



DRAFT FOR PUBLIC COMMENT PERIOD

Attachment 1- April 30, 2026 Council Staff Report

2026-2027 CDBG Annual Action Plan & Initiative/Project Recommendation List

Cary invites organizations working in the high-impact strategic areas of new housing opportunities, affordability preservation, and housing stability support to apply for funding. Awards are reviewed and approved by Cary Town Council. Awards are made competitively based on alignment with Cary Housing Goals, HUD National Objectives, and criteria outlined in the application guide. For FY2027 (HUD Program Year 2026), Cary anticipates a CDBG funding allocation of **\$734,151**. The Annual Action Plan includes the recommended list of initiatives to support with these funds, along with approximately **\$104,826** in prior unused CDBG funds and **\$2,190,835** in local dollars. These sources provide potential total funding of **\$3,029,812**.

Initiative/Project	CDBG Current Year Allocation	CDBG Prior Unused Funds	Cary General Funds	Total
<i>Fund Source Allocation Subtotal</i>	\$734,151	\$104,826	\$2,190,835	\$3,029,812*
1- The Carr Center Affordable Mixed-Use Redevelopment Gap Financing			\$750,000	\$750,000**
2- Stable Homes Cary Program - NeighborUp	\$50,000		\$550,000	\$600,000
3- Healthy Homes Cary Program – Preserving Home	\$450,000		\$300,000	\$750,000
4- Raleigh Area Land Trust Affordable Homeownership	\$27,200	\$104,826		\$132,026
5- White Oak Foundation Community Services	\$60,121			\$60,121
6- White Oak Foundation Senior Housing Predevelopment Assistance			\$200,000	\$200,000
7- Nonprofit Capacity Building			\$50,000	\$50,000
8- Fund Administration (Staffing, Operational Support, Environmental Reviews)	\$146,830		\$340,835	\$487,665

* Cary has submitted an application for \$1,500,000 in Federal Congressional Community Project Funding (CPF), which would result in potential total funding of \$4,529,812.

**Cary’s application to the CPF grant is currently under federal review and, if approved, would support The Carr Center. If the federal grant is awarded, the total support in FY27 would be \$2,250,000 inclusive of costs to administer the grant.

1- The Carr Center Affordable Mixed-Use Redevelopment Gap Financing

Location: 110 SE Maynard

Recommendation: \$750,000 (\$750,000 Cary General Funds)

Description: In partnership with Greenwood Forest Baptist Church (GFBC) and The Caring Place (TCP), DHIC has requested funds to support The Carr Center- a proposed mixed-use development on church land at the corner of Kildaire Farm Road and SE Maynard Road. GFBC is partnering with Cary-based nonprofit, The Caring Place, and developer DHIC, who currently owns and operates existing affordable properties in Cary, to build on the GFBC property. The proposal includes 62 multi-family units (The Canopy Apartments), new day care facilities, and office space to increase community programming capacity. 51 of the units will be managed by DHIC and affordable to residents earning at or below 60% AMI; 11 units will serve The Caring Place clients, most of whom are at or below 50% AMI. Both Cary and Wake County awarded gap financing loans to this project last year and anticipated that the development team would return this year to pursue additional funding. Wake County has previously committed additional support for the daycare and transitional housing with \$1,870,000 in grant funds. The development's funding stack also includes philanthropic donations and bank financing. DHIC was awarded a 9% tax credit allocation through the Low-Income Housing Tax Credit (LIHTC) program in 2025. These credits are awarded annually by the North Carolina Housing Finance Agency on a competitive basis. If Cary's proposed award is approved, Cary intends to award 65% of the total award to The Canopy Apartments, LLC (representing DHIC) via a loan and 35% to The Carr Center, LLC (representing GFBC and TCP) via a grant in alignment with the partners' shared cost agreement. Additionally, Cary has submitted an application for \$1,500,000 in Federal Congressional Community Project Funding (CPF) to support The Carr Center, which is under review. If the federal grant is awarded, the total support for FY27 would be \$2,250,000 inclusive of costs to administer the grant.

2- Stable Homes Cary- NeighborUp (formerly, Dorcas Ministries)

Location: NeighborUp, 187 High House Road

Recommendation: \$600,000 (\$50,000 2026-27 CDBG Funds, \$550,000 Cary General Funds)

Description: As the oldest nonprofit service provider in Cary, NeighborUp provides compassionate assistance to area residents to empower people to achieve housing stability and self-sufficiency. Their portfolio of programming includes financial assistance and case management. In 2024, Council approved the establishment of the Stable Homes Cary Program that built on NeighborUp's case management-based model to serve more residents experiencing housing instability and seed a fund to assist tenants who have been notified by the property owner that relocation will be required. NeighborUp also administers Cary's Parks and Recreation scholarship program, Play it Forward, and the Oasis Emergency Utility Assistance Program. This assistance will support direct assistance to residents and case management resource needs including staff capacity.

3- Healthy Homes Cary- Preserving Home (formerly, Rebuilding Together of the Triangle)

Location: Scattered Site

Recommendation: \$750,000 (\$450,000 2026-27 CDBG Funds, \$300,000 Cary General Funds)

Description: Through the Healthy Homes Cary program, Cary provides low- and moderate-income homeowners with funding for critical home improvements which help residents age in place, preserve safe and sanitary housing, correct hazardous structural conditions, eliminate blight, and improve accessibility for persons with disabilities. In partnership with Cary-based nonprofit Preserving Home (formerly known as Rebuilding Together of the Triangle), this program is funded through a combination of CDBG and Cary General Funds. To offset costs, the program also uses a combination of local grants, partnerships, and discounted materials to make repairs, disability modifications, and home performance upgrades to homes owned by low-income homeowners. Since the establishment of the Healthy Homes Cary Program, other communities including the Town of Apex and Wake Forest have adopted Cary's model. Cary is supportive of other communities adopting and funding this approach to keep residents in their homes and provide high-quality housing options for all.

4- Raleigh Area Land Trust Affordable Homeownership

Location: Scattered Site

Recommendation: \$132,026 (\$27,200 2026-27 CDBG Funds, \$104,826 Prior Unused CDBG Funds)

Description: The Raleigh Area Land Trust (RALT) is organized as a Community Land Trust (CLT). RALT works to expand affordable homeownership opportunities for first-time homebuyers with household incomes at or below 80% AMI. The CLT model is used nationally to help new affordable housing supply and homeownership opportunities through shared equity where the CLT retains land ownership, and the homeowner owns the home. The CLT leases the land to the homeowner through a long-term ground lease, conveying most rights and responsibilities available to traditional homeowners. To preserve the long-term affordability, the lease limits the resale price of the home should the owner decide to sell. Homeowners agree to share the equity back with the CLT so that the same opportunity and affordable price that was available to them can be made available to another income-qualifying household. RALT has requested funds to acquire and renovate at least one unit for affordable homeownership. The homeowner(s) will be required to complete training and individual counseling provided by the nationally certified DHIC Homeownership Center. RALT's funding stack also includes philanthropic donations and private bank financing. In the event HUD allocates additional CDBG funds for 2026-2027 beyond Cary's estimation, those funds will be utilized for this project and the award amount will be increased accordingly. If HUD allocates less CDBG funds than anticipated, the award amount will be reduced accordingly.

