

Housing and Community Development

2026 Housing Bond

March 10, 2026



Raleigh



Photo Credit: Chris Council & Emily Chaplin

Agenda

- State of Current Housing Bond
- Considerations for Next Bond
- Recommendations

State of Current Housing Bond

Raleigh's Current Housing Bond

- \$80M bond passed in November 2020 with 5-year spend through FY26.

Total CIP Affordable Housing Resources (millions)¹

	Year 1	Year 2	Year 3	Year 4	Year 5
Bond Funds	\$16.0	\$16.0	\$16.0	\$16.0	\$16.0
Designated Penny for Housing	\$6.3	\$7.8	\$7.9	\$11.4 ²	\$11.6 ²
Total	\$22.3	\$23.8	\$23.9	\$27.4	\$27.6

¹Does not include additional General Fund, grant, or other standalone CIP support for housing

²Includes allocation from Designated Affordable Housing Funds for homelessness response

Recap: 2020 Housing Bond **\$80 million**

With investments in:

\$68M

Housing
Development
& Preservation

\$12M

Homebuyer
Assistance &
Preservation

\$0M

Homelessness
Response

\$0M

Mixed-Income
Development

Considerations for Next Bond

2026 Housing Bond Considerations

- 2020 Housing Bond:
 - 5 years of resources (**\$16M/year**), next bond in 6 years
- 2026 Housing Bond Considerations:
 - Provide 4 years of resources with next bond scheduled for 2030.
 - Maintain unit production numbers from prior bond and incorporate funding to implement Unsheltered Homelessness Response Strategy (**\$20M/year**).
 - Plus one-time capitalization of **at least \$20M** to seed a mixed-income development revolving loan fund

Recommendations

2026 Housing Bond
Recommendation:
\$101.5 Million

With estimated investments in:

\$57.6M
Housing
Development
& Preservation

\$10.4M
Homebuyer
Assistance &
Preservation

\$12M
Homelessness
Response

\$21.5M
Mixed-Income
Development

Annual Amount
(each year for 4 years):
\$20 Million

With estimated yearly investments in:

\$14.4M
Housing
Development
& Preservation

\$2.6M
Homebuyer
Assistance &
Preservation

\$3M
Homelessness
Response

***One-time
capitalization
(year 1)***

\$21.5M
Mixed-Income
Development

Estimated Production for \$20 Million/Year Bond

\$14.4M

Housing
Development
& Preservation

160-510
units annually

\$2.6M

Homebuyer
Assistance &
Preservation

40-50
units annually

\$3M

Homelessness
Response

125+
households

\$21.5M

Mixed-Income
Development

~200
units every 3-5
years

Housing Development and Preservation

- **\$57.6M** to power the pipeline of affordable housing development and preservation
- Funds gap financing for construction, preservation, site acquisition, and soft costs
- Supports tax credit, small-scale rental, and homeownership projects led by the City and development partners
- Includes **\$500,000** for flexible pre-development assistance to support 5-10 emerging nonprofit or faith-based projects per year

Homebuyer Assistance and Preservation

- **\$10.4M** for homebuyer assistance and owner-occupied home repair
- Estimated investment range based on:
 - **\$60,000** per homebuyer unit
 - **\$50,000** per home repair unit (based on average total costs of the Revitalization program, including soft costs)
- Preserves existing homeownership and creates new homeownership opportunities

Homelessness Response

- Funds partial operationalization of the Unsheltered Homelessness Response Strategy
- Supports decommissioning of encampments by connecting people to housing and services
- Helps alleviate shelter burden by reducing need for emergency beds
- **\$12M for rent assistance, diversion, case management, and to help coordinate community-wide homelessness response**

Investment into a Mixed-Income Revolving Loan Fund

- Center for Public Enterprise provided preliminary market testing on several Raleigh sites
- Estimated **\$10-25M** per project
- Project investments would revolve every 3-5 years
- A one-time **\$21.5M** capitalization would create a standalone fund that could be immediately deployed and attract additional private and mission-driven capital

Questions?



Photo Credit: Brian Strickland