affairs Department advertised meeting using Twitter
- Emailed flyer to Community Development contact lists

Public Comment Period March 30- April 30th 2010

- 30 day draft plan placed on department website March 30th 2010
- Emailed draft plan to Community Development contact lists

Community Development Website
www.raleighnc.gov/communitydevelopment

AFFIDAVIT OF PUBLICATION

NORTH CAROLINA.
Wake County.) **Ss.**

NOTICE OF PUBLIC MEETING
City of Raleigh
Community Development Department

The City of Raleigh Community Development Department will hold a public meeting on Thursday, November 19, 2009, at the YWCA, located at 554 E. Hargett Street at 6:00 pm. The meeting will be from 6:00 PM to 8:00 PM, with registration beginning at 5:30 PM.

The City of Raleigh encourages citizens to participate in this important public discussion to establish priorities on affordable housing, public services, infrastructure and public facility improvements, and other eligible activities for the City of Raleigh *Consolidated Plan 2010-2015.*

The purpose of the public meeting is to assess the needs of the community and to gather community input on priorities for the expenditure of federal housing and community development funds for the years 2010 through 2015. The funding sources under discussion are the Community Development Block Grant (CDBG), HOME, and Bond funds and include the status of housing and neighborhood revitalization needs for low- and moderate-income persons.

Program activities include acquisition, relocation, demolition, property management, community services, rehabilitation, public improvements, owner-occupied rehabilitation, first-time homebuyer assistance, rental housing production, funding for Community Housing Development Organizations (CHDOs) and program administration.

For additional information about the public meeting or any of these activities, please contact the Community Development Department at (919) 996-4330 between the hours of 8:30 a.m. and 5:15 p.m., Monday through Friday or email cd.info@ci.raleigh.nc.us.

Deaf and hearing-impaired individuals may call (919) 996-3107.

N&O: November 5, 2009

Before the undersigned, a Notary Public of Chatham County North Carolina, duly commissioned and authorized to administer oaths, affirmations, etc., personally appeared Debra Peebles, who, being duly sworn or affirmed, according to law, doth depose and say that she is Accounts Receivable Specialist of The News and Observer a corporation organized and doing business under the Laws of the State of North Carolina, and publishing a newspaper known as The News and Observer, in the City of Raleigh , Wake County and State aforesaid, the said newspaper in which such notice, paper, document, or legal advertisement was published was, at the time of each and every such publication, a newspaper meeting all of the requirements and qualifications of Section 1-597 of the General Statutes of North Carolina and was a qualified newspaper within the meaning of Section 1-597 of the General Statutes of North Carolina, and that as such she makes this affidavit; that she is familiar with the books, files and business of said corporation and by reference to the files of said publication the attached advertisement for CITY OF RALEIGH was inserted in the aforesaid newspaper on dates as follows: 11/05/09

Account Number: 85743301

The above is correctly copied from the books and files of the aforesaid Corporation and publication.

Janet Scroggs Notary Public Chatham County, NC

Debra Peebles, Accounts Receivable Specialist
Wake County, North Carolina

Sworn or affirmed to, and subscribed before me, this 06 day of NOVEMBER , 2009 AD ,by Debra Peebles.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Janet Scroggs

Janet Scroggs, Notary Public

My commission expires 14th of March 2014.

The Carolinian NOVEMBER 5, 2009

PAGE 12

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CITY OF RALEIGH COMMUNITY DEVELOPMENT DEPARTMENT

Join us.
Participate in an important public discussion . . .

to **establish priorities** on affordable housing, public services, infrastructure and public facility improvements, and other eligible activities for the **City of Raleigh *Consolidated Plan 2010-2015.***

The public is encouraged to attend.
The YWCA is accessible to people with physical challenges.

Date: November 19, 2009

Location: YWCA
554 East Hargett
Raleigh, NC 27601

Time: 6:00 – 8:00 PM

What is the Raleigh Consolidated Plan 2010-2015?

The Consolidated Plan is a five-year guide for City expenditures of federal Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Shelter Grant (ESG) funds, as well as related local Affordable Housing Bond funds. This five-year plan will also incorporate the expenditure of funds authorized by the Housing and Economic Recovery Act of 2008 (HERA) and the federal stimulus funding authorized by the American Recovery and Reinvestment Act of 2009 (ARRA).

For more information:
Please call the Community Development Department at 996-4330.

PUBLIC LISTENING SESSION

City of Raleigh Community Development Department

The City of Raleigh Community Development Department will hold a public listening session on Tuesday, December 8, 2009, in Room 211 at Crossroads Fellowship, located at 2721 Millbrook Road, west of Capital Blvd., at 6:00 pm. The meeting will be from 6:00 PM to 8:00 PM, with registration beginning at 5:30 PM.

The City of Raleigh encourages citizens to participate in this important public discussion to establish priorities on affordable housing, public services, infrastructure and other challenges faced by Raleigh's low-income communities for the City of Raleigh Consolidated Plan 2010-2015.

The purpose of this public listening session is to gather community input on priorities for the expenditure of federal housing and community development funds for the years 2010 through 2015. The funding sources under discussion are the federal Community Development Block Grant (CDBG) and HOME funds, and local Affordable Housing Bond funds and include the status of housing and neighborhood revitalization needs for low- and moderate-income persons and areas.

For additional information about the public meeting or any of these activities, please contact the Community Development Department at (919) 996-4330 between the hours of 8:30 a.m. and 5:15 p.m., Monday through Friday or email cd.info@ci.raleigh.nc.us.

The meeting location is accessible to the physically challenged. Deaf and hearing-impaired individuals may call (919) 996-3107.

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THE NEWS & OBSERVER
THURSDAY, DECEMBER 3, 2009

PUBLIC LISTENING SESSION

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CITY OF RALEIGH COMMUNITY DEVELOPMENT DEPARTMENT

Interested in Raleigh's affordable housing practices? How the city addresses needs in low-income areas?

Participate in an important public discussion . . .

to **establish priorities** on affordable housing, public services, infrastructure and public facility improvements, and other eligible activities for the ***Raleigh Consolidated Plan 2010-2015.***

The public is encouraged to attend.
Crossroads Fellowship is accessible to people with physical challenges.

Date: December 8, 2009

Location: Crossroads Fellowship, Room 211
2721 Millbrook Road
(*approximately 1/2 mile west of Capital Blvd*)

Time: 6:00 – 8:00 PM
(Registration begins at 5:30.)

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For more information:
Please call the Community Development Department at
996-4330

THE NEWS & OBSERVER +
WEDNESDAY, JANUARY 13, 2010

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A.M.E. Church, 2521 Fay-
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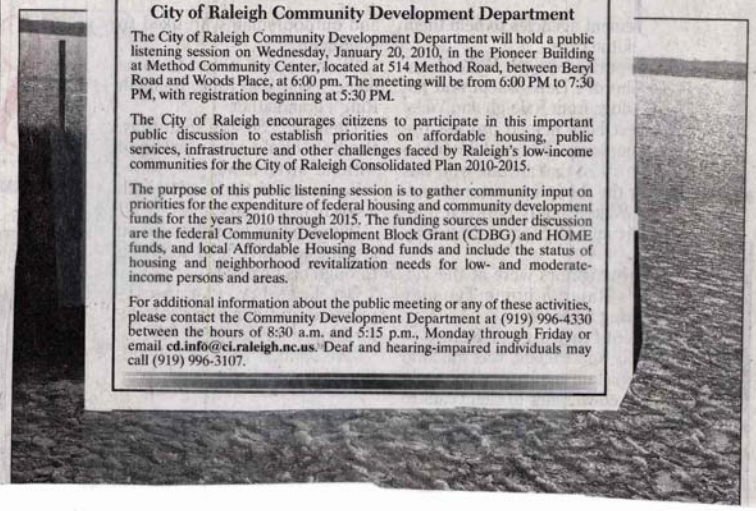

PUBLIC LISTENING SESSION
City of Raleigh Community Development Department

The City of Raleigh Community Development Department will hold a public listening session on Wednesday, January 20, 2010, in the Pioneer Building at Method Community Center, located at 514 Method Road, between Beryl Road and Woods Place, at 6:00 pm. The meeting will be from 6:00 PM to 7:30 PM, with registration beginning at 5:30 PM.

The City of Raleigh encourages citizens to participate in this important public discussion to establish priorities on affordable housing, public services, infrastructure and other challenges faced by Raleigh's low-income communities for the City of Raleigh Consolidated Plan 2010-2015.

The purpose of this public listening session is to gather community input on priorities for the expenditure of federal housing and community development funds for the years 2010 through 2015. The funding sources under discussion are the federal Community Development Block Grant (CDBG) and HOME funds, and local Affordable Housing Bond funds and include the status of housing and neighborhood revitalization needs for low- and moderate-income persons and areas.

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CITY OF RALEIGH COMMUNITY DEVELOPMENT DEPARTMENT

Interested in Raleigh's affordable housing practices? How the City addresses needs in low-income areas?

THE CITY WANTS YOUR INPUT

to **establish priorities** on affordable housing, public services, infrastructure and public facility improvements, and other eligible activities for the ***Raleigh Consolidated Plan 2010-2015.***

This event is free and open to the public.
The public is encouraged to attend.

Date: Wednesday, January 20, 2010

Location: Method Community Center
In the Pioneer Building
514 Method Road
(*off of Beryl Road, west of Gorman inside the Beltline, south of Hillsborough Street*)

Time: 6:00 – 7:30 PM
(Registration begins at 5:30.)

What is the Raleigh Consolidated Plan 2010-2015?
The Consolidated Plan is a five-year guide for City expenditures of federal Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Shelter Grant (ESG) funds, as well as related local Affordable Housing Bond funds. This five-year plan will also incorporate the expenditure of funds authorized by the Housing and Economic Recovery Act of 2008 (HERA) and the federal stimulus funding authorized by the American Recovery and Reinvestment Act of 2009 (ARRA).

For more information:
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996-4330 or cd.info@ci.raleigh.nc.us

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PPORTUNITY EMPLOYER

OF COMMUNITY STANCE

for Comment on CAPER

the Draft 2009 Consolidated An- n Report for statewide housing nt programs will be published iew and comment on Monday, Carolina Consolidated Annual port (CAPER) summarizes the ur Consolidated Plan partner lendar year, as well as present- sing related programs identified idated Plan. The State's CAPER ms funded by the U.S. Depart- Development (HUD): Small Cities ck Grant (CDBG), HOME Invest- mergency Shelter Grants (ESG) or Persons with AIDS (HOPWA) ft 2009 CAPER will be available Carolina Division of Community e.org) and the North Carolina w.nchfa.com). Copies are also North Carolina Division of Com- Pauline High at (919) 733-2850. comment on the 2009 CAPER h 23, 2010; at 10:00 a.m. at the ce Agency at 3508 Bush Street, wanting additional information

D/M/WBE SUBCONTRACTORS

Harrod and Assoc. Constructors Inc. are seeking bids from qualified D/M/WBE Subcontractors for the following project:

Franklin County Schools
4 Elementary School Renovations
April 1, 2010 @ 4:00 pm

estimating@harrodandassoc.com

If you would like to bid, please have quote in by 12:00 pm on bid day. Work can be broken into smaller parts. For plan availability, please contact our office by calling 919-828-7782, FAX # (919) 828-8817. Quick pay options are available. Sub Trades May Include: Site Work, Steel, Demo, Concrete, Masonry, Carpentry, Roofing, Doors and Windows, Drywall, Finishes, Misc. Accessories, Electrical, Plumbing, Fencing and HVAC. Please call for more information. EOE

PUBLIC MEETING

City Of Raleigh Community Development Department

2010–2015 Consolidated Plan

The City of Raleigh will hold a public hearing on Tuesday, April 6, 2010, in the Council Chambers at 222 W. Hargett Street at the 7:00 pm meeting. The Council Chambers are handicapped accessible.

Five Year Consolidated Plan (Fiscal Years 2010–2015)
The City will hold a public hearing for the Five Year Consolidated Plan. The first year's Action Plan is included.

The purpose of the public hearing is to receive community input on the Consolidated Plan and budget for the expenditure of federal funds and local funds for Fiscal Year 2010-11. Citizens may comment on projects and needs that will use Community Development Block Grant (CDBG), HOME, Emergency Shelter (ESG) and Bond funds. The public hearing will also provide an opportunity for citizens to comment on the status of housing and neighborhood revitalization needs for low- and moderate-income persons.

Comment Period
The comment period is from March 30 to April 30, 2010. A draft copy of the Consolidated Plan will be available on the City website: www.raleighnc.gov/communitydevelop

Appendix C:

CITY OF RALEIGH Consolidated Plan 2010-2015
Community Development Block Grant and HOME

CITIZEN PARTICIPATION PLAN

1. Introduction

The Citizen Participation Plan provides for and encourages citizens, organizations, businesses and other stakeholders to participate in the development of the Consolidated Plan, any substantial amendments to the consolidated plan, and the annual performance report. This plan describes how the City of Raleigh encourages and promotes participation through the establishment of policies and procedures for participation in the implementation of the Community Development Block Grant (CDBG), HOME Investment Partnership, and other City housing programs.

The City of Raleigh is required to adopt a Citizens Participation Plan that meets HUD's minimum requirement as set forth in the regulations for "Consolidated Submission for Community Planning and Development Programs" (24 CFR 91 Subpart B). In carrying out these requirements the City of Raleigh understands that participation on the part of its citizens, organizations, businesses and other stakeholders is vital to the effectiveness of all Consolidated Plan activities. All persons, but especially very low, low and moderate-income persons, particularly those living in slum and blighted areas and in areas where funds are proposed to be used, can actively participate in the planning, implementation, and assessment of such activities.

The Citizens Participation Plan outlines procedures by which each of the requirements set forth in 91:105 of the Federal Regulations are carried out. This Plan is effective as of May 16, 2010 and remains in effect until such time as all activities assisted are completed, or until superseded by a new Plan. This Plan also supersedes any Plan that may have been in effect prior to May 16, 2010.

2. Goals of the Citizen Participation Plan

A. To provide for involvement of citizens, organizations, businesses and other stakeholders in the identification of community development needs and housing; review of proposed activities and assessment of program performance in accordance with the schedule that is adopted each year.

B. To enable the City to respond to the needs of its citizens through community development and housing programs, policies and plans.

C. To encourage citizens, particularly very low, low and moderate income persons, residents of blighted neighborhoods, members of minority groups, non-profit agencies, public housing residents, the business and civic community, and special populations to submit their comments, questions and proposals regarding the City's Community Development Program.

3. Development of the Consolidated Plan

The Citizen Participation Plan requires that before adoption of the Consolidated Plan the City will provide the following information:

A. The amount of assistance the City expects to receive from any grant funds and program income

B. The range of activities that may be undertaken including the estimated amount that will benefit very low, low and moderate income persons

C. The City's plans to minimize displacement

D. The City's specific action steps to end chronic homelessness

E. The City's long-term and short-term objectives for neighborhood revitalization strategies

F. The percentage of funds dedicated to target areas

G. The City's public hearing calendar and process for developing and submitting the Consolidated Plan

H. Provisions for receiving public comments on the proposed Plan

4. The Participation Process

The participation process is conducted both at a community wide level and in neighborhoods where redevelopment activity is proposed or under way. The community wide process involves consultations with businesses, developers, community and faith based organizations, and other interested citizens concerning housing and redevelopment issues.

A. **Agency Consultation Process***:* Agency consultations are a part of the ongoing process that includes service providers, advocacy groups and coordinating bodies responsible for providing services, especially to populations with special housing needs. City staff meet throughout the year with a number of local housing, social service, homeless, and economic development agencies to determine the housing needs of specific populations and groups. The City also consults with local health agencies to examine lead-based paint hazards within the local community.

B. **Public Housing Residents:** The City consults with the Raleigh Housing Authority (RHA) staff, Board, and residents of public and assisted housing developments to provide information about consolidated plan activities related to its developments and surrounding communities so that the housing authority can make this information available at their annual public hearing required under the Comprehensive Grant program.

The City also consults with RHA to define and address the housing needs of its residents. The RHA Resident Council is also informed of the Community Development Department's planned activities and benefits. This consultation also helps to ensure that

activities with regard to local illegal drug activity elimination, neighborhood improvement programs, resident programs and services funded under the public housing program are coordinated to achieve comprehensive community development goals.

C. **Neighborhood Based Citizen Committees:** The City meets with citizen's groups such as Citizens Advisory Councils, primarily in redevelopment areas. The City may also meet with neighborhood associations and other citizen groups as needed.

This process and schedule is the established operating procedure for citizen participation and may be affected from one fiscal year to the next in regard to the date of the public hearings, which is at the discretion of City Council, as well as the timetable for the City of Raleigh budget development.

5. Consolidated Plan Public Hearings

Each year the City schedules at least two (2) public meetings for the development of an annual Action Plan for the City's housing and community development programs. The first of these is held in the community as a "listening session" and the second as a public hearing at a Council meeting. The State of North Carolina's Open Meeting Law is followed.