5- White Oak Foundation Community Services

Location: 1621 White Oak Church Road

Recommendation: \$60,121 (\$60,121 2026-27 CDBG Funds)

Description: The White Oak Foundation's mission is to keep families in their homes by saving them from foreclosure and educating potential homebuyers & renters as a HUD-certified counseling agency. In addition to those services, White Oak ensures families have food to eat through a bi-monthly Food Bank distribution and hot meals to seniors as a Wake County Meals on Wheels hub. Their funding request will enable White Oak to continue its public service and intervention efforts for Cary residents with household income at or below 80% AMI with many participants below 50% AMI. This program will serve approximately 60 Cary residents with CDBG funding.

6- White Oak Foundation Senior Housing Predevelopment Assistance

Location: 1621 White Oak Church Road

Recommendation: \$200,000 (\$200,000 Cary General Funds)

Description: White Oak Foundation has requested funding to support the pre-development soft costs for 60 affordable senior housing units. Town Council approved the White Oak Planned Development District (PDD) in 2018 which includes these 60 senior housing units, 30 townhomes, a small daycare, and community facilities. The community facilities and daycare are currently operational, and the townhomes will be finished this summer. This senior housing award supports the final project in the realization of the PDD vision. This proposal will provide 60 units for residents 55 years and older and 90% of the units will be made available to residents with a household income at or below 80% of the Area Median Income. This proposed development helps to fill a critical need for affordable senior housing in Cary. Development plan review and permitting are expected to continue over the next several fiscal years.

7- Nonprofit Capacity Building

Location: Scattered Site

Recommendation: \$50,000 (\$50,000 Cary General Funds)

Description: This project highlights a core intent of the Cary Housing Plan to support nonprofit partners working to further Cary housing and community development goals. Nonprofit capacity awards can provide partners with scholarships to the NC Center for Nonprofits' Management Institute and assist with strategic planning and staff development. This has

produced more efficient and effective programs that have increased capacity to serve more Cary residents annually. Awards made with this year’s Nonprofit Capacity Building funds may include continued scholarship support, strategic planning and staff development, and training for faith-based development partners.

8- Fund Administration (Staffing, Operational Support, Environmental Reviews)

Location: Scattered Site

Recommendation: \$487,665 (\$146,830 2026-27 CDBG Funds, \$340,835 Cary General Funds)

Description: Staffing and operational support are needed to administer the funds and programs outlined in the 2026-2027 Annual Action Plan and 2025-2030 CDBG Consolidated Plan. Cary has two dedicated housing staff and partners with Central Pines Regional Council for additional federal grant administration support and compliance expertise. Administrative funds are utilized for activities such as property environmental reviews, program materials, training, community engagement, and document translations.

For Reference, Fund Source Allocation Totals are as follows:

Fund Source	Amount
CDBG 2026-2027 Allocation*	\$734,151
CDBG Prior Unused Funds from 2020-2026*	\$104,826
Cary General Funds**	\$2,190,835
TOTAL Recommended Awards***	\$3,029,812

*Finalized and awarded contingent on final CDBG entitlement allocations and HUD’s approval of Cary’s draft Annual Action Plan submitted after Council approval.

**Contingent on Council approval of the final Cary FY2027 budget.

***To ensure the Annual Action Plan appropriately reflects Cary’s investment in housing initiatives, these totals include all federal and local funds allocated this year. If Cary’s application for federal CPF funding to support The Carr Center is approved, this would result in potential total funding of \$4,529,812.

Cary Annual Action Plan 2026-2027

Draft for Public Comment Period March 30-April 30, 2026

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The Annual Action Plan assesses and identifies various activities and projects that are consistent with the national priorities for Community Development Block Grant (CDBG) funding, under the US Department of Housing and Urban Development (HUD) portfolio. Cary uses CDBG funds and leverages other resources to meet these outlined priorities and maximize the number and/or monetary amount of projects Cary can support. The FY 2026-2027 Action Plan (HUD Program Year 2026, Cary Fiscal Year 2027) represents the twenty-second year of Cary's CDBG program and the second year of Cary's current 2025-2030 Consolidated Plan.

The primary objective of the CDBG Program is the development of viable urban communities through the provision of decent housing, a suitable living environment, and the expansion of economic opportunities, principally for persons of low- and moderate-income. CDBG funds can only be used in compliance with the national objectives of the program. Cary's FY 2026-2027 Annual Action Plan identifies activities and projects that will benefit the community in the areas of new housing opportunities, housing rehabilitation and affordability preservation, housing stability support/ public services, nonprofit capacity building and planning/administration.

For this Program Year, Cary anticipates receiving \$734,151 in CDBG funds. Although the final CDBG award amount for Program Year 2026 is yet to be announced by HUD, this anticipated amount is consistent with past CDBG awards Cary has received. If Cary receives more or less than the anticipated amount, adjustments will be made to the funding level of project 4 (Raleigh Area Land Trust Affordable Homeownership – see section "AP-35: Projects"). Cary will also be reallocating \$104,826 in prior CDBG funding from HUD Program Years 2023-2025. In addition to these CDBG funds, the allocation from Cary's General Fund in support of the Annual Action Plan includes \$2,190,835. This blend of funding provides a total funding amount of \$3,029,812 through this Annual Action Plan.

While CDBG and Cary General Fund resources are the primary focus of the Annual Action Plan, Cary also cooperatively participates with Wake County and surrounding municipalities in other federally funded programs, which include the Wake County HOME Consortium, Wake County Continuum of Care, Emergency Shelter Grant, Shelter Plus Care, and Housing Opportunities for Persons with AIDS (HOPWA).

In addition to the General Fund support identified in this Plan, Cary supports non-profit agencies with a population-based allocation (\$192,000) distributed through an annual call for projects.

2. Summarize the objectives and outcomes identified in the Plan

There are four key objectives, which are consistent with those identified in the 2025-2030 Consolidated Plan. Affordable housing remains a predominant need and continues to be Cary's highest priority.

Rehabilitate and preserve existing housing: Cary's continued growth has resulted in increased land prices and home values. Developers also continue to acquire older, modest homes and redevelop them as upscale units. This both removes affordable units and contributes to the upward pressure on housing prices. To address Cary's high number of aging homes and the possible displacement of low-income residents due to upward housing economic pressures, Cary will focus on rehabilitation. Housing rehabilitation is an important tool to maintain high quality, safe housing and address aging properties. This tool can be used to help older residents to age in place and to increase accessibility for persons with disabilities.

Build vibrant and livable neighborhoods: Many communities have experienced challenges in maintaining older neighborhoods. Issues range from neighborhood disinvestment and housing vacancies, to redevelopment that is out of character with surrounding homes. Cary will continue to use CDBG funding to maintain these older neighborhoods and integrate healthy practices into newer neighborhoods. Cary is also committed to making improvements to public facilities and infrastructure, including street paving, street lighting, sidewalks, and parks to revitalize challenged neighborhoods, strengthen community, and enhance accessibility and safety. These are all opportunities to not only rehabilitate homes, but also preserve the character and design of our neighborhoods.

