



City of Raleigh

FY 2016-2017

Draft

Annual Action Plan

Updated March 29, 2016

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To comment on the draft Action Plan:

The process for development of the city-wide 2016-2017 Annual Action Plan for Raleigh housing and community development programs continues. In order to gather feedback on the 2016-2017 Action Plan Draft, a Public Meeting was held on Tuesday, March 22 at 6:00 p.m. at Tarboro Road Community Center. As described by HUD, a city's Action Plan "provides a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan." The March 22 meeting was an opportunity to provide additional input to City staff prior to the July 1, 2016 beginning of the next fiscal year.

Previous Action Plan activities in this cycle included a public Open House that took place on November 19, 2015 at Chavis Community Center followed by a Public Hearing on December 1, 2015. The second Public Hearing concerning the draft will be held on April 5, 2016 after 7 p.m. in City Council Chambers. There will be a 30-day comment period on the draft Action Plan (March 22 – April 22) prior to City Council adoption/delivery to the U.S. Department of Housing and Urban Development (HUD) in May 2016.

Send any comments by email to cd.info@raleighnc.gov or hand-deliver to: 310 West Martin Street, or by mail: CD Action Plan; P.O. Box 590; Raleigh, NC 27602-0590.

Copies of the Draft Action Plan were available at the March 22 meeting, at the CDD office, and on the City of Raleigh website under Housing and Neighborhoods Department.

For additional information about any of these activities, please contact the Community Development Division at (919) 996-4330 between the hours of 8:30 a.m. and 5:15 p.m., Monday through Friday or email cd.info@raleighnc.gov. Deaf and hearing-impaired individuals may call (919) 996-3107.

AP-05 Executive Summary

1. Introduction

This 2016-2017 Action Plan is the second year of Raleigh's 2016-2020 Five-Year Consolidated Plan, required by the U.S. Department of Housing and Urban Development (HUD), that identifies an entitlement community'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. The Consolidated Plan provides guidance for Raleigh for the period July 1, 2015—June 30, 2020.

The City of Raleigh must submit an Action Plan every year to illustrate how it is meeting its housing and community development needs. The Action Plan also functions as an application for funding from HUD for the following federal programs:

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

In addition to these federal programs, local sources of funds contribute to implementing the City of Raleigh Consolidated Plan. They include the City's Affordable Housing Bond funds and general tax revenue.

The Consolidated Plan established a unified, coordinated vision for community development that benefits low-income residents and areas for the period July 1, 2015—June 30, 2020 and this one-year Plan states how that will take place from July 1, 2016 – June 30, 2017 . The City of Raleigh gathers input from citizens, consults its community development partners and conducts extensive research to determine housing and community development needs. The City partners as well with nonprofit and for-profit organizations, neighborhood groups, and other local governments to undertake specific actions with the strategies developed. A key element of the Consolidated Plan and each Action Plan is the collaborative nature of the process.

2. Summarize the objectives and outcomes identified in the Plan

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

Performance measurement is a process for determining how effectively programs are meeting needs. Each year, the City establishes measurable 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 need continues to outpace the production of affordable housing units as land costs increase and older private market rental communities make way for new unsubsidized (sometimes upscale) apartments. The message clearly heard from the public during the input gathering phase of the ConPlan planning process was this: Increase the production of new affordable housing units. To achieve this will require new programs and new approaches.

The same is true for the homeless to housing continuum. Though the total number of homeless has not increased over the past several years, the number has remained constant and the demographics have changed. There are a growing number of homeless single women, as well as women with children for whom circumstances have forced them to find refuge in their cars or similar places. The City, County, and Continuum of Care organization last year revisited how services are provided, to increase coordination among funding sources and to work toward a more coordinated system from the existing variety of services and agencies. This work began with the a Request for Proposals (RFP) for ESG funds where the City, County, and the Partnership to End and Prevent Homelessness, the local Continuum of Care (CoC) organization, combined their funds into one RFP. This change will reduce paperwork and focus funding more effectively. The same partners are working on the development of a multiservice center for the homeless, with the added participation of Catholic Charities. The center will function as a coordinated assessment and engagement point and will support and enhance the continued community implementation of Housing First. This Five-Year Consolidated Plan identifies as an activity the use of local funds for a capital investment, along with the County and the Partnership, into the construction of such a center.

Neighborhood revitalization was another need identified through the public process. The City has worked in redevelopment areas for decades and made great strides in revitalizing blocks within the City's nine redevelopment areas. But the geographic scope of the redevelopment areas is vast compared to available resources. For this year the City intends to combine infrastructure improvements and new housing programs with existing housing programs and geographically focus them to make a concentrated impact. Neighborhood Revitalization Strategy Areas (NRSA) designation for two neighborhoods are requested from HUD, beginning with College Park/Washington Terrace to allow greater flexibility in the use of HUD funds while establishing benchmarks for accountability.

Evaluation of past performance helps promote improvement and encourages adaptation to emerging trends. This Plan is intended to reflect that.

3. Evaluation of past performance

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

It is too early to measure the first full year of the 2016-2020 Consolidated Plan. The primary programs administered by Community Development and the number of affordable housing units produced by those programs over the most recent five years are listed below:

Rental development: 694

Second mortgages: 249

Homeowner rehabs: 71

New construction, single-family, homebuyers: 31

CD rental portfolio rehabs: 29

Neighborhood Stabilization Program (NSP) (rental and new construction homebuyers): 27

Total units: 1,101

4. Summary of Citizen Participation Process and consultation process

The Planning Process

All comments gathered during the public input process and consultations with the City's community development partners in the development of this plan have been included as attachments.

Public Meetings and Hearings

Participation of the general public and public and private organizations was important to the development of this Consolidated Plan. The meetings included two public hearings (December 1, 2015 and April 5, 2016), two public meetings (November 19, 2015 and March 22, 2016), and multiple meetings in the development of the City's first NRSA Plan. . The Public Hearings were advertised in local newspapers at least 12-14 days in advance, as were the two public meetings. The City and County worked together on gathering this input from their community development partners and information was shared among them. This input helped identify and prioritize community needs, develop strategies and action plans, identify community resources and 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 the Consolidated Plan on which the Action Plan is based.