A. **First Public Meeting:** The first meeting (or "listening session") occurs at the beginning of the planning process to review past program performance, to obtain views on community development and housing needs and to identify general strategic priorities for projected funding. The purpose of this hearing is to let very low, low and moderate income persons and residents of blighted neighborhoods offer their perceptions of problems within their neighborhoods and in the community at large and present proposals aimed at solving the problems. This meeting takes place at a community facility located within the areas where housing and community development activities are under way or planned. Other hearings may be scheduled for the purpose of receiving input on housing needs and program priorities and funding.

B. **Public Hearing:** The public hearing is held after staff has drafted the proposed annual budget and Consolidated Plan (or annual Action Plan) but prior to City Council approval of the Plan. This public hearing is held in the City Council Chambers.

C. **Public Notice:** Notices of all public meetings are advertised in a local newspaper, such as The Carolinian, 12-14 days prior to the hearing**.** Public notices indicate the date, time and location of the hearing, and the topics to be covered. The City also posts public meeting informational flyers at libraries and community centers. Mailings (electronic where appropriate) are sent to interested persons and entities and the public hearing notices are posted on the City of Raleigh's web site at www.raleighnc.gov

D. **Accessibility:** All public meetings are held at locations providing accessibility for persons with physical disabilities and take place in locations convenient to residents.

6. Public Comment Period

The Consolidated Plan and each annual Action Plan are made available in draft form to receive public comments at least thirty (30) days before final approval by City Council.

The draft Consolidated Plan is available at the following libraries: Richard B. Harrison, Cameron Village, Green Road, and North Regional. These libraries are open weekend and evening hours, and are accessible to the physically challenged. Copies of the draft Plan are also available at the Community Development Department, the City Clerk's office and one or more community center. The draft plan is also posted on the City's website at www.raleighnc.gov.

The proposed plan includes public comments made either orally or in writing. A summary of these comments or views and a summary of any comments or views not accepted and the rationale for not accepting the comments is attached to the final Consolidated Plan. Written responses are provided to all comments including complaints and grievances and/or proposals submitted during the Citizen Participation Planning process. The City makes every reasonable effort to provide a written response to all written comments within fifteen days of receipt of the comment. A concise summary of citizen participation and consultation process, including efforts to broaden public participation, is included in the Plan.

7. Adequate and Timely Information

All aspects of citizen participation in the City of Raleigh government are conducted in an open manner, with freedom of access for all interested persons or groups. Information pertinent to the activities of the Community Development Department is circulated to the public and made available for review in the Community Development Department during normal business hours of the City. This information is made public subject to all applicable laws regarding confidentiality and personal privacy in the CD office. Access to all documents is open except where prohibited by law. There may be reproduction costs charged to persons requesting personal copies of CD documents. Every attempt is made to respond to written requests for information within 15 days of receipt.

8. Non-English Speaking Persons

Where a significant number of very low, low and moderate income residents of blighted neighborhoods speak and read a primary language other than English, public hearing notices and basic information summaries are produced and made available in the appropriate language(s). The City's Community Services Department has resources to help with this requirement.

Also, bilingual opportunities when appropriate will be made available at the public hearings. Interpreter Services for these functions are available through coordination with City of Raleigh's Public Affairs Department. Informational material is sent as appropriate to non-profit and social services organizations that serve non-English speaking residents.

9 Persons with Disabilities

The Community Development Department has taken steps to ensure that individuals with disabilities are able to participate in the public hearing and the consolidated planning process.

For public hearings in the City Council Chambers, this space is audio equipped for the hearing impaired and this availability of service is always indicated on all City Council agendas as well as in all public notices for public hearings. The public notice also states that Deaf and Hearing Impaired individuals needing interpreter services should provide 48 hours notice by voice and

TDD. The TTY (Teletypewriter) Device and the TDD (telecommunications) Device are available for use in the City of Raleigh Public Affairs Department, which is the primary communications system for City Departments, including the Community Development Department. The City's TDD number is 996-3107, and is included in correspondence to all citizens.

A qualified interpreter inventory is maintained by the City of Raleigh's Public Affairs Department, which also has a responsibility to promote public awareness of this service. It is the responsibility of the Community Development Department to request this service when required.

10. Annual Performance Assessment and Reports

The Consolidated Annual Performance and Evaluation Report (CAPER) is a summary of Community Development Block Grant, HOME, and other housing program accomplishments for the past fiscal year. The CAPER is sent to HUD ninety days after the completion of the program year. Prior to its submission, the Community Development Department will inform the public of the CAPER's availability for comment through a local newspaper, the City's web page (www.raleighnc.gov), as well as newsletters, and electronic notices.

Citizens have 15 days to examine the report and provide comments prior to its submission to HUD. A summary of all comments or views are attached to the CAPER submitted to HUD.

11. Program Amendments

From time to time, the Consolidated Plan may be substantially amended to reflect changes in program activities and priorities. The following are considered substantial changes:

A. Addition of a new activity or new priority (see D. below for threshold) not previously described,

B. Cancellation of an activity category or deletion of a priority,

C. A change in the purpose, scope, location, or beneficiaries of an activity, and

D. A substantial change in the allocation or distribution of funds is defined as when the dollar amount of that change is equal to or greater than 20% of the City's current fiscal year federal budget by source (e.g., CDBG is undergoing a substantial change when 20% or more of that year's CDBG allocation plus CDBG program income is affected).

Prior to amending the Consolidated Plan, citizens will be given reasonable notice of, and opportunity to comment on, such proposed changes and the re-use of funds. The process to substantially amend the plan includes a 12-14 day public notice prior to a public hearing (held in accordance with section 5c above) and a thirty day (30) comment period to receive citizen comments on the proposed amendment prior to implementation.

Citizens' comments, orally or in writing, will be considered. A summary of the comments and the rationale for not accepting any comments will be attached to the substantial amendment of the Consolidated Plan.

12. Technical Assistance

Technical assistance is provided to citizen organizations and very low, low and moderate-income persons who live in CD areas through a number of city departments. Staff support is provided through Community Specialists in the Community Services Department who provide technical assistance to the Citizen Advisory Councils. Assistance consists in part in helping to organize meetings, explaining City policies and referring questions and concerns to appropriate City departments and other agencies. Within the Community Development Department, there are staff persons who are available to answer questions related to the CDBG, HOME, and Bond programs. The Planning Department provides staff support for the development of redevelopment plans, small area plans, and zoning issues. Also, there are staff persons in the Inspections Department and the Police Department who may also attend CAC meetings to address neighborhood concerns and issues

13. Complaint Procedure

Written or oral complaints or grievances concerning the Consolidated Planning process or the CDBG and HOME programs should first be directed to the City's Community Development Department. It is the policy of the City to provide a procedure for the acknowledgment, presentation, consideration, investigation and disposition of complaints received concerning Community Development programs.

The Community Development Department makes every effort to respond to all complaints within fifteen (15) days of receipt by sending a written response. Should the complainant not be satisfied, the complainant may arrange a meeting with the Community Development Director or the Assistant City Manager for Operations to discuss the complaint. If the complaint can still not be satisfied, a written complaint may be submitted in writing to the City's Compliance Officer located in the City Manager Office. Any citizen may make an oral or written petition to the City Council to discuss problems not resolved at the staff level.

14. Relocation Plan and Anti-Displacement Policy

Displacement will be minimized but when it is unavoidable, any person(s) displaced due to the activities of the Consolidated Plan Programs receive(s) relocation assistance and relocation payments in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Uniform Act). The Relocation Staff provides information and assistance one-on-one to prospective displaced persons.

Appendix D:

CITY OF RALEIGH
AFFIRMATIVE FAIR HOUSING MARKETING PLAN

Purpose

The Affirmative Fair Housing Marketing Plan (AFHM Plan) is a marketing strategy applied to all CDBG-, HOME-, and local Affordable Housing Bond fund-assisted projects anywhere within the City of Raleigh. The AFHM Plan is designed to attract income eligible buyers or renters regardless of race, color, religion, national origin, sex, handicap, or familial status.

The AFHM Plan supports the City's commitment to nondiscrimination and equal opportunity in housing and complies with Title VII of the Civil Rights Act of 1968, Executive Order 11063, the Americans with Disabilities Act of 1990, and the City of Raleigh's Fair Housing Ordinance. The purpose of the AFHM Plan is to affirmatively implement the spirit of the legislation / executive order / ordinance identified above.

AFHM Plan: Objectives

The AFHM Plan is intended to achieve the following measurable objectives:

1. **Targeting**: Proactive identification of segments of the eligible population least likely to apply for housing without special outreach efforts.

2. **Outreach**: Implementation of an outreach strategy of special measures designed to attract those groups identified above and other efforts designed to attract persons from the total eligible population.

    a. Employ **Communication Methods** most likely to inform and attract the populations identified, such as:
        i. Short, informative presentations on available units at CAC and neighborhood organization meetings where reader-friendly flyers are distributed.
        ii. Simple marketing materials on available units distributed to organizations that serve low-income households, the homeless, and the mentally and physically disabled.
        iii. A web site that displays units, cost, and income restrictions. Set up links to this site on web sites of organizations serving the groups identified in 2.a.ii.
        iv. Open house events on Saturdays advertised with signs in the surrounding area and in the flyers handed out at CAC, neighborhood, and other community meetings.

3. **Indicators**: Develop and track indicators that demonstrate a successful implementation of the marketing plan, the results of which will be monitored by CD.

AFHM Plan: Policies and Procedures

The City of Raleigh and/or its agent will make a good faith effort to achieve the objectives identified above. The City of Raleigh AFHM Plan includes the following affirmative marketing requirements and procedures.

1. The City of Raleigh Community Development Department and/or its agent will use the Fair Housing logo on all publications and informational materials distributed to the public.

2. The City will require all Community Housing Development Organizations (CHDO's), developers, agents, and owners participating in CDBG-, HOME-, or Bond-assisted programs to display the Fair Housing logo on all publications and on information pertaining to their services.

3. The City will require all CDBG-, HOME-, or Bond-assisted CHDO's, developers, agents, and owners to maintain records that describe the efforts taken to affirmatively achieve the AFHM Plan objectives and compile the quantifiable results of such efforts in an annual report available for public review. These requirements will apply equally to the Community Development Department's own CDBG-, HOME, and Bond-assisted housing programs.

4. The City will, at a minimum, advertise the availability of Community Development-owned units for rent or sale in local publications targeting eligible least-likely-applicants and eligible applicants generally.

5. The City will require all CHDO's, developers, agents, and owners to complete a specific Affirmative Fair Housing Marketing Plan for all CDBG-, HOME-, or Bond-assisted projects of five or more units. This Plan must be approved in writing by the City of Raleigh's Community Development Department prior to CD commitment of funds and kept on file.

6. The City will review on a regular basis the required documented efforts made by CHDO's, developers, agents, and owners to affirmatively market their CDBG-, HOME-, and Bond-assisted projects.

7. The City of Raleigh Affirmative Fair Housing Marketing Plan will be attached as an addendum to all CDBG-, HOME-, and Bond-assisted housing program contracts the City enters into with CHDO's, developers, agents, and owners.

8. The City will examine on a regular basis the results of efforts made by CHDO's, developers, agents, and owners of CDBG-, HOME-, and Bond-assisted projects of five or more units. The items reviewed will demonstrate that the AFHM Plan was actually implemented. These items should be maintained, displayed, and explained in an easy-to-read format:

    a. Occupancy and waiting list information.
    b. Community outreach efforts (meetings, presentations, etc.)
    c. Marketing activities designed to attract least-likely applicants.
    d. Marketing brochures and advertisements and methods of distribution.
    e. Use of commercial media including print; advertisements and announcements on radio and television; creative use of the internet.

Appendix E:

AFFORDABLE HOUSING TASK FORCE

Responding to public concern about the rising cost of housing in Raleigh, City Council appointed a 23-member Affordable Housing Task Force to research the issue and report back with recommendations on steps the city could take to address the problem of housing affordability, especially for low and moderate income households. The activities of the Task Force were timed to coincide with the final stages in the development of the 2030 Comprehensive Plan. The report helped shape the Polices and Actions in the Housing Element of the new Comprehensive Plan. Below is the Executive Summary of the AHTF Report.

The complete report can be accessed on line at:
http://www.raleighnc.gov/portal/server.pt/gateway/PTARGS_0_2_136398_0_0_18/Task_Force_Report_FINAL_COMPLETE.pdf.

Executive Summary

The Affordable Housing Task Force

The Raleigh City Council created the Affordable Housing Task Force in August 2008 and charged the 23 Council-appointees with providing input into affordable housing polices and strategies for possible inclusion into the City's Comprehensive Plan Update. The 23 members all work in housing-related industries and come from the private, public, and nonprofit sectors. Members include private sector developers and nonprofit community development corporations; Wake County Housing Assistance and the Raleigh Housing Authority; affordable housing advocates and service providers. Community Development Department staff organized meetings and assisted the Task Force in its work.

The Purpose of this Report

This report offers recommendations to Raleigh City Council on how best to preserve and expand affordable housing opportunities in the city despite persistent market pressures brought on by rapid growth. All recommendations are intended to influence Raleigh's updated Comprehensive Plan, *Planning Raleigh 2030*. The purpose of our recommendations is to assist the City of Raleigh in integrating effectively into the Comprehensive Plan the community's commitment to equitable housing opportunities for all income groups.

Our report includes specific recommended changes to several Policies and Actions in the Housing chapter of the draft Comprehensive Plan. Cumulatively our recommendations add up to one overarching recommendation that is fundamental to all the others: that the City must take steps to integrate affordable housing into the other elements of the planning process while recognizing that the greatest need for public sector support is for very low-income households.

These recommendations are the product of presentations by public sector and academic experts invited by the Task Force to share their knowledge; research conducted by City staff and interns based on Task Force member requests for additional information; and the experience Task Force members themselves brought to the many productive discussions

from their extensive work in the public, private and nonprofit housing sectors. The Task Force used Bay Area Economics' Housing Market Analysis (September 2005) and the Community Inventory Report to supplement Task Force experience regarding the need for affordable housing. We familiarized ourselves with the City's current affordable housing programs and the funding sources used. We studied Raleigh's Scattered Site Policy to obtain an overview of the original concept, its effectiveness, how the policy has evolved over time, and possibilities for improvement. We also requested and received a presentation and research on inclusionary zoning for an overview of the promise and limitations of that approach to increasing the production of affordable housing.

In a thriving residential market, to effectively meet the challenge of providing an adequate supply of affordable housing distributed throughout the city, particularly in High Priority Areas as defined in the City's Scattered Site Policy, the City of Raleigh must address the issue in a holistic, integrated way. The Task Force recognizes that costs to achieve this goal must be considered carefully and distributed equitably.

Statement of General Principles

The Task Force recognizes that the federal and local bond funds administered by the Community Development Department are required by law to serve the needs of households and individuals below 80% of area median income (AMI). Historically, CD's practice has been to invest those funds to serve primarily households below 50% of AMI. The preference of the Affordable Housing Task Force is to see that practice continue because households with income below 50% of AMI are the most cost burdened and in greatest need of public support.

However, the Task Force believes that homeownership programs should serve primarily households at 60–80% of AMI. At the same time the Task Force acknowledges exceptions to that rule, such as Habitat for Humanity of Wake County, which serves households with incomes from 25 - 60% of AMI.

Whenever we refer to "long-term" affordability we mean 20 years, unless otherwise indicated by deed restrictions.

The Task Force also believes in the value of income diversity. For this reason, though we believe the City's housing policies should be directed to assist households with incomes at or below 50% of AMI, we are aware that there may be occasions when it is appropriate for the public sector to support, in various ways, the housing needs of households with income between 80 - 120% of AMI, particularly in areas where land costs are prohibitively high, such as the downtown, transit oriented developments, or as part of a mixed-income community. Households with income between 80 – 120% of AMI could most effectively be served through regulatory changes.

Integrate Affordable Housing into the Planning Process

The Task Force believes that Raleigh's affordable housing challenge has been treated as an isolated issue separate from other City challenges affecting land use, transportation, growth management, economic development, and environmental conservation. In effect, affordable housing has been segregated into one departmental "silo." This approach has been ineffective and has not kept pace with affordable housing needs. A change of approach is essential.

To succeed in expanding housing choices for all Raleigh residents, the Task Force believes that affordable housing must be integrated with all the other elements of the planning process. The Task Force, therefore, has approached the Housing Policies and Actions with the goal of achieving this integration. We believe that the implementation of the *Revised and Recommended Housing Policies and Actions* will more effectively expand housing choices for all Raleigh residents.

Why Focus on Actions?

