Draft 2025-2026 Consolidated Annual Performance Evaluation Report for Public Comment

Town of Cary | July 1, 2025-June 30, 2026

Public Hearing held 10/22/26,
Document Submitted to HUD 10/30/26

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.

Program Year 2025 (July 1, 2025 through June 30, 2026) was Cary's 22nd year as a Community Development Block Grant (CDBG) Entitlement Community, and the first of five years during which initiatives from the 2025-2030 Consolidated Plan will be carried out. These initiatives include Cary's owner-occupied housing rehabilitation program Healthy Homes Cary, gap financing of affordable housing projects developed by area non-profit organizations, and housing stability support services for Cary residents. Specifically, Cary expended a total of $2,472,617.60 in federal CDBG and local funding to support activities such as the Healthy Homes Cary program administered by Preserving Home, the Stable Homes Cary program administered by NeighborUp, The Carying Place's rehabilitation of their transitional housing portfolio, and housing stability resources provided by White Oak Foundation, A Doorway to Hope, and Triangle Family Services. Significant ongoing Town initiatives include the Laurel Street multifamily mixed-income building on SE Maynard Road, which received 2021-22 CDBG funds, has broken ground, and anticipates receiving residents in 2027. The Carr Center, which received pre-development feasibility funds from previous CDBG program years, continues to make progress in the development plan review process. Finally, affordable housing developments Rose Park Manor and White Oak Townhomes, which received gap financing in previous years, welcomed residents this Program Year. Together, these initiatives carry out the goals of both the 2025-2030 Consolidated Plan and the 2025-2026 Annual Action Plan by creating more housing options for Cary residents, repairing and preserving existing housing, and supporting residents facing housing instability.

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: $0 General Fund: $375,000	Other	Other	5	0	0.00%	1	0	0.00%
Provide more housing choice for all residents	Affordable Housing	CDBG: $0 General Fund: $0	Rental units constructed	Household Housing Unit	200	96	48.00%	81	96	118.52%
Provide more housing choice for all residents	Affordable Housing	CDBG: $0 General Fund: $375,000	Other	Other	3	0	0.00%	1	0	0.00%
Rehabilitate and preserve existing housing	Affordable Housing	CDBG: $250,000 General Fund: $0	Rental units rehabilitated	Household Housing Unit	6	4	66.67%	4	4	100.00%
Rehabilitate and preserve existing housing	Affordable Housing	CDBG: $706,170 General Fund: $43,830	Homeowner Housing Rehabilitated	Household Housing Unit	125	36	28.80%	25	36	144.00%
Support public services for homelessness	Affordable Housing	CDBG: $42,500 General Fund: $0 CDBG-CV: $200,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3000	3413	113.77%	415	3413	822.41%

Support public services for homelessness	Affordable Housing	CDBG: $40,500 General Fund: $251,173 CDBG-CV: $298,827	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	2500	279	11.16%	79	279	353.16%

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 2025, Cary made progress on the goals set in its 2025-2030 Consolidated Plan.

- Although the "Build vibrant and livable neighborhoods" goal does not have a completed project to report for this Program Year, the project is progressing on track with the expectations set in the 2025-2026 Annual Action Plan. This goal refers to The Carr Center mixed-use development project that will bring affordable housing, a daycare facility, and nonprofit office space to the Greenwood Forest Baptist Church campus, in partnership with DHIC, The Carying Place, YMCA, and the Town of Cary. This project made positive strides this program year; CDBG pre-development funds and General Fund gap-financing commitments enabled it to secure a 9% Low-Income Housing Tax Credit (LIHTC) award from the NCHFA. This project is progressing as anticipated and looks forward to serving 150+ Cary residents annually via housing and supportive programming once constructed.
- After receiving General Funds in previous program years, Rose Park Manor affordable senior housing development welcomed residents to its 81-unit community and celebrated a ribbon cutting in June 2026. Livano Cary, an otherwise market rate development of 280 units, committed to providing 15 affordable units at or below 80% AMI through the rezoning process. They obtained their first Certificate of Occupancy in PY 2025.
- The second item under the "Provide more housing choice for all residents" goal specifically reflects the housing portion of The Carr Center project that is in the development review process and making progress as scheduled.
- The Carying Place was able to successfully use their award towards rehabilitating four of their transitional housing units. This ensures

that each unit will continue to serve 2-3 homeless, working families with children per year, coupled with The Carying Place's supportive programming and financial skills training.

