

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The Town of Cary continued its core initiatives from its five-year Consolidated Plan during Program Year 2023. These initiatives include Cary's Owner-Occupied Housing Rehabilitation Program, financial assistance to support projects developed by area non-profit organizations, and public services for Cary residents. Specifically, Cary allocated a total of \$651,145 in CDBG funding to activities such as The Caring Place's Transitional Housing Duplex Rehabilitation, Healthy Homes Cary (Cary's home rehabilitation program through Rebuilding Together of the Triangle), Transitions LifeCare Palliative Care Program and White Oak Foundation's several public service programs. Significant ongoing Town initiatives include the Laurel Street multifamily mixed-income building on SE Maynard Road, which received 2021-22 CDBG funds and will break ground in Fall of 2024. Programs that repair and preserve housing options helped keep people in their homes in the midst of escalating housing-related costs in the Town and region, and new developments such as the Laurel Street multifamily buildings will provide needed mixed-income housing supply. Cary underwent a Substantial Amendment public process in the Spring of 2024 to reallocate \$1 million in expired CDBG funds towards paying off the remainder of its Section 108 loan, which it paid off in April of 2024. These funds were reprogrammed from unallocated reserves and several closed or cancelled projects from 2017-2020. In addition to allocating CDBG funding, Cary also committed significant Town General Funds and American Rescue Plan funds to initiatives that further its strategic and action plan goals.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Build vibrant and livable neighborhoods	Non-Housing Community Development	CDBG: \$ / General Fund: \$ / CDBG-CV 3: \$	Facade treatment/business building rehabilitation	Business	25	10	40.00%	7	0	0.00%
Build vibrant and livable neighborhoods	Non-Housing Community Development	CDBG: \$ / General Fund: \$ / CDBG-CV 3: \$	Jobs created/retained	Jobs	10	9	90.00%			
Create and preserve affordable housing	Affordable Housing	CDBG: \$ / General Fund: \$ / CDBG-CV 3: \$0 / CDBG-CV: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	49		0	49	

Create and preserve affordable housing	Affordable Housing	CDBG: \$ / General Fund: \$ / CDBG-CV 3: \$0 / CDBG-CV: \$0	Rental units rehabilitated	Household Housing Unit	4	13	325.00%	2	13	650.00%
Create and preserve affordable housing	Affordable Housing	CDBG: \$ / General Fund: \$ / CDBG-CV 3: \$0 / CDBG-CV: \$0	Homeowner Housing Rehabilitated	Household Housing Unit	150	64	42.67%	20	14	70.00%
Create and preserve affordable housing	Affordable Housing	CDBG: \$ / General Fund: \$ / CDBG-CV 3: \$0 / CDBG-CV: \$0	Homeless Person Overnight Shelter	Persons Assisted	0	49		0	49	

Create and preserve affordable housing	Affordable Housing	CDBG: \$ / General Fund: \$ / CDBG-CV 3: \$0 / CDBG-CV: \$0	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	
Create and preserve affordable housing	Affordable Housing	CDBG: \$ / General Fund: \$ / CDBG-CV 3: \$0 / CDBG-CV: \$0	Other	Other	0	0		2	0	0.00%
Public services for underserved populations	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / General Fund: \$ / CDBG-CV 3: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3000	2439	0.00%	70	128	182.86%
Public services for underserved populations	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / General Fund: \$ / CDBG-CV 3: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	3000	60	2.00%	330	30	9.09%

Public services for underserved populations	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / General Fund: \$ / CDBG-CV 3: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
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Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Throughout Program Year 2023, Cary continued to make progress on the goals set in its 2020-2025 Consolidated Action Plan.