The Housing chapter of the Public Review Draft of the Comprehensive Plan Update rolled out December 3, 2008, contained 35 Policies and 22 Actions. Task Force revisions resulted in 31 Policies and 37 Actions. The Task Force paid particular attention to the Actions because of their important function as a bridge between broad policies that guide decision makers and the daily work of City employees, i.e., the actual implementation of the Plan. Ken Bowers, Assistant Planning Director, described the Actions as a "to-do list" for the City of Raleigh, the means through which the broad policies could be implemented into the City budget and employee work plans. Mr. Bowers said Plan Actions could provide the basis for an annual "report card" for the public to review how implementation is proceeding. The Affordable Housing Task Force believes that results matter; we recommend the City take this step as a commitment to transparency and accountability and encourage Council to support an annual "report card" on Plan implementation.

Revised and Recommended Housing Policies and Actions

Affordable Housing Task Force recommendations range from very broad to specific. Some of the key areas addressed in the *Revised and Recommended Housing Policies and Actions* are:

Inclusionary Housing

The policy reviewed most extensively by the Task Force was inclusionary zoning, the concept of requiring builders of residential developments of a certain size to include moderately-priced units in their developments while receiving compensation through a density bonus or other form of public "pay-back." This is a complex legal issue. The Task Force recommendation represents a moderate position, avoiding the controversial "choice" of mandatory versus voluntary by making a consensus-based call for the City to be results oriented as it crafts a new policy to achieve more income-balanced neighborhoods throughout the City.

Related Actions: H 18

Mixed-Income Communities

The Task Force recommends that City-funded affordable housing programs continue to give preference to households at or below 50% of area median income (AMI). At the same time, the Task Force also believes in the value of income diversity. We are aware that there may be occasions when it is appropriate for the public sector to support, in various ways, the housing needs of households with income between 80-120% of AMI, particularly in areas where land costs are prohibitively high, such as the downtown, transit oriented developments, or as part of a mixed-income community. Households with income between

80 – 120% of AMI could most effectively be served through regulatory changes. Several recommended Policies and Actions address these issues.

Related Actions: H 1, H 3, H 4, H 5

Create New Affordable Housing "Tools"

We recommend that Raleigh add some affordable housing "tools" to its toolkit that have been employed successfully in other cities. These include land banking, establishing a Community Land Trust, and creating a dedicated funding source for the purpose of producing affordable housing, such as a Housing Trust Fund.

Related Actions: H 5, H 16, H 22, H 23, H 24

Make improvements in the Land Development Process

Some modifications in the development process itself could increase the annual production of affordable housing. There is an opportunity to make sure that providing lower-cost housing through non-financial means is maximized as the City proceeds to revise its development regulations.

Related Actions: H 9, H 13, H 25

Fair Housing, Special Needs Housing, Aging in Place

Fair housing (eliminating discrimination in sale or rental of housing), providing housing for the homeless, physically challenged, and others with special needs, and allowing our seniors to age in place are important elements that need to be recognized and supported by the City in the Comprehensive Plan. Included in the Task Force recommendations are several Actions that address these issues.

Related Actions: H 33, H 34, H 35, H 36

Moving Toward a Regional, Holistic Approach to Addressing Low-Income Housing Needs

Affordable housing is not an isolated, "stand alone" issue. The only way to successfully provide an adequate supply that meets the needs of current and future Raleigh residents is to approach affordable housing production in conjunction with other needed services and in concert with non-city community partners. Several Actions encourage the City to work with Wake County, the public housing authorities, and other resources that may supplement what the City is able to provide.

Related Actions: H 10, H 11, H 21, H 26, H 30, H 31

Appendix F:

RALEIGH'S 2030 COMPREHENSIVE PLAN

The Raleigh City Council adopted the 2030 Comprehensive Plan October 9, 2009. The Plan anticipates continued growth over the entire 20 year planning period. In a change from the past, the 2030 Comprehensive Plan discourages sprawling development patterns, encouraging instead greater density that coordinates transportation, land use, and environmental sensitivity. The Plan recognizes that the challenge of housing affordability will increase and so must be addressed. Listed below are some of the challenges facing Raleigh in the years ahead. The excerpt is taken from the Housing Element of the 2030 Comprehensive Plan.

The Plan can be accessed online at:
http://www.raleighnc.gov/portal/server.pt/gateway/PTARGS_0_0_306_200_0_43/http;/pt03/DIG_Web_Content/category/Business/Comprehensive_Plan/Cat-Index.html

The Housing Element of the Comprehensive Plan provides policy guidance on the City's housing stock and the future location and mix of housing within the City's planning jurisdiction. It emphasizes the importance of providing a range of housing types throughout Raleigh and the importance of providing housing opportunities for all segments of the City's population. The critical housing issues addressed here include:

- Raleigh has a shortage of affordable housing for low- and moderate-income households particularly
- for households with incomes less than 50/60 percent of the Area Median Income, who remain the focus for public-sector support—underscored by the Raleigh Housing Authority's long waiting list;
- The City has seen a loss of private-market affordable rental and ownership units in recent years, resulting in lagging homeownership rates among low- and moderate-income households;
- There is an abundance of vacant and closed houses in the areas near downtown which discourages investment in neighborhoods;
- Affordable housing is heavily concentrated in the areas near downtown and is not distributed across the City. Incentives and strategies are needed to provide affordable housing options throughout Raleigh;
- There is a need for incorporating affordable housing units in projects involving City-owned or other publicly-owned properties; and
- There is an insufficient supply of housing for residents with special needs.

These issues affect every facet of the Comprehensive Plan. They influence land use and density decisions, shape infrastructure and community service needs, and determine transportation demand.

*The Housing Element of the 2030 Comprehensive Plan contains **31 Policies** and **37 Actions** organized under four general headings: 1) Quality and Diversity of Housing; 2) Affordable and Workforce Housing; 3) Supportive and Special Needs Housing; and 4) Fair Housing, Universal design, and Aging in Place. The Policies and Actions are listed below.*

1. Quality and Diversity of Housing

Policy H 1.1 Mixed-Income Neighborhoods

Promote mixed-income neighborhoods throughout the City, particularly within high-density development at employment centers, downtown, and along transit corridors.

Policy H 1.2 Geographic Dispersal of Affordable Units
Promote dispersal and production of affordable and workforce housing units throughout all areas of the City.

Policy H 1.3 Energy Efficiency
Ensure that all new publicly-supported housing construction and rehabilitation meet energy efficiency standards, such as those set by the current SystemVision Energy Guarantee Program.

Policy H 1.4 Assisted Housing Design
All housing, including assisted and market rate housing, should be designed so that it blends with the context of the neighborhood in which it is located, emphasizing quality design and appearance.

Policy H 1.5 Scattered Site Infill
Support small, scattered-site rental developments on infill lots where appropriate and where design respects the neighborhood scale and context. *See also Policy LU 8.12 'Infill Compatibility' and Action LU 8.4 'Infill Standards'.*

Policy H 1.6 Housing Preservation
Encourage the preservation of existing housing units whenever feasible, especially structures of historic or architectural significance.

Policy H 1.7 Public Housing Alteration
The Raleigh Housing Authority (RHA) should jointly plan with City departments, and City departments should take the initiative in assisting the RHA, in the early stages of major renovations, large new developments, and redevelopments, such as projects undertaken under the HOPE VI program, so as to facilitate a smooth land development process.

Policy H 1.8 Zoning for Housing
Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing.

Action H 1.1 Affordable Rental Program Expansion
Acquire and maintain, through the City of Raleigh's Affordable Rental Program, additional affordable rental units for households below 50 percent of median income throughout all areas of the city.

Action H 1.2 Zoning for Mixed Income
As part of the update of the City's development ordinances, include zoning provisions such as the creation of an inclusionary housing program that encourages mixed-income developments throughout the City.

Action H 1.3 Zoning for Housing Diversity
As part of the update of the City's development ordinances, develop zoning provisions for transit-oriented development that promote housing diversity and affordable housing choices for households at 50 percent of AMI or below in the immediate area around transit corridors.

Action H 1.4 Consistency Between Plans
Review RHA annual action plans to ensure consistency with Raleigh's Consolidated Plan, neighborhood plans, and Raleigh's Redevelopment Area Plans.

Action H 1.5 City and RHA Meetings
Institute regular meetings between City departments and the RHA to review on-going or future construction / redevelopment projects.

2. Affordable and Workforce Housing

Policy H 2.1 Permanent Funding Source for Housing
Provide permanent local funding to help produce and preserve affordable housing units.

Policy H 2.2 Expanded Housing Assistance
Expand the City's range of housing assistance programs benefiting low- and moderate-income persons by supplementing existing federal and state programs.

Policy H 2.3 Non-Profit Capacity Building
Work with non-profit housing providers to expand their capacity to develop affordable housing.

Policy H 2.4 Housing Preservation
Encourage reinvestment, preservation, and maintenance of the existing housing stock to prevent the conversion of existing affordable housing units to market-rate units, including funding the City's housing rehabilitation programs.

Policy H 2.5 Removing Housing Barriers
Address regulatory and policy barriers to affordable housing development while still maintaining Raleigh's high-quality development standards.

Policy H 2.6 Long-Term Affordability
Ensure that newly created for-sale and rental affordable housing units developed with City financial assistance remain affordable for more than 20 years through a Community Land Trust, developer agreements with 40- to 60-year affordability periods, or similar mechanisms.

Policy H 2.7 Affordable Set-Asides in Projects
Include a set-aside of affordable housing units in housing or mixed-use projects involving City-owned or other publicly-owned properties. For City-owned properties, the set-aside should be 15 to 20 percent.

Policy H 2.8 Accessory Dwelling Units
Promote the construction of accessory dwelling units above garages, or "granny flats," and cottage/small lot ordinances, to provide affordable and workforce housing options and help accommodate future citywide residential demand.

Policy H 2.9 Housing on Public Sites
Use available City-owned sites for affordable housing.

Policy H 2.10 Incentives on Private Sites
Provide incentives for the development of new affordable housing on privately-owned vacant sites.

Policy H 2.11 Site Assembly for Housing
Continue to acquire vacant and substandard residential lots and assemble into standard lots for new affordable or mixed-income housing.

Policy H 2.12 Avoiding Displacement
Support programs that minimize residential displacement by redevelopment activity and provide replacement housing in the general area of the original housing.

Policy H 2.13 Transit Accessibility
Preferentially locate affordable housing in areas with good access to transit services.

Policy H 2.14 Transit Availability
Expand public transit to serve housing in all parts of the City.

Policy H 2.15 Affordable Units in TODs
Provide zoning and financial incentives for inclusion of affordable and middle-income housing near transit stations, particularly for persons with disabilities.

Action H 2.1 Housing Trust Fund
Create a local dedicated source of funding for affordable housing which is recurring and included in the five year capital budget.

Action H 2.2 Community Land Trust
Create affordable housing using vehicles (such as a Community Land Trust, deed restrictions and shared equity appreciation mechanism) to assure long-term affordability of housing.

Action H 2.3 Inclusionary Housing Ordinance
Develop an inclusionary housing ordinance that provides bonuses for affordable housing as part of all larger developments throughout the city, and create a program, entity, or partnership to oversee its compliance.

Action H 2.4 Bundling Public Sites
Bundle prime City-owned development sites, such as downtown sites, with sites located in neighborhoods in need of reinvestment and affordable housing and in High Priority Areas, as defined in Raleigh's Scattered Site Policy. Developers bidding to develop the prime sites would also have to make plans for the redevelopment of the bundled sites.

Action H 2.5 Scattered Site Policy Change
Modify the City's Scattered Site Policy to provide greater flexibility to developers to create more mixed-income communities by indexing local requirements to the requirements of the state low-income housing tax credit program so as to enable larger mixed-income developments and increase the number of affordable units produced, while ensuring that affordable units are distributed throughout the development.

Action H 2.6 Review of Housing Loan Policies
Review City housing loan policies to ensure that requirements for return on investment do not override goals of affordable and middle income housing.

Action H 2.7 Fast-Tracking Affordable Units
Provide an expedited or fast-tracking development review process for housing developments that include at least 10 percent affordable units or 20 percent workforce units.

Action H 2.8 Review of Potential Barriers
Review existing regulations and development processes (including the city's Scattered Site Policy) to determine what modifications could remove barriers and provide incentives for affordable housing production.

Action H 2.9 Accessory Dwelling Unit Standards
During the update of the City's development regulations, examine and then expand the number of zoning districts where accessory dwelling units are permitted.

Action H 2.10 Educational Material for Removing Barriers
Develop educational material promoting the benefits of having a balanced distribution of affordable units in Raleigh.

Action H 2.11 Parking Reductions
Reduce off-street parking requirements for developments containing affordable housing units, and maximize the availability of on-street parking in the vicinity of such developments.

Action H 2.12 Monitoring of Expiring Subsidies
Track existing rental housing units with federal expiring use subsidy contracts or affordable rents to mitigate the loss of these units.

Action H 2.13 Foreclosure Acquisition
Consider establishing a program to advance funds for the acquisition foreclosed or other existing properties for the purposes of providing long term affordable housing.

Action H 2.14 Impact Fee Waivers
Develop a funding mechanism to pay impact fees imposed on affordable housing units and provide capital grants to reduce land acquisition and site development costs in developments that serve very low-income households, particularly in downtown.

Action H 2.15 Affordable Property Assessments
Review County property assessment practices to assure that real estate assessments of publicly-supported affordable housing reflect the value impacts of contractual limitations on rents or re-sale prices.

Action H 2.16 Housing Program Capacity
Determine and implement the appropriate level of staffing to implement the Comprehensive Plan's housing policies and actions.

Action H 2.17 Land for Affordable Housing
Create a program to purchase and "bank" vacant land or land that can be redeveloped to support affordable housing.

Action H 2.18 Sustainability Incentives
Provide financial incentives to developers of affordable housing to ensure that homes are designed to minimize energy costs and meet sustainable design principles.

Action H 2.19 Create Partnership Program
Develop and implement a partnership program to increase local nonprofit housing providers' administrative and programmatic capacity.

Action H 2.20 Projects Involving City-Owned Land
Establish a procedure in the land development process to ensure that residential or mixed-use projects involving City-owned land, as defined in Raleigh's Scattered Site Policy, include 15 to 20 percent of all residential units as affordable to households below 80 percent of AMI.

Action H 2.21 Affordable Housing Production Goal
Develop a mechanism for establishing a measurable affordable housing production goal.

Action H 2.22 Non-Profit Support
Financially support the activities of non-profits to provide transitional, emergency housing services, and permanent housing for the homeless.

3. Supportive and Special Needs Housing

Policy H 3.1 Homelessness Prevention
Address the root causes of homelessness resulting from re-entry, deinstitutionalization, and poverty by supporting workforce training, access to transportation, access to affordable child care, counseling and other strategies to help low-income residents reach self-sufficiency and afford housing.

Policy H 3.2 Supportive Services
Continue and strengthen linkages and coordination between all public agencies and Public Housing Authorities (PHAs) that provide affordable housing and supportive services and businesses.

Policy H 3.3 Assistance to Homeless Service Providers
Promote the efforts of governmental, non-profit organizations, and the private sector such as, the Continuum of Care Collaborative, Wake County Supportive Housing, Wake County Housing and Community Development to increase the supply of transitional, emergency housing services and permanent housing for the homeless.

Policy H 3.4 Integrated Core Programs
Support Wake County in creating an integrated, comprehensive system of care to provide health and behavioral health care, housing, and social services.

Action H 3.1 Ending Homelessness Action Plan
Implement prevention, housing, and service strategies outlined in the 2005 document *Ending Homelessness: The Ten-Year Action Plan*

Action H 3.2 Very Low Income Rentals
Continue to develop and preserve additional homeownership and rental units that are affordable to households below 50 percent of median income.

Action H 3.3 Transitional and Emergency Housing
Financially support the activities of non-profits to provide transitional and emergency housing services for the homeless.

Action H 3.4 Eliminating Barriers to Supportive Housing
Review zoning regulations controlling location of housing serving persons with disabilities and rooming houses to eliminate any undue barriers and facilitate development of additional units.

Action H 3.5 Rooming Houses and Transitional Housing
Update the regulations for the spacing, density, licensing, and upkeep of rooming houses and transitional housing.

4. Fair Housing, Universal Design, and Aging in Place

Policy H 4.1 Fair Housing Act Enforcement
Ensure enforcement of the federal Fair Housing Act to provide equal access to housing and prevent unfair lending practices.

Policy H 4.2 Universal Design
Facilitate the ability of homeowners to age in place.

Policy H 4.3 Housing for the Disabled
Support development of accessible housing for residents with disabilities, particularly near transit stations and corridors.

Policy H 4.4 Housing for Seniors
Provide and fund housing rehabilitation programs that assist elderly homeowners to repair, modernize and improve the energy efficiency of their homes, and remove barriers to age in place.

Action H 4.1 Tax Relief for Seniors
Explore additional property tax relief mechanisms for elderly and low-income households facing rising tax cost burdens.

Action H 4.2 Fair Housing Ordinance Review
Make any changes needed in the City's Fair Housing Ordinance to become substantially equivalent with the federal Fair Housing Act as amended and actively pursue enforcement.

