

WAKE COUNTY HOUSING AND COMMUNITY REVITALIZATION  
ANNUAL ACTION PLAN

2016-2017



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

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

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

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
CDBG Administrator	WAKE COUNTY	Wake County Division of Housing
HOPWA Administrator	WAKE COUNTY	Wake County Division of Housing
HOME Administrator	WAKE COUNTY	Wake County Division of Housing
ESG Administrator		Not applicable- no ESG Grant is received

**Table 1 – Responsible Agencies**

**Narrative (optional)**

**Consolidated Plan Public Contact Information**

Emily Fischbein

emily.fischbein@wakegov.com

919-508-0781

336 Fayetteville Street, Suite 449

Wake County Office Building

Housing and Community Revitalization

P.O. Box 550

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Raleigh, NC 27602

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

Several consultations were held with organizations to enhance coordination between agencies and to ascertain needs for homeless, special needs, and low-income populations.

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

Wake County Housing Division staff has regular communication with both the Raleigh Housing Authority and the Housing Authority of County of Wake to discuss goals, as well as the status of their Public Housing and Housing Choice Vouchers. Wake County staff regularly attend Housing Authority of the County of Wake Board meetings to share information and stay informed on Housing Authority activities. We coordinate closely with the Wake County Public Health Division. In addition, we often refer clients to the Alliance for Behavioral Health, which addresses mental health, intellectual and developmental disorders, and substance abuse issues. Furthermore, we work with over fifteen service agencies to coordinate housing and supportive services for all populations in need in Wake County.

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

Wake County Housing is a member of the Continuum of Care, also known as the Partnership to End and Prevent Homelessness. In addition, the Director of the Wake County Housing Division is on the Board of the Partnership. Full membership meetings are held bi-monthly and representatives from the Wake County Housing, the City of Raleigh Community Development Department, the Town of Cary, the Housing Authority of the County of Wake, the Raleigh Housing Authority, the Public School System, and approximately 45 private agencies attend these meetings. Each entity shares updates on their work and achievements, and committees discuss ways to enhance coordination, identify gaps in services, and work toward filling identified gaps.

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Wake County asked the CoC (Partnership) for input to inform the Action Plan strategy to address the needs of homeless persons and persons at risk of homelessness. Notes are in the citizen participation section.

Efforts to address needs include:

- South Wilmington Street Center for homeless men, which also has a focus on Veterans
- Shelter Plus Care Funds assist chronically homeless individuals
- Three agencies offer Rapid Rehousing funds to homeless individuals and families
- PLM Families Together assists homeless families and homeless families with children in finding housing
- Raleigh Rescue Mission provides shelter and programs for homeless families
- Salvation Army provides shelter and comprehensive programs for women with children
- Pullen Hope Center and Haven House provide services and case management for unaccompanied youth
- For persons at risk of homelessness, two agencies offer Prevention funds
- Oak City Outreach Center provides meals on weekends and serves as an engagement tool to help people with their other needs.

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

In 2015, Wake County Government, the City of Raleigh and the Wake County Continuum of Care voluntarily partnered to issue a joint competition for Housing and Homeless Assistance funds. Both the City of Raleigh and the Wake County Continuum of Care receive ESG funds and they are working collaboratively with Wake County to allocate funding based on agreed upon community priorities that have been endorsed by the Continuum. Wake County actively participated in the taskforce that developed performance standards for the Continuum. Wake County and the Continuum have allocated funding for, and are participating in North Carolina's new statewide implementation of HMIS which is governed by representatives from across the state and is working diligently to put new policies and procedures in place for our HMIS implementation.

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

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**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	HA COUNTY OF WAKE
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Housing Authority of the County of Wake was contacted both at a meeting and via email. We plan to coordinate with them further through the potential use of their Family Unification vouchers for youth aging out foster care, where applicable. In addition, we are always reinforcing our coordination of VASH vouchers with the HACW, which is the agency that receives and administers them.