- The Façade Improvement Program – supported by General Funds – has seen a significant decline in applications over the last several years. No applications were received this year.
- Cary supported Passage Home’s workforce development programs with CDBG funds in the 2022-2023 program year; these funds were intended to be used over two years and have continued to be used in support of certification/licensure and career assistance options for Cary residents. However, the chart above reflects that Passage Home was not awarded new funding in the 2023-2024 cycle; no 2023-2024 funds were intended for workforce development. Cary will be supporting Passage Home with a 2024-2025 CDBG award.
- The Caring Place was able to use their funds towards rehabilitating their full portfolio of thirteen (13) transitional housing units, which was more than the expected 2-3 units. They served 49 individuals through providing them with transitional housing and supportive programming.
- Rebuilding Together of the Triangle received 2023-2024 CDBG funds to administer the Healthy Homes Cary home rehabilitation program for low-income homeowners. Although the progress for households assisted is slightly lower than the annual goal, these funds were intended to be used through June of 2024 and have not fully been expended at this point, meaning that RTT will continue to progress toward this goal. Progress toward the 5-year 150-home goal has been hampered by the significant rise in construction costs since the pandemic.
- In terms of providing non-housing public services for Low/Moderate Income residents, Cary exceeded its annual goal of aiding 70 persons. 128 residents received support from White Oak Foundation’s food bank, housing counseling and crisis intervention services. Transitions LifeCare received CDBG 2023-2024 funding to provide palliative care to Low/Moderate Income residents, but has not yet spent funding in the first year of their two-year grant. Cary staff is working with the organization to support them in serving residents with CDBG funds in the second year of their grant.
- In the 2022-2023 CAPER, beneficiaries of The Caring Place’s transitional housing program were counted in the category of public service activities with a housing benefit for Low/Moderate Income households; this year, they were counted in a separate category, which partially lead to the annual goal not being met. Transitions LifeCare’s annual household goal was also erroneously counted towards this category in the 2023-2024 Annual Action Plan when the overall annual goals were set, but it will be counted towards non-housing public services going forward. 30 Low/Moderate Income households were served through Cary’s Oasis utility bill fund.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	16
Black or African American	12
Asian	1
Other Multi-Racial	1
Total	30
Hispanic	2
Not Hispanic	28

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

This table is misleading, given that Rebuilding Together of the Triangle’s and The Caring Place’s beneficiaries were households (14 and 16, respectively), while White Oak Foundation’s beneficiaries were individuals (128).

Of the 30 households,

- 16 identified as White (1 of which identified as Hispanic/Latino)
- 12 identified as Black/American American
- 1 identified as Asian
- 1 identified as “Other Multi-Racial” (1 of which identified as Hispanic/Latino)

Of the 128 individuals served by White Oak,

- 14 identified as White (1 of which identified as Hispanic/Latino)
- 58 identified as Black/African American (1 of which identified as Hispanic/Latino)
- 28 identified as Asian (28 of which identified as Hispanic/Latino)
- 1 Identified as American Indian/Alaskan Native
- 10 identified as Asian & White (7 of which identified as Hispanic/Latino)
- 17 identified as “Other Multi-Racial” (15 of which identified as Hispanic/Latino)

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	651,145	411,647
General Fund	public - local	2,769,000	2,296,913
Other	public - federal	1,327,000	1,327,000

Table 3 - Resources Made Available

Narrative

In addition to CDBG and General Fund allocations, \$1,327,000 of American Rescue Plan Act (ARPA) funding was allocated towards nonprofit-initiated affordable senior housing development with Beacon Management. In addition to 2023-2024 CDBG funds expended, Cary underwent a Substantial Amendment public process in the Spring of 2024 to reallocate \$1 million in expired CDBG funds towards paying off the remainder of its Section 108 loan, which it paid off in April of 2024.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Downtown Cary	23.96	23.96	See narrative below
Town-wide	76.04	76.04	Town-wide