Lead Agency: Raleigh's Housing & Neighborhoods Department, Community Development Division

The Community Development Division of Raleigh's Housing & Neighborhoods Department 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 agencies 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.

5. Summary of public comments

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

At the November 19, 2015 Open House conducted to engage citizens about their housing and community development needs/comment of the City's past performance, the following comments were delivered:

Homelessness

- I am concerned about families with children living in hotels because they don't have money for security deposits. The hotel on Capital north of downtown was going to be shut down because it's unsanitary but when they came to close it down they discovered children living there so instead of making the families homeless, the City officials didn't close it. How can these families with children be helped?
- Need for opportunities for homeless to be informed of options, programs, agencies, to get proper residential & services so they can improve their lives & become productive citizens of this great city of Raleigh.
- Need for proper residential affordable housing for homeless so they can live & try to improve their lives.

Neighborhood Revitalization

Clean up the area in South Park Redevelopment Area along Branch Street and Bragg Street, including Brown Birch

At the December 1, 2015 public hearing there was only one citizen who commented and she limited her comments to concerns about the process and her perception that the City had shortened its public notification period (from 30 days to 14) for the public hearing (however, the City followed the adopted Citizen Participation Plan standard of 12-14 days).

Other comments are included as an Attachment to this Plan as the March 22, 2016 public meeting and April 5, 2016 public hearing take place.

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

N.A.

7. Summary

[To be completed at the conclusion of the public comment process.]

PR-05 Lead & Responsible Agencies AP-10 Consultation

The Community Development Division actively seeks input from various sources in the development of the Action Plan. The Citizen Participation Plan establishes the minimum amount of outreach CD will engage it, which includes a Public Hearing in the fall seeking input on community development and housing needs of the Raleigh community, particularly the needs of those with incomes less than 80 percent of the area median income (AMI). Another Public Hearing is held in the spring to get feedback on the draft Action Plan developed over the winter by City staff that incorporates citizen input and City administration priorities.

Additional meetings are routinely held and this year was no exception. There were four meetings held: two public hearings in the City Council Chambers and two open house format meetings at community centers.

Consultation / Public Outreach		
<i>Date</i>	<i>Outreach</i>	<i>Location</i>
November 19, 2015	Open House	Chavis Community Center
December 1, 2015	Public Hearing	Council Chambers
March 22, 2016	Open House	Tarboro Community Center
March 28, 2016	South Central CAC	Roberts Park Comm. Center
April 5, 2016	Public Hearing	Council Chambers
April 12, 2016	North Central CAC	Tarboro Community Center

Additional meetings were held this year to gather input from the College Park neighborhood about planned revitalization investments that will begin this calendar year and will impact the 2016-2017 Annual Action Plan. Plans include replacing and upgrading all water, sanitary sewer, and storm water systems in East College Park, the area bounded by Hill Street, Oakwood Avenue, Raleigh Blvd, and New Bern/Edenton.

College Park Revitalization Meetings		
<i>Date</i>	<i>Outreach</i>	<i>Location</i>
October 6, 2015	Open house 11am—1pm	Washington Terrace Leasing Office
October 8, 2015	Open House 3—5pm	Tarboro Community Center
October 13, 2015	Open House 11am—1pm	Washington Terrace Leasing Office
October 15, 2015	Open House 3—5pm	Tarboro Community Center
October 20, 2015	Open House 6—7:30pm	Tarboro Community Center

Expected Resources

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

Introduction

The City of Raleigh expects to have approximately \$11 million per year for each of the 5 years covered by the Consolidated Plan. The sources of funding are: federal Community Development Block Grant (CDBG), federal HOME Investment Partnerships (HOME), federal Emergency Solutions Grant (ESG), City of Raleigh Affordable Housing Bonds, and City of Raleigh General Funds.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,850,762	1,509,032	0	4,359,794	13,079,382	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership	1,049,482	322,400	0	1,371,822	4,115,646	

Program	Source of Funds	Uses of Funds	Expected Amount Available				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	252,923	0	0	252,923	758,770	FY 2016-2017 will be the second year for agencies selected in an RFP to carry out homelessness prevention and other ESG-eligible activities.
General Fund	public - local	Admin and Planning Homebuyer assistance Housing	1,368,486	0	0	1,368,486	4,105,458	City General Fund dollars for HOME match and other community development activities and administration.

Program	Source of Funds	Uses of Funds	Expected Amount Available				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Acquisition Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab	4,000,000	0	0	4,000,000	16,000,000	City issued general obligation bond to pay for affordable housing activities. In addition, starting in FY 2016-17 an additional \$5.7 million in local general fund will be available for affordable housing.

Table 1 - Expected Resources – Priority Table

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

Federal funds will be used to leverage other funds in the following ways:

1. Affordable Housing Development: market rate loans, other public financing (State, County)
2. ESG: County and State ESG funds, as well as funds that will be used for match
3. CDBG: market rate financing for homebuyers and construction for homeownership

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

The City of Raleigh has acquired property in both the College Park redevelopment area and the South Park redevelopment area. This property will be utilized for the community development and neighborhood revitalization activities described in this Consolidated Plan.