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

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

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

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

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## **AP-12 Participation – 91.105, 91.200(c)**

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

The citizen participation process included the following:

- Two public hearings
- Community Consultations with: the Continuum of Care the (Partnership to End Homelessness), the Housing Advisory Committee of Wake County Human Services (including the Housing Authority of the County of Wake), and the Planners of Wake County towns

These impacted goal setting by letting us know which populations to focus on in our Action Plan, and what kinds of programs would best serve these populations.

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**Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (if applicable)</b>
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
<p>1</p> <p><b>DRAFT</b></p>	Public Meeting	Non-targeted/broad community	Six attendees spoke at this public hearing at the Wake County Human Services Board on January 28.	<p>-Data supports homeownership - move low-income renters to homeowners. Habitat for Humanity has seen an increase in families applying for homes. They serve 40 last year, 50 this year, and are hoping to serve 70 next year.-There is a great need for emergency housing.-Domestic violence victims need continues support and often have very low or no income.-Support for a Multi Services Center for the Homeless.- Veterans are a national and a Wake County priority.-More supportive housing is needed. Tax-credit</p>	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
DRAFT				<p>- Support expressed for a Multi-Services Center.- Land and additional funding are needed for more affordable housing. Setting up a Housing Trust fund is a suggested idea. Other suggested ideas include "a penny for housing" from taxes, or the property taxes from affordable housing properties go back into a fund. Partner with foundations and private developers.- Demand for affordable housing is increasing, but supply is not. The rapid rehousing goal of placing families in housing in 30 days is a good goal, but is difficult because of high rent and low</p>		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
DRAFT				<p>- Need for a housing navigator to work with all housing partner agencies. The housing navigator would be a combined "asset" for agencies working with homeless population, shelters, prevention, private landlords, and faith based communities.- Migrate the coordinated intake to coordinated assessment in FY16/17, then when the Multi-Use Center is built, move coordinated assessment over - for a relatively low investment of dollars we could get the system up and running; work out the kinks, then</p>		

**Table 4 – Citizen Participation Outreach**

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## Expected Resources

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

#### Introduction

The following table describes the anticipated resources and expenditures for the next year, July 1, 2016 - June 30, 2016, and estimated resources for the following three years afterwards. It also presents the types of projects that will be completed during the duration of the Consolidated Plan.

#### Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	1,528,318	330,000	151,499	2,009,817	5,574,954	CDBG will be used for Admin and Planning, Public Improvements, Public Services, Housing Rehabilitation, and Land Acquisition and Infrastructure.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	529,804	250,000	218,237	998,041	2,339,412	HOME funds will be used for multifamily rental new construction or rehab, and TBRA.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	542,902	6,500	620	550,022	1,648,206	HOPWA funds will be used for TBRA, STRMU, and Supportive Services.

Table 5 - Expected Resources – Priority Table

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

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### **matching requirements will be satisfied**

Federal funds for affordable housing construction will be leveraged with resources from developers, tax credit syndicators, the North Carolina Housing Finance Agency, banks, other municipal funds, and local Wake County funds, where applicable. HOME match requirements will be met with County Improvement Funds.

Federal funds for public facilities and public improvements will be leveraged with funds from the town in which the construction is taking place. Each town will match at least 20% of the cost of the project, and in most cases, will contribute a significantly higher amount.

### **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 towns of Fuquay-Varina, Garner, Wake Forest, and Zebulon will be constructing public facilities on public land in low-income neighborhoods with a combination of Town and Federal CDBG funds. Fuquay-Varina will upgrade water lines and pave a local road; Garner will build a recreation center; Wake Forest will build a sprayground (continued project from FY15-16); and Zebulon will complete sidewalk construction connecting a local elementary school with a Boys and Girls Club.