Table 4 – Identify the geographic distribution and location of investments

Narrative

Of the several 2023 Program Year projects, three programs focused primarily on the downtown area: Cary’s Façade Improvement Program (General Funds), the Rose Park Manor senior housing development with Beacon Management (ARPA funds) and the Section 108 loan payoff for the Mayton Inn (CDBG Funds). All other CDBG and General funds from Program Year 2023-24 were allocated towards scattered-site programs, which provided benefits to residents throughout the Town of Cary. Town-wide programs do benefit many downtown locations (especially through the Healthy Homes Cary rehabilitation program), but when this goal was established in the 2023 Annual Action Plan, these projects were intended to count towards the “Town-wide” target area to reflect the broader nature of the programs. 100% of 2023-2024 CDBG funds were allocated towards town-wide initiatives, as planned.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Leveraging funds is an important feature of Cary's programming. Cary allocated \$2,769,000 in general funds and \$1,327,000 in American Rescue Plan funds towards nonprofit service provision and affordable housing initiatives. General Fund recipients included White Oak Foundation's affordable townhome development, Rebuilding Together of the Triangle's capacity building program, Dorcas Ministries' capacity building program, the Oasis Utility Assistance Program, and the Façade Improvement Program. Beacon Management's affordable senior housing development received ARPA funds. Cary awarded both CDBG and General Funds to the Healthy Homes Cary home rehabilitation program to further the program's impact on serving Cary residents. Cary participates in the HOME grant through its consortium with Wake County. Match requirements for the HOME program are reflected in the Wake County Consolidated Annual Performance and Evaluation Report. Further, Cary is utilizing Town-owned property as leverage to support affordable housing at 921 SE Maynard Road. The site will hold 126 units with bedroom ranges of 1-3 bedrooms. Over half of the units will be reserved for residents with income levels within 30-80% AMI.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	16
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	4
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	20	14
Number of households supported through Acquisition of Existing Units	0	0
Total	0	0

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Years after the onset of the COVID-19 pandemic, organizations have adapted to new challenges and goals that come with long-term effects derived from the pandemic. Grantees continued to support residents despite rising housing prices and rapid inflation. The Caring Place continues to make progress in the pre-development phase of constructing 60 workforce, transitional rental units. They are working with Greenwood Forest Baptist Church to pursue a rezoning on church-owned land in Cary – a project that has received 2024-2025 CDBG Funding. They also served 49 homeless individuals (16 households)

through the organization’s renovation of their portfolio of transitional housing units. White Oak Foundation assisted 4 households with rental assistance, among several other public services, in Program Year 2023-2024. Rebuilding Together of the Triangle continues to work towards their goal of maintaining housing affordability through 20 owner-occupied home rehabilitations by the end of their grant term in June of 2024.

Discuss how these outcomes will impact future annual action plans.

Successes and challenges from this year will inform future program growth. An additional area of emphasis in future annual action plans will continue to be the rehabilitation of rental and owner-occupied units. For Program Year 2024, Cary received applications both for new development and rehabilitation of rental units. Rebuilding Together of the Triangle will also continue to provide housing rehabilitation for owner-occupied units through the Cary Healthy Homes program. The Caring Place expects to see continued growth in service provision- including construction of 60 units of workforce, transitional housing. Additionally, the Laurel Street mixed-income multifamily development, which received 2021-22 CDBG funds, will help fill a vital need for more informal housing development that will meet varying income level needs, once it breaks ground in Fall of 2024. The Town of Cary also continued a relationship with Central Pines Regional Council (CPRC), of which the Town of Cary is a member government, for CDBG fund administration. This partnership has increased the capacity of the Town to provide quarterly monitoring of grantees, as well as increased community engagement and technical assistance to nonprofits. Changes and continued partnerships mentioned above will help ensure that grantees are spending funds and implementing projects within proposed timelines going forward.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	9	0
Low-income	11	0
Moderate-income	10	0
Total	30	0

Table 7 – Number of Households Served

Narrative Information

The households accounted for in this chart were served by the Healthy Homes Cary Home Rehabilitation Program and rehabilitation of The Caring Place’s Transitional Housing portfolio.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