Action H 4.3 Aging in Place
Incorporate the principle of "aging in place" in the City's revised development regulations for residential construction in new subdivisions and multifamily communities. Such regulations should address accessibility, visitibility, and the ability to access goods, services and amenities without a car.

Action H 4.4 City Sponsored Residential Construction and Rehabilitation
Expand Community Development's use of universal design and visitability in City-sponsored residential construction and rehabilitation, including infill developments in Redevelopment Areas.

Action H 4.5 Focus on the Housing Needs of the Physically Challenged
Include an enhanced focus on the housing needs of the physically challenged in the City's revised development regulations; in particular ensure that housing accessible to residents with physical challenges is included along transit corridors and near transit stations.

Appendix G:

THE CAPITAL AREA METROPOLITAN PLANNING ORGANIZATION (CAMPO) 2030 LONG RANGE TRANSPORTATION PLAN

Our Vision
A multi-modal transportation network that is compatible with our growth, sensitive to the environment, improves quality of life and is accessible to all. The *2030 Transportation Plan Update* commits our region to transportation services and patterns of land use that contribute to a more attractive place where it is easier for people to pursue their daily activities.

Transportation Goals and Objectives
One of the major challenges of the 2030 LRTP is to develop a transportation system that provides improved mobility while preserving existing infrastructure. The 2030 LRTP should also support regional and local land use goals and work toward the region's attainment of national air quality standards. The Capital Area MPO Transportation Advisory Committee considered many sources of information in developing the final goals and objectives. Ultimately, the overarching goal of the transportation strategy remains to maintain and improve upon the safety and efficiency of the existing system.

GOAL ONE: DEVELOP A REGIONAL TRANSPORTATION NETWORK THAT IMPROVES QUALITY OF LIFE AND THE ENVIRONMENT.

Objective A: Encourage local and state governments to manage growth more proactively by linking land use patterns, plans and policies with transportation networks.

Explanation: *Our region's transportation facilities are not adequate for the existing and planned development patterns. Current growth management policies contribute to transportation problems. Local and state governments are reactive instead of proactive, and there is not enough emphasis on regional coordination between land use and transportation development. Land use policies and the resulting development patterns must better address transportation issues and implications.*

GOAL TWO: PROVIDE CONVENIENT, SAFE, RELIABLE AND AFFORDABLE TRANSPORTATION CHOICES, AND PROVIDE PUBLIC EDUCATION ON THOSE CHOICES.

Objective C: Increase funding for alternative modes of transportation.

Explanation: *Funding for alternative transportation modes (including transit) is inadequate. Alternative transportation modes require a higher level of funding in order to provide people a choice of transportation other than the single occupancy vehicle. Innovative ways of providing increased funds should be explored.*

Objective D: Promote land use policies that encourage transit alternatives in local and regional plans.

Explanation: *The local land use plans and policies and their implementation do not adequately accommodate transit oriented development or other alternative transportation modes. Local and regional plans and policies should support transit alternatives.*

Appendix H:

RALEIGH SCATTERED SITE POLICY

Introductory Comments
As the Purpose Statement below indicates, the City of Raleigh's Scattered Site Policy is intended to "guide the distribution and location of rental housing in the City of Raleigh," specifically to promote greater location choice for low-income renters and to prevent "undue concentrations of assisted rental housing in minority and low-income neighborhoods." The Scattered Site Policy has been a City policy since 1978.

The 2030 Comprehensive Plan recommends making a specific change in the Scattered Site Policy:

> ***Action H 2.5 Scattered Site Policy Change****: Modify the City's Scattered Site Policy to provide greater flexibility to developers to create more mixed-income communities by indexing local requirements to the requirements of the state low-income housing tax credit program so as to enable larger mixed-income developments and increase the number of affordable units produced, while ensuring that affordable units are distributed throughout the development.*

Other chapters in the Comprehensive Plan imply the need for additional modifications, as well; specifically the method used for identifying priority areas. The new Comprehensive Plan encourages increased residential development along transit routes and in the downtown, as well as the development of public transit, accompanied by greater density of mixed use and multi-family residential around transit stops. This suggests the need to develop incentives that encourage the development of affordable housing in these areas. Implementing these updates in the Scattered Site Policy will be a priority during the period covered by this Consolidated Plan.

RALEIGH SCATTERED SITE POLICY
GUIDE TO LOCATIONS FOR ASSISTED HOUSING

PURPOSE STATEMENT
The purpose of the Scattered Site Policy is to guide the distribution and location of assisted rental housing in the City of Raleigh. – This policy is aimed at the following objectives.

1. To promote greater rental housing choice and opportunities for low income households;
2. To avoid undue concentrations of assisted rental housing in minority and low-income neighborhoods; and
3. To further community revitalization efforts by encouraging the rehabilitation of older housing.

DEFINITION OF TERMS

Assisted Housing
Assisted housing is defined as any housing development receiving any public financial assistance, including federal, state, city and county financing. Examples are HOME funded developments, HOPE VI, or projects developed with federal or state low income housing tax credits and tax exempt bond funded projects without tax credits.

Area Median Income
The income level, adjusted for household size, where half of all households make more and half make less in a given geographic area. The median income for a household of four in the Raleigh-Cary Metropolitan Statistical Area (MSA), as of February 2009, was $76,900.

:

Raleigh-Cary MSA Income Limits 60% of AMI, Adjusted for Household Size					
1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 persons
$32,280	$36,900	$41,520	$46,140	$49,860	$53,520
Source: HUD; Community Development Department					

Low Income
Individual or family making 60% or less of the Raleigh-Cary MSA median income, adjusted for family size.

Moderate Income
Individual or family making between 61% and 80% of the Raleigh-Cary MSA median income, adjusted for family size.

The Policy recommends distribution of assisted rental units based on geographical priority using the following criteria.

1. First Priority Areas

Includes areas which are continuing to experience growth in population and housing units, provides proximity to retail and office development, and have relatively low percentages of minority populations and low-income residents.

Census Tracks: 536, 537.03, 537.09, 537.10, 537.11, 537.12, 537.13, 537.14, 525.03, 525.04, 524.01, 524.04, 514, 515.01, 515.02, 516, 517,526.01, 526.02, 537.15, 537.07, 537.06, 538.02, 540.07, 540.03, 542.01, 542.02, 530.02

2. Second Priority Areas

Includes those areas which meet some of the criteria as First Priority areas but are considered to be racially mixed. These tracts are not predominantly low-income. Racially mixed areas are census tracts that have a minority population level more than 23% and less than 60%. Assisted housing developments in areas that are racially mixed will be limited.

Census Tracts: 501, 503, 504, 505, 510, 512, 518, 522.01, 522.02, 523.01, 523.02, 524.02, 524.05, 525.01, 526.03, 527.01, 527.03,527.05, 528.02, 528.03, 528.04, 535.01, 535.10, 537.16, 540.01, 540.04, 540.06, 540.09, 540.10, 541.02, 541.04, 541.05, 541.06

3. Special Objective Areas (Third Priority Areas)

Are redevelopment areas and special objectives areas where the goals are the revitalization of older neighborhoods and to provide replacement housing to community residents. Projects located in Third Priority Areas must be done in conformance with the goals and objectives of redevelopment plans adopted for the area. Redevelopment Areas are: Thompson-Hunter, Stages I and II, Downtown East, College Park, Garner Road, South Park, New-Bern Edenton and Jamaica Drive. Special Objective Areas are older public housing demolition and redevelopment projects funded with HOPE VI and other funds for the improvement and deconcentration of public housing developments. Upon adoption of any new redevelopment plan or Special Objective Areas, these areas will become Third Priority Areas and incorporated into the Scattered-Site Policy.

4. Fourth Priority Areas

Are census tract areas that minority concentrated and low-income. Minority concentrated areas are those census tracts that, according to the latest Census information available, have concentrations of minority population greater than 60%. Low-income areas are those census tracts that have more than a 50% concentration of population earning less than 60% of median income based on most recent Census information available. Assisted housing developments in these areas are not permitted.

The following census tracts are minority concentrated and low-income and will be Priority IV areas:

Census Tracts: 506, 507, 508, 509, 511, 519, 520.01, 520.02; 521.01, 527.04, 540.08

APPLICABILITY OF POLICY

This policy shall apply to all assisted housing projects within the city limits of Raleigh, or in the extraterritorial jurisdiction when the proposed housing development will use City utilities and/or be annexed.

SIZE LIMITATION FOR NEW CONSTRUCTION PROJECTS

Assisted family developments will be limited to 50 units per site in all Priority areas. An exception will be made in Priority I and II areas for developments of up to 80 units per site where there is a full time on-site manager.

ELDERLY PROJECTS

Elderly projects will be exempt from the unit size and scattered site location criteria. Elderly housing will be defined as housing if a dwelling is specifically designed for and occupied by elderly persons under a Federal, State or local government program or it is occupied solely by persons who are 62 or older or it houses at least one person who is 55 or older in at least 80% of the occupied units, and adheres to a policy that demonstrates intent to house persons who are 55 or older.

ASSISTED HOUSING PROPOSALS IN PRIORITY III REDEVELOPMENT AREAS AND SPECIAL OBJECTIVE AREAS

Assisted Housing Proposals in Priority III areas have been exempted from the scattered-site policy and the housing evaluation criteria. Any proposal for new construction must be done in conformance with the approved redevelopment plans for the area.

SIZE LIMITATION FOR REHABILITATION PROJECTS

Assisted housing projects rehabilitated with moderate or substantial rehabilitation funds from federal, state or local funds will be limited to 100 units per site. It is intended that this size limitation will not apply to the following rehabilitation projects:

A. Projects exclusively serving elderly and/or disabled households.
B. Existing projects which are publicly owned or managed or are assisted by other public subsidies.
C. Projects located in redevelopment areas where the goal is to preserve and upgrade older, inner-city communities.
D. Rehabilitation of units in projects in Priority I and II areas if a full time manager is employed on site.

ASSISTED HOUSING RANKING CRITERIA:

The following criteria will be used to evaluate assisted housing proposals. If there are competing proposals, then the projects will be ranked and compared. If there are not competing proposals, then the sole proposal will be ranked. In either case the following rankings will be used: (1) Most Desirable; (2) Acceptable; and (3) Unacceptable.

Criteria to rank proposals will include the following:

		Score
1.	**Location of Existing Assisted Units**	
	Federally-assisted Housing projects (exclusive of redevelopment areas) within ½ mile of another project	1
	No projects within ½ mile radius	3
	No projects within ¾ mile radius	5
3.	**Transportation**	
	No transportation services (CAT bus, CAT connector) or other transit line within one-mile radius	1
	Transportation services within ½ mile	3
	Transportation services within three walking blocks to site	5
3.	**Priority Areas**	
	Location in Priority II Areas	3
	Location in Priority I Areas	5
4.	**Zoning**	
	Proposed site will necessitate rezoning for developing project	3
	Site is appropriately zoned for intended use	5
5.	**Management**	
	Project proposal makes no plans for on-site management	1
	Part-time manager on site less than 2 days per week	3
	On-site manager minimum of 5 days per week	5
6.	**Project Design and Appearance**	
	Proposal lacks architectural appeal and landscaping	1
	Proposal incorporates some architectural appeal and landscaping but proposed units are not comparable to size and quality of market rate units in the community	3
	The building design and use are compatible with the surrounding community and incorporates a high degree of architectural appeal and landscaping. The proposal is of comparable size and quality of market rate units	5

A score of 25-30 or more points would make a proposal MOST DESIRABLE. Proposals receiving less than 25 points would receive an ACCEPTABLE ranking; except that proposals receiving three (1) rankings would be undesirable and would not be approved by the City.

Adopted: May 3, 2005

Appendix I:

COMMUNITY DEVELOPMENT MONITORING ACTIVITIES SUMMARY
HOME, CDBG, ETC

Community Development Project Monitoring Activities Summary 6-D, HOME, CDBG, etc.
As of : 3/4/10

Project	Responsible Person	Monitoring Level	Units	Monitoring until	Monitoring Dates	Results	Type of Corrective Action	Due Date	Next Monitoring Date	6-D required	Date 6-D due to City	2008 AMI and max rent spreadsheet delivered	Physical Inspection Date
TFS - HPRP	Joe Rappl	HPRP	n/a	7/21/2012	12/2/2009	compliant			2/15/2010	No			
WCWC - HPRP	Joe Rappl	HPRP	n/a	7/21/2012	12/1/2009	compliant			2/15/2010	No			
CS-SoZ	Joe Rappl	CDBG-R	n/a	6/30/2010					4/1/2010	No		n/a	
Garner Road YMCA	Joe Rappl	CDBG	n/a	6/30/2010					4/1/2010	No		n/a	
TFS - homebuyer training	Joe Rappl	CDBG/City	n/a	6/30/2011					2/9/2010	No			
Urban Ministries	Joe Rappl	CDBG	n/a	6/30/2010					Final Report	No		n/a	
Wake Tech	Joe Rappl	CDBG	n/a	6/30/2010					4/1/2010	No			
YWCA	Joe Rappl	CDBG	n/a	6/30/2010					4/1/2010	No			
Interfaith Food Shuttle - Grant	Joe Rappl	CDBG	n/a	6/30/2010	2/11/2009	compliant	none		Final Report	No		n/a	
CASA - 624 W. Jones & C of Support	Joe Rappl	City	5	2015	12/15/2009	compliant	none		12/15/2010	No		n/a	
Builders of Hope	Joe Rappl	CDBG	n/a	6/30/2010	2/26/2009	compliant	none		Final Report	No		n/a	
Catholic Charities	Joe Rappl	CDBG	n/a	6/30/2010	2/3/2009	compliant	none		Final Report	No		n/a	
Community Success Initiative	Joe Rappl	CDBG	n/a	6/30/2010	2/17/2009	compliant	none		Final Report	No		n/a	
DHIC - Homebuyer Program	Joe Rappl	CDBG	n/a	6/30/2010	2/9/2009	compliant	none		2/9/2010	No			

Hope Center at Pullen	Joe Rappl	CDBG	n/a	6/30/2010	2/11/2009	compli ant	none		2/11/2010	No			
Triangle Family Services - HRCT	Joe Rappl	CDBG	n/a	6/30/2010	2/6/2009	compli ant	none		2/6/2010	No			
Brown Birch - PH	Joe Rappl	HOME	16	2011	3/5/2009	compli ant	none	n/a	3/5/2010	Yes	3/5/2009		
Millbrook Vilas	Joe Rappl	City	12	loan paid	3/5/2009	compli ant	none	n/a	3/5/2010	No		n/a	
Hollenden Place	Joe Rappl	HOME (CHDO)	22		3/5/2009	compli ant	none	n/a	3/5/2010	RCR S			
Franklin Woods I & II	Joe Rappl	HOME (CHDO)	4		3/5/2009	compli ant	none		3/5/2010	RCR S			
Woodpecker Court	Ann Marie	HOME	12		12/4/2009	compli ant	none		12/4/2010	Yes	12/4/2009		
Ricky Circle	Ann Marie	HOME	4		12/4/2009	compli ant	none		12/4/2010	Yes	12/4/2009		
809 Bragg Street	Ann Marie	HOME	4		12/4/2009	compli ant	none		12/4/2010	Yes	12/4/2009		
Walnut Woods	Joe Rappl	City	36	1/1/2009	3/14/2008	compli ant	none		3/15/2011	No		n/a	
East Haven	Joe Rappl	City	48	6/29/2010	3/14/2008	compli ant	none		3/15/2011	No		n/a	
Fox Haven	Joe Rappl	HOME/LIH TC	48	12/2/2019	11/17/2009	compli ant	none		11/17/2010	RCR S		?	
The Magnolias	Joe Rappl	HOME	40		11/20/2009	compli ant	none		11/20/2010	RCR S		?	
Lennox Chase	Joe Rappl	HOME/CH DO	37	20 years	11/10/2009	compli ant	none		11/10/2010	RCR S		?	
Avonlea	Joe Rappl	Bond	44		5/6/2008	compli ant	none		5/6/2010	No		n/a	
Jeffries Ridge/Mt. Pleasant Ventures	Joe Rappl	City	36		5/15/2008	compli ant	none		5/15/2010	No		n/a	
Murphey School	Joe Rappl	City	50		5/6/2008	compli ant	none		5/6/2010	No		n/a	
Tryon Grove	Joe Rappl	City	48		5/7/2008	compli ant	none		5/7/2010	No		n/a	
West Oaks/Breyer Street	Joe Rappl	Bond	50		10/24/2008	compli ant	none		10/24/2010	No		n/a	
Elder's Peak	Joe Rappl	HOME	48	20 years	3/4/2010	compli ant	none		3/4/2011	RCR S		by NCHFA	
Gregory Oaks	Joe Rappl	Bond	32	15 years	1/28/2008	compli ant	none		2/28/2010	No			
Carlton Place	Joe Rappl	Bond	80	20 years	11/10/2009	compli ant	none		11/10/2010	No			