### **Discussion**

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

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## Annual Goals and Objectives

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

#### Goals Summary Information

No Goals Found

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Development	2015	2020	Affordable Housing Homeless Non-Homeless Special Needs		Affordable Housing	HOME: \$793,061	Rental units constructed: 31 Household Housing Unit
2	Tenant Based Rental Assistance for Youth	2015	2020	Non-Homeless Special Needs		Housing for Youth Aging out of Foster Care	HOME: \$152,000	Homelessness Prevention: 15 Persons Assisted
3	Housing Rehabilitation	2015	2020	Affordable Housing		Affordable Housing	CDBG: \$901,370	Homeowner Housing Rehabilitated: 45 Household Housing Unit
4	Rental Assistance for Homeless Men	2015	2020	Homeless		Addressing Homelessness	CDBG: \$30,000	Tenant-based rental assistance / Rapid Rehousing: 30 Households Assisted
5	Job Training for Homeless Men	2015	2020	Homeless		Addressing Homelessness	CDBG: \$25,000	Public service activities other than Low/Moderate Income Housing Benefit: 30 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Facilities and Improvements	2015	2020	Non-Housing Community Development		Community Development in Low-Income Neighborhoods	CDBG: \$750,711	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1527 Persons Assisted
7	Rental Assistance for People with HIV/AIDS	2015	2020	Non-Homeless Special Needs		Affordable Housing Rental Assistance for People with HIV/AIDS	HOPWA: \$533,937	Housing for People with HIV/AIDS added: 95 Household Housing Unit

Table 6 – Goals Summary

### Goal Descriptions

1	Goal Name	Affordable Housing Development
	Goal Description	
2	Goal Name	Tenant Based Rental Assistance for Youth
	Goal Description	
3	Goal Name	Housing Rehabilitation
	Goal Description	
4	Goal Name	Rental Assistance for Homeless Men
	Goal Description	

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5	<b>Goal Name</b>	Job Training for Homeless Men
	<b>Goal Description</b>	
6	<b>Goal Name</b>	Public Facilities and Improvements
	<b>Goal Description</b>	<p>Public improvements will include:</p> <p>Fuquay-Varina: Water line upgrades from 2" to 6" for fire safety on Bridge and Southern Streets, and paving of Southern Street (\$200,372 of CDBG funding, including Project delivery costs)</p> <p>Garner: Assistance with construction of a community recreation center (\$346,500 of CDBG funding, including Project delivery costs)</p> <p>Wake Forest: Additional assistance to the Alston-Massenburg Center Sprayground, a FY15-16 project that requires additional funding (\$70,680, including Project delivery costs)</p> <p>Zebulon: Completion of sidewalk construction from the Zebulon Middle School to the Boys and Girls Club. The existing portion of the sidewalk was funded in two previous years with CDBG funds, and the Boys and Girls Club was also funded with CDBG. (\$133,159 including project delivery costs)</p>
7	<b>Goal Name</b>	Rental Assistance for People with HIV/AIDS
	<b>Goal Description</b>	

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

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Approximately 215 extremely low-income, low-income, and moderate income households will be provided with affordable housing through:

Affordable Housing Development -30

Tenant Based Rental Assistance for Youth Aging out of Foster Care - 15

Housing Rehabilitation -45

Rapid Rehousing for Homeless men -30

HOPWA Vouchers - 50

HOPWA Short term assistance - 45

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## AP-35 Projects – 91.220(d)

### Introduction

The following sections describes the projects that will be a part of the 2016-2017 Action Plan. It describes the expected grants that will be received, and the way the grant funding will be used.

#	Project Name

Table 8 – Project Information

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

Allocation priorities were determined through the Action Plan citizen participation process, the priorities of the 2015-2020 Consolidated Plan (which were developed by that citizen participation process), the immediacy of needs in Wake County, and information about homeless needs from the Continuum of Care such as the Point in Time Count and other HMIS data.