Discussion

Funds will be used for activities that support the priorities of the Consolidated Plan:

1. Affordable Housing
2. Enhancement of the Homeless to Housing Continuum
3. Neighborhood Revitalization

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase the supply of affordable housing	2016	2017	Affordable Housing Homeless Non-Homeless Special Needs	CITYWIDE	Supply of Affordable Housing	HOME: \$750,000 General Fund & Affordable Housing Bond: \$10,800,000	Rental units constructed: 80 Household Housing Unit Rental units rehabilitated: 20 Household Housing Unit Homeowner Housing Added: 5 Household Housing Unit Homeowner Housing Rehabilitated: 25 Household Housing Unit Direct Financial Assistance to Homebuyers: 65 Households Assisted Buildings Demolished: 8 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Enhance the homeless to housing continuum	2016	2017	Homeless	CITYWIDE	Homelessness to Housing Continuum	CDBG: \$100,000 ESG: \$252,923 General Fund: \$50,000	Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted Homeless Person Overnight Shelter: 1850 Persons Assisted Homelessness Prevention: 30 Persons Assisted
3	Neighborhood revitalization	2016	2017	Affordable Housing Non-Housing Community Development	SOUTH PARK REDEVELOPMENT AREA CITYWIDE COLLEGE PARK	Neighborhood Revitalization	CDBG: \$2,670,808 General Fund: \$590,960	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 525 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Increase the supply of affordable housing
	Goal Description	The activities to be funded under this goal are: <ul style="list-style-type: none"> • Construction and rehabilitation of rental units • Construction and rehabilitation of homeowner housing • 2nd mortgages for homeowners
2	Goal Name	Enhance the homeless to housing continuum
	Goal Description	The activities that will be funded under this goal are: <ul style="list-style-type: none"> • Rapid re-housing • Homelessness prevention • Shelter operations • Support of the Executive Director position for the Raleigh/Wake Partnership to End and Prevent Homelessness
3	Goal Name	Neighborhood revitalization
	Goal Description	The activities funded under this goal are: <ul style="list-style-type: none"> • Public facility and infrastructure improvements and site planning. NOTE: beneficiary determined by counting all lots in ECP. • Public services

Projects

AP-35 Projects – 91.220(d)

Introduction

One Year Action Plans are required for each of the five years of the Five Year Consolidated Plan. The Action Plan implements the strategies in the Consolidated Plan of addressing the housing needs of very low-, low-, and moderate-income citizens of Raleigh. The One Year Plan enables investors, nonprofit organizations, program administrators, elected officials, and concerned citizens to work with the City in the development of affordable housing and community development programs. This Action Plan covers July 1, 2016, through June 30, 2017. This will be the second year of the City’s 2016-2020 Consolidated Plan.

The Action Plan describes the City’s plans for the expenditure of federal housing dollars for the coming fiscal year. It outlines the activities to be carried out with three (3) formula

grants: Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME), and Emergency Solutions Grant (ESG). The Action Plan includes neighborhood revitalization activities funded with CDBG funds and local initiatives supported with City funds. Economic development activities and special partnerships with nonprofits and private entities are also described in the plan.

In FY 2016-17, the City anticipates a budget for housing and community development of approximately \$11,760,000, from federal and local resources. Programs that will continue to be funded include the Rental Development (formerly known as Joint Venture Rental) program, Homeowner Rehabilitation, Homebuyer Assistance, City-Owned Rental Units for very low-income renters, and a job-training program. Neighborhood revitalization activities include acquisition of substandard housing, relocation of eligible households and businesses, demolition of dilapidated structures and development incentives such as infrastructure improvements to downtown neighborhood housing sites. Homeownership Development is an anticipated new program in FY 2016-2017 to encourage the production of additional affordable homeownership units through acquisition/rehabilitation assistance to nonprofit builders.

Continuing implementation of the 2016-2020 Consolidated Plan includes affordable housing development, neighborhood revitalization and economic development to benefit the City of Raleigh’s residents. The housing program is designed to serve the housing needs of five major groups of its residents: very low-income renter households, homeless persons and families, elderly and persons with disabilities in need of supportive housing, low- and moderate-income homebuyers, and homeowners needing significant rehab assistance.

The projects listed below are funded with only federal funds or a combination of federal and local funds. The City will use \$1,210,000 in bond and City general funds for a homebuyer assistance program. This project is not listed below because it is funded with only local dollars. The homebuyer assistance program is expected to assist approximately 65 households in the Action Plan year. The City also anticipates using \$1,295,092 in general fund in the coming year for administrative activities.

Projects

#	Project Name
1	Administration-PACs-CDBG 2016/17
2	Public Services -CDBG 2016/17
3	Acquisition-CDBG 2016/17
4	Relocation-CDBG 2016/17
5	Demolition-CDBG 2016/17
6	Public Works/Site Improvements-CDBG 2016/17
7	Property Maintenance-CDBG 2016/17
9	Administration-HOME 2016/17
10	CHDO-HOME 2016/17
11	Rehabilitation-HOME 2016/17
12	Rental Housing Development- HOME 2016/17
13	ESG16 Raleigh

Table 3 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing

underserved needs

All allocation priorities support the overall priorities of the Consolidated Plan and address underserved needs of lack of affordable housing, homeless services and housing, supportive housing, and neighborhood revitalization. The main obstacle in addressing underserved needs is that the needs of the community outweigh the funding available to address the needs.

AP-38 Project Summary

Project Summary Information

1	Project Name	Administration-PACs-CDBG 2016/17
	Target Area	CITYWIDE
	Goals Supported	Increase the supply of affordable housing Neighborhood revitalization
	Needs Addressed	Supply of Affordable Housing Neighborhood Revitalization
	Funding	CDBG: \$857,780
	Description	Administration and project administration costs for CDBG.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	These are administrative activities which allow the City to carry out all other CDBG activities proposed in this plan.
	Location Description	
	Planned Activities	
2	Project Name	Public Services -CDBG 2016/17
	Target Area	CITYWIDE
	Goals Supported	Neighborhood revitalization
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$367,800 General Fund: \$5,000
	Description	Activities funded from CDBG public services.
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2,000 low and moderate income households will benefit from the proposed activities.
	Location Description	Activities will be carried out on a City-wide basis.
	Planned Activities	<ol style="list-style-type: none"> 1. Homebuyer Training 2. Police Officer Rental Program 3. Community Enhancement Grants: \$175,000 in nonprofit grants to organizations approved by City Council. 4. S. Wilmington St. Center Operations 5. NC Homebuilders Job Training Program
3	Project Name	Acquisition-CDBG 2016/17
	Target Area	CITYWIDE
	Goals Supported	Increase the supply of affordable housing Neighborhood revitalization
	Needs Addressed	Supply of Affordable Housing
	Funding	CDBG: \$773,000 City of Raleigh Affordable Housing Bond: \$200,000
	Description	Acquisition of property for land assembly for new affordable housing.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Acquisition is linked to demolition and relocation in the Community Development Division budget. There is an estimate of 10 acquisitions, 8 demolitions and 5 relocations for this Action Plan year.
	Location Description	
Planned Activities	Acquisition of approximately 10 sites.	
4	Project Name	Relocation-CDBG 2016/17
	Target Area	CITYWIDE
	Goals Supported	Neighborhood revitalization
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$238,000

