

# Wake County HACR Overview

## Garner Affordable Housing Task Force

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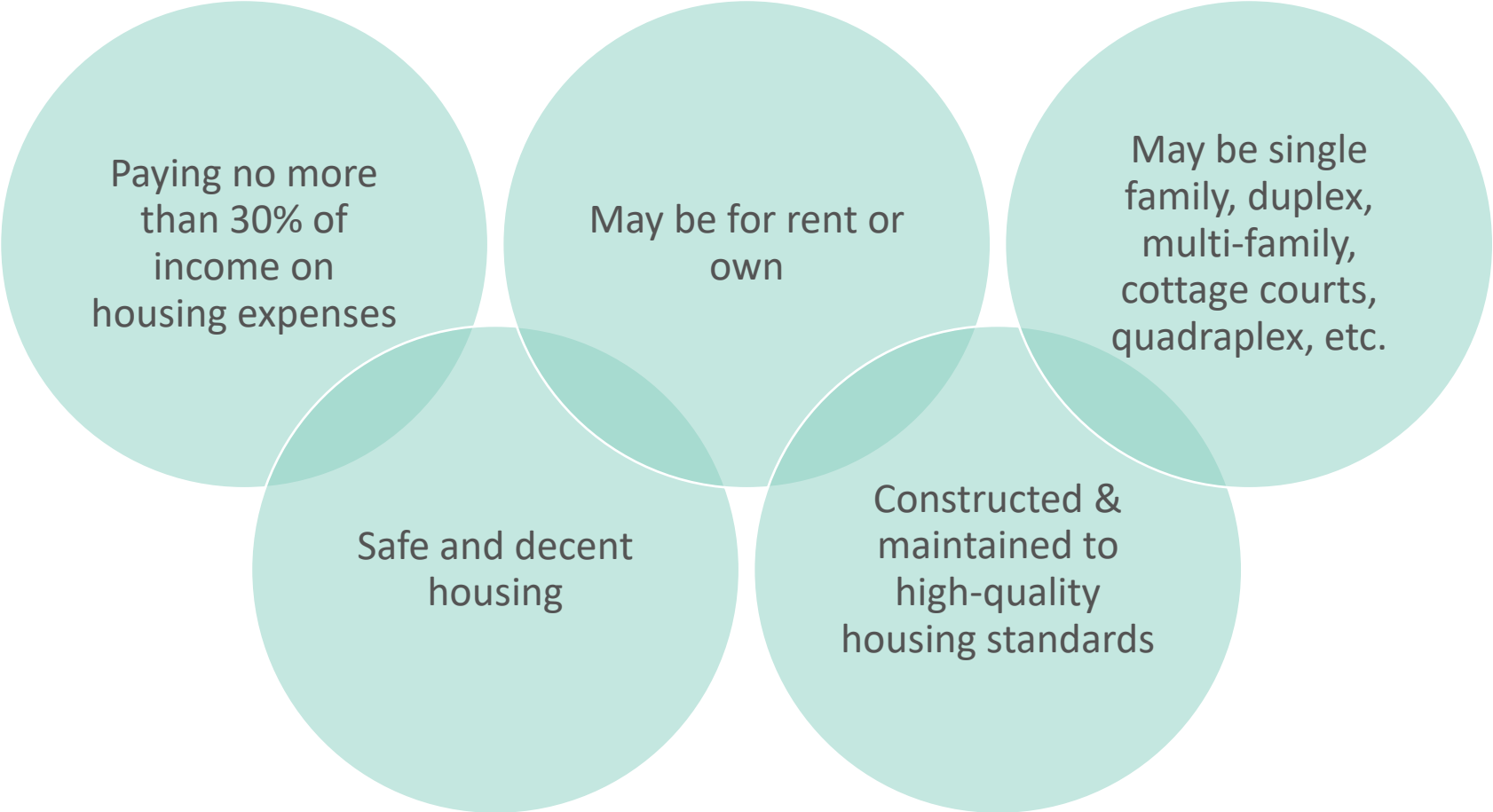
PEOPLE A DAY

