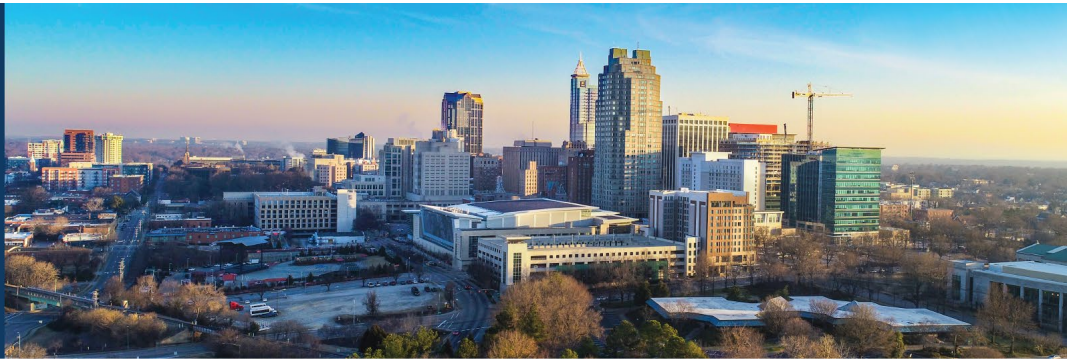


Manager's Update

raleighnc.gov



Issue 2021-29

August 6, 2021

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INFORMATION:

Fire Stations 6 and 14 Video Tour

Staff Resource: Julia Milstead, Communications, 996-3029, julia.milstead@raleighnc.gov

Construction has been completed for two fire stations that underwent renovation or relocation. The City completed the renovation of Station 6, on Fairview Road, earlier this year. Station 14, relocated to a site on Harden Road, opened July 7. Typically the Fire Department would host an open house for Council and the public; due to the pandemic and associated health considerations, staff with RTN and Fire Department personnel created a virtual tour of the new facilities, which may be viewed via accessing this [link](#) to the City website.

(No attachment)

Wakefield Small Area Study – Draft Recommendations and Survey

Staff Resource: Hannah Reckhow, Planning and Development, 996-2622, hannah.reckhow@raleighnc.gov

On July 29 staff and the consultant team presented the draft recommendations of the Wakefield Small Area Study in a virtual meeting. Approximately 20 attendees joined the meeting to hear the presentation, respond to live polling questions, and to participate in a question-and-answer section. The meeting was

recorded and can be accessed, along with the polling questions, via the online portal [here](#). The survey will be open through August 16.

(No attachment)

Weekly Digest of Special Events

Staff Resource: Sarah Heinsohn, Special Events Office, 996-2200, sarah.heinsohn@raleighnc.gov

Included with the *Update* materials is the special events digest for the upcoming week.

(Attachment)

Council Member Follow Up Items

Follow Up from the December 2019 Affordable Housing Work Session

Affordable Housing and Wake County School Sites (Mayor Baldwin)

Staff Resource: Ken Bowers, Planning and Development, 996-2633, ken.bowers@raleighnc.gov

Following the first meeting of the current term of office, Council requested a work session on the topic of affordable housing. During that work session Mayor Baldwin requested that staff work with Wake County and the school district to identify publicly owned land that could potentially be used for affordable housing or mixed income housing.

Staff recently met with representatives of Wake County Public Schools to discuss the topic. Included with the *Update* materials is a summary of the discussion and next steps. While no immediate site opportunities were identified, collaboration early in the site search and acquisition process may yield such opportunities in the future.

(Attachment)

Follow Up from the July 6 City Council Meeting

Public Comment – 911 Calls for Service, Raleigh Housing Authority – 504 Dorothea Drive

Staff Resource: Deputy Chief T. Jordan, Police, 996-3155, todd.jordan@raleighnc.gov

During the meeting Council received comments from Ms. Tequita Jarman regarding concerns at or near her residence in the Heritage Park community.

Included with the *Update* materials is a staff memorandum prepared in response to the request.

(Attachment)

Weekly Events Digest

Friday, August 6 – Thursday, August 12

City of Raleigh Office of Emergency Management and Special Events
specialevents@raleighnc.gov | (919) 996-2200 | raleighnc.gov/special-events-office

Permitted Special Events

Fayetteville Plaza – Micro Soccer

City Plaza

Friday, August 6 through Monday, September 6

Event Times: 9:00am - 10:00pm daily (times for special programs vary)

Associated Road Closures: No roads will be closed for the event. The off-street, east-side portion of City Plaza will be used through 9-7-21.

Morning Times First Friday Market Series

Hargett Street

Friday, August 6

Event Time: 7:00pm - 11:00pm

Associated Road Closures: E. Hargett Street between Fayetteville Street and S. Wilmington Street will be closed from 6:00pm until 11:59pm.