Wakefield Hills	Joe Rappl	Bond	84	20 years	2/11/2010	compli ant	none		2/11/2011	No			
Terrace Spring	Joe Rappl	Bond	48	20 years	5/27/2008	compli ant	none		5/17/2010	No			
Hope Crest	Joe Rappl	HOME	10	20 years	12/15/2009	compli ant	none		12/15/2010				
Glenbrook Crossing	Joe Rappl	Bond	63	15 years	12/15/2009	compl aint	none		12/15/2010	No			
Gateway Park	Joe Rappl	Bond	84	20 years	11/7/2008	compli ant	none		11/7/2010	No			
202 Heck Street	Joe Rappl	HOME	2		11/20/2009	compli ant	none		11/20/2012	Yes		yes	
Harrington Street	Joe Rappl	City	12		12/15/2009	compli ant	none		12/15/2011	No		n/a	
Shammah Winds	Joe Rappl	Bond	32		10/23/2008	compli ant	none		10/23/2010	No		n/a	
Arbors	Joe Rappl	Bond	50		10/24/2008	compli ant	none		10/24/2010	No		n/a	
Madison Glen	Joe Rappl	Bond	50		12/9/2009	compl aint	none		12/9/2010	No		n/a	
Trinity Ridge	Joe Rappl	Bond	48		10/20/2008	compl aint	none		10/20/2010	No		n/a	
Meadow Spring	Joe Rappl	Bond	33		NCHFA	compli ant	none		3/15/2010	No		n/a	
Garden Spring	Joe Rappl	Bond	33		NCHFA	compli ant	none		3/15/2010	No		n/a	
Milburnie Apts.	Joe Rappl	Bond	50		10/23/2008	compli ant	none		10/23/2010	No		n/a	
Prairie Bldg	Joe Rappl	Bond	11		7/31/2008	compli ant	none		7/31/2010	No		n/a	
Marsh Ridge	Joe Rappl	Bond	48		10/20/2008	compli ant	none		10/20/2010	No		n/a	
Ripley Station	Joe Rappl	Bond	48		5/15/2008	compli ant	none		5/15/2010	No		n/a	
Carolina Terrace	Joe Rappl	Bond	28		NCHFA	compli ant	none		3/15/2010	No		n/a	
Chestnut Hills	Joe Rappl	Bond	50		10/23/2008	compli ant	none		10/23/2010	No		n/a	
Berkeley Spring	Joe Rappl	Bond	36		NCHFA	compli ant	none		3/15/2010	No		n/a	
Hodges Creek	Joe Rappl	Bond	50		10/24/2008	compli ant	none		10/24/2010	No		n/a	
Holmes Street/Shades Point Townhomes	Joe Rappl	HOME	6		5/15/2009	compli ant	6_D use and income verificatio n	Compli ant	5/15/2010	Yes			
Step up	Joe Rappl	City	2		6/30/2007	compl	none		6/30/2010	No		n/a	

Ministries						aint							
Wakefield Manor	Joe Rappl	Bond	96		2/11/2010	compl aint	none		2/11/2011	No		n/a	
513 Cleveland Street	Joe Rappl	City	4		12/15/2009	compl aint	none		12/15/2011	No		n/a	
Windsor Spring	Joe Rappl	HOME	39		11/9/2009	compli ant	none		11/9/2010	RCR S		?	
Autumn Trace	Joe Rappl	Bond	34		11/5/2009	compli ant	none		11/5/2010	No		n/a	
Village of New Hope	Joe Rappl	HOME	45		11/5/2009	compli ant	none		11/5/2010	RCR S			
Perry Hill	Joe Rappl	HOME	48		11/5/2009	compli ant	none		11/5/2010	RCR S			
Oak Hollow	Joe Rappl	Bond	10		12/15/2009	compli ant	none		12/15/2010	No			
Crest Commons	Joe Rappl	Bond	19		12/15/2009	compl aint	none		12/15/2010	No			
Waterbrook	Joe Rappl	HOME	64		1/20/2010	compl aint	none		1/20/2011	RCR S			
319 Heck Street	Joe Rappl	Bond	12										
Biltmore Hills	Joe Rappl	Bond	50										
Carlton Avenue	Joe Rappl	Bond	4										
Curtis Drive & Ext.	Joe Rappl	Bond	16										
George's Mews	Joe Rappl	Bond	26										
Glory to Glory	Joe Rappl	Bond	10										
Job's Journey	Joe Rappl	Bond	10										
Milburnie Place	Joe Rappl	HOME	14										
Purdie Anders	Joe Rappl	City	4										
Salisbury Apartments	Joe Rappl	HOME	10										
Step-Up Ministries	Joe Rappl	City	2										
*Autumn Spring	Joe Rappl	HOME	[48]										
*Brookridge	Joe Rappl	HOME	[41]										
*Capital Pines	Joe Rappl	Bond	[18]										
*Meadow Creek Commons	Joe Rappl	HOME	[48]										
* = Unclosed Loans													

Total Units to inspect - 10% of	**2071**

Project	Responsible Person	Monitoring Level		Frequency	Dates	Completed date
Recertify CHDOs						
CASA	Joe Rappl	HOME	n/a	yearly	6/1/2010	
DHIC	Joe Rappl	HOME	n/a	yearly	6/1/2010	
Firm Foundations	Joe Rappl	HOME	n/a	yearly	6/1/2010	
Passage Home	Joe Rappl	HOME	n/a	yearly	6/1/2010	
Check contract and consulant lists for disbarred and ineligible contractors	Joe Rappl	HOME & CDBG	n/a	yearly	7/10/2010	
verify 70% CDBG LMI use of funds 3 year (FY) period 05-06 ---07-08	Joe Rappl	CDBG	n/a	3 years	July - Sept 10	

Appendix J:

ENSURING AFFORDABILITY FOR LMI HOMEBUYERS

In addition to supporting Low Income Housing Tax Credit Projects with local and HOME funds for the development of affordable rental housing, the Community Development Department (CD) also uses local Affordable Housing Bond funds to assist low- to moderate-income households become homebuyers by providing low-interest soft second mortgages of up to $30,000. The soft second mortgage makes it possible for many credit-worthy low- to moderate-income homebuyers to afford a home of their own. To encourage neighborhood stability, the LMI homebuyer must repay the second mortgage in full if he/she sells the home during the term of the loan. The money is then recycled to assist another LMI homebuyer.

The Affordable Housing Task Force (see Attachment E) made several valuable recommendations that were incorporated into the Raleigh 2030 Comprehensive Plan (see Attachment F). Implementation of some of these policies and actions to help ensure long-term housing affordability for low- to moderate-income homebuyers, for example the creation and funding of a Community Land Trust, will be a priority during the period covered by this Consolidated Plan.

CD's neighborhood revitalization efforts have proven quite successful in some of the neighborhoods immediately east of the downtown, with positive results accompanied by some concerns. With the clearance of blighted structures, installation of updated infrastructure (sidewalks, curbs, streets, greenways, etc.), and construction of new housing for low- and moderate-income households, the private market has taken a renewed interest in the area and land values have subsequently increased. This has made housing more expensive, particularly due to its proximity to downtown. The City now recognizes it must take proactive steps to ensure that federally and locally assisted affordable housing remains affordable into the foreseeable future.

To address this challenge, CD has developed a deed restriction that travels with the land CD sells to a private developer for the construction of affordable housing. This was first introduced with the Cooke Street Project. The "Deed Restriction and Recapture Agreement" contains several requirements; one being that if the home is resold by the low/mod homebuyer within ten years, a declining percentage of its appreciated value will be "recaptured" by CD. The percentage declines from 90 percent of appreciated value in the first 12 months to 20 percent in the last five years. CD also retains the right of first refusal. The primary goal of this legal instrument is to discourage "flipping" the property when the market heats up. Any funds recaptured will be recycled into CD's affordable housing program.

This "Restriction and Recapture Agreement" was a first attempt and is expected to evolve as experience instructs and circumstances change. The recapture Agreement will also be filed as a deed restriction to ensure that it runs with the land for ten years from the date of first sale.

A revised version, in draft form as of May 14, 2010, is provided below:

DRAFT DRAFT DRAFT DRAFT
as of May 14, 2010

RESTRICTIONS AND RECAPTURE AGREEMENT

RESTRICTIONS

1. The low and moderate income, first-time homebuyer is prohibited from renting, leasing, or subleasing the subject property or any portion thereof for a period of ten (10) years from the date of purchase by said homebuyer.

2. In the event the low- and moderate-income, first-time homebuyer elects to sell the subject property, or no longer occupies the subject property as his/her principal residence, it is agreed as part of the consideration for this conveyance that the City will have the right of first refusal at the price agreed between the first-time homebuyer and the potential purchaser.

3. This right of first refusal will be conveyed by both the potential seller and potential purchaser in writing to the City, c/o Community Development Director, P.O. Box 590, Raleigh, NC 27602.

4. If the City elects to waive its right to purchase the property at the aforementioned potential purchase price, the City Community Development Director will issue a written waiver of the right of first refusal to be recorded by the Wake County Register of Deeds.

5. If, after receiving such a written waiver, the first-time homebuyer and potential purchaser agree upon a new purchase price less than the one previously reported to the City, the City will have a right of first refusal at the new purchase price upon the same terms and conditions stated above, and the same shall apply to any additional reductions in the purchase price.

6. The purchase of the property by the City under the conditions stated above, does not in any way release the low- and moderate-income homebuyer from the terms of the Recapture Agreement contained within this Attachment I.

7. Failure to comply with the requirements of this restriction will render null and void any conveyance of the subject property by the first-time homebuyer to potential purchaser and will further render null and void any indenture, mortgage, Deed of Trust, or loan made by a potential lender to the potential purchaser concerning the subject property as collateral.

8. This restriction will not apply to any foreclosure sale of the subject property conducted on behalf of a legitimate first mortgage lender.

9. With the exception of the original first mortgage financing and other encumbrances placed on the subject property at the time of its conveyance to the first-time homebuyer, the property may not be refinanced or similarly encumbered for a period of ten (10) years from the date hereof without the written consent of the Director of the Community Development Department of the City of Raleigh.

10. The Restrictions and Recapture Agreement runs with the land and will apply to any homebuyer for a period of ten (10) years from the date of first sale, indicated in *Figure I: Recapture Schedule*.

RECAPTURE AGREEMENT

This Agreement, made and entered into this _____day of _____, 2010 by and between the CITY OF RALEIGH (City) and _____and _____, homebuyers;

WITNESSETH:

WHEREAS, the City has identified in Raleigh's *2030 Comprehensive Plan*, adopted unanimously by Raleigh City Council in October 2009, the need for an increase in the supply of affordable housing within city limits as an important community value that the City ought to support proactively through various mechanisms, and

WHEREAS, the City has expended federal Neighborhood Stabilization Program (NSP) funds, awarded to the City by the North Carolina Division of Community Assistance (DCA), to acquire and rehabilitate the subject property in order to make it available to a low- and moderate-income homebuyer at an affordable price, and

WHEREAS, the City has made this particular property available to the homebuyers at as low a price as possible through its various loan programs, where appropriate, and

WHEREAS, the parties acknowledge that if the property is sold at any time within the ten (10) year Recapture Period, indicated below, the City will be entitled to recapture a portion of the increase from the previous sale, if any, realized by such sale, according to the table in *Figure I: Recapture Schedule*, below.

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements contained herein, the parties hereto do hereby agree as follows:

1. That the homebuyer have, on this date, purchased the subject property known as _____ from the Developer for a purchase of $_____.

2. That the parties further agree that if the subject property is sold to a third party within ten (10) years of the date hereof, in addition to the collection of the remaining balance of the City's junior mortgages, if any, the City will recapture from said sale a percentage of the increase, if any, as computed by subtracting from the purchase price the original purchase price or existing encumbrances on the land, whichever is greater, to arrive at net equity (i.e., "the increase"). The percentage of such increase to be recaptured by the City is based upon the schedule listed below:

Figure I: Recapture Schedule	
Recaptured Period: **Start Year 1: Month/day/yr** **End year 10: Month/day/yr**	**Percentage of Appreciated Value Due to City at Closing**

First 12 months	90% of the increase
Second 12 months	75% of the increase
Third 12 months	60% of the increase
Fourth 12 months	45% of the increase
Fifth 12 months	30% of the increase
Final 5 years of recapture period	20% of the increase

3. At the time of closing of the conveyance of the subject property to the third party purchaser, the Homebuyer shall pay to the City, c/o Community Development Director, P.O. Box 590, Raleigh, NC 27602, the percentage of the increase to which the City is entitled.

4. Until the percentage of increase is paid to and received by the City, the amount of such funds, computed as stated above, shall constitute a lien upon the subject property. A certificate of receipt from the Community Development Director acknowledging receipt of said funds shall be sufficient to extinguish said lien.

5. As stated above, the purpose of this program is to provide low and moderate income, first-time homebuyers with affordable housing. This property is restricted to occupancy by the homebuyer and is prohibited from being used as rental property. In the event the owner is either leasing or renting the property, the City is hereby given the same right of recapture as specified above concerning a sale of the property. If the property is rented or leased, the City would have, in addition to all other remedies, the right to recapture a percentage of the rental income based on the percentage chart listed in the Recapture Schedule in Paragraph 2 above.

6. The City's portion of the percentage of the rental payments shall constitute a lien on the subject property until paid in the same manner as provided in Paragraph 4 above.

7. This Agreement may be signed in any number of counterparts each of which shall be an original, with same effect as if the signature thereto and hereto were upon the same instrument.

8. A copy of this Agreement shall be attached to and recorded as a part of the Deed conveying the subject property to the homebuyers and will travel with the land for a period of ten (10) years from the date of first purchase.

IN WITNESS WHEREOF the parties hereto do hereunto set their hands and seals the date first written above.

CITY OF RALEIGH

By: _____

Title: _____

HOMEBUYERS

_____

Appendix K:

Transportation and Interjurisdictional Coordination

The Transportation Element in the City of Raleigh's 2030 Comprehensive Plan contains important Policies and Actions that will shape the community in the years ahead. This chapter embodies key themes in the plan regarding the need to improve coordinating transportation and land use in order to address the challenge of climate change and to improve public transportation to better compete with the automobile. Raleigh is also committed to working with local governments in the region to develop transportation plans that are regional in scope.

Below are excerpts from the City of Raleigh ***2030 Comprehensive Plan****. The first section is the Introduction to the chapter on Transportation.*

Element B: Transportation

The City of Raleigh recognizes the importance of developing a balanced, efficient, multi-modal transportation network that minimizes impacts to the environment and reinforces the livability of neighborhoods. The Transportation Element is meant to guide future development of the City's corridors, roads and highways for motorized and non-motorized transportation including public transit systems, bicycle, and pedestrian networks. The transportation network is developed in a sustainable pattern that supports the City's future land uses and urban form, minimizes vehicle miles traveled and single-occupancy vehicles, and reduces air pollution and greenhouse gas emissions.

Raleigh has a well-established roadway network of approximately 130 miles of arterials and thoroughfares and 1,631 miles of collectors and local streets. While some of these roads are maintained by the NCDOT, the City itself maintains approximately 1,017 miles of thoroughfares, collectors, and local streets, as well as 1,190 miles of sidewalks, nearly 60 miles of bikeable greenway trails and bikeways, and 4 miles of bicycle lanes.

By 2035, Raleigh's roadway network is projected to become more congested, with both the amount of time and number of miles spent on the roads increasing. Vehicle miles traveled (VMT) and vehicle hours traveled (VHT) are both projected to increase from 2005 levels by over 50 percent – travel along freeway, collector, and local roadways will be most affected. In addition, the total number of trips (AM, PM, and overall) taken on Raleigh's road network is projected to increase by over 50 percent.

Capital Boulevard (north of I-540), I-540 (from Capital Boulevard to I-40), and U.S. 401 (north of I-540) in north Raleigh are three roadways where both the traffic and level of service are projected to worsen greatly from 2005 to 2035. To affect these projections, not only will existing facilities and services have to be improved, but new mobility options – including increased and higher capacity transit service – must be created to meet the growing needs of Raleigh through the year 2030.