	Description	Relocation assistance for residents of redevelopment areas to safe, affordable housing.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Relocation is linked to acquisition and demolition in the Community Development Division's budget. The budgeted amount for these activities is in the acquisition project description. It is estimated that there will be 10 units acquired, 8 units demolished, and 5 households relocated during this Action Plan year.
	Location Description	
	Planned Activities	Relocation of residents of city-purchased properties to safe and affordable housing.
5	Project Name	Demolition-CDBG 2016/17
	Target Area	CITYWIDE
	Goals Supported	Neighborhood revitalization
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$110,000
	Description	Demolition of blighted properties.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Demolition is linked to acquisition and demolition in the Community Development Division's budget. The budgeted amount for these activities is in the acquisition project description. It is estimated that there will be 10 units acquired, 8 units demolished, and 5 households relocated during this Action Plan year.
	Location Description	
	Planned Activities	Demolition of 8 properties.
6	Project Name	Public Works/Site Improvements-CDBG 2016/17
	Target Area	COLLEGE PARK
	Goals Supported	Neighborhood revitalization
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$796,674 General Fund: \$1,500,000
	Description	
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 105 households in College Park will benefit from the proposed activities.
	Location Description	
	Planned Activities	Infrastructure improvements in College Park: 1. Water/sewer 2. Street paving
7	Project Name	Property Maintenance-CDBG 2016/17
	Target Area	CITYWIDE
	Goals Supported	Neighborhood revitalization
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$50,700
	Description	Property maintenance of City-owned property.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	n/a-lot maintenance
	Location Description	
	Planned Activities	City-owned lot maintenance.
8	Project Name	Administration-HOME 2016/17
	Target Area	CITYWIDE
	Goals Supported	Increase the supply of affordable housing Neighborhood revitalization
	Needs Addressed	Supply of Affordable Housing
	Funding	HOME: \$150,659
	Description	Administration of HOME grant.
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Administrative activities that allow the Community Development Department to perform HOME activities.
9	Project Name	CHDO-HOME 2016/17
	Target Area	CITYWIDE
	Goals Supported	Increase the supply of affordable housing
	Needs Addressed	Supply of Affordable Housing
	Funding	HOME: \$152,316
	Description	HOME funds for CHDO projects.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	These funds will be used in conjunction with other HOME or local funds. The goal for the development of rental units is listed under the Rental Housing Development-HOME project.
	Location Description	
	Planned Activities	Funding of a CHDO for the development of affordable rental housing.
10	Project Name	Rehabilitation-CDBG and HOME 2016/17
	Target Area	CITYWIDE
	Goals Supported	Increase the supply of affordable housing Neighborhood revitalization
	Needs Addressed	Supply of Affordable Housing Neighborhood Revitalization
	Funding	CDBG: \$700,000, HOME: \$750,000 General Fund: \$10,000 City of Raleigh Affordable Housing Bond: \$300,000
	Description	Rehabilitation of substandard housing.
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 40 low and moderate income homeowners will benefit from the proposed activities.
	Location Description	
	Planned Activities	Rehabilitation of substandard homes owned by low and moderate income households
11	Project Name	Rental Housing Development- HOME 2016/17
	Target Area	CITYWIDE
	Goals Supported	Increase the supply of affordable housing
	Needs Addressed	Supply of Affordable Housing
	Funding	HOME: \$750,000 General Fund: \$387,578 City of Raleigh Affordable Housing Bond: \$2,300,000
	Description	Funding of the development of affordable rental housing.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 200 households earning below 60% AMI, some earning well below 60% AMI, will benefit from the proposed activities.
	Location Description	
	Planned Activities	<ol style="list-style-type: none"> 1. Development of new affordable rental units 2. Preservation of affordable rental units through rehabilitation of existing units
12	Project Name	ESG16 Raleigh
	Target Area	CITYWIDE
	Goals Supported	Enhance the homeless to housing continuum
	Needs Addressed	Homelessness to Housing Continuum
	Funding	ESG: \$252,923 General Fund: \$50,000
	Description	Funding of ESG activities (rapid re-housing, prevention, and shelter operations) by Women's Center, PLM Families Together, and Hope Center at Pullen: second year of funding.

	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	<ol style="list-style-type: none"> 1. Approximately 470 homeless households will be served through emergency shelter and rapid re-housing activities 2. Approximately 30 households earning at or below 30% AMI will be served through homelessness prevention activities
	Location Description	n/a
	Planned Activities	Funds will support emergency shelter, rapid re-housing, and homelessness prevention activities for homeless services agencies.

AP-50 Geographic Distribution – 91.220(f)

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

East College Park is a redevelopment area in which the City has nearly completed its acquisition activities and is about to start the largest infrastructure project ever implemented with primarily CDBG resources. The \$5 million+ construction project will begin in spring 2016 and the phase covered by FY 2016-2017 will require half of the City’s CDBG resources. South Park/Garner Road is another focus area of City redevelopment during the five year term of the ConPlan.