51

1.2 MILLION

RESIDENTS

# What Is Housing Affordability?



# Who does it serve?



Home Health Aide  
Single parent,  
3 children

**Salary: \$26,435**

<30% AMI

**Rent: \$495**



Retail Associate  
Single person,  
0 children

**Salary: \$30,150**

30-50% AMI

**Rent: \$565**



Preschool Teacher  
Single parent,  
1 child

**Salary: \$38,105**

30-50% AMI

**Rent: \$715**



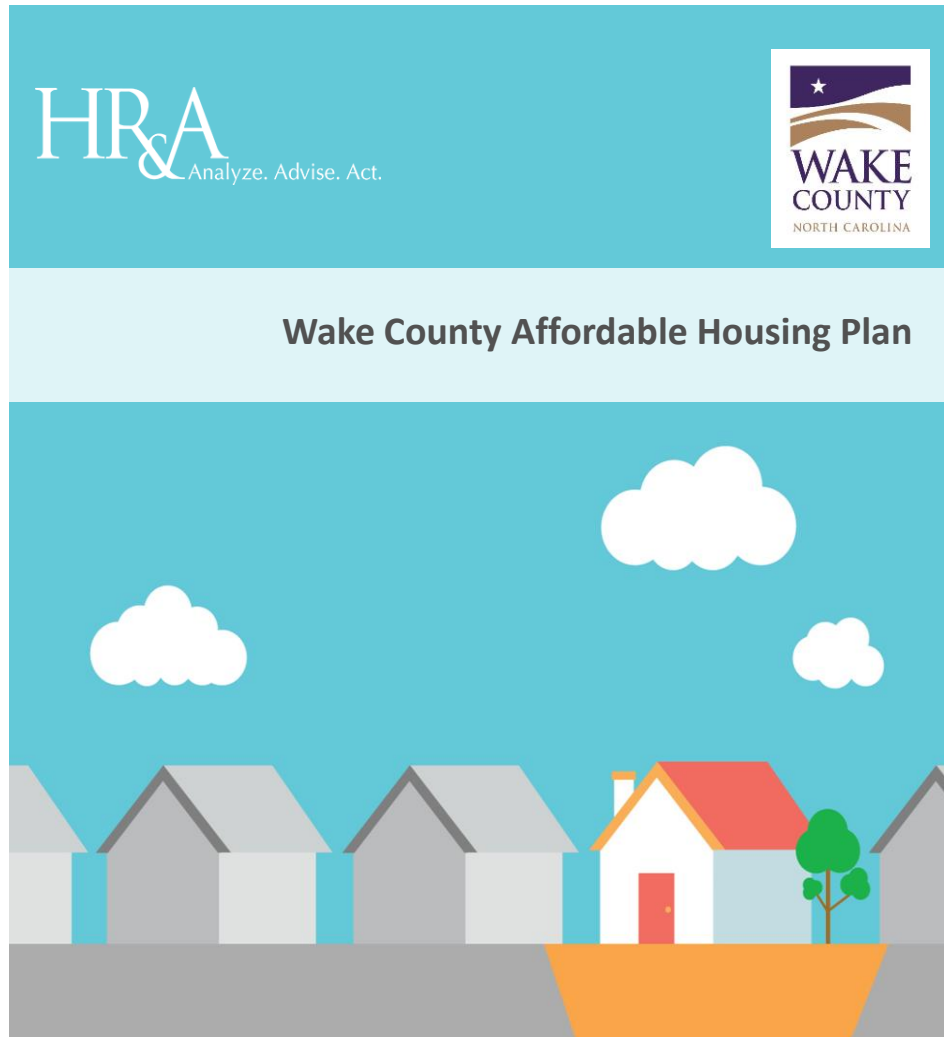
Firefighter  
Two parents,  
2 children

**Salary: \$57,000**

50-60% AMI

**Rent: \$1,070**

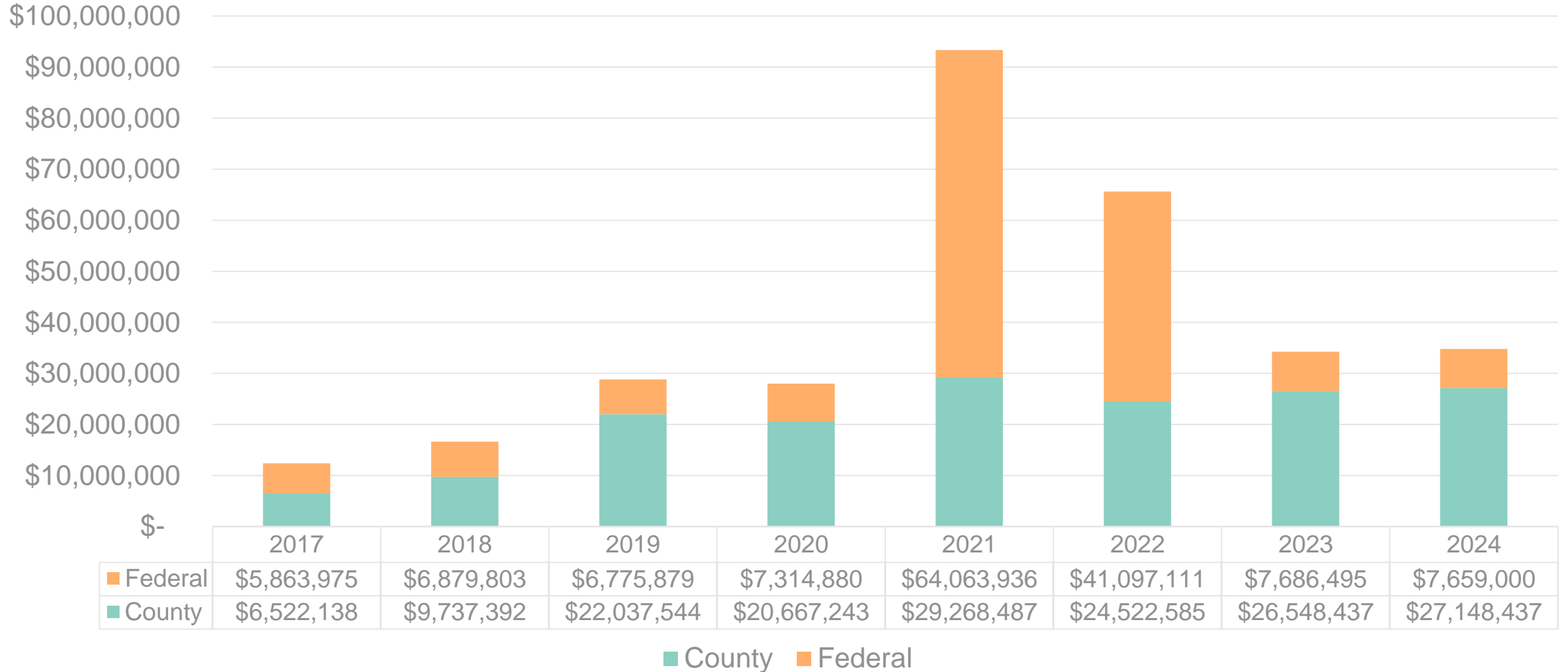
# We have a Roadmap: Comprehensive, 20-year Plan



## Board of Commissioners:

- 📅 September 2016 – created Affordable Housing Steering Committee
  - 32 Committee Members
  - 9-month process
- 📅 October 2017 – approved Wake County Affordable Housing Plan

# County Investment in affordable housing continues to grow



# Housing Department Structure

## Department Leadership, Business Management & Compliance

Equitable Housing & Community Development

Affordable Housing Development

Home Ownership & Rehabilitation

Strategic Community Investments

Homeless & Prevention Services

Wake Prevent!