Chronic homelessness is addressed through emergency shelter services and rapid rehousing initiatives, which are coordinated through the Wake County Continuum of Care, of which Cary is a member. The CoC operates a joint intake center and directs clients to emergency shelters and transitional housing as appropriate. Cary also began the process of hiring a consultant to create a Coordinated Response to Unsheltered Homelessness for the Town.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Wake County Continuum of Care, of which Cary is a member, has primary responsibility for operating a joint intake center and emergency shelter. Cary also provides significant support to the Caring Place which provides transitional housing for formerly homeless families in Cary. The Caring Place operates 13 transitional units within Cary town limits and is planning to add additional units through the construction of workforce, transitional housing. Their 3-5 year plan is to grow to a capacity of 20 16-week transitional housing units and 20 1-year supportive housing units for program graduates. The need for longer-term residency to assist graduates has arisen given the rising rental rates in Cary that are difficult for many families to afford, even once they have consistent employment.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

During Program Year 2023, the Wake County Continuum of Care maintained its service within Cary, including continuing to utilize planning protocols with local providers of care to prevent individuals from being discharged into homelessness. Homeless service agencies coordinated housing and support services with the discharging entity to ensure that no one was discharged into homelessness. Cary also supports social service provision through the White Oak Foundation which has certified Housing Counsellors on staff. White Oak provides homelessness prevention advice as well as crisis management and homelessness counselling and prevention services (served 128 households with their programs this year). Additionally, The Caring Place provides a housing and life skills/budgeting program for all households it serves (49 individuals, 16 households this year) to support families transitioning away

from homelessness.

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

Homeless persons and those in danger of homelessness are typically referred to the Wake County Continuum of Care where they receive assessment for housing needs and are then placed with appropriate housing and homeless services within the CoC. The CoC system helps individuals and families who are at risk of homelessness avoid becoming homeless through prevention programs, and places those who are chronically homeless directly into permanent or transitional services. When emergency shelter is necessary, case management promotes rapid housing and employment. Placement in emergency shelter is a last resort and is only used when individuals and families cannot retain or obtain housing. The Town also supports The Caring Place, a local Cary non-profit which is a regional leader in providing transitional housing and life-skills training and which manages 13 transitional homes in Cary and provides housing to around 35 households per year.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Cary does not have any public housing and does not have a public housing authority. Both the Raleigh Housing Authority and Wake County Housing Authority offer the Housing Choice Voucher Program within Cary.

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

Cary has no public housing residents within the community. The Town of Cary will be looking to coordinate to a greater degree with local Public Housing Authorities to support residents who could benefit from public housing support and to create greater connections between regional PHAs and affordable homeownership and rental programs within Cary.

Actions taken to provide assistance to troubled PHAs

Cary does not have a public housing authority and neither the Raleigh nor Wake County Housing Authorities are considered troubled.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

Cary continues to identify strategies to remove or ameliorate the negative effects of public policies that are barriers to developing affordable housing. In 2024, Cary began the public process to amend its Accessory Dwelling Unit (ADU) ordinances which, if passed by Town Council, would make ADU construction options accessible to more citizens. ADUs can provide more housing options for seniors, persons with disabilities and LMI residents. Previously, the Town adopted its comprehensive plan, the Imagine Cary Community Plan, in January 2017. The plan closely integrates affordable housing in all of its planning policies and recognizes the key role that zoning designations and land use policy can have in driving land values and increasing access for low- and moderate-income persons in the community. It further recognizes the need to ensure an equitable distribution of affordable housing throughout the Town and to provide more housing choices within Cary. As part of the ongoing implementation of the Community Plan, new zoning regulations are also being considered that will achieve a better balance of housing within neighborhoods and remove impediments to creating more diversity of housing types. Further, Cary recently adopted a housing plan in partnership with HR&A. This plan focuses on local data analysis, conversations with a variety of stakeholders, and develop potential strategies. The plan's three goals are: continue to be a community of choice by ensuring high-quality and diverse new housing development; ensure that all Cary residents can enjoy the full benefit of Cary's high quality of life; and pursue regional partnerships to meet housing need. Ongoing projects supported by prior-year CDBG funds include the Laurel Street Multifamily Development as an example of high-quality and diverse new housing development, while programs with continued CDBG support, such as home repair and transitional housing, bring residents closer to enjoying the full benefit of Cary's high quality of life. Furthermore, the CDBG partnership between the Town and Central Pines Regional Council is an example of a regional partnership to meet housing need. One direct fruit of the Cary Housing Plan is the ADU amendment process, and is one of the many ways Cary staff is working to carry out the Housing Plan, the housing priorities of the CDBG program and Cary's 5-year Consolidated Plan.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Cary's Consolidated Plan identifies persons who are cost burdened (paying more than 30% of their income for housing) as our greatest underserved need. For homeowners, Cary offers our Housing Rehabilitation Program to help low/moderate-income homeowners with their housing maintenance costs and to preserve Cary's supply of existing affordable housing. For renters facing cost burdens, Cary supports the efforts of non-profit organizations such as The Caring Place to provide transitional housing. Other partners such as the Laurel Street Development, in partnership with 2021-22 Cary CDBG funds, utilize the Low-Income Housing Tax Credit program to provide new rental affordable units. This project is still in the development stage and beneficiary data will be available once units are leased-

