

City of Raleigh Community Development News

Fall 2009

MESSAGE FROM DIRECTOR MICHELE GRANT

Our newsletter is a welcome opportunity for us to let you know what is going on in the Community Development Department. It is our way of sharing information about current projects we have that will make positive differences in the lives of many of our citizens.

Among the items of interest in this newsletter is an update on the Stimulus dollars awarded to Community Development through the American Recovery and Reinvestment Act of 2009 and NC State Division of Community Assistance. Community Development has three programs it's currently working on: Homelessness Prevention and Rapid Re-Housing Program (HPRP), Community Development Block Grant – Recovery Act (CDBG-R), and the Neighborhood Stabilization Program (NSP).

I encourage you to please visit our website at www.Raleighnc.gov/communitydevelopment to keep abreast of these and other activities in which we are engaged. You will find updates on new projects and announcements of interest to community residents. I invite you to take a look at recent additions that we continuously make to our webpage.

Finally, Our Employee Spotlight features CD Planning Intern Elizabeth Jones who was awarded a certificate of appreciation from the NC Chapter of the American Planning Association.

As always, your feedback and comments are important. Please give us a call at (919)996-4330 or email us at cd.info@ci.raleigh.nc.us. I look forward to hearing from you.

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Important Numbers:

Director	996-4330
1st Time Homebuyers	996-4346
Construction	996-6953
Joint Venture Rentals	996-6948
Rehabilitation Assistance	996-4346
Special Housing Programs	996-4343
Strategic Planning	996-6957



GLENBROOK CROSSING OPENING

It used to be called Dacian Glen Apartments - a community that suffered from neglect and disinvestment, spreading a negative influence over the neighborhood. Then, in April 2006, DHIC requested the City's assistance through the Community Development Department's Joint Venture Rental Program and the City Council committed \$1.1 million to the project. An additional \$300,000 was requested in February 2008, bringing the City's total contribution to \$1.4 million. Other partners were the NC Housing Finance Agency, Wake County, and NeighborWorks America. Dacian Glen was stripped down to the studs - structural and mold problems were resolved, new electrical wiring and plumbing were installed as were new energy efficient heating and air conditioning systems. The result is Glenbrook Crossing, with 63 units providing healthy, safe and affordable housing. Occupancy is restricted to households with incomes of less than 60% of the area median income (\$46,140 for a family of four). Seven apartments are reserved for families where the heads of the households have disabilities. Located in Southeast Raleigh, at the intersection of Dacian Road and Glenbrook Drive, the community is on the CAT bus line and is within walking distance of shopping, parks, and churches. An eyesore became an asset - when the doors of Glenbrook Crossing opened in June 2009.



Newly rehabbed
Glenbrook Crossing



Celebrating the
Grand Opening

STIMULUS FUNDING TO BE SPENT BY CD

This year the City's Community Development Department was awarded additional funding through three new grant opportunities to assist our communities.

The City of Raleigh was awarded \$2.625 million in Neighborhood Stabilization Program (NSP) grant funding from the U.S. Department of Housing and Urban Development (HUD); the funding was allocated through the N.C. Division of Community Assistance (DCA). The funds will be used to strategically convert foreclosed, abandoned, or blighted properties into low, moderate, and middle income (LMMI) housing opportunities to assist in stabilizing targeted neighborhoods. Activities associated with the funding include acquisition, demolition or rehabilitation, new construction, disposition of property, and relocation. Down payment and closing cost assistance may be offered to low-to-moderate-income homebuyers. Long Acres and Apollo Heights were selected for the first phase of NSP activities.

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STATE STREET VILLAGE

This infill redevelopment project will create twenty-five affordable single-family houses located on State and Coleman Streets between Martin Luther King Jr Boulevard and Bragg Street. The Garner Road Redevelopment Plan calls for new single family home ownership residential infill development in this area. Raleigh's City Council accepted a proposal submitted by Builders of Hope, Inc. to partner by purchasing vacant lots on which to relocate and rehabilitate houses slated for demolition. The developer intends to rehab the houses to a "green" and energy efficient standard.

Builders of Hope has been working on four houses, which were relocated to Bragg and Coleman Streets. The infrastructure project, which includes the widening of South State Street, the construction of a 400 linear foot long cul-de-sac street, and all the associated storm water, sanitary sewer and water improvements, as well as site grading, is being completed by Narron Contracting, Inc.