Obstacles to addressing underserved needs include:

- A lack of landlords willing to accept subsidized rental assistance
- A lack of developers to build or rehab affordable housing
- Capacity of community partners

# Projects

## AP-38 Projects Summary

### Project Summary Information

Table 9 – Project Summary

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## **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**

CDBG funds invested in public facilities and improvements will be located in low-moderate income areas in Fuquay-Varina, Garner, Wake Forest, and Zebulon.

CDBG Rehabilitation funds will be dispersed to qualifying homeowners and renters throughout the towns in Wake County and unincorporated areas of the county.

HOME funds for development of affordable housing will be distributed on the basis of awarded development contracts, with a focus on the towns that have a lower than average percentage of affordable housing, according to a Wake County policy established in 2009.

HOME funds used for Tenant Based Rental Assistance will be spent in the locality selected by the recipient of the rental assistance.

HOPWA funds are available for use throughout Wake, Johnston, and Franklin Counties, and recipients of these funds may live anywhere in these three counties.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>

**Table 10 - Geographic Distribution**

## **Rationale for the priorities for allocating investments geographically**

Investments are not located in target or redevelopment areas, but will be allocated throughout Wake County according to need.

HOME funds for development of affordable housing will be distributed on the basis of awarded development contracts, with a focus on the towns that have a lower than average percentage of affordable housing, according to a Wake County policy established in 2009. The average percentage of subsidized affordable housing in Wake County towns is 4.2%. Towns that have less than the average are highlighted for potential developers of affordable housing as geographically desirable areas to build.

CDBG funds for public facilities are used in low-moderate income areas in each town that is part of our CDBG entitlement.

## **Discussion**

Locating affordable housing, housing rehabilitation funds and rental assistance investments throughout Wake County according to need, and channeling public facility funds into low-moderate income areas allows us to assist all citizens of Wake County and also to improve neighborhood facilities and infrastructure where improvements are most pressing.

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## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

Our affordable housing program for the next year, FY 2016-2017 will focus on affordable housing construction, housing rehabilitation, and provision of rental assistance to people with special needs and homeless persons. The tables below illustrate the number of people estimated to be served by need and type of housing.

One Year Goals for the Number of Households to be Supported	
Homeless	30
Non-Homeless	75
Special-Needs	110
Total	215

**Table 11 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	135
The Production of New Units	30
Rehab of Existing Units	45
Acquisition of Existing Units	0
Total	210

**Table 12 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Through our multi-faceted approach to provision of affordable housing to citizens of Wake County, the Wake County Housing Division is able to address many different needs, work with a great variety of community partners, and offer case management services to special needs populations and homeless persons.

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## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

There are several improvements that are needed in public housing in the jurisdiction in the next year and are planned to be addressed by the Housing Authority of the County of Wake.

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

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

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

N/A

### **Discussion**

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

### **Introduction**

For the Fiscal Year 2016-2017, activities for Homeless persons and people with Special Needs mirror the projects and programs described in the 2015-2020 Consolidated Plan, Five Year Strategic Plan section Homelessness Strategy. Efforts will be made this year on all of the projects described below, yet as the narrative indicates, the Homeless Multi-Services Center is still in the planning stage for FY 2016-2017.

### **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**

1. The Oak City Outreach Center was created and is operated by the Raleigh/Wake County Partnership to Prevent and End Homelessness (the Partnership), which is the Continuum of Care for Raleigh and Wake County. This center provides three meals a day to persons in need on Saturdays and Sundays. Most of the persons who present at and are served at Oak City Outreach are homeless, and connections to support services are offered by Catholic Charities, the organization that coordinates the services at the center.

The Oak City Outreach Center is viewed by the City of Raleigh, Wake County, and the Partnership as a temporary solution for providing services and outreach to homeless persons. Over the next five years, Wake County, the City of Raleigh, and the Partnership plan to create a permanent Homeless Multi-Services Center for intake, coordinated assessment for the community, referrals, provision of meals, and other services to assist homeless persons. At the time of this writing, the planning for the multi-services center has begun. A preliminary conceptual design has been completed and an operator has been selected through an RFP process. The County, the City, and the operator will work together to share the cost of building the Multi-Service Center. Once it is built, the operator will provide funds to operate the center. During 2016-2017, the goals are to secure a site, finalize the design for the center, and hopefully begin construction or rehabilitation.