up. Through its continued involvement in the Wake County Continuum of Care, Cary additionally partners with a holistic group of public, private and nonprofit leaders to collectively address community needs around homelessness.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Over 80% of Cary's housing stock was constructed after 1978 and therefore lead based paint is not a significant problem in Cary. Where necessary, Cary commissions a Certified Risk Assessor and Certified Lead-based Paint Inspector to conduct a Risk Assessment and Lead-based Paint Testing for our Housing Rehabilitation Program projects usually where the structures were constructed before 1978 and when any painted surfaces are likely to be disturbed during the proposed rehabilitation work. Cary pays the costs for the risk assessments and lead-based paint testing, and when warranted for soil analysis. The results of these risk assessments are provided to the owner(s) and the assigned project architects. The project coordinators, based on the level of assistance being provided at a project, will incorporate the appropriate level of hazard abatement required to meet the requirements of the Title X regulations. These include following the state mandated RRP protocols or the HUD abatement protocols depending on the nature of the hazard identified.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

During Program Year 2023, Cary continued to focus on programs intended to promote housing opportunities and public services for households with low incomes and persons who are homeless. Cary supported the White Oak Foundation with CDBG funds to provide food, housing counseling and emergency rental assistance to low income Cary residents. CDBG-supported rehabilitations on The Caring Place's transitional housing portfolio supported homeless working families. These families also participated in The Caring Place's lifeskills training program to promote long-term stability after the end of the transitional housing phase. The Town also focused its own housing rehabilitation program (through Rebuilding Together of the Triangle) towards those households faced with the greatest cost burden in trying to maintain independent living in their family home.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The organizational structure for carrying out Cary's affordable and supportive housing strategy is well-developed and involves a variety of public and private entities. This established structure is effective in implementing activities and programs to meet community needs. Cary, public agencies such as the Wake County Continuum of Care, a well-established network of non-profit agencies, which offer housing and/or supportive services in collaboration with public agencies, actively pursue opportunities to provide additional resources for affordable housing and continuum of care services. The Town also partners with Central Pines Regional Council (CPRC) to administer its CDBG funding. This partnership allows the Town to build its administrative capacity and further monitor compliance. In addition, CPRC brings external expertise to the Town through its regionwide experience in conducting housing initiatives that aim to strengthen the quality and accessibility of affordable and workforce housing in

every community.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

In Program Year 2023, Cary continued working with public and private provider agencies to offer housing and supportive services to low-income households in Cary. The Town also worked with local lenders, nonprofits, developers and Wake County, all of which were essential in assisting Cary in completing its affordable housing projects and implementing programs to meet the needs of low-income and moderate-income households. In the area of social services, the Town supported the White Oak Foundation to provide food services, crisis intervention and housing counseling to low-income families. As previously mentioned, Cary continued its partnership with Rebuilding Together of the Triangle to help implement the Town's Housing Rehabilitation Program and with The Caring Place to provide transitional housing to working families experiencing homelessness. All of these organizations have deep connections with the community and help Cary to better connect resources to residents in need.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Cary partnered with Wake County and the City of Raleigh to develop a regional Analysis of Impediments to Fair Housing Choice for program year 2020. The summary below identifies the impediments and the Town's actions to overcome these impediments.