- Preserving Home received CDBG and General Funds to administer the Healthy Homes Cary home rehabilitation program for low-income homeowners and served 36 households this year. This exceeded the goal of 25 households, demonstrating Preserving Home's growing program capacity after receiving capacity building grants from Cary in prior years.
- In terms of providing non-housing public services for Low/Moderate Income residents, 323 residents received support from White Oak Foundation's food bank, housing counseling and crisis intervention services, which was more than double the number of residents served through their programming last year. A Doorway to Hope's emergency food assistance program provided 2840 meals to low-income residents in need, and The Carying Place provided intensive financial and life skills trainings to 250 working homeless individuals through the Journey Home Program.
- The "public services for low/moderate income housing benefit" goal was fulfilled in large part by the Stable Homes Cary program, administered by NeighborUp, that offers support to Cary residents with housing-related concerns, including support for relocation due to property redevelopment and counseling on household matters related to housing instability. 167 households were served by Stable Homes Cary through CDBG rental assistance funds and 91 were served with General Funds. A Doorway to Hope also provided emergency rental assistance to 10 households and Triangle Family Services provided homelessness response and prevention resources to 11 households.
- Additionally, White Oak Foundation completed construction of 30 townhomes in June 2026– 15 of which will be reserved for affordable homeownership at or below 80% of the Area Median Income. Cary provided gap financing for these townhomes in a previous program year, but they came to fruition this year.

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	66
Black or African American	124
Asian	6
Other / Multi-Racial	16
Native Hawaiian or Other Pacific Islander	0
Total	**212**
Hispanic	78
Not Hispanic	134

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

Narrative

The chart above reports the households served by Preserving Home (Healthy Homes Cary), The Carying Place portfolio rehabilitation, Triangle Family Services, NeighborUp (Stable Homes Cary), and A Doorway to Hope with CDBG funds.

Of the 109 additional households served with General Funds by Preserving Home, The Carying Place, and NeighborUp,

- 55 identified as White
- 10 identified as Black/African American
- 4 identified as Asian
- 40 identified as “Other / Multi-Racial”
- Of the 109 households, 24 also identified as Hispanic

Of the additional 250 individuals served by CDBG-CV funds through The Carying Place’s Journey Home program,

- 12 identified as White
- 213 identified as Black/African American
- 3 identified as Asian

- 22 identified as “Other / Multi-Racial”
- Of the 250 individuals, 15 also identified as Hispanic

Of the additional 321 individuals served with General Funds by the White Oak Foundation,

- 11 identified as White
- 99 identified as Black/African American
- 127 identified as Asian
- 84 identified as “Other / Multi-Racial”
- Of the 321 individuals, 144 also identified as Hispanic

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	$1,213,000	$268,485.45
General Fund	public - local	$1,844,969	$1,665,690.35
CDBG-CV	public - federal	$498,827	$538,441.80

Table 3 - Resources Made Available

Narrative

As shown in the chart above, “Resources Made Available” reflect funds awarded via the 2025-2026 Annual Action Plan and are intended to be spent by grantee organizations over multiple fiscal years, which is why not all funding was spent during the 2025-2026 fiscal year. Additionally, 2025-2026 HUD funding was significantly delayed due to the October 2025 federal shutdown, meaning that Cary did not receive the authority to subcontract 2025-2026 CDBG funds until March of 2026. Despite the delay, programs are underway and annual goals (as reported in CR-05) are being met. CDBG-CV funds expended were more than the amount made available because some of the funds expended were awarded in a previous fiscal year, which reflects the multi-year nature of these grants. Amount of funds expended during Program Year 2025 may not exactly match the amount reported by the PR-26 and PR-26 CV; for several reasons, Cary made several drawdowns in IDIS in mid-October, but IDIS does not allow drawdowns made after 9/30 to be counted as "prior year expenses," even though the drawdowns made by Cary were prior year expenses and had a CAPER extension from HUD. The reasons for the delayed drawdowns included the CDBG-CV grant being locked down for several months in IDIS due to a HUD/Cary miscommunication and delayed supplemental documentation from first-time subrecipients that was received before drawdowns were made. Cary is happy to provide additional financial detail to substantiate the above numbers, upon request. Cary was able to make some manual edits to the PR-26 reports when calculating PS and PA percentages; those are accurate within both reports.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Downtown Cary	25	25	
Town-wide	75	75	Town-wide