2. Wake County Human Services operates Cornerstone, which offers a homeless outreach team that provides intensive community based services and a day shelter for persons who are homeless. 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 people in accessing housing, either through the Permanent Supportive Housing program or other community housing programs.

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3. 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.

4. The South Wilmington Street Center is a men's shelter operated by Wake County Human Services that offers nightly emergency beds to men through a lottery system and program beds. A man who presents at the Center for the first time is guaranteed a bed, and does not need to go through the lottery. Staff encourages men who use an emergency bed to become part of the Center's Progressive Housing Program (PHP), which provides case management, job skills and job search training, and housing counseling, all towards the goal of self-sufficiency. If men participate in the PHP, they are guaranteed to have a bed during the time of their efforts toward permanent housing.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The emergency and transitional housing needs of homeless persons will be addressed through emergency shelter, rapid rehousing, and case management. The following initiatives provide more detail:

1. Last year was the first time the City of Raleigh, Wake County and the Partnership to Prevent and End Homelessness (the Continuum of Care) formed a single entity for the funding of ESG-eligible activities. Again this year, the two jurisdictions and the CoC will release a combined Request for Proposals (RFP) for 2016-2017 to fund the following ESG-eligible activities: Homelessness Prevention, Emergency Shelter, Rapid Re-housing, and the computer based Homeless Management Information System. The RFP is for the CoC-wide distribution of City of Raleigh ESG entitlement funds, local Wake County funds for homeless housing services, and the annual application for State ESG funds, which is coordinated by the Partnership. This combined funding process will simplify the application for providers, streamline the contracting and reimbursement process, and enable the CoC to provide consistent services to consumers. The result will be more efficiency in working toward a seamless safety net for households who are homeless or at-risk of becoming homeless.

2. There is a great need in the Raleigh/Wake Continuum of Care for additional shelter beds for single women. There are typically five to ten women on a given night who 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 has been working with other local agencies to operate more shelter beds and the City of Raleigh has made funds available to assist with the costs.

3. The South Wilmington Street Center for men will continue to operate 234 beds for emergency shelter

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and its Progressive Housing Program, as described in Question 1 above. In addition, there are eight other agencies in Wake County that provide shelter, five agencies that provide transitional housing (including Wake County owned units at Cornerstone), and seven agencies that offer rapid re-housing assistance.

**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**

1. Wake County's Shelter Plus Care and Housing First programs are important means of helping chronically homeless individuals make the transition to permanent housing and independent living. In addition, current rapid rehousing programs and those created through the combined RFP described above will help families, veterans with families, and unaccompanied youth make the same transition.

2. Shortening shelter stays: It is required by the RFP referenced above that all shelter providers have at least one Memorandum of Agreement with a Rapid Re-Housing provider. It is thought that these purposeful connections will result in a decrease in the number of days of an average shelter stay. It is an expectation of the RFP that Rapid Re-Housing programs be operated on a Housing First model, which should also result in shorter stays at shelters and decrease barriers for access into Rapid Re-Housing programs and permanent housing.

3. Access to Affordable Housing: One of Wake County's priorities for the next five years is the creation of more affordable housing, through housing construction and tenant based rental assistance. Both of these programs will enable more access to housing for persons who are homeless or in rapid re-housing programs. We will create a tenant based rental assistance program for youth who have aged out of foster care and need help with housing while they solidify their employment and educational opportunities. At the South Wilmington Street Center, three months of rental assistance is available to homeless men who are ready to become independent and just need some short term funds to help them on their way.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities,**

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**foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

1. The combined Request for Proposals (RFP) discussed above has a strong focus on Homelessness Prevention. The RFP is for the CoC-wide distribution of City of Raleigh ESG entitlement funds, local Wake County funds for homeless housing services, and the annual application for State ESG funds, which is coordinated by the Partnership.