Determinant: Assisted housing within areas of high opportunity has increased significantly since 2015; however, a lack of affordable housing within high opportunity areas remains a barrier that disproportionately affects members of the protected classes.

Goal: Maintain the creation and preservation of affordable housing development in higher opportunity areas a Town-wide priority.

Priority Action: Cary is providing technical assistance for developers interested in utilizing government funds for affordable housing development. Cary has also provided significant Town General Funds and American Rescue Plan Act (ARPA) Funds to assist affordable developers like Beacon Management and White Oak Foundation with developing affordable housing in Cary.

Determinant: The Cary Planning Department's Housing and Community Development Section is currently without a formal policy for ensuring that persons with LEP, a rapidly growing demographic in the Town, can access its housing and community development services and programs.

Goal: Ensure that persons with limited English proficiency can access the affordable housing services and programs offered by the Town.

Priority Action: Cary has started to collaborate with stakeholders and advocates in communities with large populations of persons with LEP to ensure that their housing choice is not restricted as a result of their LEP. Over the past year, Cary has also released a new Housing & Community Partnerships website that is in the process of incorporating more language and visual/audio accessibility features.

Determinant: Some elements of Cary's comprehensive plan and zoning ordinance could potentially reduce integration.

Goal: Revise Cary's 2020 Affordable Housing Plan and zoning ordinance to connect the Town's fair housing requirements with its affordable housing needs.

Priority Action: In communication with developers, Cary emphasizes creating affordable housing in higher opportunity and high employment areas, regardless of household income, in an effort to stop further concentration of lower income minorities in certain neighborhoods. Cary is also undergoing the public process for amending its ADU ordinance, which, if approved, would promote more housing diversity and opportunity for residents.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

This program year, Cary staff reviewed all of the policies and procedures of the Cary Housing Rehabilitation Program and Community Development Block Grant Program to ensure the goals and monitoring of these programs include federally recognized best practices and standards for consistency with program regulations. Any subrecipient that utilizes CDBG or HOME funds are subject to the requirements of a grant or loan agreement with Cary and are required to submit progress reports to The Town on a quarterly basis. Staff conduct onsite and remote monitoring to determine if the sub recipients follow program requirements, and when appropriate, will notify subrecipients of any corrective actions that may be needed. Monitoring visits consist of review of income eligibility forms, financial tracking procedures, and program implementation to ensure that all aspects of the program are consistent with CDBG requirements. However, one organization hasnot yet drawn down funds. Staff has reached out to this organizations for a remediation plan to spend funds and provide beneficiary data in the following program year.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Notice of the public comment period for the draft 2023-2024 CAPER was provided to residents via Cary's Housing & Community Partnerships website, the Town Clerk's website and public notice listserv, and a posting in the News & Observer newspaper. The draft CAPER was posted on Cary's Housing & Community Partnerships website, per the public notice, and hard copies were made available upon request. Staff also emailed a notice of the public comment period to local housing and community development partners to share with their networks. The public comment period is from September 11, 2024 to September 26, 2024. [A summary of any comments received will be made available here after the end of the public comment period.]

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives

and indications of how the jurisdiction would change its programs as a result of its experiences.

Over the last program year, the Housing & Community Partnerships Department has defined Cary's ongoing affordable housing goals as four key areas of investment along the Affordable Housing Continuum: New Housing Opportunities (construction), Housing Rehabilitation and Preservation, Housing Stability Support (public services), and Nonprofit Capacity Building. Cary continues to see a significant increase in applications for housing assistance and minimum housing enforcement as the Town's housing stock ages. During community engagement conducted in the 2023 program year, residents and service providers continued to name housing assistance as the top community need. This trend has been anticipated in our Consolidated Plan, the policies and procedures of the Cary Housing Rehabilitation Program, and the Imagine Cary Community Plan. Program objectives and plan policies have been designed to meet this need.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative