

To	Marchell Adams-David, City Manager
Thru	Ken A. Bowers, AICP, Deputy Director
From	John Anagnost, Senior Planner
Department	Planning and Development
Date	June 8, 2022
Subject	CRISI Grant and S-Line Planning

The North Carolina Department of Transportation (NCDOT) held a press conference on Thursday, June 2, 2022 to announce that the state had been awarded a federal grant in the amount of \$57.9 million. The grant is part of the Consolidated Rail Infrastructure and Safety Improvements (CRISI) program from the Federal Rail Administration. The Federal Rail Administration is a division of the U.S. Department of Transportation. The grant award is intended for use in preliminary engineering work on the Raleigh to Richmond (R2R) Corridor. The R2R corridor passenger rail connection would allow for Amtrak service between Raleigh and Richmond as well as future intercity service within North Carolina.

The event was attended by representatives of local, state, and federal government including the following:

- Mitch Landrieu, Advisor to the President and White House Infrastructure Coordinator
- Amit Bose, Administrator of the Federal Railroad Administration
- Congressman David Price (NC-04)
- Governor Roy Cooper
- J. Eric Boyette, NC Secretary of Transportation
- Michael McLaughlin, Chief Operating Officer of the Virginia Passenger Rail Authority
- Wake Forest Mayor Vivian Jones

The officials listed above made comments during the press conference. Among the comments was the fact that the grant awarded to NCDOT is the largest grant awarded by the CRISI program during the current funding cycle. The total funding allocated to CRISI in the cycle was \$359.6 million. City staff continue to work with NCDOT on planning for the S-Line intercity passenger rail service. The S-Line is planned to extend from Norlina to Sanford and would make use of improvements funded through this CRISI grant.

City staff are part of the Technical Advisory Committee for the S-Line planning process, which has been active since June of 2021. This process seeks input from local jurisdictions and stakeholders about land use and development goals along the S-Line. Public workshops for the S-Line planning process will be held at the following times and locations:

- 5:30 PM on Tuesday, June 14, 2022 at the Method Community Center
- 5:30 PM on Wednesday, June 15, 2022 at the Millbrook Exchange Park Community Center

The workshops are led by NCDOT and the consulting firm Kittelson and Associates. City staff have provided assistance in promoting the events. Staff will report the results of the process to the City Council as they become available and may identify policy and map amendments that would enable transit-supportive development around S-Line stations.

Weekly Events Digest

Friday, June 10 – Thursday, June 16

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

Permitted Special Events

[Run for Love 5K](#)

Dorothea Dix Park

Saturday, June 11

Event Time: 8:00am - 10:30am

Associated Road Closures: Goode Street between Lake Wheeler Road and Biggs Drive will be closed from 7:30am until 11:00am, and the following route will be closed from 8:50am until 10:00am:

Start on Goode Street heading north; Right onto Biggs Drive; Right onto Palmer Drive; Left onto Cranmer Drive; Left onto Umstead Drive; Right onto Barbour Drive; Left onto Bender Street; Continue onto Dorsett Drive; Right onto Barbour Drive; Continue onto Biggs Drive; Right onto Goode Street to finish

[Downtown Raleigh Food Truck Rodeo](#)

Fayetteville Street District

Sunday, June 12

Event Time: 12:00pm - 6:00pm

Associated Road Closures: The following roads will be closed from 6:00am until 11:59pm:

- Fayetteville Street between Morgan Street and the south end of City Plaza
- Hargett Street between S. Salisbury Street and S. Wilmington Street
- Martin Street between S. Salisbury Street and S. Wilmington Street
- Davie Street between S. Salisbury Street and S. Wilmington Street

[Midweek Mini Market](#)

City Plaza

Wednesday, June 15

Event Time: 11:00am - 2:00pm

Associated Road Closures: No roads will be closed for the event. The eastside, off-street portion of City Plaza will be used from 9:00am until 3:00pm every Wednesday through 6-29-22.

[Raleigh Night Market](#)

City Market & Moore Square

Thursday, June 16

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

Associated Road Closures: Martin Street between S. Blount Street and S. Person Street will be closed from 4:00pm until 10:00pm. The following roads will be closed from 3:00pm until 10:00pm:

- Parham Street between E. Martin Street and Wolfe Street
- Wolfe Street between S. Blount Street and Blake Street
- Blake Street between E. Martin Street and E. Davie Street

Other Events This Weekend

[Foodie Friday](#)

Friday, June 10

Dorothea Dix Park, Magnolia Room

[My Story, Your Ears and Our Hearts: Spoken Word Event](#)