The Transportation Element contains policies that will create a well-connected, multi-modal transportation network, support increased densities, help walking become more practical for short trips, support bicycling for both short- and long-distance trips, improve transit to serve frequented destinations, conserve energy resources, reduce greenhouse gas emissions and air pollution, and do so while maintaining vehicular access and circulation. More specifically, the policies and actions within this element address the following key transportation issues:

- Sprawling and segregated land use patterns have led to a high dependency on single-occupancy automobile trips;
- There is a need for better coordination of land use and transportation project review procedures to enable efficient and connected development patterns;
- Road widening and new facilities to address automobile congestion are not by themselves feasible solutions to the region's mounting congestion and long commutes (*See Policy T*
- *3.3: Redefining LOS*);
- Even with programmed investments, the future transportation system is projected to be severely constrained by the year 2035;
- The enormous growth experienced and planned in Raleigh will transform the City into the center of the region, and has the potential of changing the dynamics of the region's transportation system;
- Traffic calming will continue to be an issue for many neighborhoods as traffic levels increase on major thoroughfares and drivers seek alternative routes using local residential streets;
- There are limited multi-modal facilities that provide transit, bicycle and pedestrian accessibility, and help reduce congestion;
- Better coordination is needed among transportation planning partners such as: NCDOT, CAMPO, Triangle Transit, Capital Area Transit, and the surrounding counties and cities;
- Safety issues must be addressed along corridors, at intersections, and at locations with bicycles and pedestrians; and,
- Limited efficiency and coverage area of the current transit system prevents it from being an attractive alternative to the automobile.

Achieving a balanced and effective transportation system will require a greater investment in transit, pedestrian, and bicycle infrastructure. Detailed information concerning the underlying issues and background information can be found in the Community Inventory Report.

For Raleigh to meet the vision theme of Economic Prosperity and Equity, the transportation system must be multi-modal, operate efficiently, and provide all users with the ability to reach their destinations safely. Raleigh needs to provide facilities and services that meet the needs of the City's residents and visitors including senior citizens, the disabled, and transit-dependent persons.

Not only does the transportation system provide for the mobility of people and goods, but over the long term it influences patterns of growth and the level of economic activity through the accessibility it provides to adjacent land uses. To meet the vision theme of Coordinating Land Use and Transportation, the Comprehensive Plan must provide policies to help reduce the need for trip-making (particularly single-occupant vehicle, or SOV, trips), provide choices for shorter trips, and encourage walking, bicycling, and transit use. The Transportation and Land

Use Elements must mutually reinforce one another and provide Raleigh with a foundation to make informed decisions.

When considering the relationship of transportation with vision themes such as Growing Successful Neighborhoods and Communities and Greenprint Raleigh, it is important to consider social and environmental impacts. Reducing auto trips and auto dependency can make significant improvements to air quality. By using Context Sensitive Solutions (CSS), transportation investments can be developed that meet the needs of citizens and the surrounding land uses.

Another vision theme addressed in the Transportation Element is Managing Our Growth. By 2035, Raleigh's roadway network will be extremely congested. It will not be possible to widen many congested roads due to limited funding and right-of-way. The problem can be attributed to extensive low density growth patterns, where 35 percent of commuters have a commuting travel time greater than 30 minutes, and per capita vehicle miles greatly exceed national norms for metro areas. Additionally, nearly 94 percent of Raleigh's population relies on highway-based trips, concentrating traffic pressure on highway corridors. In order for Raleigh's transportation network to remain sustainable and continue to operate effectively, it will be important to manage the assets already in place and determine the most fiscally responsible transportation investments. This will also take considerable coordination between planning partners such as: North Carolina Department of Transportation (NCDOT), Capital Area Metropolitan Planning Organization (CAMPO), Triangle Transit, Capital Area Transit, and the surrounding counties and cities.

Selected Policies and Actions

These are some of the Policies and Actions in the Transportation Element that emphasize Interjurisdictional coordination.

Policy T 2.12
Interjurisdictional Transportation Planning
Continue to work with regional planning partners and local transportation agencies to coordinate transportation planning, operations, and funding priorities and to identify existing and future transportation corridors that should be linked across jurisdictional boundaries so that sufficient right-of-way may be preserved.

Policy T 2.13
Increasing Vehicle Occupancy
Encourage and support programs that increase vehicle occupancy, including the provision of traveler information, shuttles, preferential parking for carpools/vanpools, park and ride, transit pass subsidies, and other methods (refer to Triangle Region Long Range TDM Plan).

Policy T 2.17
Bridge Improvements
Coordinate with NCDOT for bridge monitoring, maintenance, and rehabilitation. Bridge improvements should be considered when roadway investments are being pursued.

Action T 2.5
Inter-modal Facility Prioritization

Work with CAMPO in the prioritization of inter-modal transportation facilities to ensure that adequate funding consideration for the planning and programming of these facilities is being given as part of CAMPO's Transportation Improvement Program (TIP).

Policy T 3.1
Complete Street Standards
Promote Complete Street design standards that provide mobility for all types of transportation modes (pedestrian, bicycle, auto, transit) and support mutually-reinforcing land use and transportation decisions. Work with NCDOT to implement these design standards for state-maintained roads within the City's jurisdiction.

The Special Transit Advisory Commission (STAC) Report

The Special Transit Advisory Commission (STAC) was appointed by the Capital Area MPO and the Durham-Chapel Hill-Carrboro MPO to reevaluate regional transit options and develop a regional transit vision plan. The Commission's final report, presented May 2008, covers three major categories of investment – enhanced region-wide bus service, circulators, and rail.

Enhanced region-wide bus service
This would expand bus service throughout the region to connect communities and bring communities not presently served by transit into a regional transit network. Specific elements of this service include:

- High frequency express service between the Raleigh-Durham International Airport (RDU) and downtown Durham, downtown Raleigh (including the Convention Center), and the Cary train station park and ride;
- Rush Hour Only service to outlying communities;
- Enhanced bus service in core areas to support the rail and circulator investments;
- A system of park and ride lots to be served by the regional network and the express service; and
- Enhanced transit access for pedestrians and bicycles around park and ride lots and bus stops.

Circulators
New circulator service would provide increased and flexible travel options within major activity centers. The report recommends circulator "zones," leaving the specific designation of routes to individual jurisdictions and the MPOs. All circulators are anticipated to be buses initially, with the potential to transition to modern streetcars or trolleys in the future, depending on conditions and cost. Specific elements of this service include:

- RDU/RTP circulator connecting RDU to the Triangle Metro Center and other major activity areas in RTP; and
- Circulators in the downtown areas of Raleigh, Durham, Chapel Hill/Carrboro and Cary.

Rail
Recommended rail service and investments would connect the region's major activity centers, serve congested corridors, and provide opportunities to influence land use and development patterns. The North Carolina Railroad Shared Corridor Track Expansion Study is examining the feasibility of rush hour rail service on the Burlington-to-Goldsboro and Hillsborough-to-Chapel Hill/Carrboro corridors; STAC-recommended investments should be coordinated with the results of this study. Specific aspects of the recommended rail service include:

- The segments connecting Durham, RTP, Cary, downtown Raleigh, and north Raleigh will use diesel multiple unit (DMU) rail cars operating within existing railroad rights-of-way; and
- The segment connecting Chapel Hill to Durham will use Light Rail Transit (LRT), electrically-driven rail cars on a new alignment.

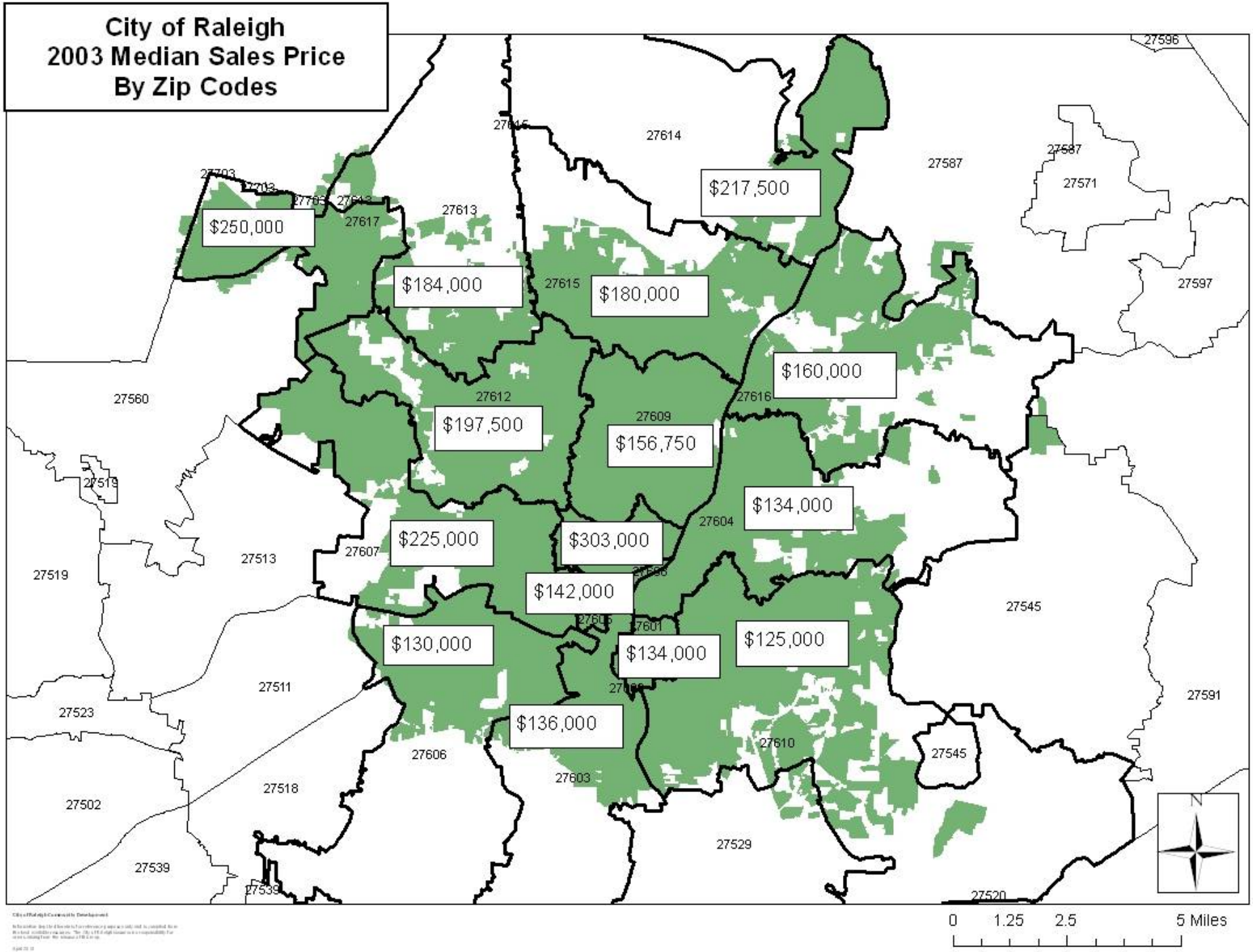
Implementation Challenges
Three central implementation challenges for this Vision Plan are funding, land use, and leadership and governance. STAC recommends a half-cent sales tax (5¢ per $10 in purchases) and a $10 increase in vehicle registration fee as two ways to increase local funding available for transit investments.

These new funds, when combined with existing local, state, and federal funding, plus debt financing, would be adequate to make the recommended transit improvements.
Pairing transit service and investment with local government investment in transit-supportive development policies and applying existing transit-supportive policies consistently are two specific strategies STAC recommends be used to encourage development patterns suited to transit investments and provide opportunities for increased transit usage.

Leadership and governance recommendations center on increased local and regional coordination. Specific STAC recommendations include: a greater accountability to voters by ensuring that elected officials serve in decision-making capacities for regional transit investments; encouraging continued cooperation between the MPOs; and establishing a regional staff committee from the working group that supported the work of the STAC to consult, study, and coordinate the completion of the Regional Transit Vision Plan.

Appendix L:

MAPS


City of Raleigh
2003 Median Sales Price
By Zip Codes
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$217,500
$180,000
$160,000
$197,500
$156,750
$134,000
$225,000
$303,000
$142,000
$130,000
$134,000
$125,000
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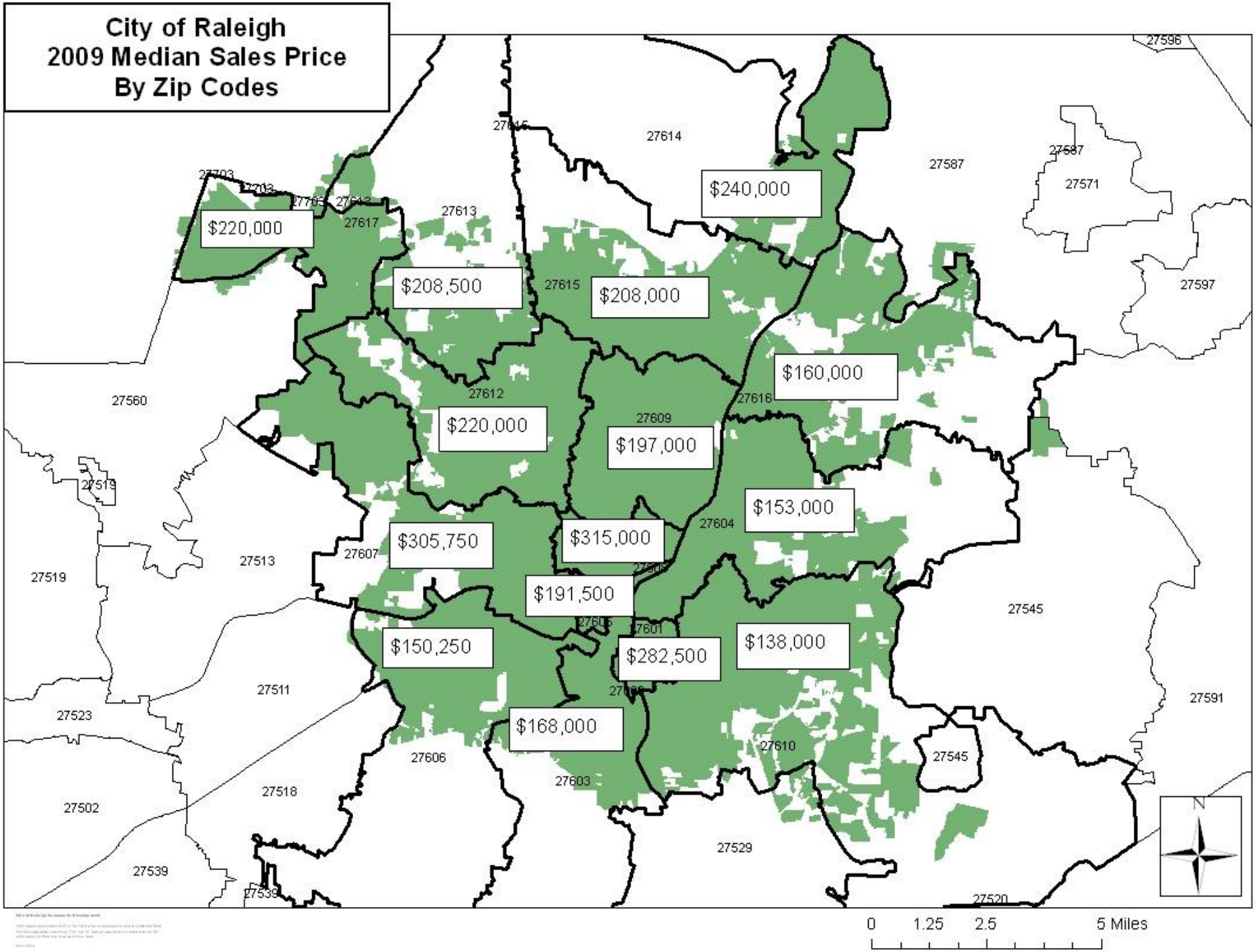
City of Raleigh
2009 Median Sales Price
By Zip Codes
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$150,250
$282,500
$138,000
$168,000
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27703
27703
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27613
27617
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27560
27612
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27609
27519
27604
27607
27513
27519
27545
27601
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27606
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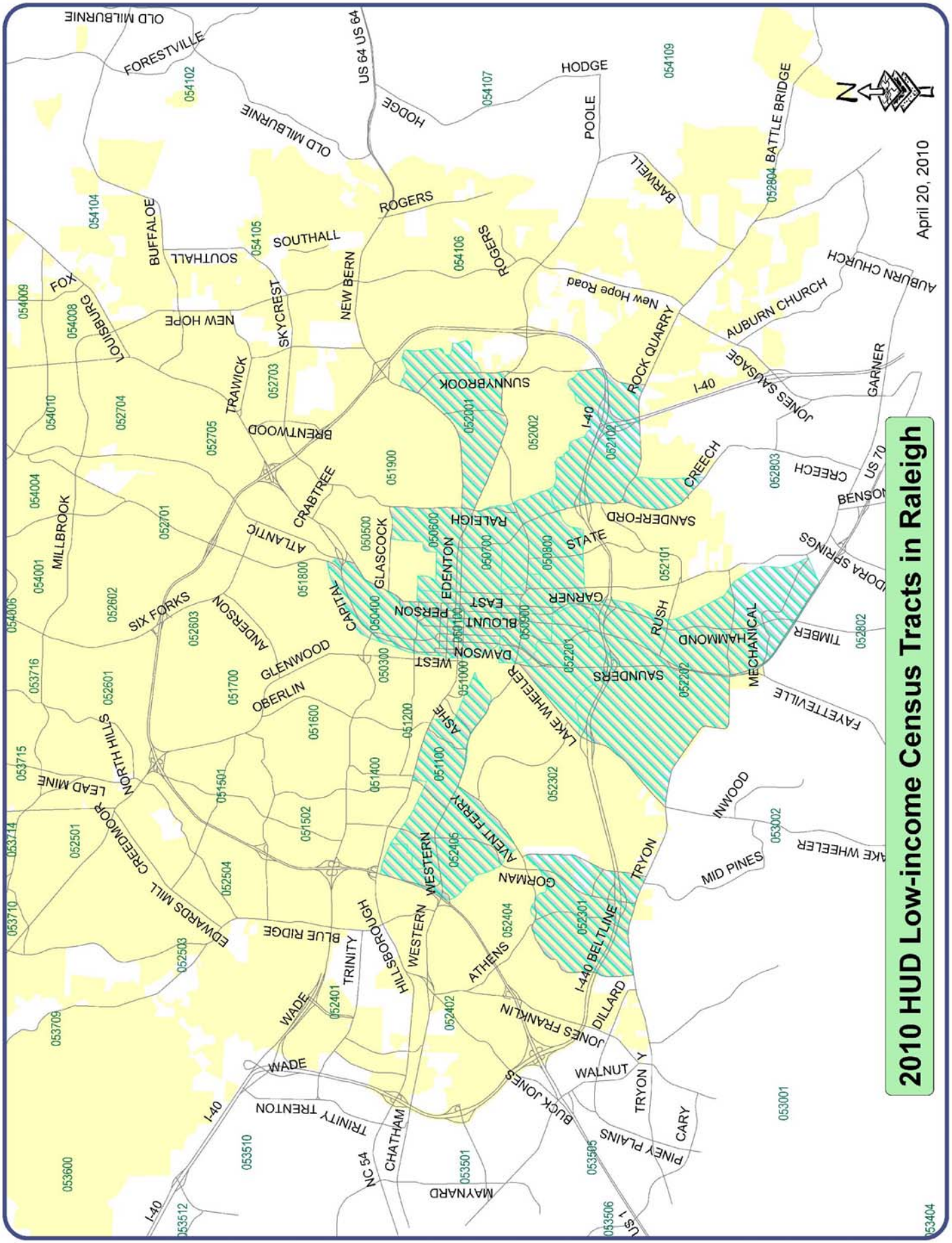
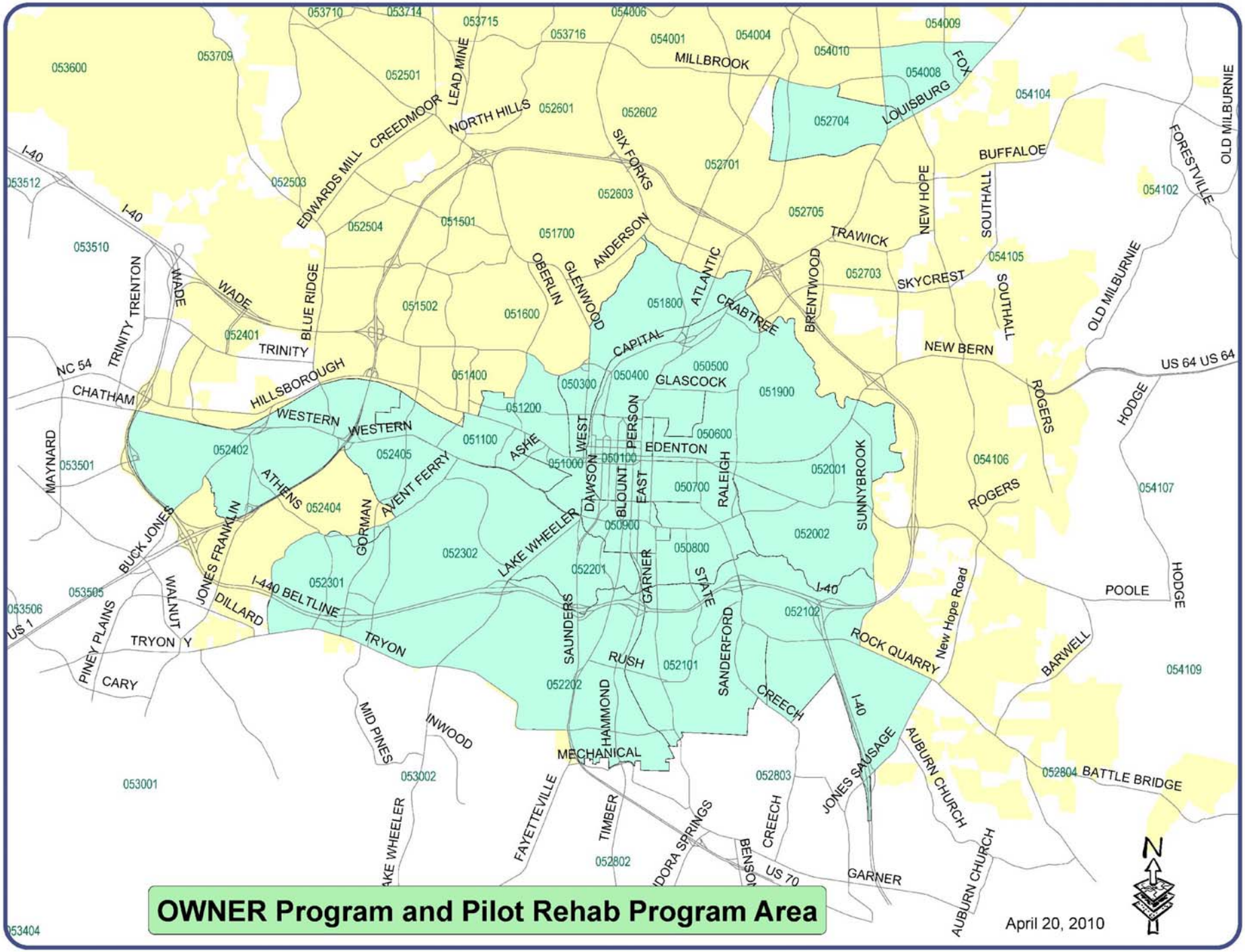
2.5
5 Miles


2010 HUD Low-income Census Tracts in Raleigh
April 20, 2010
N
OLD MILBURNIE
FORESTVILLE
US 64 US 64
HODGE
POOLE
BATTLE BRIDGE
BARWELL
ROGERS
SOUTHALL
BUFFALOE
NEW BERN
SKYCREST
NEW HOPE
FOX
LOUISBURG
TRAWICK
BRENTWOOD
New Hope Road
ROCK QUARRY
AUBURN CHURCH
JONES SAUSAGE
I-40
GARNER
SUNNYBROOK
CREECH
US 70
BENSON
SANDERFORD
STATE
RALEIGH
CRABTREE
ATLANTIC
MILLBROOK
GLASCOCK
EDENTON
EAST
PERSON
BLOUNT
DAWSON
WEST
CAPITAL
SIX FORKS
ANDERSON
GLENWOOD
OBERLIN
GARNER
RUSH
HAMMOND
MECHANICAL
TIMBER
SAUNDERS
LAKE WHEELER
FAYETTEVILLE
ASHE
NORTH HILLS
LEAD MINE
CREEDMOOR
EDWARDS MILL
AVENT FERRY
WESTERN
GORMAN
TRYON
INWOOD
MID PINES
BLUE RIDGE
HILLSBOROUGH
TRINITY
ATHENS
I-440 BELTLINE
DILLARD
JONES FRANKLIN
WADE
WALNUT
TRYON
BUCK JONES
TRINITY TRENTON
CHATHAM
PINEY PLAINS
CARY
NC 54
MAYNARD
US 1


OWNER Program and Pilot Rehab Program Area
April 20, 2010
N
MILLBROOK
LOUISBURG
FOX
NORTH HILLS
CREEDMOOR
LEAD MINE
EDWARDS MILL
SIX FORKS
ANDERSON
OBERLIN
GLENWOOD
ATLANTIC
CRABTREE
BRENTWOOD
TRAWICK
NEW HOPE
SOUTHALL
BUFFALOE
SKYCREST
FORESTVILLE
OLD MILBURNIE
NEW BERN
US 64 US 64
ROGERS
HODGE
POOLE
BARWELL
ROCK QUARRY
New Hope Road
I-40
CAPITAL
GLASCOCK
WEST
PERSON
EDENTON
BLOUNT
EAST
RALEIGH
SUNNYBROOK
DAWSON
ASHE
WESTERN
HILLSBOROUGH
CHATHAM
TRINITY
WADE
BLUE RIDGE
TRENTON
MAYNARD
ATHENS
AVENT FERRY
GORMAN
LAKE WHEELER
BUCK JONES
JONES FRANKLIN
WALNUT
DILLARD
I-440 BELTLINE
TRYON
PINEY PLAINS
CARY
NC 54
US 1
SAUNDERS
GARNER
STATE
SANDERFORD
RUSH
HAMMOND
CREECH
MECHANICAL
MID PINES
INWOOD
FAYETTEVILLE
TIMBER
DORA SPRINGS
BENSON
US 70
GARNER
JONES SAUSAGE
AUBURN CHURCH
BATTLE BRIDGE
053600
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053714
053715
053716
054006
054001
054004
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054009
054008
054104
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051501
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051600
051800
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050400
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051900
051200
051100
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052402
052405
051000
050100
052001
054106
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052404
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052002
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052302
050800
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052102
053505
053506
052202
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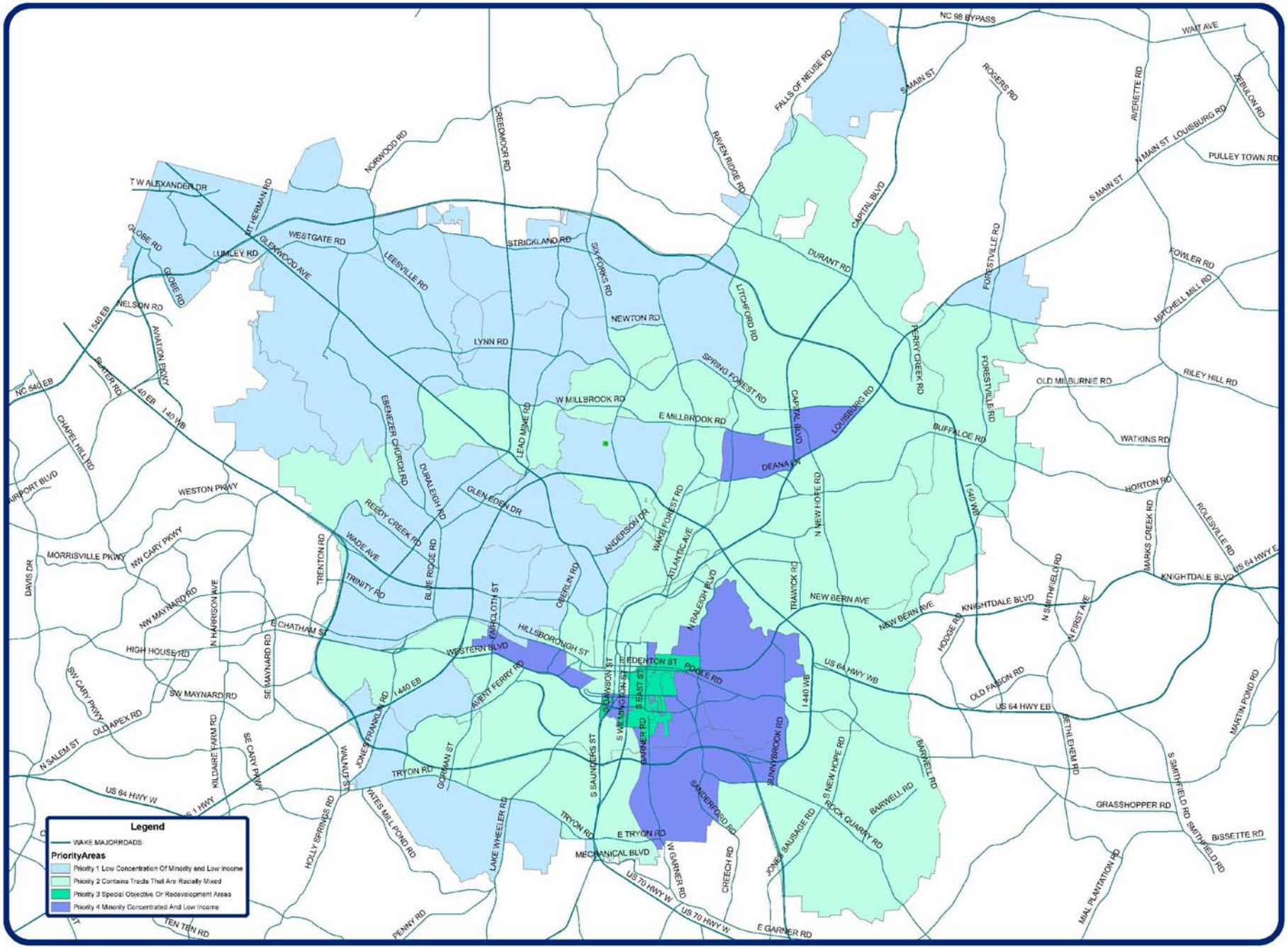
054102
054105
054109

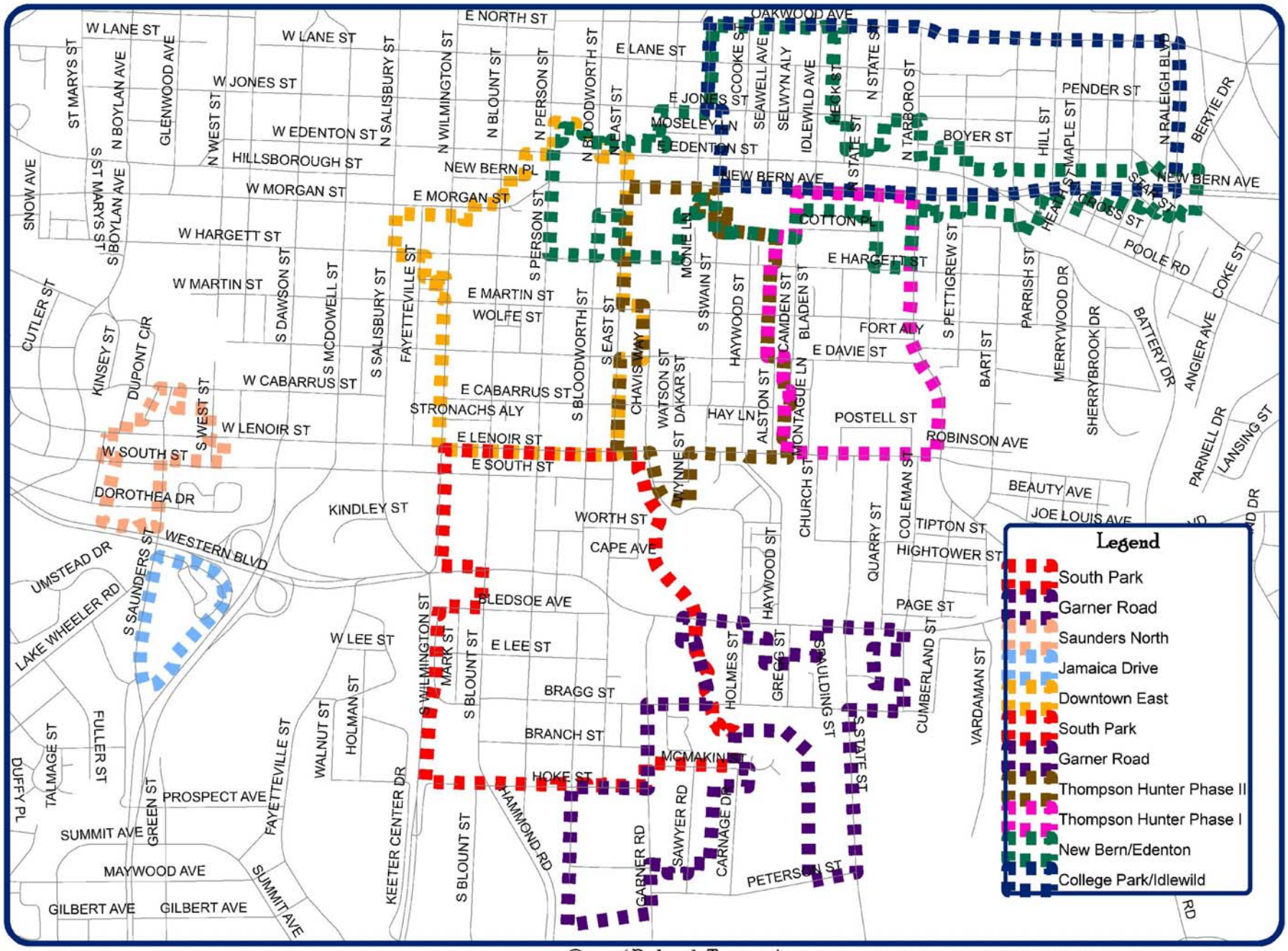


May 2010

1 0.5 0 1 Miles

Priority Areas for Scattered Site Policy

Information depicted herein is for reference purposes only and is compiled from the best available resources. The City of Raleigh assumes no responsibility for errors arising from the misuse of this map.