Geographic Distribution

Target Area	Percentage of Funds
SOUTH PARK REDEVELOPMENT AREA	25
CITYWIDE	25
COLLEGE PARK	50

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Raleigh has used redevelopment areas to allocate CDBG for neighborhood revitalization purposes since the start of its CDBG entitlement status. They are areas that qualify as “blighted” under state law.

Discussion

The City of Raleigh has had success in its geographic allocation of housing and community development investments as private investment has been drawn into all of the areas where a concentrated investment of CDBG and other resources has been used to remove blight and create new affordable housing opportunities.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The one-year goals for affordable housing are outlined below.

One Year Goals for the Number of Households to be Supported	
Homeless	20
Non-Homeless	30
Special-Needs	10
Total	60

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	50
The Production of New Units	120
Rehab of Existing Units	40
Acquisition of Existing Units	10
Total	220

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

Discussion

The one year goals for homeless persons to be supported include the number of persons to be served through rapid re-housing. The goal for non-homeless is the number of persons to be supported through homelessness prevention. Special needs housing estimates are the number of units anticipated to be developed for special needs populations based on an average of what the City has completed over the past 5 years.

The number of households supported through rent assistance is an estimate of rapid re-housing (20 households) and homelessness prevention (30 households). The production of units and rehabilitation of existing units are based on averages of what has been done in the past 5 years. The acquisition of units is left blank because the City generally funds acquisition and rehabilitation of rental units together (total of 10 units). The rehabilitation of existing units also includes the estimates for homeowner rehabilitation (total of 40 units).

AP-60 Public Housing – 91.220(h)

Introduction

In 2010, RHA demolished the last of its large, barracks style public housing properties known as Walnut Terrace. Since that time RHA rebuilt the community into a mixed-income community without a HOPE VI Grant or additional HUD development funding. Including construction loans, RHA has secured over 40 different sources of funding to complete this redevelopment. The redevelopment of Walnut Terrace was completed on February 2, 2015. There are 145 public housing units and 147 affordable market-rate units. Former Walnut Terrace families had the first opportunity to return to the new units before units are made available to the general public. RHA completed leasing all these new housing units within 6 months of opening and today maintains an extensive wait list of interested applicants.

Applications

RHA has separate waiting lists for the voucher program and the public housing program. In addition, there are separate waiting lists for the incentive housing communities. Applicants can be on all waiting lists or only one. RHA's waiting lists remain open and accepting applications. There are almost 7,570 applicants on the voucher waiting list and 98% of these applicants have incomes below 30% of Area Median Income (AMI). RHA has adopted a local preference for applicants that live or work in Wake County. This is because RHA's open waiting list has drawn applications from all over the country. Forty-two per cent of the applicants for vouchers come from outside of Wake County. (For public housing, 40% of applicants are from outside Wake County.) Because RHA's vouchers are fully utilized, new applicants are only taken off the waiting list as vouchers turnover. As a result, the wait for a voucher can take three to five years. Nearly 60% of the applicants are families with children and 21% are persons with disabilities.

The public housing waiting list has almost 6643 applicants with 98% of the applicants having incomes below 30% AMI. Applicants are taken off the waiting list as unit sizes that meet their family size becomes available. In looking at the waiting list for public housing, the unit sizes in most demand are one and two bedroom units, accounting for 90% of applicants. Fifty-four percent of applicants are families with children and 19% are elderly and disabled applicants.

The wait for public housing ranges from six months to two years depending on the family size. The longest wait is for one and two bedroom applicants since they also represent the largest applicant pool. RHA receives more than 300 applications per month. This is not unusual given the current economy and increasing rental rates in our area. RHA continues to promote its programs to applicants and landlords throughout Wake County.

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

In the next year, the Raleigh Housing Authority (RHA) plans to actively work with its Resident Advisory Council to offer training and assistance to those who want to become homeowners. RHA has 1,445 public housing units located in 16 developments scattered around the City of Raleigh. Over 100 of these units are single family homes reserved for working families. There are also three redeveloped public housing communities that are mixed-income properties. RHA maintains an average occupancy rate of 99%. As a federally-funded agency, RHA has taken significant decreases in its funding level.

RHA's Housing Choice Voucher Program RHA has 3,869 vouchers. This housing program subsidizes the rent of qualified participants who go out into the rental market to utilize their vouchers. Federal funding for administrative fees continues to be reduced to 70% of eligible funding. RHA has reorganized the staffing and has taken measures to reduce administrative costs. RHA uses a rent reasonableness methodology to ensure that the program is paying a fair price for units under the program. The idea is to get all units leasing in the mid-range. These measures have helped to reduce program costs and enabled RHA to continue to assist the maximum number of families allowed by HUD. Voucher holders are finding it exceedingly difficult to find housing units who will accept the Housing Choice Voucher. RHA continues to market the program seeking quality landlords to participate in the program.

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

In FY16-17, the Raleigh Housing Authority will work to assist residents in moving toward homeownership and continue to encourage residents to be involved in the Resident Advisory Board.

In the past RHA has not encouraged resident management. RHA shares information with residents through bi-monthly authority-wide resident organization meetings, monthly resident council meetings, door to door delivery of flyers, and community newsletters. Resident Advisory Board meetings are held at least annually with other meetings scheduled as needed.

RHA requires residents of the incentive public housing units (recently redeveloped properties) to attend home ownership training classes. RHA moves at least one family per month from public housing to homeownership.

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

The Raleigh Housing Authority is rated as a top performer under all HUD rating systems and has 28 consecutive years with zero financial audit findings. RHA will continue to focus on providing top

quality housing units while using housing resources cost effectively. RHA and the City work together to provide a Landlord Training class for the community. There are usually three classes per year that are offered in RHA's community center at Capitol Park. This is a thorough class that benefits anyone that manages rental units. RHA explains the Housing Choice Voucher program and uses this opportunity to promote the program to new landlords. The Raleigh Housing Authority is not designated as troubled. It is a high performing housing authority.

Discussion

As a federally-funded agency, RHA is impacted by budget decisions made on the federal level.