Interested buyers should contact Builders of Hope @ 919-830-6666.

SIR WALTER RALEIGH APPEARANCE AWARD

On October 7th, 2009, Community Development and Shaw University received a Sir Walter Raleigh Appearance Award for turning a once dilapidated corner into a center for academics, research and community service. The Shaw Childhood Development Center is a state-of-the-art facility that provides child care and pre-school programs and serves as an important training facility for undergraduates in Education and trains day care providers who work with young children.

The Development Center project started with Community Development in 1997 when the Department acquired the lots on East Lenoir and South Bloodworth Streets. Community Development sold the lots in 2004 to Shaw University for the construction of the Childhood Development Center. Williard Firm Architects designed the building and Fabco Construction Inc. constructed it. Construction of the Childhood Development Center started October 5th, 2005, and was completed on November 28th, 2008.

This development makes a significant contribution to the surrounding neighborhood by providing child care facilities and training to students and child care professionals.



BEFORE: *the corner was home to boarded up town homes*

NOW: *a state of the art Childhood Development Center*



EMPLOYEE SPOTLIGHT: ELIZABETH JONES

At their annual conference in Greensboro this year the North Carolina Chapter of the American Planning Association (NCAPA) awarded Community Development's Planning Intern, Elizabeth Jones, a certificate of appreciation in recognition of her outstanding contribution to the planning profession and to the advancement of the North Carolina Chapter while she served as Student Representative from 2007-2008.

"I attended monthly executive committee meetings and gave updates to the committee on East Carolina's Planning Department. I also organized student efforts to attend state and national conferences," said Liz. It was a busy time for her, but very rewarding.

Liz joined our department in July 2008, following her graduation from East Carolina University, and quickly became a valued member of our team, attending meetings, doing research, compiling reports, assisting with presentations, and updating our departmental maps and GIS information.



KABOOM BUILD DAY BRINGS TOGETHER HUNDREDS OF VOLUNTEERS

More than 200 volunteers from the Home Depot, the Raleigh Parks and Recreation Department, and organizers from the nonprofit organization KaBOOM! joined together on October 1 to build a state-of-the-art, 2,500-square-foot playground in one day at Lane Street Mini Park. The playground provides a safe and fun environment for the children in the community.

The Home Depot Foundation provided a \$61,000 grant along with a \$7,500 contribution from the Parks and Recreation Department. As a founding partner of KaBOOM!, The Home Depot provides financial support, materials and numerous volunteers for play space projects across North America as part of its ongoing commitment to give back to the communities its stores serve. Both organizations work together to make sure each playground project is as environmentally friendly as possible as well as educate children and communities about this important issue. For this project, all materials were recycled and any unused materials remaining after the completion of the build were donated to other organizations.

Lane Street Mini Park is located at 920 East Lane Street. Community Development provided the land for the project, after environmental cleanup was completed.



STIMULUS FUNDING TO BE SPENT BY CD (CONTINUED)

Homelessness Prevention and Rapid Re-Housing Program (HPRP)

Part of the American Recovery and Reinvestment Act (ARRA) of 2009, the purpose of the HPRP is to provide homelessness prevention assistance to households that would otherwise become homeless and to provide assistance to rapidly re-house households that are currently homeless. The City received \$991,091 in HPRP assistance and Wake County received \$533,056. The City and County decided to pool the funding resources to reach eligible individuals and families in Wake County. Following a request for applications and review process, the Raleigh City Council and Wake County Commissioners selected two nonprofit homeless service providers to operate the program: the Women's Center of Wake County, which will provide homeless prevention services only, and Triangle Family Services, which provides homeless prevention and rapid re-housing services.

CD Program Coordinator Joe Rappl talks about the HPRP program at the citizen participation public meeting.



Community Development Block Grant – Recovery Act (CDBG-R)

The ARRA also provided for the distribution of CDBG-R funds to address critical employment and economic development needs, investing in infrastructure that will create or sustain jobs in the near future and generate longer term economic benefits. The City of Raleigh was awarded \$648,128 and the funding is being allocated to four projects:

- The rehabilitation of St. Monica's, an historic building in the College Park Redevelopment area, to upgrade the building to a teen center - \$355,000 providing 15 jobs
- A new sidewalk infrastructure project in the College Park area - \$98,316, providing 25 jobs
- A weatherization improvement training program designed to train rehab contractors in weatherization techniques - \$70,000 with 30 jobs
- A City of Raleigh Youth Employment Program in partnership with the City's Community Services Department, and the Ship of Zion Church, which was selected to provide training and oversight - \$60,000 providing 160 jobs

All individuals awarded training slots from CDBG-R funds will be members of low-moderate-income (LMI) households as defined by HUD.