Provide more housing choices for all residents: Cary's residents increasingly reflect a broad blend of household demographics. A balanced mix of housing types is necessary to meet the needs of these residents. As such, Cary will continue to encourage an adequate supply of housing suitable for our growing range of household types. Another specific objective is to encourage efforts towards an adequate supply of housing for Cary's growing senior population, which may include smaller homes, small-lot homes, patio homes, multifamily housing, life care communities, and other options, and at a range of price points. Additional housing choice also includes the provision of housing for those who are mobility-challenged, have disabilities, or special needs.

Support public services for residents experiencing homelessness and housing instability: Expanding the availability of and increasing access to critical and emergency services remains a part of Cary's comprehensive strategy. Also, based on data and public input, public services for seniors continue to be high priority in this area. Services include, but are not limited to emergency assistance, job training, homelessness prevention, senior resources, fair housing education, increased connection to public transportation, and programs to address food insecurity.

3. Evaluation of past performance

Performance measurement is a process for determining how effectively programs are meeting needs. Each year, Cary establishes measurable objectives and collects data for each program to evaluate outcomes and to determine program effectiveness. These analyses determine if program activities could be improved and assess whether limited resources could be directed more effectively. Through this process, Cary has reconfigured our Housing Rehabilitation Program, Healthy Homes Cary, enabling Cary to serve more residents and expanding from a primary focus on safety standards to include retrofits for aging in place and increased accessibility for persons with disabilities. To ensure Cary effectively administers the CDBG program, Cary has partnered with the Central Pines Regional Council to help carry out the responsibilities of the program. Staff also regularly evaluate the administration of the CDBG program, making improvements to support Cary's subgrantees, seeking opportunities to leverage federal dollars, and adjusting our processes to be more efficient as we administer this program and broaden our reach. Cary also has annual compliance check-ins with HUD and publishes outcomes via the Consolidated Annual Performance Evaluation Report (CAPER) in late Summer.

4. Summary of Citizen Participation Process and consultation process

[This language reflects the proposed plan to be executed. This language will be amended to reflect any change in the process that occurs prior to final Council review at the conclusion of the Open Comment Period.]

Each year Cary solicits citizen participation in developing the Annual Action Plan. This year Cary continued its efforts to reach out to the community by hosting two public events for Cary residents to provide input; by publishing a list of projects for which funding has been requested; and by making the draft Annual Action Plan available on the Town's website. This year, Cary began its Citizen Participation Plan with outreach to local non-profits and community groups who are active in Cary's service area and organized one-on-one discussions with interested stakeholders. Cary also utilized a variety of social media channels to ensure outreach into the community. Solicitation was conducted for project proposals via an online grant application process, allowing for direct download of the application from Cary's website for eligible non-profit agencies.

The public comment period for the Annual Action Plan was March 30 – April 30, 2026. The Annual Action Plan was available for viewing online and could be mailed to residents upon request. As in prior years, Cary worked on gathering input from community development partners and information was shared among them through the channels listed above. This input helped identify and prioritize community needs, develop strategies and actions, identify community resources, and promote the coordination of resources. Representatives from public and private agencies affiliated with assisted housing, social services, and services for special needs groups and the elderly were invited to individual meetings to obtain information and provide input, which was used to develop the Annual Action Plan. Before the draft Annual Action Plan was posted, Cary held an in-person public information session on March 3,

2026 at the Herb Young Community Center. Once the draft AAP was posted, Cary held an in-person public meeting on April 7, 2026 at the Cary Senior Center and a public hearing during a regularly scheduled Council Meeting at Cary Town Hall on April 30, 2026. These meetings were widely advertised through newspaper, social media, public notices, listservs, and webpages.

5. Summary of public comments

[Comments received during the Open Comment Period will be summarized here.]

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

[This language reflects the proposed plan to be executed. This language will be amended to reflect any change that occurs prior to final Council review at the conclusion of the Open Comment Period.]

All comments received were considered in this Annual Action Plan.

7. Summary

The need to support housing affordability remains, even in areas where incomes are increasing. The unmet need for decent, safe, and affordable housing continues to outpace the ability of federal, state, and local governments to supply housing assistance and facilitate both the production and preservation of affordable housing. As our community continues to experience high demand and the region as a whole continues to grow, Cary is implementing high-impact strategies to help address the ongoing challenge of affordability. The following goals – established by the 2025-2030 Consolidated Plan and furthered through the 2026-2027 Annual Action Plan – aim to address these challenges:

- Rehabilitate and preserve existing housing
- Build vibrant and livable neighborhoods
- Provide more housing choices for all residents
- Support public services for residents experiencing housing instability

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role		Name	Department/Agency
CDBG Administrator	Cary		Department of Planning and Community Development
HOME Administrator	Wake County		Department of Human Services, Hsg and Neigh. Revit

Table 1 – Responsible Agencies

Narrative

Cary has been designated by the Department of Housing and Urban Development as a CDBG Entitlement Community since July 1, 2004. As a CDBG Entitlement Community, Cary prepared and updated a Five-Year Consolidated Housing and Community Development Plan for Fiscal Years 2025-2030, hereafter referred to as the “Consolidated Plan.”

In order to be eligible for HOME funds, the Town is also a member of the Wake County HOME Consortium. The HOME Program is administered by the Wake County Department of Human Services, Division of Housing and Community Revitalization. The local process is conducted in collaboration with the County and other partner jurisdictions within the HOME Consortium. While the local process identifies the needs specific to Cary, regional input is considered to share resources and collectively identify gaps in service delivery.

Consolidated Plan Public Contact Information

Mary Lederle, Program and Policy Analyst, Department of Planning & Community Development

Town of Cary, 316 N. Academy Street, Cary, North Carolina 27513; caryhousing@carync.gov; call 311 or (919) 469-4000 if outside of Cary limits.

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

[This language reflects the proposed plan to be executed. This language will be amended to reflect any change in the process that occurs prior to final Council review at the conclusion of the Open Comment Period.]

In order to develop the 2026-2027 Annual Action Plan, Cary utilized a robust consultation process, building on existing participation mechanisms and venues. Citizens, nonprofit organizations, and interested parties were afforded a variety of opportunities to:

- contribute during meetings and planning sessions,
- review and comment on the community participation process itself,
- receive information about the meetings, the Plan, and comments made about the Plan,
- participate in public meetings and hearings, and
- comment on the Plan.

Additionally, Cary prepared a draft update to the 2020 Citizen Participation Plan this year. The draft 2026 Citizen Participation Plan proposes minor amendments to the 2020 CDBG Citizen Participation Plan (CPP). The CPP outlines how Cary fulfills federal public engagement requirements for CDBG program activities. Proposed edits to the 2026 CPP clarify requirements around public notices and public hearings; no opportunities for public engagement have been lessened.

Cary complied with the citizen participation requirements of the regulations by doing the following:

- Following both Cary's current adopted 2020 Citizen Participation Plan and the best practices proposed in the 2026 Citizen Participation Plan
- Holding a public meeting before the draft Annual Action Plan (AAP) and draft Citizen Participation Plan (CPP) were posted for public comment
- Publishing informational notices about the Plans in the newspaper and on the Town's website prior to public hearings on the Plans;
- Holding one public meeting and one public hearing during the public comment period in accessible places at convenient times after providing reasonable notice;
- Publishing a summary of the AAP and CPP, describing their contents and purpose, and providing a listing of locations where the entire Plans could be examined;
- Making the draft AAP and CPP available for public examination and comment for a period of thirty (30) days before submission to HUD; and
- Considering the views and comments of citizens and preparing a summary of those views for consideration with the AAP and CPP submission.