Currently, RHA continues to deal with declining funding levels. HUD continues to provide guidance that funding for public housing will never return to 100% of eligibility. Housing authorities are encouraged to find alternative means for modernizing and funding the operations of public housing that depend less on federal operating subsidies. HUD offers a couple of options for converting public housing to project based or tenant-based rental assistance. HUD is currently guiding agencies to participate in the Rental Assistance Demonstration (RAD) program where public housing units are sold to private entities that operate the units under project-based voucher assistance. RHA has conducted the analysis necessary to look at the RAD conversion and currently only one public housing community would be suitable for RAD.

RHA has been considering its various options for lessening its dependence on federal subsidies and is investigating other options to preserve and enhance its affordable housing inventory. RHA works locally with supportive services and agencies to promote work and personal responsibility which will provide a pathway to financial stability and self-sufficiency to those we serve. RHA will continue to maintain this quality portfolio of affordable housing in a time of increased regulations and declining federal funding.

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

Introduction

The information in this section discusses the current state of homeless services in Raleigh and Wake County as well activities that the jurisdictions and the CoC are working toward. All partners are working toward full incorporation of HEARTH fundamentals in service delivery to homeless households and consistent services and programs across the CoC.

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

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

Outreach to homeless persons is done in a variety of ways:

1. The Raleigh/Wake County Partnership to Prevent and End Homelessness (the Partnership), which is the Continuum of Care for Raleigh and Wake County operates the Oak City Outreach Center. This center provides meals to persons in need on Saturday and Sunday. Most persons served at Oak City are homeless. Catholic Charities who coordinates the services at the center has 2 social work interns who offer support and connections to services to anyone at the center.

The Oak City Outreach Center is viewed by the City of Raleigh, Wake County, and the Partnership as a temporary location for providing services and outreach to homeless persons. Within the next few years, the City of Raleigh, Wake County and the Partnership plan to create a permanent place, to be called the Oak City Center, for providing meals, housing communitywide coordinated intake / assessment, and offering other services to engage homeless persons. Planning for the multi-services center is in process. Catholic Charities has been chosen to be the operating partner. Catholic Charities has created an estimated annual operating budget that is currently under review. The proposed physical structure for the delivery of these services and functions is based on a conceptual design completed by Ratio Architects. The preliminary concept is that the County and City will be the primary funding sources for the acquisition and construction of the new Center. The sources of revenue for operating the Center are under discussion. Over the course of this program year, goals include: (1) select a location, (2) educate the public about the purpose of the Center, (3) develop a rough framework for a coordinated intake / assessment process that is supported by the homeless services providers and (4) go through the public permitting process to prepare for construction or renovation of the structure, depending on the needs of the site selected.

2. Wake County Human Services' McKinney Team offers behavioral health support to persons who are mentally ill and homeless. Through a HUD grant, the team provides outreach, assessment, assistance with housing access and on-going support to maintain housing through medication management, therapy, and case management.

3. Wake County Human Services operates Cornerstone, which is a day shelter for persons who are homeless. Staff at Cornerstone provides case management, counseling services, food, showers, laundry services, employment services, mental health assessment, and medication management services. Cornerstone works with clients on progressive engagement and assists those who want to become housed to access housing, either through the Permanent Supportive housing program or other housing programs.

4. The S. Wilmington St. Center, a men's shelter run by Wake County Human Services offers emergency beds to men through a lottery system. Staff encourages men who use the lottery system to become part of the housing program at the shelter. If men decide to become part of the housing program, they are guaranteed to have a bed each night work toward permanent housing. The City contributes \$100,000 annually toward the operations of the shelter.

Addressing the emergency shelter and transitional housing needs of homeless persons

1. Last year, the City of Raleigh, Wake County and the Partnership formed a partnership for the funding of ESG-eligible activities. For the first time, the three entities released a combined Request for Proposals to fund the following ESG-eligible activities: Homelessness Prevention, Emergency Shelter, Rapid Re-housing, and HMIS. The RFP is for the CoC-wide distribution of City ESG entitlement funds, local County funds for homeless housing services, and the annual application for State ESG funds, which is coordinated by the Partnership. This combined funding process streamlined the application process for providers, streamlined the contracting and reimbursement process for funders and providers and enabled the CoC to provide consistent services to consumers, working toward seamless safety net for households who are homeless and at-risk of becoming homeless. The City, County, and Partnership meet regularly and continue to work with grant recipients helping them adapt to this more coordinated approach.

2. There is a great need in the Raleigh/Wake Continuum of Care for additional shelter beds for single women. There are typically 5-10 women on a given night that are not sheltered, however, since we have seen a steady increase in the number of homeless, single women in our community, there is thought to be the need for an additional 25-30 beds. To address this need, Wake County Human Services and the City of Raleigh are considering combining additional shelter beds for women on the same property as the proposed Oak City Center.

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

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2. Shortening shelter stays: The combined funding now requires that all shelter providers have at least one MOU with a Rapid Re-Housing provider. It is anticipated that these purposeful connections will result in a decrease of the number of days of an average shelter stay. Rapid Re-Housing programs are expected to operate on a Housing First model, which should eventually result in shorter stays at shelters and decrease barriers for access into Rapid Re-Housing programs and permanent housing.

3. One of the three priorities of the City of Raleigh Consolidated Plan is “Enhance the Homeless to Shelter Continuum.” One of the ways expected to achieve this is through increasing the production of affordable and permanent supportive housing. Additional affordable and permanent supportive housing will make more units available to the overall population, but will make more units available to persons in rapid re-housing programs.

Discussion

The City of Raleigh, Wake County and the Partnership to Prevent and End Homelessness are working closely together to address homelessness in our community and region. The actions outlined above are designed to improve the movement of homeless citizens from shelter to stable, permanent housing; reduce the length of time individuals and families are homeless; create a communitywide coordinated intake / assessment process; establish a shared tool for establishing a communitywide list of prioritized persons for permanent supportive housing; and to reduce the average number of nights spent by anyone at a shelter before being housed.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The current Raleigh City Council has affordable housing as one of its top priorities included in its strategic plan. The City's Housing and Neighborhoods Department (H&N) will complete an Affordable Housing Implementation Plan in 2015 for Council adoption and the Plan will guide City's affordable housing investments through 2020, mostly using housing bonds.