Table 4 – Identify the geographic distribution and location of investments

Narrative

All funds from Program Year 2025-26 were allocated towards programs that provided benefits to residents throughout the Town of Cary. Town-wide programs do also benefit many downtown locations and residents, especially through the Healthy Homes Cary rehabilitation program and Stable Homes Cary housing stability program. Over 50% of Healthy Homes Cary homes are located within the Maynard

loop, and over 80% are within the Cary Parkway loop. A Doorway to Hope serves community members primarily in and around the downtown area, as does Triangle Family Services. Several of The Carying Place's transitional homes are located in and around the downtown area, though their participants come to them from across the Cary community.

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. In Program Year 2025, Cary awarded $1,844,969 in general funds towards nonprofit service provision and affordable housing initiatives to be spent over multiple fiscal years. Program Year 2025 General Fund awardees included The Carr Center for development gap financing, Healthy Homes Cary, Stable Homes Cary, and Program Year 2024 awardees that continued work in Program Year 2025 included White Oak Affordable Senior Housing pre-development costs, The Carying Place Journey Home capacity building, and White Oak Public Services. Rose Park Manor affordable senior housing – a prior year General Funds awardee – opened its doors to residents in Program Year 2025, bringing 81 new affordable senior apartments to the Cary community. To larger programs such as Healthy Homes Cary and Stable Homes Cary, Cary awarded both CDBG and General Funds to further the impact of CDBG funds serving Cary residents. Additionally, 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 leveraging Town-owned property to support affordable housing at 921 SE Maynard Road, which is anticipated to welcome residents in 2027. 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	14	17
Number of non-homeless households to be provided affordable housing units	81	96
Number of special-needs households to be provided affordable housing units	0	0
Total	**95**	**98**

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance	79	177
Number of households supported through the production of new units	81	96
Number of households supported through the rehab of existing units	29	42
Number of households supported through the acquisition of existing units	0	0
Total	**189**	**300**

Table 6 – Number of Households Supported

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

As demonstrated in the chart above, Cary and its partner organizations continue to work hard to meet the community's goals for these funds and respond to community needs. While the annual goals illustrated above were met, the progress made was not without challenges. As mentioned previously, 2025-2026 CDBG funding was significantly delayed by the October 2025 federal government shutdown, which delayed several programs including CASA's rental rehabilitation program and Transitions

LifeCare's senior services program. However, our partners continue to adapt to changing environments, rising housing costs, and rapid inflation while supporting residents and meeting community goals.

Discuss how these outcomes will impact future annual action plans.

Successes and challenges from this year continue to inform future program growth. A key area of emphasis in future annual action plans will continue to be the rehabilitation of rental and owner-occupied units. In Program Year 2026, CASA anticipates the completion of their rental rehabilitation project on Cedar Street in downtown Cary, which will further their supportive housing programming. Preserving Home will also continue to provide housing rehabilitation for owner-occupied units through the Cary Healthy Homes program. Additionally, Raleigh Area Land Trust received a Program Year 2026 award to purchase and rehabilitate a home for their community land trust model in Cary. The Carying Place expects to see continued growth in service provision as they finish their prior year capacity building grant and as The Carr Center makes progress towards construction. 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 welcomes residents in late summer of 2027. 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 increased monitoring of and technical assistance for grantees, as well as increased community engagement capacity. Changes and continued partnerships mentioned above will help ensure that grantees spend funds and implement projects within proposed timelines.