Dine Out @ First Friday Fayetteville Street District

Fayetteville Street District

Friday, August 6

Event Time: 7:00pm - 10:00pm

Associated Road Closures: Fayetteville Street between Hargett Street and Martin Street, Hargett Street between Salisbury Street and Fayetteville Street, and Martin Street between Salisbury Street and Wilmington Street will be closed from 6:00pm until 11:59pm.

AIA Triangle CANstruction Family Day

Union Station Plaza

Saturday, August 7

Event Time: 11:00am - 3:00pm

Associated Road Closures: No roads will be closed for the event. Union Station Plaza will be used from 9:00am until 5:00pm.

Sewing and Quilt Expo Move-Out

Cabarrus Street

Saturday, August 7

Event Time: 5:00pm - 9:00pm

Associated Road Closures: Cabarrus Street between S. McDowell Street and S. Salisbury Street will be closed from 5:00pm until 9:00pm.

Raleigh RunDown Downhill Mile

Centennial Parkway

Saturday, August 7

Event Time: 6:30pm - 7:30pm

Associated Road Closures: Centennial Parkway southbound lanes between Oval Drive and Agriculture Street will be closed from 6:20pm until 7:30pm. Note that Oval Drive will remain open to traffic, and [view route here](#) for more details.

Movies on the Lawn: Family Sports Night

Dorothea Dix Park, Flowers Field

Saturday, August 7

Event Time: 7:00pm - 10:00pm

Associated Road Closures: Dawkins Drive will be closed and Flowers Field will be used from 7:00pm until 11:00pm.

Black Flea Market

Raleigh Union Station Plaza

Sunday, August 8

Event Time: 1:00pm - 5:00pm

Associated Road Closures: No roads will be closed for the event. Union Station Plaza will be used from 11:00am until 7:00pm.

Private Event at Market Hall

City Market

Sunday, August 8

Event Time: 4:00pm - 10:00pm

Associated Road Closures: Blake Street between Martin Street and Wolfe Street will be closed from 2:00pm until 11:00pm.

South Atlantic Fire Rescue Expo

Cabarrus Street & Lenoir Street

Wednesday, August 11 through Saturday, August 14

Event Times: 9:00am - 5:00pm on 8-13-21 & 9:00am - 2:00pm on 8-14-21

Associated Road Closures: Lenoir Street between S. Dawson Street and S. McDowell Street will be closed from 7:00am until 6:00pm on 8-11-21 and 8-12-21, and Cabarrus Street between S. McDowell Street and S. Salisbury Street will be closed from 7:00am on 8-12-21 until 5:00pm on 8-14-21.

Other Upcoming Events

First Friday Raleigh

Friday, August 6

Downtown Raleigh

Original Sewing and Quilt Expo

Friday, August 6 – Saturday, August 7

Raleigh Convention Center

Black Flea Market

Saturday, August 7

Moore Square

Louis the Child

Saturday, August 7

Red Hat Amphitheater

Monster Jam

Saturday, August 7 – Sunday, August 8

PNC Arena

Moore Square Market

Sunday, August 8

Moore Square

Weekly Events Digest

Friday, August 6 – Thursday, August 12

City of Raleigh Office of Emergency Management and Special Events
specialevents@raleighnc.gov | (919) 996-2200 | raleighnc.gov/special-events-office

Acorn Live Music Series – Community Music School

Sunday, August 8
Chapel at Dix Park

Raleigh Rockers Breakdancing in Moore Square

Wednesday, August 11
Moore Square

Public Resources

Pilot Text Alert Program: Sometimes spontaneous events happen downtown and in other areas that could affect local businesses. If you'd like to receive notifications when those events happen, including unpermitted ones, sign up for text alerts.

Event Feedback Form: Tell us what you think about Raleigh events! We welcome citizen and participant feedback and encourage you to provide comments or concerns about any events regulated by the Office of Emergency Management and Special Events. We will use this helpful information in future planning.

Road Closure and Road Race Map: A resource providing current information on street closures in Raleigh.

Online Events Calendar: View all currently scheduled events that impact City streets, public plazas, and Dorothea Dix Park.