Friday, June 10

Raleigh Union Station

Ben Rector

Friday, June 10
Red Hat Amphitheater

Kingdom Tour: Maverick City Music x Kirk Franklin

Friday, June 10
Coastal Credit Union Music Park at Walnut Creek

Public Project Community Support Fund – Community Meeting

Saturday, June 11
Tarboro Road Community Center

Teddy Bear Picnic

Saturday, June 11
Dorothea Dix Park, Magnolia Room

Raleigh Retro Gamers Expo and Pop-Up Market

Saturday, June 11
Moore Square

Jo Koy – Funny is Funny World Tour

Saturday, June 11
Memorial Auditorium

Explore Dix Park: Guided Walking Tour

Saturday, June 11
Dorothea Dix Park, Chapel

Dix Park Treasure Hunt

Saturday, June 11
Dorothea Dix Park, Kirby Building

The Doobie Brothers

Saturday, June 11
Coastal Credit Union Music Park at Walnut Creek

Rebelution

Saturday, June 11
Red Hat Amphitheater

Flume

Sunday, June 12
Red Hat Amphitheater

REIK

Sunday, June 12
Memorial Auditorium

Moore Square Market

Sunday, June 12
Moore Square

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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	Estella Patterson, Chief of Police
From	Scott Oosterhoudt, Deputy Chief of Police
Department	Police
Date	June 6, 2022
Subject	Council Response – Reported Incidents in Hedingham 2022 YTD

This memo responds to a request from Council Member Cox for information concerning incidents occurring in the Hedingham Community and reported to the Raleigh Police Department between January 1, 2022, and May 17, 2022.

A review of reported incidents within the Hedingham Community was undertaken by the Raleigh Intelligence Unit for January 1, 2022, through May 17, 2022. This inquiry included a review of 16 incident classifications, including violent crime, property crime, and traffic offenses (DWI). Personnel specializing in Geographic Information Systems from the City of Raleigh's Information Technology Department identified the geographic boundaries of the community. The inquiry results were compared with statistics from the identical period in 2021.

The review revealed a slight increase in several incident classifications, with the most significant increase occurring in the reported incidents of assault. In 2021, fifteen assaults were reported (3-Aggravated Assaults, 4-Assaults/Intimidation-Communicating Threats, 7-Assault/Simple, and 1-Child Abuse/Simple). The number of reported assaults in 2022 increased to 21 (2-Aggravated Assaults, 1-Assaults/Intimidation-Communicating Threats, 16-Assault/Simple, and 2-Child Abuse/Simple).

Residential burglaries have increased from a single reported incident in 2021 to 3 incidents in 2022. A slight increase was also revealed in the "All Other" offense category. Offenses in this category include Damage to Property, noise ordinance violations, Trespassing, Unauthorized Use of Vehicles, Harassing Telephone Calls, and Worthless/Bad Checks. 2021 figures revealed a single event, while 3 incidents were reported in 2022. Reported incidents of fraud (Counterfeiting/Forgery, Credit Card Fraud, False Pretense, and ID Theft) rose from 8 in 2021 to 9 in 2022. Motor Vehicle Thefts increased from 0 in 2021 to 3 in 2022. Incidents of reported Larcenies increased from 2 in 2021 to 4 in 2022.

The Hedingham Homeowner's Association has contracted with Capitol Special Police to perform police patrols in the community since May 2019. The Capitol Special Police are a private protective services company granted certain police powers by the North Carolina Attorney General. During a phone conversation on May 23, 2022, a Captain with the department stated that their focus in the community is deterrence and prevention of disorder and quality of life violations. Crimes reported to Capitol Special Police Officers are reported to the Raleigh Police Department for investigation.

The total number of incidents occurring in the Hedingham Community shows a 2% increase for 2022 YTD (59 in 2021 to 60 in 2022). Though several incident categories have increased slightly in 2022, 9 others (Drugs and Drug Violations, Larceny from Motor Vehicle, Obscene Material, Sex Offenses, Stolen Property, Traffic, Vandalism, and Weapons Violations) have decreased.

To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, Director of Planning and Development Larry M. Jarvis, Director of Housing and Neighborhoods
From	Justin Rametta, Planning and Zoning Administrator Erika Brandt, Community Development Supervisor
Department	Planning and Development; Housing and Neighborhoods
Date	June 1, 2022
Subject	Council Follow-up Item: May 17, 2022 Meeting President Biden's Housing Action Plan

At their May 17, 2022 meeting, the City Council requested staff review the recently released federal [Housing Supply Action Plan](#) and report back on the city's alignment with the plan and any potential funding opportunities that may become available with its implementation.