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

The current Raleigh City Council has affordable housing as one of its top priorities included in its strategic plan. The City's Housing and Neighborhoods Department (H&N) will complete an Affordable Housing Implementation Plan in 2015 for Council adoption and the Plan will guide City's affordable housing investments through 2020, mostly using housing bonds.

Raleigh has taken steps to address the imminent loss of several older apartment communities by investing in rehabilitation (Raleigh Gardens) or redevelopment (Dacian Glen, Washington Terrace) of such communities to extend their "lifespan" as low-cost rental housing. Initiatives currently under program development (to be introduced by 2016) will launch several new programs to aggressively get more affordable housing units "on the ground" during the ConPlan period. H&N recently hosted a developers' workshop to solicit comment on the broad parameters of such assistance programs.

To supplement the funding available from the federal government to address housing and community development needs, the City of Raleigh since 1990 has used general obligation bonds. The most recent one (for \$16 million) was approved by the voters in 2011. In addition to bonds for mostly "bricks and mortar" investments, the City typically provides over \$1 million per year from its general fund to support operations of the department addressing the City's housing and community development needs.

The City has worked in partnership with Wake County and the nonprofit sector (primarily The Partnership to Prevent and End Homelessness and Catholic Charities) to address homelessness. City resources have been used since 2005 to support the coordinator/executive director of the Partnership and since 2007 to pay some of the expenses of local "support circles" aiming to prevent families from becoming homeless. The same partnership is currently moving in the direction of establishing a "multi-service center" to serve homeless persons by on-site services, referrals, and transportation to other locations with overnight accommodations. The City has committed local funds toward acquisition/upfit of such a center but as of late March 2016 no site has been selected.

Another partnership to better address the fair housing impediments in the local housing market is the Regional AI being carried out with the participation of city, county, Town of Cary and the two housing authorities. A consultant hired through a Request for Qualifications process will be active through July evaluating AI issues and issuing recommendations to all parties involved. A consultant was hired through a Request for Qualifications process and the regional AI was completed in November 2015. The final 2016-2017 Action Plan will include a summary of intended actions to address the parts of the AI that pertain to the City.

The City will continue to make its concerns known to the state housing finance agency regarding the QAP issues cited in MA-40 of the 2016-2020 Consolidated Plan.

The City will create about 150 lots for infill housing through June 30, 2020 in its neighborhood revitalization program. Most of these will be in neighborhoods within one mile of the central business district served by transit. In some cases new infrastructure and reuse planning needs to be completed prior to the buildable lots being made available to private builders (both for-profit and nonprofit).

Discussion:

As evidenced above, the City of Raleigh will use various strategies to address or ameliorate the negative effects of public policy that are barriers to affordable housing.

AP-85 Other Actions – 91.220(k)

Introduction:

The information in this section describes how the City will address each of the areas below.

Actions planned to address obstacles to meeting underserved needs

The City expects to use the data derived from both the AI and housing market analysis to help it address the obstacles. These documents were completed in late spring/early summer 2015.

Actions planned to foster and maintain affordable housing

New housing programs being developed will be aimed at increasing outputs in units rehabilitated or built, primarily with the City's housing bond funds and other forms of local funding to be discussed with City Council as part of the City's budget process in Spring 2016. Particular priority will be given in areas currently lacking affordable housing or in older neighborhoods within neighborhood revitalization strategy areas. A new Affordable Housing Implementation Plan was adopted in 2015 to guide these investments.

Actions planned to reduce lead-based paint hazards

LBP remediation is an integral part of CD's rehab program. All rehabs of owner-occupied homes are tested for lead-based paint and any LBP found is appropriately remediated.

Actions planned to reduce the number of poverty-level families

The City is repurposing its Small Business and Technology Center to reach out to entrepreneurs in need of incubator space and technical assistance. Also the city hired a consultant to evaluate the economic development potential in one its poorest neighborhoods. A neighborhood revitalization strategy will be developed using that information to help create job opportunities for nearby residents.

Actions planned to develop institutional structure

Efforts have been taken to create efficiencies through collaboration between funding sources, such as the combined RFP for ESG funds (City, County, and CoC). Additional actions will include the development of the coordinated assessment and multiservice center for the homeless, which will include a partnership between the City, County, and CoC organization. These actions alone constitute a significant step forward in enhancing institutional structure for the improved delivery of services to the most vulnerable members of our community.

Actions planned to enhance coordination between public and private housing and

social service agencies

The City is collaborating with the Partnership to End and Prevent Homelessness to build on the success of its Oak City Outreach Center (located on City land downtown) and Wake County to subsidize the building of a multi-purpose center to serve the homeless population (and possibly to subsidize its operation). Likewise a collaborative effort is being used for development of an AI for the City, County, Town of Cary, and both local housing authorities.