South Wilmington Street Center

Housing Service Grants

Permanent Housing & Support Services

Rental Assistance

Housing Services

Permanent Supportive Housing

Veterans Services

Benefits & Care

Education & Training

VA Loans & Documentation

Research, Data, & Systems

Data Analysis & Research

Landlord Engagement Team

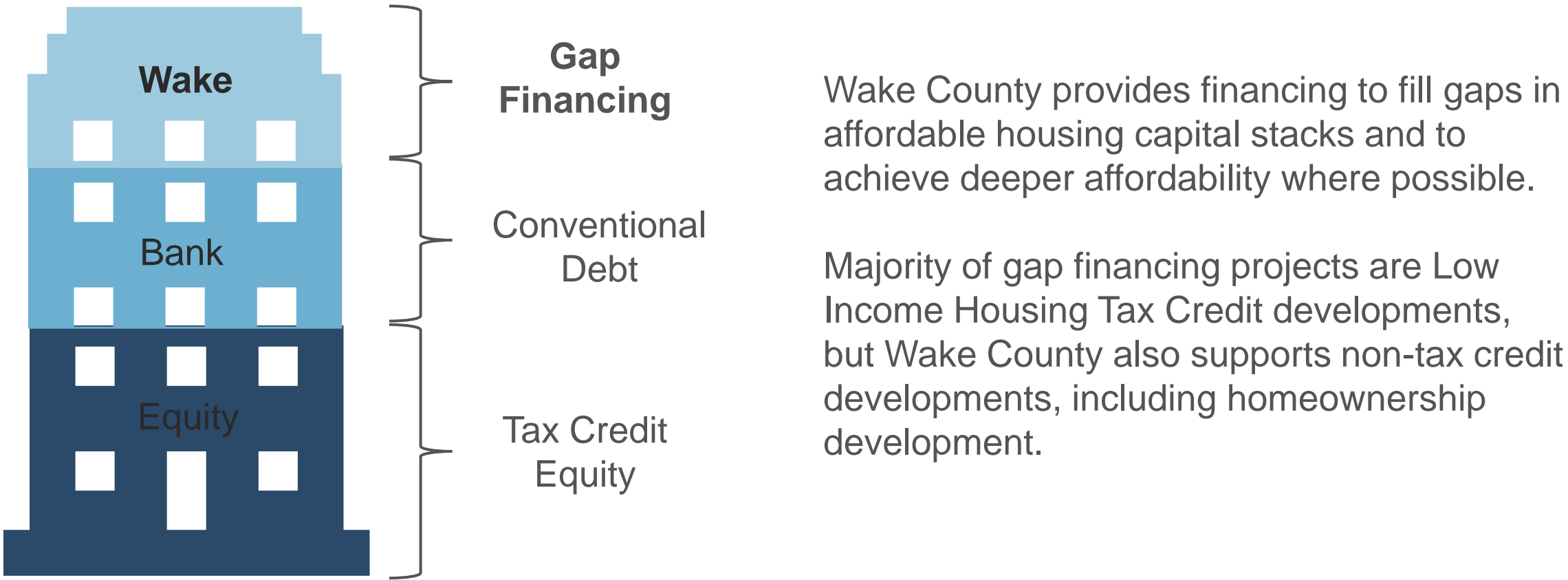
Bridge 2 Home



# Housing Programs and Services



# Gap Financing to Support Affordable Housing



# Wake Affordable Housing Preservation Fund

## Bridge to LIHTC Preservation

Purchase subsidized housing and use LIHTC financing to protect affordability



## NOAH Preservation

Purchase and preserve affordability in non-subsidized housing



# Community Investment Partnership Program (CIPP)

Community Development Block Grant-funded program to promote neighborhood investments supporting low-income households, with a focus on affordable housing.