Legend
South Park
Garner Road
Saunders North
Jamaica Drive
Downtown East
South Park
Garner Road
Thompson Hunter Phase II
Thompson Hunter Phase I
New Bern/Edenton
College Park/Idlewild
W LANE ST
E NORTH ST
OAKWOOD AVE
E LANE ST
W JONES ST
E JONES ST
MOSELEY LN
W EDENTON ST
E EDENTON ST
HILLSBOROUGH ST
NEW BERN PL
NEW BERN AVE
W MORGAN ST
E MORGAN ST
W HARGETT ST
E HARGETT ST
COTTON PL
W MARTIN ST
E MARTIN ST
WOLFE ST
FORT ALY
E DAVIE ST
W CABARRUS ST
E CABARRUS ST
STRONACHS ALY
HAY LN
POSTELL ST
ROBINSON AVE
W LENOIR ST
E LENOIR ST
W SOUTH ST
E SOUTH ST
DOROTHEA DR
KINDLEY ST
WORTH ST
CAPE AVE
BEAUTY AVE
JOE LOUIS AVE
TIPTON ST
HIGHTOWER ST
PAGE ST
WESTERN BLVD
UMSTEAD DR
LAKE WHEELER RD
BLEDSOE AVE
W LEE ST
E LEE ST
BRAGG ST
BRANCH ST
HOKE ST
MCMAKIN ST
PROSPECT AVE
SUMMIT AVE
MAYWOOD AVE
GILBERT AVE
PETERSON ST
PENDER ST
BOYER ST
HILL ST
MAPLE ST
N RALEIGH BLVD
BERTIE DR
POOLE RD
COKE ST
BATTERY DR
ANGIER AVE
PARNELL DR
LANSING ST
ST MARYS ST
N BOYLAN AVE
GLENWOOD AVE
N WEST ST
S ST MARYS ST
S BOYLAN AVE
SNOW AVE
CUTLER ST
KINSEY ST
DUPONT CIR
S WEST ST
S DAWSON ST
S MCDOWELL ST
S SALISBURY ST
FAYETTEVILLE ST
N SALISBURY ST
N WILMINGTON ST
N BLOUNT ST
N PERSON ST
S PERSON ST
N BLOODWORTH ST
S BLOODWORTH ST
N EAST ST
S EAST ST
CHAVIS WAY
WATSON ST
DAKAR ST
MONIE LN
S SWAIN ST
HAYWOOD ST
CAMDEN ST
BLADEN ST
ALSTON ST
MONTAGUE LN
TYNNE ST
S PETTIGREW ST
PARRISH ST
MERRYWOOD DR
SHERRYBROOK DR
BART ST
CHURCH ST
COLEMAN ST
QUARRY ST
HAYWOOD ST
HOLMES ST
GREGG ST
SAULDING ST
CUMBERLAND ST
VARDAMAN ST
S STATE ST
N STATE ST
N TARBORO ST
SEAWELL AVE
SELWYN ALY
IDLEWILD AVE
COOKE ST
HOOK ST
HEARTS ST
CROSS ST
SALE ST
S SAUNDERS ST
TALMAGE ST
FULLER ST
DUFFY PL
GREEN ST
WALNUT ST
HOLMAN ST
KEETER CENTER DR
S WILMINGTON ST
MARK ST
S BLOUNT ST
HAMMOND RD
GARNER RD
SAWYER RD
CARNAGE DR
SUMMIT AVE
1,000 500 0 1,000 Feet
City of Raleigh Target Areas
Redevelopment Areas
Information depicted herein is for reference purposes only and is compiled from the best available resources. Work Plan items are subject to change. The City of Raleigh assumes no responsibility for errors arising from the misuse of this map.
May 11, 2010
N

Appendix M:

Tables

Table 1A
Homeless and Special Needs Populations

Continuum of Care Homeless Population and Subpopulations Chart

City of Raleigh, NC

Part 1: Homeless Population	Sheltered		Un-sheltered	Total	Data Quality
	Emergency	Transitional			
1. Homeless Individuals	442	280	121	843	
2. Homeless Families with Children	77	30	0	107	
2a. Persons in Homeless with Children Families	200	81	0	281	
Total (lines 1 + 2a)	642	361	121	1124	

Part 2: Homeless Subpopulations	Sheltered	Un-sheltered	Total	Data Quality
1. Chronically Homeless	145	38	183	
2. Severely Mentally Ill	23	20	43	
3. Chronic Substance Abuse	123	45	168	
4. Veterans	91	16	107	
5. Persons with HIV/AIDS	4	0	4	
6. Victims of Domestic Violence	30	3	33	
7. Youth (Under 18 years of age)	10	0	10	

Part 3: Homeless Needs Table: Individuals		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M	Plan to Fund	Fund Source: CDBG, HOME, HOPWA, ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5							
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Actual	% of Goal			
Beds	Emergency Shelters	850	533	317	1,000	0	1,000	0	1,000	0	1,000	0	1,000	0	5000	0	0%	H	Y	ESG
Beds	Transitional Housing	300	291	9	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!	L	N	
Beds	Permanent Supportive Housing	800	296	504	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!	H	N	
Beds	Total	1950	1120	830	1000	0	1000	0	1000	0	1000	0	1000	0	5000	0	0%			
Chronically Homeless		115	46															M	N	

Part 4: Homeless Needs Table: Families		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M	Plan to Fund	Fund Source: CDBG, HOME, HOPWA, ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5							
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Actual	% of Goal			
Beds	Emergency Shelters	300	171	129	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!	H	N	
Beds	Transitional Housing	260	246	14	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!	L	N	
Beds	Permanent Supportive Housing	1700	108	1592	50	0	50	0	50	0	50	0	50	0	250	0	0%	H	Y	Other
Beds	Total	2260	525	1735	50	0	50	50	0	0	50	0	50	0	200	50	25%			

Completing Part 1: Homeless Population. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and
Completing Part 2: Homeless Subpopulations. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered
Sheltered Homeless. Count adults, children and youth residing in shelters for the homeless. "Shelters" include all emergency shelters and transitional shelters for the
Unsheltered Homeless. Count adults, children and youth sleeping in places not meant for human habitation. Places not meant for human habitation include streets,

Table 1B
Special Needs (Non-Homeless) Populations

OMB Approval No. 2506-0117
(Exp. 4/30/2011)

SPECIAL NEEDS SUBPOPULATIONS	Priority Need Level High, Medium, Low, No Such Need	Unmet Need	Dollars to Address Unmet Need	Multi-Year Goals	Annual Goals
Elderly	M	14,048	$1,209,532,800	*	*
Frail Elderly	H	2,762	$237,808,200	*	*
Severe Mental Illness	H	56,716	$4,883,247,600	*	*
Developmentally Disabled	H	11,196	$963,975,600	*	*
Physically Disabled	H	11,924	$1,026,656,400	*	*
Persons w/ Alcohol/Other Drug Addictions	H	62,340	$5,367,474,000	*	*
Persons w/HIV/AIDS	H	700	$60,270,000	*	*
Victims of Domestic Violence	H	900	$77,490,000	*	*
Other				*	*
TOTAL		160,586	$13,826,454,600	*	*

Source: CHAS Data and American Survey

* The City cannot set goals because Raleigh issues Requests for Proposals for development.

Transition Table 1C
Summary of Specific Housing/Community Development Objectives
(Table 1A/1B Continuation Sheet)

Objective #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective
	Homeless Objectives					
1	Circles of Support—Housing Rental Subsidy	City	Families Housed	15		DH-1
2	City Representative to 10 Year Plan to End Homelessness—Salary	City	Work Plan	N/A		DH-3
*						
	Special Needs Objectives					
	Other Objectives					
*						

***Outcome/Objective Codes**

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

* The City responds to Requests for Proposals and cannot forecast what projects will be funded.

Table 2A
Priority Housing Needs/Investment Plan Table

PRIORITY HOUSING NEEDS (households)		Priority		Unmet Need
Renter	Small Related	0-30%	H	2,364
		31-50%	H	2,199
		51-80%	M	1,591
	Large Related	0-30%	H	595
		31-50%	H	589
		51-80%	M	680
	Elderly	0-30%	H	1,145
		31-50%	H	668
		51-80%	M	369
	All Other	0-30%	H	4,011
		31-50%	H	3,657
		51-80%	M	3,713
Owner	Small Related	0-30%	H	300
		31-50%	H	120
		51-80%	M	53
	Large Related	0-30%	H	95
		31-50%	H	40
		51-80%	M	30
	Elderly	0-30%	M	325
		31-50%	H	400
		51-80%	M	209
	All Other	0-30%	H	404
		31-50%	M	138
		51-80%	M	102
Non-Homeless Special Needs	Elderly	0-80%	M	1,338
	Frail Elderly	0-80%	H	1,509
	Severe Mental Illness	0-80%	H	3,372
	Physical Disability	0-80%	H	2,956
	Developmental Disability	0-80%	H	4,555
	Alcohol/Drug Abuse	0-80%	H	3,872
	HIV/AIDS	0-80%	H	560
	Victims of Domestic Violence	0-80%	H	720

Source: CHAS Data

HUD Table 2B: Non-Housing Community Development Needs		
Priority Community Development Needs	**Priority Need Level (High, Medium, Low)**	**Dollars to Address Unmet Priority Need**
PUBLIC FACILITY NEEDS *(projects)*		
Neighborhood Facilities	M	$ 1,470,000
Parks and/or Recreation Facilities	H	$ 85,786,000
Parking Facilities	M	$ 2,413,000
Non-Residential Historic Preservation	L	$ 500,000
Streetscape	L	$ 500,000
INFRASTRUCTURE *(projects)*		
Water/Sewer Improvements	H	$374,906,000
Streets	H	$177,769,000
Sidewalks	M	$ 7,348,000
PUBLIC SERVICE NEEDS *(people)*		
Youth Services	M	$ 250,000
Transportation Services/Transit	M	$ 4,897,000
Employment Training	H	$ 760,000
Financial and housing Counseling	H	$ 250,000
Language/Cultural Training	H	$ 1,500,000
ECONOMIC DEVELOPMENT		
Commercial/Industrial Rehabilitation	M	$ 3,500,000
Infrastructure Development	M	$ 79,639,000
Micro-Enterprise Assistance	M	$ 500,000
Technical Assistance	M	$ 400,000
PLANNING		
Planning	M	$ 222,500
TOTAL ESTIMATED DOLLARS NEEDED		**$742,610,500**
Source: City of Raleigh CIP		

City of Raleigh Projects 2010-11

Table 3 Matrix

Goals to Support Housing Activities Federally Funded Activities	HUD Activity Number	2010-11 Goal	Five Year Goal	Homeless	Low-Income Home Owners	Moderate-Income Home Owners	Very Low-Income Renters	Low-Income Renters	Moderate-Income Renters	Elderly	Neighborhood Revitalization
Acquisition and Assemblage (CDBG)	01	**20**	100		✓	✓					✓
Clearance and Demolition (CDBG)	03	**20**	75		✓	✓					✓
CHDOs (HOME)	04	**5**	15				✓	✓		✓	
Neighborhood Revitalization Infill Housing		**10**	50		✓	✓					
HOME Rehabilitation	07	**20**	100		✓					✓	✓
HOME Housing Production	13	**50**	200		✓		✓	✓		✓	
Property Disposition and Maintenance (CDBG)	10	**5**	25								✓
CDBG Rehabilitation	11	**4**	18		✓	✓					✓
Relocation (CDBG)	12	**15**	85				✓	✓			✓
City/Bond Funded Activities											
Joint Venture Housing		**40**	200				✓	✓		✓	✓
City Purchase/Rehab Program		**5**	25				✓	✓			✓
City-Wide Second Mortgage Program		**48**	200		✓	✓					
OWNER Second Mortgage Program		**7**	35		✓	✓					✓
Homeownership Counseling Program		**50**	250		✓	✓					
Limited Repair Assistance		**17**	80		✓					✓	
Non-Housing CD Programs											
Construction Jobs Training Program (CDBG)	05	**20**	100	✓	✓		✓	✓			
Public Services Programs (CDBG)	05	**150**	750		✓		✓	✓			

Housing Inventory Information

Continuum of Care Name: **Wake**

					Seasonal Beds			
Type	**Provider**	**Facility Name**	**Family Beds**	**Individual Beds**	**Number of Seasonal Beds**	**Availability Start Date**	**Availability End Date**	**O/V Beds**
ES	AME	Shelter		36				
TH	CASA	Aurora		6				
PH	CASA	514 Boylan		3				5
PH	CASA	3108 Chenault		2				
PH	CASA	513 Cleveland		4				
PH	CASA	718 Rosemont		4				
PH	CASA	601 Method		3				
PH	CASA	3110 Chenault		1				
PH	CASA	1321 Plymouth Ct.	3					
PH	CASA	3116 Brentwood Rd	3	0	0			0
PH	CASA	Academy Street	3	0				
PH	CASA	Supp. Hou.Grant '96 - Harrington Place		12				
PH	CASA	Pearce Avenue - Wake Forest	3	0	0			0
PH	CASA	1106 Garner Road		2				
PH	CASA	600 and 602 Rawls		2				
PH	CASA	620 Jones Street		5				
PH	CASA	610 and 612 Wynne Street		1	0			0

PH	CASA	624 Jones Street		4				
PH	CASA	Carolina Place/ 1131 Carlton		7	0			0
PH	CASA	Boylan-8 - 212 N. Boylan		6				
PH	CASA	Ashe Ave		2				
PH	CASA	308 Holloway		2				
PH	CASA	318 E. South ST		2	0			
PH	CASA	108 N. State Street		4				
PH	CASA	1524 Sunrise Street		4				
PH	CASA	Crest Varsity		2				
PH	CASA	Families at Home-HUD 2003 (Oak Hollow)	25		0			0
PH	CASA	Stafford		1	0			0
PH	CASA	Hope Crest/Poole Road		10	0			60
PH	CASA	Crest Commons 1407 Crest		5	24			
PH	CASA	The Salisbury Apartments 0 Bluebird Court		10	0			15
PH	CASA/WCHS	Rental Vouchers		20				
PH	CASA/WCHS	Housing First Shelter + Care		18				
PH	CASA/WCHS	Shelter + Care	16	98				15
PH	CASA/WCHS	Housing First Shelter + Care		2				
PH	CASA/WCHS	Shelter + Care	49	7				
PH	DHIC	Lennox Chase		9	0			0

PH	DHIC	Avonlea Apartments		2				
PH	DHIC	Sedgebrook Apartments		2				
PH	DHIC	Lennox Chase		9				
TH	Emmaus House	Transitional Housing		7	0			0
ES	Haven House	Wrenn House	0	6				
TH	Haven House	Transitional Housing	10	10				
TH	Haven House	Transitional Housing	0	20				7
ES	Healing Place	Women's Emergency Shelters		47				7
ES	Healing Place	Men's Emergency Shelters		98				20
TH	Healing Place of Wake Co.	Transitional Housing Men		82				
TH	Healing Place of Wake Co.	Transitional Housing Women		52				
TH	Passage Home	Hopes & Dreams	27	4				
TH	Passage Home	Essential Services	56	0	0			0
PH	Passage Home	Ruth's House (Franklin Woods)	33	0				
PH	Passage Home	Hollenden Place	66	0				
PH	Passage Home	Jobs Journey	0	24				
ES	PLM Families Together	Brookside	66					
ES	PLM Families Together	Plainview/Polly	32					
ES	Raleigh Rescue Mission	Women and Children's Shelter		22				5

ES	Raleigh Rescue Mission	Men's Shelter		10				5
TH	Raleigh Rescue Mission	Beacon Haven House		25				
TH	Raleigh Rescue Mission	Men's Transitional Housing		28				
ES	Salvation Army Wake	Family Shelter	33					
TH	Southlight	Supervised Indep. Living		23	0			0
TH	Step Up Ministry	Transitional Housing	10	12				
TH	The Carying Place	Transitional Housing	44					
ES	Urban Ministries of Wake	Helen Wright Center		36				10
ES	Wake Co. Human Services	S. Wilmington St Ctr		234				107
ES	Wake Interfaith Hospitality	Family Shelter	40					
TH	WCHS	SWSC Incentive Housing Dorm		19				
TH	Womens Center of Wake	Epiphany House		3				
PH	Womens Center of Wake	Davie Street		2				
PH	Womens Center of Wake	Rankin Street	3					
PH	Womens Center of Wake	Jones Franklin Road	3	0				