Council Member Follow Up

To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Ken Bowers, AICP, Deputy Director
Department	Planning and Development
Date	August 6, 2021
Subject	Potential Collaboration with Wake County Public Schools System (WCPSS) on Affordable Housing Sites

On July 13, 2021, staff from the Planning and Development and Housing and Neighborhoods Departments met with representatives from Wake County Public Schools System (WCPSS) to explore opportunities to collaborate on co-locating affordable housing with public school facilities. Three potential opportunities were identified as part of the conversation:

1. Surplus land attached to existing school facilities of sufficient size to accommodate a Low-Income Housing Tax Credit (LIHTC) funded multi-family project. Only one such possibility is known in Raleigh at this time. It is located adjacent to Pine Hollow Middle School off Leesville Church Road near I-540, has significant topography, and providing access would be expensive and complicated.
2. Surplus slivers of land too small to deliver a larger project, but which could be subdivided into smaller lots that could then (under TC-5-20) be developed with a duplex and an Accessory Dwelling Unit (ADU) on each lot, delivering a small scale affordable rental opportunity. While there are affordable builders in this space, land costs are a barrier (see below).
3. Collaboration on future site acquisition. Land rarely comes pre-subdivided to just the right size for a school. When acquiring a site, there is an opportunity for partnership to acquire more than needed, with the City taking down the portion to accommodate a LIHTC project. The housing and school layout would be planned in tandem, similar to the YMCA/Beacon Ridge site. The barrier here is that there aren't that many school site acquisitions in Raleigh's jurisdiction.

WCPSS is ready and willing to collaborate on any of these three opportunities, should they arise. WCPSS recently completed such a collaboration with the Town of Cary on an affordable housing site adjacent to a school. WCPSS is currently in discussions with the City with regards to potential affordable housing sites adjacent to a school on the Randleigh tracts.

However, legal constraints on the Board of Education with respect to the sale of land constitute a barrier. When WCPSS disposes of land, the Board of Commissioners have right of first refusal, meaning that the land can be acquired without having to compete against private bidders. However, unlike local governments, which are permitted to dispose of land for affordable housing at below its market rate, the Board of Education must recoup the fair market value of the property. An appraisal is typically procured to help guide sales price determination and inform the Board of Education's consideration of approval.

While LIHTC projects can and do pay market rates for land (alongside gap financing), the small-scale opportunities described in the second opportunity do not have access to tax credit equity. If both land and construction costs are market-rate, the public subsidy required is deep and must come from a different source, where it would compete with more cost-effective alternatives.

Based on this conversation, the next steps include a more in-depth review of potential WCPSS surplus property within Raleigh's planning jurisdiction, including sites that might be combined with available contiguous property; and continued collaboration between the City and WCPSS during the site search and acquisition process.

To	Marchell Adams-David, City Manager
Thru	Scott Oosterhoudt, Deputy Chief of Police
From	Todd Jordan, Interim Chief of Police
Department	Police
Date	July 23 rd , 2021
Subject	Council Response – Follow-up with Tequita Jarman

This memo responds to a request from Council concerning remarks made during the public comment portion of the July 6th, 2021 Council meeting.

During the July 6th evening Council session, Ms. Tequita Jarman made a statement pertaining to her concern with the Raleigh Housing Authority. Specifically, she stated, “For you to come to me and tell me that I can’t make a report to the police to help you get the riff-raff out of my neighborhood to protect these two little girls...” She then changed the topic of her statement and began speaking directly to Councilmembers. After her statement, Council asked police department personnel to contact Ms. Jarman regarding her comments about the report.

Ms. Jarman currently resides at 504 Dorothea Drive, located within the Heritage Park public housing community. She has contacted the Emergency Communications Center (ECC) on five occasions this year regarding concerns at or near her residence. On June 24th, 2021, she reported to the ECC that her neighbor was threatening her. This complaint was recorded in police report P21031589.

Police personnel contacted Ms. Jarman on July 7th, 2021 and requested to speak with her about the incident she referred to during her comments to Council. She was not able to talk at the time and asked for a number to return the call. She returned the call on July 11th and spoke with a police captain about her comments and concerns. She believes that Council has something to do with her eviction from Heritage Park. She also said that she misspoke when saying that she couldn’t make a police report. She attributed this to being nervous about speaking in front of a group for the first time and was upset about the eviction. Ms. Jarman believes the eviction results from a complaint she made against another resident for communicating threats on June 24th. This incident is recorded in police report #P21031589. No arrests or charges were made pursuant to this investigation.

Addressing Crises through Outreach, Referrals, Networking, and Services (ACORNS) Unit personnel were asked to contact Ms. Jarman and determine if they could be of assistance to her. Contact was made with Ms. Jarman and she provided the officers with information pertaining to her ongoing grievance process with Raleigh Housing Authority. Although she did not require assistance from ACORNS personnel, Ms. Jarman asked that they follow up with her during the week of July 26th to discuss the status of her grievance with the Raleigh Housing Authority.

ACORNS personnel will remain in contact with Ms. Jarman to assist her with current and future concerns.