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	127	0
Low-income	61	0
Moderate-income	24	0
Total	**212**	**0**

Table 7 – Number of Households Served

Narrative Information

The households accounted for in this chart were served by Healthy Homes Cary Home, rehabilitation of The Carying Place's Transitional Housing portfolio, Stable Homes Cary, Triangle Family Services, and A Doorway to Hope's rental assistance program. While the chart above only comments on households served with CDBG funds, Healthy Homes Cary also served an additional 15 households (4 extremely low-income, 7 low-income, and 4 moderate income) through General Funds. The General Funds portion of the Stable Homes Cary program served an additional 91 households (31 extremely low-income, 45 low-

income, and 15 moderate-income) beyond the 167 served with CDBG-CV funds as reported in the chart above. The Carying Place served three households with General Funds, one at each income level, through the rehabilitation of their newest transitional housing unit. TCP also served 250 individuals (196 extremely low-income, 51 low-income, 3 moderate income) through their Journey Home financial skills program. White Oak Foundation served 301 extremely low-income individuals and 22 low-income individuals with General Funds.

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. Both the Stable Homes Cary program administered by NeighborUp staff and Triangle Family Services' street outreach program were crucial in assessing the individual needs of residents experiencing housing instability and homelessness, building trust, and connecting residents to permanent housing options.

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 Carying Place which provides transitional housing for formerly homeless families in Cary. The Carying Place operates 15 transitional units within Cary town limits, one of which they were able to purchase with the support of 2024-25 funding. They are also planning to add additional units through the construction of workforce, transitional housing in partnership with Greenwood Forest Baptist Church, affordable developer DHIC, and the Town of Cary. 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. Additionally, Triangle Family Services was able to connect residents experiencing homelessness first with emergency hotel shelter and then with permanent housing opportunities.

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 2025, 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. Further, Cary staff joined the Governance Board of the Continuum of Care to more directly support and partner with local agencies collaborating to address homelessness in Wake County. 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. Additionally, The Carying Place provides a housing and life skills/budgeting program for all households it serves to support families transitioning away from homelessness. Further, Triangle Family Services street outreach staff and case managers are able to connect residents facing unsheltered homelessness (including those who have been unsheltered for several years) with supportive housing and wraparound services.

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 at risk 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 Carying Place, a local Cary non-profit which is a regional leader in providing transitional housing and life-skills training and which manages 15 transitional homes in Cary and provides housing to around 35-40 households per year. Additionally, the Stable Homes Cary program helped 258 households at risk of homelessness maintain or transition to permanent housing solutions assessed on an individual-household basis.

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

The Town of Cary routinely coordinates with Wake County, the City of Raleigh, and the local Public Housing Authorities to conduct community engagement. Together, this partnership gathers residents and local service providers to obtain input on resources and strategies needed throughout the County. Cary continues to look for opportunities for coordination with local Public Housing Authorities (PHAs) 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. Just before the end of Program Year 2024, Cary completed the public process to amend its Accessory Dwelling Unit (ADU) ordinance which was subsequently passed by Town Council. This ordinance change allows ADU construction in more areas of Cary. ADUs can provide more housing options for seniors, persons with disabilities and LMI residents. In Program Year 2025, staff approved 14 ADU applications. Cary continues to evaluate the impact of this new policy and consider additional policy and programmatic initiatives to lower barriers to resident adoption. Additionally in 2025, the Town updated its comprehensive plan, the Imagine Cary Community Plan 2.0, to integrate a variety of additional town plans including the 2021 Cary Housing Plan. This refreshed comprehensive 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. One direct fruit of the Cary Housing Plan (as incorporated into the ICCP 2.0) was the ADU ordinance amendment. Additional ways that Cary staff is working to carry out the Housing Plan, the housing priorities of the CDBG program and Cary's 5-year Consolidated Plan are through ongoing projects such as the 921 SE Maynard development in partnership with Laurel Street. Supported by prior-year CDBG funds, this development is an example of high-quality and diverse new housing development. 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 designed to better coordinate delivery of housing resources to residents in need.