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(l)).

Cary staff consistently work with the Wake County Department of Housing Affordability & Community Revitalization, the Raleigh Housing Authority, and the Housing Authority of the County of Wake to discuss goals, as well as the status of regional initiatives. Staff also work closely with our nonprofit sub-recipients to assess housing, health and mental health needs, and coordinate services. In addition, in late 2024 the Wake County Board of Commissioners joined Cary Town Council in a public meeting to review regional progress and strategies to improve the delivery of affordable housing throughout Wake County. The discussion emphasized multi-jurisdictional coordination and resource sharing as a key approach. Cary is currently coordinating with Wake County on housing affordability with regular staff interaction around project and initiative priorities.

Additionally, Cary's coordination with the Wake County Continuum of Care (further detailed below), ensures ongoing communication and collaboration between public housing authorities as well as partner organizations in the housing, healthcare (including mental healthcare), and service provision spaces.

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.

Cary coordinates with the Wake County Continuum of Care NC 507. Continuum members include representatives from Cary, Wake County Housing, the City of Raleigh Community Development Department, the Housing Authority of the County of Wake, the Raleigh Housing Authority, the Wake County Public School System, and over 70 organizations and nonprofit agencies. Cary coordinated with the Continuum to participate in the annual Point In Time Count in January of this year. Trained volunteers, as well as members of Cary Fire and Police Departments, worked alongside Cary nonprofit organizations to visit known encampments, provide resources, and register residents experiencing homelessness.

Additionally, in 2024 Cary Town Council established the ongoing Stable Homes Cary Program to provide emergency assistance to households experiencing housing instability and prevent homelessness. Cary also supports The Caring Place with their Journey Home Program in providing transitional housing, budget counseling, and job training to households with children experiencing homelessness. Further, Cary's partnership with Triangle Family Services provides street outreach services to unsheltered residents.

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

Cary does not receive ESG funds directly; however, Cary does coordinate activities with the Continuum of Care (CoC) and its committees that set priorities for funding and award ESG funding. The CoC has

allocated funding for and participates in North Carolina’s statewide implementation of HMIS. The CoC adopted System Performance Measures outlined by HUD. The CoC continues to coordinate and develop strategies to reduce homelessness in partnership with Raleigh, Cary, Wake County and other local jurisdictions. As a result of this multi-agency cooperation, the CoC is involved in the management and operation of the Oak City Center in Raleigh which offers regionally based homelessness services including coordinated intake and assessment. This has also led to expanding the resources and services of a Cary-based organization, NeighborUp, which helps residents navigate resources, provide referrals, and ensure that persons experiencing homelessness are included in the HMIS network. In the last year, a Cary staff member was elected to the Continuum of Care Governance Board, ensuring further direct engagement as a regional partner. As part of the Governance Board, staff can provide feedback on existing action plans, policies, and procedures and discuss opportunities for increased municipal and service provider coordination.

2. Agencies, groups, organizations and others who participated in the process and consultations

DRAFT

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	THE CARYING PLACE, INC.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with The Caring Place to discuss the housing needs in Cary. The conversation focused on the needs of families experiencing homelessness. Additionally, Cary sits on the Western Wake Affordable Housing Action Committee with The Caring Place to continue to strengthen regional partnerships around housing and community development needs.
2	Agency/Group/Organization	WHITE OAK FOUNDATION, INC.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with the White Oak Foundation to discuss housing needs in Cary. The conversation focused on the needs of low-income residents in Cary, specifically seniors and youth. These needs range from crisis assistance to development support for new affordable housing.
3	Agency/Group/Organization	Preserving Home, Inc.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with Preserving Home to discuss housing needs in Cary. Specifically, housing rehabilitation needs for low- and moderate-income residents, seniors and persons with disabilities.
4	Agency/Group/Organization	NeighborUp
	Agency/Group/Organization Type	Housing Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met monthly with this organization to discuss the housing and public service needs of lower-income households and persons experiencing homelessness. A fruit of these conversations has been the Stable Homes Cary program established in 2024, which provides case management and financial assistance for residents facing housing instability and potential relocation.
5	Agency/Group/Organization	Wake County Human Services
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Employment Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff meets monthly with the Western Wake County location to discuss the housing and public service needs of lower income households, persons with disabilities and non-homeless special needs populations.
6	Agency/Group/Organization	A Doorway to Hope
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met quarterly with this organization to discuss the housing and public service needs of lower-income households and persons experiencing homelessness. A Doorway to Hope collaborates with NeighborUp under the Stable Homes Cary program, which provides case management and financial assistance for residents facing housing instability and potential relocation.
7	Agency/Group/Organization	Triangle Family Services
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff meets with Triangle Family Services to discuss the housing and public service needs of residents experiencing unsheltered homelessness and align resources with those in need.

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

All known agencies were provided opportunities for comment in the development of this plan.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Wake County COC NC 507	Staff actively participates in monthly meetings with COC leadership and membership to assess regional housing, community development, and homelessness needs and coordinate resources effectively. Similar conversations to Cary’s priorities are occurring throughout COC membership regarding investment needs throughout the housing continuum (new housing opportunities, housing preservation, housing stability support services that coordinate healthcare providers, mental healthcare providers, housing & homelessness service providers, municipal partners, impacted populations, and additional stakeholders)

Table 3 - Other local / regional / federal planning efforts

Narrative

Partnering with other local governments is a key component to ensure we are sharing best practices and maintaining consistency with other stakeholders in the region. Consultation takes place within the administration of the CDBG program and all other housing and community development related programming. Central Pines Regional Council has a membership that includes 50 local governments, so opportunities for peer exchange and support are always available throughout the year.

AP-12 Participation - 91.401, 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

[This language reflects the proposed plan to be executed. This language will be amended to reflect any change in the process that occurs prior to final Council review at the conclusion of the Open Comment Period.]

Each year Cary solicits citizen participation in developing the Annual Action Plan, as well as when updates to the Citizen Participation Plan are needed. This year Cary continued to reach out to the community to encourage citizen input. This engagement went over and above the activities required by Cary's 2020 Citizen Participation Plan.

To ensure staff accessibility to residents and grantees, staff offered several opportunities for the community to provide input and made sure that notices were accessible and widely distributed through channels such as the Cary website, legal notice postings, social media posts, and emails to stakeholders who have expressed past interest. The first was a public input session conducted on March 3 at the Herb Young Community Center to gather feedback before the draft Plan was posted. An additional public meeting was hosted on the draft Plan on April 7th during Cary's town-wide Budget Open House. Finally, a public hearing was held at a regularly scheduled council meeting on the evening of April 30th. Cary also held a public comment period from March 30 through April 30. Throughout this period, town staff encouraged comments, complaints, suggestions, and questions by letter, telephone, e-mail, or in-person regarding the HUD CDBG program and Annual Action Plan. This year's comments included [.....]

