

DMV Site Project Working Group- Meeting Minutes

May 8, 2025

Members Present: Karen Haynes | Desmond Dunn | Helen Tart | Tara Minter | Dr. Shawn Singleton | Anthony Pope | Clark Rinehart | Tolulope Omokaiye | Harold Mallette | Felts Lewis

Members Absent: Dr. Ajamu Dillahunt-Holloway | Harolynn Coplin

Staff Present:

Community Engagement: Tiesha Mosley | Nadia Moreta | Shakera Vaughan

Manager's Office: Niki Jones

Planning & Development: Ken Bowers | Jake Levitas | Mary Elizabeth Russell

Housing and Neighborhoods: Jess Brandes

1. **Welcome** (6:09 – 6:10 pm)

2. **City Updates** (6:10 – 6:20 pm)

- a. Staff reviewed examples of similar projects in other cities and related financial strategies.
 - i. [Willard Street Apartments](#) (Durham, NC)
 - City-issued RFP for 1.8-acre site adjacent to Durham Station Transportation Center.
 - Incorporation of community priorities
 - i. Cultural connections
 - ii. Outdoor community spaces
 - iii. Health care services
 - Financial Strategy
 - i. This project received 9% Low-Income Housing Tax Credit (one of the largest in NC).
 - ii. RBC Capital Markets syndicated tax credits, purchased by corporations to offset their tax obligations.
 - iii. Additional funding provided by Duke and AJF Foundation.
 - iv. Permanent financing from Freddie Mac through PGIM.
 - v. Durham Housing Authority provided 21 project-based vouchers through rental assistance program.
 - ii. [Varik on 7th](#) (Charlotte, NC)
 - Transit Oriented Development in Uptown Charlotte, 1.3-acre site.
 - Laurel Street Residential as development team.
 - 50 units reserved at 30%, 60%, and 80% AMI
 - 55 units at market rate
 - \$24 million total development cost
- b. Staff recapped the Egg-stravagant Basket Giveaway event that took place at the DMV site on 4/12.
 - i. 250+ community members attended

- ii. 200+ baskets distributed with goodies, swag, and project information

3. Finalizing the Vetted List of Site Opportunities (6:20 – 7:15pm)

[\(List of Site Opportunities found here\)](#)

- a. PWG members finalized their vetted list of site opportunities to include in the RFP.

The list below contains priorities ranked in order:

- i. Must Haves/High Priorities
 - 1. Affordable Housing** (*Space Requirement & Strategy*)
 - a. Key Goals
 - i. Housing options for 30-60% AMI
 - ii. Diverse housing options for various family sizes and incomes; With priorities given to veterans, educators, and retirees that fall within 30-60% AMI.
 - 2. Retail** (*Space Requirement & Strategy*)
 - a. Key Goal
 - i. Space for local, Black-owned businesses, essential goods (*look into restricting certain types of businesses).
 - 3. Community Space** (*Space Requirement & Strategy*)
 - a. Key Goal
 - i. Multipurpose indoor space that has a variety of flexible sized rooms that can be used for events, live entertainment, educational training, workforce development, classes, etc. with state-of-the-art technology.
 - 4. Local Food Market/Food Hall** (*Space Requirement & Strategy*)
 - a. Key Goals
 - i. Spaces providing fresh/healthy/affordable food access.
 - 5. Universal Site Design**
 - a. Key Goal
 - i. Universal design.
 - 6. Cultural Recognition** (*Strategy*)
 - a. Key Goal
 - i. Cultural destination with historical markers/recognition/art.
- ii. Like to Haves/Low Priorities
 - 1. Site Design** (*Strategy*)
 - a. Key Goal
 - i. Varied architectural style, project creativity, sustainability, accessibility.
 - 2. Health/Wellness** (*Space Requirement*)
 - a. Key Goals
 - i. Private daycare options
 - ii. County Head Start.

4. RFP Approach (7:15 – 7:55 pm)

Presented by Ken Bowers w/ Planning & Development

- a. Planning & Development presented on the two approaches for an RFP:

Approach 1: Single RFP to identify a development team for the big block	
Transit-Oriented Units (target)	Market Rate: 325 Affordable: 110
Assumed Typologies	Market Rate: 3-acre wrap Affordable: 1.5 acres of 5 story podium
Funding Generated for Affordable Housing	\$10 million
Target Date of Project Delivery	2029

Approach 2: Break the big block into 3 or more smaller parcels and issue separate RFPs	
Transit-Oriented Units (target)	Market Rate: 250 Affordable: 110
Assumed Typologies	Market Rate: 2-acre wrap; 1 acre of townhomes Affordable: 1.5 acres of 5 story podium
Funding Generated for Affordable Housing	\$7.5 million
Target Date of Project Delivery	2031 <i>3+ agreements to negotiate Coordination across agreements Requires master planning first</i>

- b. Key Assumptions:

- i. Rezoning likely required.
- ii. Smaller parcels adjacent to Martin Street Baptist Church will be sold or leased separately with a focus on small/local developers.
- iii. Affordable component will sit on own parcel for tax credit purposes; will require 2 acres.
- iv. About 0.4 acres will be reserved for open space/circulation.
- v. 3 acres for market-rate mixed-use development.

- c. PWG members provided feedback on RFP considerations for next steps:

Questions:

- i. What will safety and security measures look like?
- ii. When is the expected completion for the market and design study?
- iii. How will this effect property tax for existing homeowners surrounding the sight?
 - What can Raleigh do to help the surrounding homeowners when taxes increase due to the new development?
- iv. Can we prioritize or mandate teams if we split the RFP?
- v. How can we ensure smaller MWBEs or DBEs participate and learn from larger firms?
- vi. Can there be ownership tied to the housing (apartments)?

Comments:

- vii. Support for multiple RFPs to include smaller, minority general contractors and sub-contractors to participate.

- viii. Local residents would appreciate a less dense development (wrap-typology).
- ix. Consider ways for local developers to have meaningful ownership and how we can hold developers accountable to their outcomes.
- x. Prioritize options that provide the most parking.
 - Limit structured parking.
- xi. Prioritize as much housing as possible.
- xii. Limit low density green space.
 - Add this to rooftops of buildings.

5. Next Steps & Closing Remarks (7:55 – 8:00 pm)

- a. PWG voted on their preference for having a June meeting/end of year celebration.
 - i. PWG voted to have their last meeting on June 12th at 6pm.
 - ii. PWG voted to have their celebration on June 26th at 6pm.
- b. Staff updated PWG on updated schedule for Council Presentation.
 - i. New date: June 17th
- c. Basketball Tournament & Resource Fair
 - i. Proposals for artworks are expected this week and will be emailed to PWG members.