Municipalities and non-profit service providers are eligible.



## Housing and Shelter

- Site acquisition
- Site development



## Public Facilities

- Rehabilitation
- Construction



## Infrastructure

- Pedestrian and transit
- Utility access

# Municipal Outreach and Technical Assistance



## Field Inquiries from Municipal Staff and Officials

- Build awareness of County programs and resources
- Provide technical assistance



## Strategic Engagement

- Build awareness of affordable housing issues and strategies
- Identify Town goals and where affordability can be incorporated



# Affordable Homeownership Program (AHP)

Home purchase assistance loans up to \$50,000 for first-time homebuyers earning up to 80% of the AMI purchasing a home in Wake County outside of Raleigh or Cary



# Rehabilitation Programs

**Elderly & Disabled  
Home Rehab Program**

**Grants up to \$20,000**

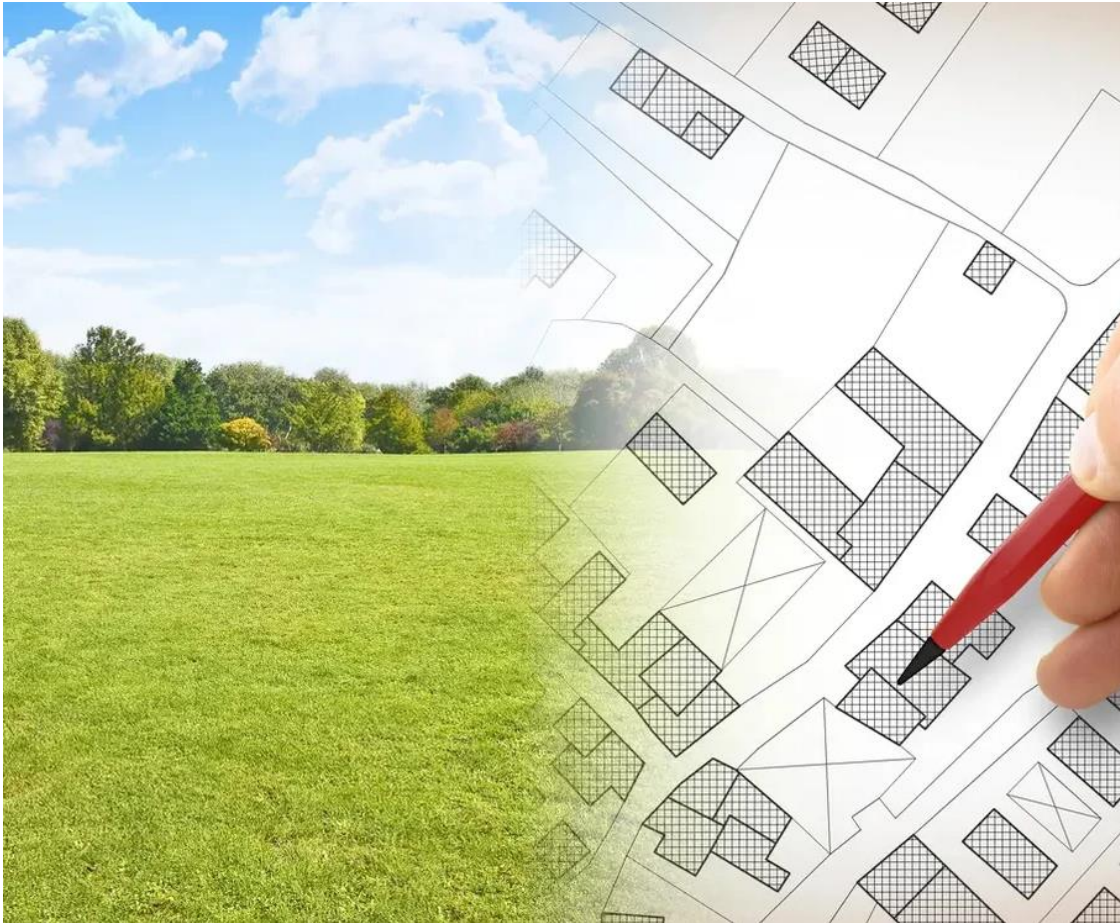
**Emergency Home  
Rehab Program**

**Grants up to \$5,000**

**Major Repair Program**

**Loans up to \$90,000**

# Public Land Disposition



- County-owned parcels are evaluated for affordable housing use before disposition
- Qualifying sites dispositioned through competitive RFP process

# Housing Department Services & Prevention Programs

- Veteran Services
- Wake Prevent!
- South Wilmington Street Center
- Homeless Prevention Partnership Programs
- Cornerstone Center
- Rental Assistance Vouchers
- Drop in Shelter
- Oak City Center
- Landlord Engagement Unit



# Wake Prevent! Program

- Emergency rental and utility assistance to prevent evictions / homelessness prevention
- Staff provide 1:1 support to divert the eviction process, engaging with landlords and other entities to help keep residents in their homes
- Staff are co-located at existing community service centers throughout Wake
- **How to apply: contact team via dedicated email address and phone number**



# South Wilmington Street Center

- Largest men's shelter in North Carolina
- Co-located on campus with Oak City Center
- Uses Nationally Recognized Low Barrier Model
- Targeting Clients with the longest lengths of homelessness
- Providing Diversion Services to Rapidly End Homelessness



# Cornerstone Center

- 20 units for people experiencing chronic homelessness with physical and mental health needs
- Crisis intervention, clinical assessments and treatment, workforce development and case management provided on-site
- Residents receive PHSS housing vouchers
- First group of residents moved-in on February 26<sup>th</sup>