These public input sessions provided opportunities for staff to educate the public on the CDBG program as well as engage the public. Staff utilized an informative presentation to share relevant information with attendees, including housing trends and affordability metrics, and similar pertinent information. These presentations also provided information on expected CDBG funding for the upcoming year, in addition to municipal goals, and the program's timeline. During the April 30th public hearing, residents had the opportunity to provide input on recommended funding recipients and plan goals going forward. This year's comments consisted of [...].

Citizen Participation Outreach

[This section will be updated at the termination of the public comment period to reflect outreach conducted on this plan. This section will describe the Opportunity for Public Input held on March 3, 2026, the Budget Open House to be held on April 7, the Public Hearing to be held at the April 30 Council Meeting, the emails sent to stakeholders, social media posts announcing the public comment period, notices posted to Cary's website, and any comments received as a result of these various public engagements.]

DRAFT

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

For the 2026-2027 Annual Action Plan, anticipated resources include federal CDBG funds (anticipated to be \$734,151), prior year CDBG funds (\$104,826), and local Town of Cary General Funds (\$2,190,835). HUD has not yet released funding allocations for 2026-2027, so estimates are based off of prior year funding. The Prior Year CDBG funds listed include residual amounts from completed programs and previously unused administrative funds and are being allocated to new projects to ensure continued benefit to residents. Staffing is provided by Cary to further the objectives of the Annual Action Plan, as demonstrated in the General Funds commitment.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	734,151.00	0.00	104,826.00	838,977.00	2,250,000.00	Expected amount available for remainder of 2025-2030 Con Plan an estimated grant of \$750,000 annually for the remaining three years of the Con Plan

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
General Fund	public - local	Admin and Planning Housing Public Services	2,190,835.00	0.00	0.00	2,190,835.00	6,000,000	Current year allocation of 2,190,835 is contingent upon budget approval by council in June 2026 for FY27. Potential future allocations contingent on future annual budget approval.

Table 4 - Expected Resources – Priority Table

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

The CDBG program does not require matching funds; however, Cary leverages its CDBG grant by allocating additional local dollars to community development and affordable housing activities. Further, through our regional partnerships we help subgrantees navigate and access additional funding opportunities such as Wake County’s affordable housing programs, tax credits, federal HOME funds, federal Community Project Funding grants, as well as other federal programs.

As previously mentioned, Cary expects to leverage \$2,190,835 of Cary General Funds to support the gap financing of The Carr Center affordable mixed-use development, Healthy Homes Cary housing rehabilitation program, the Stable Homes Cary emergency housing stability assistance and case management program, pre-development soft costs for a senior independent living facility through the White Oak Foundation, Cary’s Nonprofit Capacity Building program, and overall Cary Housing & CDBG program administration. Based on these amounts, the leverage of CDBG funds is 3 times the annual CDBG allocation of \$734,151, which is a strong indicator of ensuring CDBG impact is expanding beyond the federal investment.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs

identified in the plan

Scheduled for completion in the summer of 2027, Cary looks forward to the opening of the mixed-income housing development on nearly nine acres of town-owned land at 921 SE Maynard Road. Once completed, this project will add 126 units of new housing along with a new public road, greenway trail, and stormwater control measures. The development includes 64 units of affordable housing with units reserved for households at 80%, 60% and less than 30% of the area median income. The site is located directly adjacent to Downtown Cary, within the Mayard loop, directly on a transit line, and proximate to three schools and many commercial employment centers. Cary has been working on making this vision a reality for over six years including adding land to the original Cary parcel (purchasing land from Wake County Schools and the shopping center to the south). The development is currently under construction by Laurel Street Residential, a North Carolina housing developer, and will be managed by their property management team once completed.

Additionally, in partnership with Greenwood Forest Baptist Church, Cary successfully garnered the rezoning of the town-owned parcel at 10 Kilmayne Drive. A little over one acre, the parcel compliments the plan on the church's larger property for The Carr Center redevelopment that includes 62 units of affordable housing (eleven of which will serve as transitional housing in conjunction with The Caring Place's Journey Home Program), community programming space, and a new daycare. The plan for the assemblage shows up to nine townhouse style multifamily units on the 10 Kilmayne parcel. These townhomes could serve as affordable homeownership opportunities. Now that the rezoning process is complete, Cary will decide how to move forward with this vision of small scale, townhouse style housing on this parcel.

Discussion

Cary will continue to pursue additional funding opportunities which will be used in order to complement existing resources.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rehabilitate and preserve existing housing	2026	2027	Affordable Housing	Town-wide Downtown Cary	Rehabilitate and preserve existing housing	CDBG: \$582,026.00 General Fund: \$300,000.00	Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Rehabilitated: 41 Household Housing Unit
2	Build vibrant and livable neighborhoods	2026	2027	Non-Housing Community Development	Town-wide Downtown Cary	Build vibrant and livable neighborhoods	General Fund: \$375,000.00	Neighborhood Improvement Projects: 1 Project
3	Provide more housing choice for all residents	2026	2027	Affordable Housing	Town-wide Downtown Cary	Provide more housing choice for all residents	General Fund: \$575,000.00	Rental units constructed: 188 Household Housing Unit Predevelopment Planning Provided: 1 Project
4	Support public services for homelessness	2026	2027	Affordable Housing	Town-wide Downtown Cary	Support for homelessness & housing instability	CDBG: \$110,121.00 General Fund: \$600,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 60 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 400 Households Assisted

Table 5 – Goals Summary

Goal Descriptions

1	Goal Name	Rehabilitate and preserve existing housing
	Goal Description	This goal will be supported through the Healthy Homes Cary program to rehab single family developments for homeowners in need of critical repairs and are low-income. Greenwood Forest Baptist Church will be constructing rental housing for low-income households, and Beacon Management and White Oak will be doing the same for senior citizens. Raleigh Area Land Trust will pursue adding affordable homeownership opportunities for low-income households as well.
2	Goal Name	Build vibrant and livable neighborhoods
	Goal Description	This goal will be furthered through support of The Carr Center project which will provide a community gathering space for its residents as well as a daycare
3	Goal Name	Provide more housing choice for all residents
	Goal Description	This goal will be furthered through support of The Carr Center project which will construct 62 units of affordable housing. Additionally, 921 SE Maynard, which received previous CDBG funds, anticipates finishing construction of 126 of mixed income housing, and White Oak Senior Housing will be supported with predevelopment funds.
4	Goal Name	Support public services for homelessness
	Goal Description	This goal will be furthered through expanding the availability of and increasing access to needed services for residents. Services include, but are not limited to: homelessness prevention, emergency rental and utility assistance, senior resources, and programs to address food insecurity.

AP-35 Projects - 91.420, 91.220(d)

Introduction

An Annual Action Plan is required for each year of the Five-Year Consolidated Plan. This Annual Action Plan covers July 1, 2026, through June 30, 2027 and is the second year of Cary's 2025-2030 Consolidated Plan. The Annual Action Plan implements strategies outlined in the Consolidated Plan by addressing the housing needs of very low-, low-, and moderate-income citizens of Cary. The Annual Action Plan enables nonprofit organizations, concerned citizens, and other stakeholders to work with Cary to develop affordable housing and community development programs.

The projects listed below are funded with only federal funds, only local funds, or a combination of federal and local funds in the Annual Action Plan year.