Discussion:

The City of Raleigh has long-term partnerships with the Raleigh Housing Authority, Wake County, and most recently with the Partnership in addressing needs that do not stop at the municipal border. In the next four years the coordination will include significant investments in land, construction of a building, and (possibly) vans for transporting homeless persons to existing resources and operational support for

Public Comments

2016-2017 Draft Annual Action Plan Public Meeting, March 22, 2016 Tarboro Community Center, 6:00—8:00pm (25 persons in attendance)

- It was my understanding that this meeting was going to be specifically about East College Park; that we would be looking at the proposed development ideas block by block with the price points of each for sale house and rent for apartments shown
- Why don't you just rehab houses instead of tearing them down? Tearing down makes a neighborhood weaker, not stronger.
- I would challenge the City to study what went wrong with the way East College Park was addressed—identifying so many houses as blighted and demolishing so many, rather than making an effort to preserve some of the history of the neighborhood—so the same problem isn't repeated in South Park. Would like to see how we can preserve some of these houses.
- It is important to preserve the fabric of a neighborhood
- The new homes that will be built won't be affordable and they won't be as strong as the old homes; the older homes may have been a little run down but they were built to withstand harsh weather; these new homes can't hold up against any kind of weather; I help build homes with Habitat, I know what's behind the walls and they ain't nothing
- At Cooke Street, it was promised that the people who were moved out would have the chance to move back but that didn't happen; with all respect, all your pretty words are fine but it doesn't mean anything unless you put it in writing; you need to put it in writing
- (One man in the audience addressing the others in attendance) We keep asking the City to take notes and they keep saying they'll record what we want but you say you don't trust the City. Why don't we get together and put down on paper our thoughts about development and College Park, what we think should happen, then hand deliver it to them and see if they include it in the plan they're putting together? Then we'll have a document we can refer to and give to City Council, too.
- You need to respect people, be sensitive, not just displace people
- Don't displace a whole group of people and make them homeless. People are tired of that.
- Fresh pipes for all. Not just the eastern part of East College Park. All of the College Park neighborhood.
- Sidewalks are good, everybody likes sidewalks but what about replacing the infrastructure for ALL of College Park, not just the part that will benefit the new homes?
- Mailers for meetings need to go out earlier. Not enough notice.
- Goal should be homeowners; encourage homeownership.
- Is this meeting connected to the May 13th date when this plan needs to go to HUD?
- Could you ask a City Councilman to come to the next meeting? They can take notes too.
- When I look at this plan, I see some heavy spending in College Park.
- What will the range of home cost be? You said you have sold homes for \$125,000. Where was that?
- There are 10 homes that have been built right around me on Idlewild and not one of the buyers is black; they are all white and they don't interact with me - not even a hand wave, except one of them whose house I watch while her husband's in India.
- How do you reach out to potential black homebuyers?
- Maybe you could have an open house and let the CACs know about it and the churches and be persistent in finding new buyers who are black.
- "They" (never clearly described who "they" are) are buying homes cheap, fixing them up some, then selling them at much more expensive prices, pricing the people around out

- If average income is \$13,000 and you are building \$170,000-\$200,000 homes ...residents are on a certain type of income. Told that properties would be a certain kind of income. How will this help the community when you build expensive homes? If loans are used you will pay a lot of interest on home with a loan.
- In this neighborhood there would be 10-12 children raised in these homes. I kind of feel, in essence, we are taking joy out of children's lives [of the possible creation of homes that are not single-family detached] without a yard.
- Prices for homes should be low enough for people to move back in and can afford them.
- Property was purchased by the City "on the cheap."
- How do you know that an investor won't be the one buying your lots, saying they'll build affordable but then pull one over on you and build a big house and sell it for a lot of money?
- Do you work with any black or women builders?
- Could the homes that are left in College Park be considered historic and preserved? We should get some recognition of what we gave to the United States of America in World War I and World War II and Vietnam. People from this neighborhood were drafted and some lost their lives. Would like the neighborhood to get historic designation but will be harder when houses have been torn down.
- You all are wiping away the footprints we left here; all we're asking for is to be given our fair share. The way you're going, people won't even know we existed
- The 1st time homebuyers here are all white and they're not very neighborly.
- We need to do something to keep young people off the streets. Why don't you fund a youth program that teaches how to create a historic district and that teaches about home ownership and how to become a framer or brick mason or another trade
- In the past, this neighborhood produced some of the people who helped build Raleigh. Why couldn't that be the case again?
- What about job training in building houses and not just the infrastructure part? Could that be included in the job training?
- Find a youth program to teach homeownership, do research on the area, or learn to do masonry and work with their hands to get them off the street.
- Need understanding of what impact redevelopment is having on existing communities and residents.
- There are rising housing costs due to redevelopment
- Need understanding of impact of residents being displaced and not being able to return to communities after redevelopment because (1) income can't support new housing cost; (2) credit and rental history prevents approval of application to rent.
- Need to provide information on homeownership programs and programs that may subsidize mortgages. This includes the City's First Time Homebuyer's Program.
- Need to understand how redevelopment will impact the College Park area.
- Need understanding and appreciation of the historical value of existing neighborhoods.

2016-2017 Draft Annual Action Plan South Central Citizens Advisory Council Meeting, March 28, 2016

Community Center, 7:00 pm (15 persons in attendance)

- Affordable Housing Improvement Plan and Housing Location Policy - Who was it presented to?
- Who were the stakeholders that it was presented to?

- [Affordable Housing development] has de-emphasized family that makes \$30,000/minimum wage earners- that can only afford around \$650 rent to keep housing expenses under 30% of their income
- They have few options for housing for people like this
- City has been focusing on family that makes \$60,000
- [City] has turned its back on family that spends 50-60% of income on housing
- What are we doing for the working poor?
- What [developments or organizations] was [the City] funding last funding round?
- How can we [South Central CAC] as a community group give guidance if we don't know the numbers?
- Why do we put public money into it [affordable housing development] when people at lowest end aren't being served?
- Do we not have a vehicle in place currently that will serve [households that make] 30% or less?
- Where does the market pick up? At 60% [Area Median Income]? Why should the public funds fund around 60% [AMI]? The private sector should take care of that. Need to house the family that really needs housing.
- Where do we plan to [re]locate people that have lived in SE Raleigh [to be able to live in the area again]?
- The drugs and crime came from other areas- were brought in- to give an excuse to create a redevelopment area.
- Have the city and the country decided that we are not going to emphasize the families that make the least amount of money?
- We have to have people who do the minimum wage jobs
- Why don't we have housing for them?
- We weren't the stakeholders [for the Affordable Housing Improvement Plan and Housing Location Policy]. They were the housing producers.
- This is something to address to City Council
- To get subsidies you should have to develop for 30% [AMI]
- They have few options for housing for people like this
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