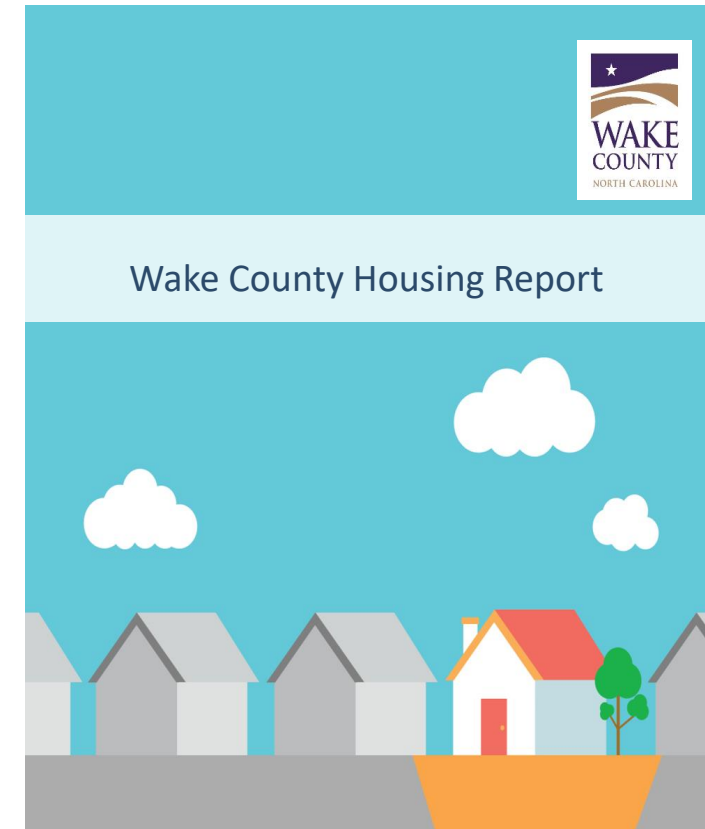
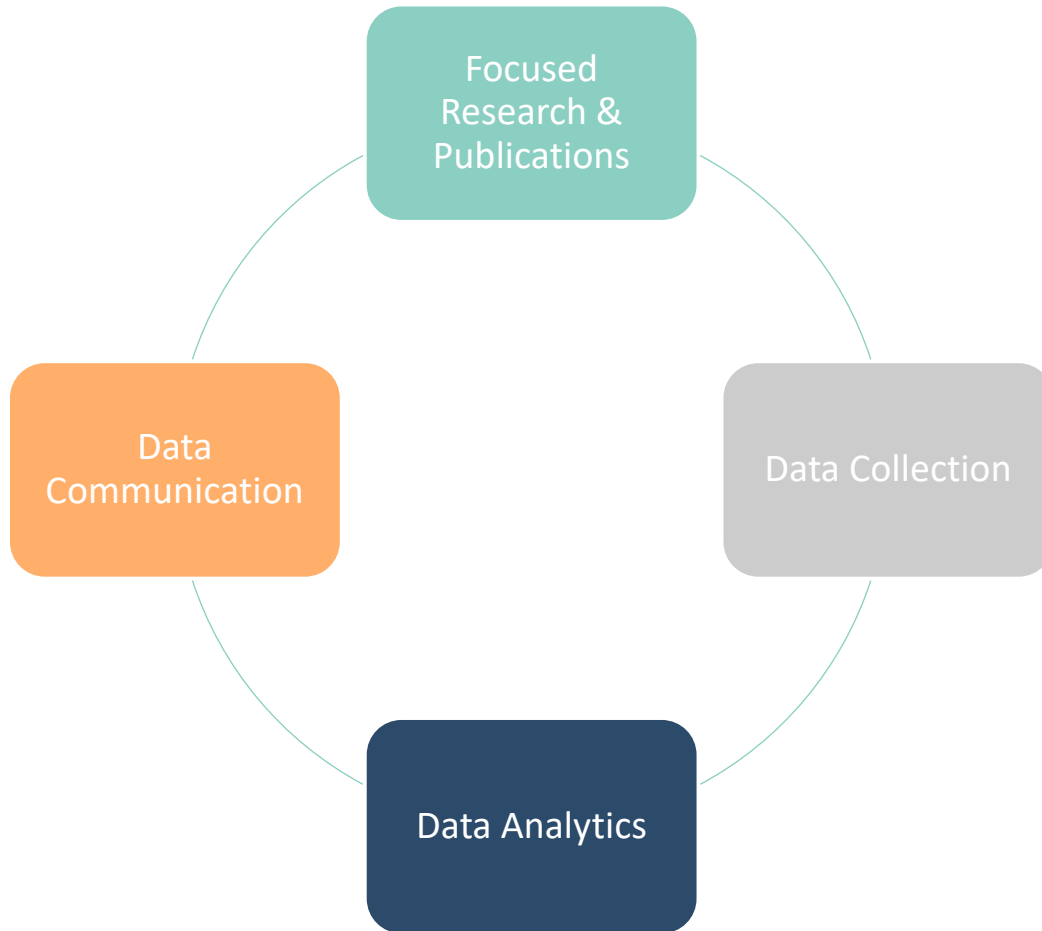


# Landlord Engagement Unit

- Landlord Engagement Unit bridges gap between housing providers and County residents seeking affordable housing
- To receive assistance, residents must work with a community partner and be referred by case manager
- Includes the landlord incentive program, Lease 2 Home
- \$1,000 to cover damages above security deposit & standard turn costs
- Up to 2 mo. of rental payments if vacant 30+ days
- \$500 for every lease signed; \$750 if accepts housing voucher
- \$1,000 for lease renewals
- **How to apply: contact Wake County LEU team**



# Data & Research Technical Assistance



**How to apply: submit request form via the Wake County website**



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