#	Project Name
1	The Carr Center Affordable Mixed-Use Redevelopment Gap Financing
2	Stable Homes Cary Housing Stability Support Program - NeighborUp
3	Healthy Homes Cary Rehabilitation & Preservation Program – Preserving Home
4	Raleigh Area Land Trust Affordable Homeownership
5	White Oak Foundation Community Services
6	White Oak Foundation Senior Housing Predevelopment Assistance
7	Nonprofit Capacity Building
8	Planning, Administration and Public Outreach

Table 6 – Project Information

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

Allocation priorities were determined through the FY 2026-2027 Annual Action Plan citizen participation process, the priorities of the 2025-2030 Consolidated Plan and the Imagine Cary Community Plan.

Obstacles to addressing needs include:

- Limited municipal fund contributions due to an unsuccessful Housing Bond in 2024 and constrained annual budget fund availability
- A shortage of developers to build affordable housing.
- High cost of land in Cary in locations that would be best suited for affordable housing.
- Lack of provisions under development-related laws to better facilitate opportunities for affordable housing.
- Community opposition to location of affordable housing in their neighborhoods.

AP-38 Project Summary
Project Summary Information

DRAFT

1	Project Name	The Carr Center Affordable Mixed-Use Redevelopment Gap Financing
	Target Area	Downtown Cary
	Goals Supported	Build vibrant and livable neighborhoods Provide more housing choice for all residents Support public services for homelessness
	Needs Addressed	Provide more housing choice for all residents Build vibrant and livable neighborhoods Support for homelessness & housing instability
	Funding	General Fund: \$750,000.00
	Description	In partnership with Greenwood Forest Baptist Church (GFBC) and The Caring Place (TCP), DHIC has requested funds to support The Carr Center - a proposed mixed-use development on church land at the corner of Kildaire Farm Road and SE Maynard Road. GFBC is partnering with Cary-based nonprofit, The Caring Place, and developer DHIC, who currently owns and operates existing affordable properties in Cary, to build on the GFBC property. The proposal includes 62 multi-family units (The Canopy Apartments), new day care facilities, and office space to increase community programming capacity. 51 of the units will be managed by DHIC and affordable to residents earning at or below 60% AMI; 11 units will serve The Caring Place clients, most of whom are at or below 50% AMI. Both Cary and Wake County awarded gap financing loans to this project last year and anticipated that the development team would return this year to pursue additional funding. Wake County has previously committed additional support for the daycare and transitional housing with \$1,870,000 in grant funds. The development's funding stack also includes philanthropic donations and bank financing. DHIC was awarded a 9% tax credit allocation through the Low-Income Housing Tax Credit (LIHTC) program in 2025. These credits are awarded annually by the North Carolina Housing Finance Agency on a competitive basis. If Cary's proposed award is approved, Cary intends to award 65% of the total award to The Canopy Apartments, LLC (representing DHIC) via a loan and 35% to The Carr Center, LLC (representing GFBC and TCP) via a grant in alignment with the partners' shared cost agreement.
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	51 LMI renters, 11 families experiencing homelessness
	Location Description	Downtown Cary
	Planned Activities	Redevelopment of church land to construct 62 new housing units, daycare, and community spaces
2	Project Name	Stable Homes Cary Housing Stability Support Program- NeighborUp
	Target Area	Town-wide Downtown Cary
	Goals Supported	Build vibrant and livable neighborhoods Support public services for homelessness
	Needs Addressed	Build vibrant and livable neighborhoods Support public services for homelessness
	Funding	CDBG: \$50,000.00 General Fund: \$550,000.00
	Description	As the oldest nonprofit service provider in Cary, NeighborUp provides compassionate assistance to area residents to empower people to achieve housing stability and self-sufficiency. Their portfolio of programming includes financial assistance and case management. In 2024, Council approved the establishment of the Stable Homes Cary Program that built on NeighborUp’s case management-based model to serve more residents experiencing housing instability and seed a fund to assist tenants who have been notified by the property owner that relocation will be required. NeighborUp also administers Cary’s Parks and Recreation scholarship program, Play it Forward, and the Oasis Emergency Utility Assistance Program. This assistance will support direct assistance to residents and case management resource needs including staff capacity.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	25 LMI Households
	Location Description	Town-wide – scattered site
	Planned Activities	Perform critical repairs to 25 homes

3	Project Name	Healthy Homes Cary Rehabilitation & Preservation Program- Preserving Home
	Target Area	Town-wide Downtown Cary
	Goals Supported	Rehabilitate and preserve existing housing Build vibrant and livable neighborhoods
	Needs Addressed	Rehabilitate and preserve existing housing Build vibrant and livable neighborhoods
	Funding	CDBG: \$450,000.00 General Fund: \$300,000.00
	Description	Through the Healthy Homes Cary program, Cary provides low- and moderate-income homeowners with funding for critical home improvements which help residents age in place, preserve safe and sanitary housing, correct hazardous structural conditions, eliminate blight, and improve accessibility for persons with disabilities. In partnership with Cary-based nonprofit Preserving Home (formerly known as Rebuilding Together of the Triangle), this program is funded through a combination of CDBG and Cary General Funds. To offset costs, the program also uses a combination of local grants, partnerships, and discounted materials to make repairs, disability modifications, and home performance upgrades to homes owned by low-income homeowners. Since the establishment of the Healthy Homes Cary Program, other communities including the Town of Apex and Wake Forest have adopted Cary's model. Cary is supportive of other communities adopting and funding this approach to keep residents in their homes and provide high-quality housing options for all.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	400 households assisted
	Location Description	Town-wide – scattered site
	Planned Activities	NeighborUp will provide counseling and emergency assistance to residents experiencing housing instability and at risk of homelessness through the Stable Homes Cary Program.
Project Name	Raleigh Area Land Trust Affordable Homeownership	

4	Target Area	Town-wide
	Goals Supported	Rehabilitate and preserve existing housing Build vibrant and livable neighborhoods
	Needs Addressed	Rehabilitate and preserve existing housing Build vibrant and livable neighborhoods
	Funding	CDBG: \$132,026.00
	Description	The Raleigh Area Land Trust (RALT) is organized as a Community Land Trust (CLT). RALT works to expand affordable homeownership opportunities for first-time homebuyers with household incomes at or below 80% AMI. The CLT model is used nationally to help new affordable housing supply and homeownership opportunities through shared equity where the CLT retains land ownership, and the homeowner owns the home. The CLT leases the land to the homeowner through a long-term ground lease, conveying most rights and responsibilities available to traditional homeowners. To preserve the long-term affordability, the lease limits the resale price of the home should the owner decide to sell. Homeowners agree to share the equity back with the CLT so that the same opportunity and affordable price that was available to them can be made available to another income-qualifying household. RALT has requested funds to acquire and renovate at least one unit for affordable homeownership. The homeowner(s) will be required to complete training and individual counseling provided by the nationally certified DHIC Homeownership Center. RALT's funding stack also includes philanthropic donations and private bank financing. In the event HUD allocates additional CDBG funds for 2026-2027 beyond Cary's estimation, those funds will be utilized for this project and the award amount will be increased accordingly. If HUD allocates less CDBG funds than anticipated, the award amount will be reduced accordingly.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	1 LMI household
	Location Description	Location for purchase of home in Cary to be determined
	Planned Activities	Purchase and rehabilitation of existing home in Cary
Project Name	White Oak Foundation Community Services	