The historic St. Monica's –soon to be a teen center facility.

2008-2009 ANNUAL PERFORMANCE REPORT

According to the 2008-2009 CAPER (Consolidated Annual Performance and Evaluation Report), the Department of Community Development has impacted the state of Raleigh housing in a significant way. The CAPER is a self-assessment tool that Community Development departments across the country use to determine how well they have performed and what goals they have achieved in the preceding year. On September 25, 2009 the City of Raleigh prepared and submitted its own CAPER to HUD for the period from July 1, 2008 through June 20, 2009. Evaluating the City's progress in housing and neighborhood revitalization is useful because it helps the Department garner lessons from the past while providing a framework for setting goals in the future.

The City of Raleigh's housing and community development programs are designed to support the Consolidated Plan goals and serve the housing needs of four major groups of its residents:

- Very low-income renter households
- First-time low- and moderate-income homebuyers
- Households needing significant rehabilitation assistance
- Special populations such as persons who are homeless, have disabilities, and the frail elderly

To benefit these households, the City has focused its efforts on providing attractive and affordable housing and revitalizing older neighborhoods. Our programs are governed by four basic principles that guide the expenditures of program funds. These four principles are:

- The provision of affordable, decent safe, and sanitary housing for all City residents
- The need for an on-going partnership with the private and nonprofit sector and continued inter-governmental cooperation with county and state agencies
- That affordable housing must be made available throughout the City of Raleigh
- The continued emphasis on neighborhood revitalization where the goal is to encourage neighborhood stability and preservation of the existing housing stock

The full report may be viewed on our website at www.raleighnc.gov/communitydevelopment.

CD UPCOMING EVENTS

The Community Development Department will be hosting a public meeting to discuss the priorities for the City of Raleigh Consolidated Plan 2010-2015.

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

When: November 19, 2009 from 6:00 p.m. – 8:00 p.m.

Where: YWCA, 554 East Hargett Street, Raleigh NC

Mark your calendars and plan to join us.

We look forward to seeing you there.

2008-2009 EVALUATION REPORT BY BENEFICIARY

TARGETS AND PROJECTS	HOUSEHOLDS ASSISTED
VERY LOW-AND LOW-INCOME RENTER HOUSEHOLDS	
Joint Venture Rental Program	206
Acquisition of Units	31
Affordable Housing Program	11
Relocation to Standard Housing	6
Job Training (Construction Trades)	28
Community Success Initiative- Community Enhancement Grant	30
Delta Sigma Theta Alumnae Community Enhancement Grant	35
Wiley Pullen Partnership Community Enhancement Grant	30
Catholic Charities Community Enhancement Grant	31,582
Builders of Hope Community Enhancement Grant	36
Sub-Total	31,995
FIRST-TIME LOW-AND MODERATE INCOME HOMEBUYERS	
Homeownership Counseling Program	254
City-Wide Second Mortgage Program	59
OWNER Second Mortgage Program	6
Sub-total	319
OWNER HOUSEHOLDS NEEDING REHABILITATION ASSISTANCE	
Elderly/Disabled Rehabilitation Program	13
Limited Repair	27
Purchase Rehab Loans	17
Sub-total	42
SPECIAL POPULATION GROUPS SUCH AS HOMELESS AND DISABLED PERSONS	
CASA-Hope Crest Apartments	19
Sub-total	19
Total	32,056



Community Development's State Street Village featured on page 3

During this CAPER reporting period, the City spent and encumbered a total of \$12,205,209 of federal and local funds. Forty-three percent or \$5,288,766 was from federal sources including CDBG and HOME.



Glenbrook Crossing featured on page 2

City of Raleigh
Community Development
Post Office Box 590
Raleigh, NC 27602-0590

Thursday, November 19, 2009
6:00 p.m. to 8:00 p.m.

You're invited to our Department's
public meeting
to discuss the priorities for the
City of Raleigh's Consolidated Plan 2010-2015.

YWCA, 554 East Hargett Street in Raleigh

Mark your calendars and plan to join us.
We look forward to seeing you there.