In addition, the Wake County Housing Division works to prevent low-income individuals and families from becoming homeless in various ways. Many of our clients are also receiving mainstream assistance from Wake County Human Services. Efforts include:

- Contracts with Homeless Prevention providers for funding and case management
- Wake County Housing Information Sessions
- Ready to Rent Sessions to teach people how to maintain tenancy
- Partnerships with community agencies that provide case management, budget counseling, employment training, and financial assistance to help households who are at risk of homelessness to avoid becoming homeless.

To help people avoid becoming homeless after being discharged from a publicly funded institution or system of care, Alliance Behavioral Healthcare assures that services are provided to persons who are being discharged from mental health care facilities. In addition, one of the community non-profit agencies, Passage Home, specifically works to find housing for ex-offenders. Homelessness prevention for youth is provided by The Hope Center at Pullen, a nonprofit agency that works with youth and young adults being discharged from foster care.

## **Discussion**

Plans for a multi-service center for the homeless, existing day and night centers for the homeless, transitional housing needs, wrap around services and rental assistance for chronically homeless and homeless with a mental disability, rental assistance for rapid rehousing, and homeless prevention are the major methods Wake County and the community work to end and prevent homelessness.

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**AP-70 HOPWA Goals – 91.220 (I)(3)**

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	45
Tenant-based rental assistance	50
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	3
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	98

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

### **Introduction**

Last year, as part of the Consolidated Planning process, Wake County formed a regional consortium that has hired consultants to complete a Regional Analysis of Impediments to Fair Housing Choice and Fair Housing Action Plans. The consortium consisted of Wake County Housing Division, the City of Raleigh Department of Community Development, the Town of Cary Department of Community Development, the Housing Authority of the County of Wake, and the Raleigh Housing Authority.

### **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**

These type of public policy barriers will be addressed as part of the five year Strategic Plan. The barriers, or impediments that will be addressed this year are discussed below.

### **Discussion**

The barriers, or impediments (determinants) that will be addressed in FY2016-2017 are the following. The goal and action steps toward eliminating these impediments are also described below.

**Determinant:** Fair housing education and outreach efforts may not satisfy need.

**Goal:** Increase education and outreach within all of Wake County.

**Priority Action:** Educate elected officials and department staff responsible for CDBG funds in Wake County's subrecipient communities on their legal obligation to affirmatively further fair housing.

**Priority Action:** Target education and outreach, especially to landlords renting a small number of units, who may be unaware of fair housing laws and their legal responsibilities.

**Priority Action:** Target fair housing education and outreach to Wake County's growing Hispanic and Asian populations, of whom significant numbers have limited English proficiency.

**Determinant:** Members of the protected classes - particularly those living in RCAPS - are disproportionately denied mortgages in the private sector.

**Goal:** Increase the competitiveness of mortgage applications among members of the protected classes.

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**Primary Action:** Continue to support homebuyer education and financial literacy efforts, particularly for RCAP residents.

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## **AP-85 Other Actions – 91.220(k)**

### **Introduction**

The following actions describe the annual actions that are also represented in the 2015-2020 Consolidated Plan, Strategic Plan. Wake County will work toward these objectives, which are underlying foundations of our Housing and Community Development programs.

### **Actions planned to address obstacles to meeting underserved needs**

Wake County Human Services' Supportive Housing Team offers two types of assistance:

- Information/Referral
- Housing Education

Low-income families and individuals are provided with information to help increase their chances of finding affordable housing, to better navigate the maze of housing options and to provide a housing continuum of units paired with services to support families transitioning from one phase of housing to another.