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 Carying

Place to provide transitional housing. Additionally, Council began the Stable Homes Cary program in partnership with NeighborUp (formerly Dorcas Ministries) to better serve the needs of residents facing housing instability and potential relocation due to property redevelopment. Other partnerships such as the Laurel Street Development, though the partial support of 2021-22 Cary CDBG funds, will provide new affordable rental units. This project is still in the development stage, and beneficiary data will be available once units are leased-up in 2027. 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, a Certified Risk Assessor and Certified Lead-based Paint Inspector is hired to conduct a Risk Assessment and Lead-based Paint Testing for our Healthy Homes Cary program and transitional housing rehabilitation 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 risk assessments and lead-based paint testing, and for soil analysis when warranted. 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 2025, Cary continued to focus on programs intended to promote housing opportunities and public services for households with low incomes and persons who are homeless. The Stable Homes Cary program serves residents in need of emergency financial assistance, food assistance and housing counseling to assist residents in finding a path forward. Triangle Family Services, A Doorway to Hope, and White Oak Foundation also provide support services to housing insecure residents including food assistance, emergency rental assistance, housing counseling, and street outreach. CDBG and General Funds supported rehabilitations of The Carying Place’s transitional housing portfolio to support homeless working families. These families also participated in The Carying Place’s life skills training program, supported by CDBG-CV funds, to promote long-term stability after the end of the transitional housing phase. The Town also focused its own housing rehabilitation program (through Preserving Home) towards those households faced with the greatest cost burden in trying to maintain independent living in their own home. Finally, Rose Park Manor’s opening was just in time to receive several

extremely low-income former residents of Chatham Estates – one of Cary's last remaining mobile home parks that was closed in June 2026. Through the Stable Homes Cary program, NeighborUp's case managers identified several senior households who qualified to rent at Rose Park Manor, ensuring the residents had safe, affordable housing located near public transit, grocery stores, and downtown Cary.

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 coordinates with 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 and actively pursue opportunities to expand affordable housing development and 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 2025, 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 Preserving Home to administer the Town's Healthy Homes Cary home rehabilitation program and with The Carying Place to provide transitional housing to working families experiencing homelessness. Cary continues to work with NeighborUp, Triangle Family Services, and A Doorway to Hope to strengthen inter-agency coordination of services. 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 partners with Wake County, the City of Raleigh, and the Wake County and Raleigh Housing

Authorities to continue the analysis of impediments regionally.

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 our Cary Housing 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 Cary General Funds is 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 ensure that subrecipients 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.

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 2025-2026 CAPER was provided to residents via Cary's Housing & Community Partnerships website, the Town Clerk's website and public notice listserv, the notice board at the entrance to Town Hall, and a posting in the News & Observer newspaper. The draft CAPER itself was posted on Cary's Housing & Community Partnerships website, and the public was notified that hard copies could be made available upon request. Staff also emailed the CAPER and comment period notices to local housing and community development partners to share with their networks. The public comment period was from October 7, 2026 to October 23, 2026 and a public hearing was held at the October 22nd Council Meeting at Town Hall. One written comment was received in advance of the public hearing that celebrated the work done in the report and encouraged continued dedication of Town resources to community goals around affordable housing. One phone call was received in which the resident congratulated staff on the work done and requested a staff quote for their blog article on the CAPER. After the close of the formal comment period but before the submission of the CAPER to HUD, Cary staff was invited to present the CAPER at a Western Wake Community Action Committee that focuses on affordable housing, transportation, workforce development, and food security. Comments included praise for the 111 new affordable homes developed in the last fiscal year, questions around additional policy incentives for affordable housing developers, and discussion of how community members can support Cary's ongoing work towards community housing goals.

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.

Cary's ongoing affordable housing goals are defined as four key areas of investment along the Affordable Housing Continuum: New Housing Opportunities, Housing Rehabilitation and Preservation, Housing Stability Support, 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 2025 program year, residents and service providers continued to name affordable housing options as a top community need. This need was anticipated in our 2025-2030 Consolidated Plan, the Cary Housing Plan, and the Imagine Cary Community Plan. Program objectives and policies have been designed to respond to this need, and Cary continues to evaluate them throughout the year as community feedback is received and program data is analyzed.

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

No

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	1	0	0	0	0
Total Labor Hours	901.5				
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	x				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).	x				
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.	x				
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.	x				
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.	x				

Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

The Healthy Homes Cary program led by Preserving Home was Section 3 eligible this program year. They performed the above activities to ensure Section 3 compliance. The "Other" activity listed in the chart refers to: "Preserving Home's Community Engagement Manager meets with homeowners to discuss appropriate referrals for services beyond home repairs, helping them understand available resources in their town or county."