5	Target Area	Town-wide
	Goals Supported	Build vibrant and livable neighborhoods Support public services for homelessness
	Needs Addressed	Build vibrant and livable neighborhoods Support for homelessness & housing instability
	Funding	CDBG: \$60,121.00
	Description	The White Oak Foundation’s mission is to keep families in their homes by saving them from foreclosure and educating potential homebuyers & renters as a HUD-certified counseling agency. In addition to those services, White Oak ensures families have food to eat through a bi-monthly Food Bank distribution and hot meals to seniors as a Wake County Meals on Wheels hub. Their funding request will enable White Oak to continue its public service and intervention efforts for Cary residents with household income at or below 80% AMI with many participants below 50% AMI. This program will serve approximately 60 Cary residents with CDBG funding.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	60 Low- and Moderate-Income residents
	Location Description	1621 White Oak Church Road
	Planned Activities	White Oak provides food programs, crisis intervention, transportation and other services to seniors, children and other LMI individuals.
6	Project Name	White Oak Foundation Senior Housing Predevelopment Assistance
	Target Area	Town-wide
	Goals Supported	Build vibrant and livable neighborhoods Provide more housing choice for all residents
	Needs Addressed	Build vibrant and livable neighborhoods Provide more housing choice for all residents
	Funding	General Fund: \$200,000.00

	Description	White Oak Foundation has requested funding to support the pre-development soft costs for 60 affordable senior housing units. Town Council approved the White Oak Planned Development District (PDD) in 2018 which includes these 60 senior housing units, 30 townhomes, a small daycare, and community facilities. The community facilities and daycare are currently operational, and the townhomes will be finished this summer. This senior housing award supports the final project in the realization of the PDD vision. This proposal will provide 60 units for residents 55 years and older and 90% of the units will be made available to residents with a household income at or below 80% of the Area Median Income. This proposed development helps to fill a critical need for affordable senior housing in Cary. Development plan review and permitting are expected to continue over the next several fiscal years.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	60 LMI senior households
	Location Description	1621 White Oak Church Road
	Planned Activities	Construction of 60 rental units for senior housing
7	Project Name	Nonprofit Capacity Building
	Target Area	Town-wide
	Goals Supported	Build vibrant and livable neighborhoods Support public services for homelessness & housing instability
	Needs Addressed	Build vibrant and livable neighborhoods Support for homelessness & housing instability
	Funding	General Fund: \$50,000

	Description	This project highlights a core intent of the Cary Housing Plan to support nonprofit partners working to further Cary housing and community development goals. Nonprofit capacity awards can provide partners with scholarships to the NC Center for Nonprofits' Management Institute and assist with strategic planning and staff development. This has produced more efficient and effective programs that have increased capacity to serve more Cary residents annually. Awards made with this year's Nonprofit Capacity Building funds may include continued scholarship support, strategic planning and staff development, and training for faith-based development partners.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	At least one nonprofit organization
	Location Description	Town-wide
	Planned Activities	May include scholarships, strategic planning, staff development
8	Project Name	Planning, Administration and Public Outreach
	Target Area	Town-wide
	Goals Supported	Rehabilitate and preserve existing housing Build vibrant and livable neighborhoods Provide more housing choice for all residents Support public services for homelessness
	Needs Addressed	Rehabilitate and preserve existing housing Provide more housing choice for all residents Build vibrant and livable neighborhoods Support for homelessness & housing instability
	Funding	CDBG: \$146,830.00 General Fund: \$340,835.00
	Description	Staffing and operational support are needed to administer the funds and programs outlined in the 2026-2027 Annual Action Plan and 2025 - 2030 CDBG Consolidated Plan. Cary has two dedicated housing staff and partners with Central Pines Regional Council for additional federal grant administration support and compliance expertise. Administrative funds are utilized for activities such as property environmental reviews, program materials, training, community engagement, and document translations.

Target Date	6/30/2027
Estimate the number and type of families that will benefit from the proposed activities	The cumulative impact of all initiatives in this plan
Location Description	Town-wide
Planned Activities	Funds are used to support citizen participation efforts, fair housing and other activities. The Town will administer program funding and implement the FY 2025-2030 Five Year Consolidated Plan and FY 2026-2027 Annual Action Plan.

DRAFT

AP-50 Geographic Distribution - 91.420, 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 services will be located throughout Cary but all serve low- and moderate-income persons.

CDBG and General Funds invested in housing programs managed by our nonprofit partners will be used to assist qualifying households throughout Cary. However, older houses are concentrated within the Downtown Cary boundary where the majority of housing rehabilitation and new affordable housing initiatives have taken place in the past. The Imagine Cary Community Plan, U.S. Census data, Cary surveys and studies outline and justify this analysis. Funds identified for investment in Downtown Cary below relate to The Carr Center redevelopment; the remainder of funds are considered town-wide as housing rehabilitation locations (including the Raleigh Area Land Trust acquisition and rehabilitation) are currently unknown and will be decided throughout the year as applications are received.

Geographic Distribution

Target Area	Percentage of Funds
Town-wide	75
Downtown Cary	25

Table 7 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Many of the rehabilitation projects are targeted to the downtown and the Maynard Loop area where the oldest inventory of housing and a significant proportion of low-income families and senior residents reside. Other investments are provided by our community partners who serve low- and moderate-income clients throughout the community.

Discussion

As previously stated, CDBG funds invested in public facilities and services will be located throughout Cary but all serve low- and moderate-income persons.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

In 2024 and 2025, Cary conducted a housing needs assessment. This assessment built on data used to create the 2021 Cary Housing Plan through reviewing current demographic and housing data, comparing trends and conditions, and providing five key takeaways (detailed in the next question). These observations and recommendations align with the vision of the Cary Housing Plan and support the comprehensive strategic approach currently in place. Additionally, Cary continues to actively partner with Wake County, City of Raleigh, Raleigh Housing Authority and Wake County Housing Authority to assess gaps and barriers to affordable housing regionally through reviewing similar data and holding feedback sessions with stakeholders and community members.

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

The housing needs assessment, completed in 2025, identified five key observations and recommendations for Cary, which will be addressed as part of the Consolidated and Annual Action Plans:

1) Increase Housing Production Overall with a Balanced Mix of Housing Types and Price Points

This key objective is furthered through the 2026-2027 Annual Action Plan through the funding of new housing production such as The Carr Center and White Oak Senior Housing. Additionally, investments from previous years are yielding new housing types at varying price points at Rose Park Manor (81 units of affordable senior housing; currently leasing), White Oak Townhomes (30 townhomes, 15 of which are affordable; will be available in summer of 2026), and 921 SE Maynard mixed-income apartments (126 units, 64 of which will be affordable at varying levels of subsidy).

2) Reinvest in Existing Housing Supply

This key objective is furthered through the 2026-2027 Annual Action Plan through the Healthy Homes Cary home rehabilitation program that helps low-income homeowners make critical home repairs. This increases the longevity of Cary's existing housing stock, promotes aging in place,

and protects resident health and safety. Previous year investments that continue include rehabilitation of 9 units in downtown Cary via local partner CASA and the rehabilitation of The Caring Place's 13 transitional housing units.