In the Ready to Rent Program, a trainer prepares consumers to overcome barriers to rental housing. The program educates families and individuals about their rights and responsibilities for renting housing. Specific steps are outlined toward improving credit issues, budgeting, goal setting, and changing past behaviors. Upon completion of the six-week course, the consumer receives a certificate and is paired with a housing provider who participates in the program. The housing provider agrees to provide a safe, decent affordable unit to the Ready To Rent Graduate. This program has been successful in creating a “win-win” relationship by filling vacant units with hard-to-house consumers.

In addition, we use CDBG Public Service funds to provide Employment Training to increase employment opportunities among people who are seeking housing.

Finally, we always work on increasing technical assistance to community agencies to improve their capacity or use in-house staff expertise where and when necessary.

### **Actions planned to foster and maintain affordable housing**

Wake County's housing rehabilitation program serves to maintain and foster affordable housing. Details of the housing rehabilitation description can be found in the AP-20 Annual Goals and Objectives Section

**DRAFT**

and the AP-35 Projects Section. All multifamily developments funded by Wake County HCR are monitored annually to ensure that the developments are following federal regulations and remain safe, decent and affordable.

### **Actions planned to reduce lead-based paint hazards**

Wake County Housing and Community Revitalization (HCR) is actively involved in reducing lead based paint hazards in all federally funded housing rehabilitation projects, pursuant to the HUD Safe Housing Rule 24 CFR 35. This regulation went into effect in Fall 2000, and directs funding recipients to inspect for lead-based paint hazards in all dwellings built prior to 1978. Wake County HCR employs a qualified risk assessment firm to perform an inspection and risk assessment on all pre-1978 rehabilitation projects. This methodology follows guidelines for investigating dwellings, as included in HUD's *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*.

Recommendations are then made from the testing based on summary findings, and the level of lead hazard reduction activity is determined prior to bidding projects. The amount of funding for each project decides which method of lead hazard reduction to pursue, which may include an interim control measure or a full abatement measure. All lead hazard abatement activities are performed by a certified abatement contractor. General Contractors bidding on housing rehabilitation projects must have completed the Lead Safe Work Practices training. Once lead reduction work and all rehabilitation work have been completed, a lead clearance test is conducted to declare the dwelling safe for occupancy.

As part of housing policy and procedure, all rehabilitation projects are evaluated for lead testing based on summary findings, and the above actions are put in effect where necessary. Wake County's housing rehabilitation program makes up to \$10,000 available for any lead paint abatement or remediation that is necessary to declare the dwelling safe for occupancy.

In addition, construction of new affordable housing development is an important action for increasing access to housing without lead based paint hazards.

### **Actions planned to reduce the number of poverty-level families**

Wake County Human Services implements the following programs to assist the low-income population in achieving economic self-sufficiency:

**Work First** - Work First is a self-sufficiency strategy developed by Wake County Human Services to address the needs of very low-income families. Wake County serves approximately 3,900 families in its

**DRAFT**

Work First Program. It provides temporary financial assistance and supportive services such as day care, transportation, training opportunities, Medicaid, and has set-asides for affordable housing units.

**Supportive Housing Team** – The Supportive Housing Team provides referral to those who require services to maintain independent housing, and sponsors and teaches the Ready to Rent program throughout the County. The Ready to Rent curriculum teaches attendees about being a good renter; this in turn, helps people stay in stable housing and allows them to build favorable rental history. This program enables people to maintain decent, safe and affordable housing, thereby increasing the chances that they will be able to stabilize other areas of their lives, such as employment and health.

**Supportive Employment** - This program assists the disabled in finding and maintaining employment. Additional services include on-site vocational evaluation, career counseling and skills training.

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

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

### **Actions planned to develop institutional structure**

The Raleigh/Wake County 10-Year Plan to End Homelessness was released in February 2005 with the goal of reorienting the homeless services system from one that manages homelessness to one that prevents and ends homelessness. The plan has five objectives toward that goal: prevention, engagement, housing, employment/education, and services and supports. Wake County HCR can support the objective of housing through its programs. One of the 10-Year Plan's key strategies for housing is increasing the supply of permanent, affordable housing for individuals and families earning at or below 40% AMI. This aligns with the goal of HCR's program to provide safe, decent, affordable housing to the low-income citizens of Wake County.