3) Stabilize and Support Residents Experiencing Housing Cost-Burden

This key objective is furthered through the 2026-2027 Annual Action Plan through the Stable Homes Cary program and White Oak Human Services program. These initiatives help residents facing housing instability by providing emergency rental and utility assistance, food assistance, case management, along with access to job training and senior support services. Previous year investments that continue include Triangle Family Service's street outreach programs and A Doorway to Hope's crisis support services.

4) Facilitate Affordable Ownership Opportunities

This key objective is furthered through the 2026-2027 Annual Action Plan through the Raleigh Area Land Trust affordable homeownership program. This year's funding supports the acquisition and rehabilitation of a Cary home to be sold to a homeowner at or below 80% AMI. Additionally, Cary successfully garnered rezoning approval of town-owned land at 10 Kilmayne as part of The Carr Center redevelopment, which could produce up to 9 townhomes for affordable homeownership. White Oak's Townhome development will also yield 15 townhouses to be sold at or below 80% AMI.

5) Facilitate Deeply Affordable Rental Opportunities

As mentioned with the first objective, this key objective is similarly furthered through the 2026-2027 Annual Action Plan via The Carr Center and White Oak Senior Housing, with ongoing projects including Rose Park Manor and 921 SE Maynard.

Discussion

Addressing barriers to affordable housing is core to Cary's housing and community development work, whether that work is furthered through CDBG or General Funds. Additionally, Cary appreciates its partnerships with the local partners and developers who make this work possible, as well as municipal partners including Wake County, City of Raleigh, Raleigh Housing Authority and Wake County Housing Authority. Cary will

continually communicate with these groups as we carry out the objectives listed in the previous section.

DRAFT

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Throughout the Consolidated and Annual Action Plans, Cary has allocated both federal and local (General Fund) funding towards meeting underserved community needs, fostering and maintaining affordable housing, reducing lead-based paint hazards, supporting residents experiencing poverty, developing thoughtful institutional structure and enhancing coordination between regional partners. In addition to the potential General Fund support (pending the adoption of the FY 27 Cary budget) for the projects in these Plans, Cary provides funding for other community development-related activities from its General Fund.

Actions planned to address obstacles to meeting underserved needs

As part of Cary's FY27 General Fund budget, Cary has proposed an allocation of \$192,000 to support miscellaneous public services offered by nonprofit organizations. Cary also provides staffing support of various programs, such as Project PHOENIX, GoCary Transit and Specialized Recreation, in addition to administration of the various programs outlined in this Plan. Project PHOENIX is a Town-wide partnership with rental communities to provide direct access to services throughout the year. GoCary Transit provides fixed-route and Paratransit services. Cary's Specialized Recreation Program offers an inclusive approach to recreation encouraging participants with and without disabilities to participate together. Staff for these programs are funded through Cary's General Fund and are provided in addition to the funds specifically included in this Plan.

Actions planned to foster and maintain affordable housing

Cary assists with affordable housing and community development activities through the Healthy Homes Cary Program. This program provides grants for home improvements which help residents age in place, preserve safe and sanitary housing, correct hazardous structural conditions, and improve accessibility for persons with disabilities. Program funds will be utilized for rehabilitation expenses including construction costs and certain administrative costs for preparation of cost estimates, bids and monitoring of work. Similar activities will be supported with the acquisition, rehabilitation and sale of a Cary home through the Raleigh Area Land Trust to an LMI homeowner. Additionally, the construction of new affordable housing is being supported through current year proposed projects of The Carr Center and White Oak Senior Housing. Previous year awards continue to support new development of mixed income housing at 921 SE Maynard Road and continued preservation of affordable housing through The Caring Place's transitional housing and CASA's affordable rental properties.

Actions planned to reduce lead-based paint hazards

Cary is fortunate in that the vast majority (over 94%) of its housing stock was constructed after the ban on the use of lead-based paint was imposed in 1978. Our policies for the Healthy Homes Cary Program

call for any home built before 1978 to undergo an examination for lead-based paint presence and if any is found, an established checklist of steps to mitigate the LBP presence and protection of the work site is enforced. We are currently assessing how Cary can increase our efforts to assess LBP risks and if it requires further actions to remedy this issue.

Actions planned to reduce the number of poverty-level families

At less than 6% of its total population, Cary has one of the lowest poverty rates in the region. Nonetheless, Cary strives to strike a balance between housing and economic development activities that address the needs of the lowest income residents. These efforts have included giving priority for funding to those with the greatest need, linking affordable housing to transportation services, implementing a rehabilitation program to prevent homelessness, and increasing the supply of both affordable rental and homeownership housing units. In partnership with NeighborUp, Cary created the Stable Homes Cary Program to provide crisis assistance and counseling to households experiencing housing instability. Cary also offers the Oasis Program which helps residents who are unable to pay their Cary utility bill. Assistance is provided by way of donations from other utility customers, CDBG funds, and General Funds.

Actions planned to develop institutional structure

A majority of the CDBG funds are allocated to nonprofit agencies to build a strong network of providers. A scope of work, budget, and standard program requirements are set out in each grant agreement. Each sub-recipient is fully informed of the requirements it must follow and adhere to and support its activities with reimbursement requests in the form of invoices or other supporting documentation.

Cary carries out a Monitoring Plan that calls for full scheduled monitoring visits to be carried out in accordance with the grant agreements, and in compliance with HUD regulations. Scheduled monitoring of our sub-recipients has been in place since 2006 and quarterly reporting of program outcomes is required in order to receive reimbursement. This is in addition to many phone calls, e-mail messages, and other technical assistance meetings before and during project implementation.

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

The planning and implementation of affordable housing strategies in Cary relies on a formal and informal partnership between public, nonprofit, and private entities.

The Department of Planning and Community Development, as Cary's lead implementation agency for affordable housing and the CDBG program, regularly coordinates with other Town Departments and the Wake County Department of Housing Affordability & Community Revitalization. Cary staff continues to participate in the Wake County Continuum of Care which serves to coordinate affordable housing and

homelessness issues on a county-wide basis. In the last year, a Cary staff member was elected to the Continuum of Care Governance Board, ensuring further direct engagement as a regional partner.

Cary is fortunate to have a small yet active group of nonprofit and private affordable housing developers working in the community. Affordable housing subsidies offered by Cary through its programs have provided important leverage of private and nonprofit resources including federal Low Income Housing Tax Credits (LIHTC) to increase the supply of affordable units in Cary.

Discussion

In addition to the agencies and programs funded through HUD's CDBG Program, Cary provides staffing support to various programs and funds several nonprofit organizations through the use of General Funds. In combination, the CDBG funds and General Funds allow Cary to support the preservation and rehabilitation of affordable housing, emergency assistance, homelessness prevention, neighborhood revitalization, minimum housing, code enforcement, community outreach initiatives for families, healthy meals for low-income seniors, and coordinated referral services.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

This section provides program specific data required by the Consolidated Plan Final Rule.

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
Total Program Income:	0

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.	100.00%

Discussion

Cary does not have additional comments regarding the information provided in this section.

Cary is grateful for the positive impact CDBG has in the community and utilizes additional funds to leverage these federal dollars. Cary anticipates that 100% of the activities funded by CDBG will benefit low- and moderate-income families / individuals based on the projects the Town anticipates funding in this program year.