Additionally, working with the Partnership to End Homelessness, and the City of Raleigh in FY 2016-2017 on the planning of a Multi-Services Center will strengthen the institutional structure as we focus on a common goal to serve people who are homeless.

**DRAFT**

Wake County will continue to work closely with developers of affordable housing to produce good quality housing for the various priority populations. The relationship between nonprofit and for profit entities has increased over the years and will continue to grow.

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

Wake County continues to participate in discussions with the Housing Authority of the County of Wake, Raleigh Housing Authority and City of Raleigh Community Development Department. These discussions revolve around best serving the community and common interests in housing. The meetings offer the opportunity for sharing of perspectives and insight. A representative of Wake County Housing Division often attends meetings of the Board of Directors of the Housing Authority of the County of Wake. The following programs exemplify partnerships.

#### **HUD VASH Vouchers**

A partnership exists between Wake County Housing, the Housing Authority of the County of Wake, and the Veterans Administration for the HUD VASH vouchers. HUD VASH vouchers are specifically for Veterans and their families and are provided by the Veterans Administration (VA). They are administered by the Housing Authority of the County of Wake. Referrals are made by the County's Director of the South Wilmington Street Center (SWSC), a shelter and program for homeless men. A veteran is referred to the VA by the SWSC and if he/she is qualified, the Housing Authority of the County of Wake will issue a voucher.

#### **Raleigh-Wake Partnership to End Homelessness**

The Raleigh-Wake Partnership to End Homelessness is the entity that is responsible for implementing the Ten Year Plan to End Homelessness. It is also the operating name of the Continuum of Care. The Partnership works with the Raleigh Housing Authority to set aside Section 8 vouchers for eligible participants of one of the Partnership initiatives, Support Circles. Discussions have been held in the past with the Housing Authority of the County of Wake about coordination for vouchers for eligible participants of the Support Circles program.

#### **The Targeting Program**

The Targeting Program is a partnership among the North Carolina Department of Health and Human Services (DHHS), the North Carolina Housing Finance Agency (NCHFA), Wake County Human Services Division of Housing, and local human service agencies. Since 2002, the Targeting Program has provided over 250 units of housing in Wake County linked with supportive services to disabled persons whose

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income is less than 30% of the Area Median Income, and are receiving some type of Disability Assistance.

To be eligible, individuals must be receiving Social Security Income (SSI), Social Security Disability Insurance (SSDI), or Veteran's Assistance (VA). The rental portion paid by a tenant in a Targeted Unit is a percentage of his or her household income (10% - 25%), and the percentage is determined by the size of the unit that is rented. The balance of the rent payment is provided through Key Funding, a NCHFA and DHHS funding mechanism, or project based rental assistance.

Coordination takes place with the Housing Authority of the County of Wake and the Raleigh Housing Authority because residents of Targeted Units may be placed on Section 8 Voucher waiting lists. When a voucher becomes available, this individual's rent source switches from Targeting Program funding to a Housing Authority Section 8 Voucher.

## **Discussion**

As seen in the descriptive actions above, Wake County Housing works closely with the broader community to provide housing, social services, and employment opportunities for low-moderate income citizens. As a part of Wake County Human Services, we are able to make seamless referrals to and from other divisions of Human Services.

Furthermore, the Continuum of Care, (the Partnership to End Homelessness) is an integral part of the social service system, and coordination is crucial and valued by all members of the Partnership.

Finally, we practice open communication, make referrals, and work toward even stronger partnerships with the Raleigh Housing Authority and the Housing Authority of the County of Wake.

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## Program Specific Requirements

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

#### Introduction

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

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

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

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used

**DRAFT**

for homebuyer activities as required in 92.254, is as follows:

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:
  
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

## **Discussion**

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