The plan contains a combination of immediate administrative actions paired with calls for legislative reform aimed at easing the burden of housing costs and increasing supply. With a goal of closing the housing supply shortfall in the next five years, the plan identifies the following four initiatives:

- Providing Incentives for Land Use and Zoning Reform and Reducing Regulatory Barriers
- Piloting New Financing for Housing Production and Preservation
- Improving and Expanding Existing Federal Financing
- Preserving the Availability of Affordable Single-Family Homes for Owner-Occupants

The city has taken numerous steps over the last several years that are directly aligned with the plan's goals to encourage reform of zoning regulations that limit housing density and perpetuate exclusionary land use policies. Through six amendments to the Unified Development Ordinance (UDO), listed below, the city has directly addressed these issues which could lead to eligibility for incentives and funding that may be provided through the plan's implementation. Below is a summary of relevant text amendments, followed by potential funding opportunities proposed by the plan.

Recent UDO Text Amendments

1. [TC-5-20 Missing Middle Housing:](#)

- Permitted townhomes in the R-6 district as a conventional development option, in the R-4 district as a compact development option, and in the R-2 and R-4 districts as part of a conservation development option. Townhomes were previously only permitted in the R-10 district.
- Permitted duplexes citywide in all locations where single-family detached houses are permitted.
- Reduced the minimum lot size for small Apartment buildings.
- Removed the minimum site sizes from the compact and conservation development options and replaced with minimum open space requirements.

2. [TC-16-19 Accessory Dwelling Units:](#)

- Permitted construction of an attached or detached accessory dwelling unit on the same lot as a principal residential building as a by-right development option in all residential zoning districts and made them immune from any density calculations.

3. [TC-6-21 Tiny Homes:](#)

- Created a new building type to permit Tiny Houses, with dimensional standards less than what is required for a Detached House.
- Permitted Tiny Houses in all residential and mixed-use districts where Detached Houses are permitted.
- Permitted Tiny Houses to be included as part of a Manufactured Home Development with a corresponding density bonus and a reduction in required open space.
- Permitted Tiny Houses to be included as part of a Cottage Court Development with a corresponding density bonus and a reduction in required courtyard space.
- Permitted Accessory Dwelling Units to be Manufactured Homes provided they adhere to certain design and aesthetic criteria.

4. [TC-20-21 Missing Middle Housing 2.0:](#)

- Further reduced the lot size requirements and increased the allowed building size for the Tiny House building type.
- Permitted tiny houses to be used for either single-unit or two-unit (duplex) living.
- Permitted flag lots in residential districts for the construction of tiny houses.
- Permitted two-unit townhouses in the R-2 and R-4 zoning districts.
- Allowed denser residential development within proximity of planned high-frequency transit with some additional bonuses for affordable units.

- Allowed accessory dwelling units (ADUs) on townhouse lots and two ADUs on a lot when proximate to planned high-frequency transit.

5. Cottage Courts ([TC-6-18](#) & [TC-1\(B\)-20](#)):

- Intended to increase usage of the cottage court development pattern. Primary changes include increasing permitted density within a cottage court and permitting the creation of individual fee simple lots as well as allowing 2-unit townhouses as an allowed building type.

Potential Funding Opportunities

The President’s Housing Supply Action Plan includes several funding opportunities for localities, as well as private and non-profit partners, including: expansion of existing housing finance tools like the Low-Income Housing Tax Credit (LIHTC); new financing tools for renovation and construction of “missing middle” type housing such as accessory dwelling units (ADUs) and two- to four-unit multifamily properties; new housing density incentives in certain transportation and economic development funds; new funding sources including the Neighborhood Homes Tax Credit, \$10 billion in “Grants to Reduce Affordable Housing Barriers” and \$25 billion in “Grants for Affordable Housing Production.”

Expansion of LIHTC and complementary funds:

The proposed expansion of the LIHTC program would increase tax credit allocations for States and allow additional private activity bond capacity, resulting in an estimated [15,600 additional affordable rental units](#) over the next 10 years in North Carolina. One provision of this expansion would provide additional subsidy through LIHTC to developments that add net new housing supply and that would otherwise not be financially feasible. This provision would be enormously beneficial to Raleigh, as most affordable rental projects currently in the pipeline are facing significant funding gaps due to high construction costs, rising interest rates, and reduced tax credit equity pricing. Furthermore, a reconciliation bill that has passed in the House would bolster funding for federal housing programs, including the HOME Program, that can pair with LIHTC to produce and preserve affordable rental housing. The City of Raleigh currently receives roughly \$1.5 million in HOME Program funds each year and uses the majority of these funds to support its gap financing program for affordable rental development and preservation. An increase in HOME Program funds through this bill would boost the City’s ability to fund affordable rental projects.

Creation of loan products for ADUs and other “missing middle” housing

The Action Plan directs the Federal Housing Administration and the Federal Housing Finance Agency (which oversees Fannie Mae, Freddie Mac, and the Federal Home Loan Bank system) to explore ways to help lenders offer construction and renovation financing for ADUs as well as new financing options for rehabilitation of single-family homes and small, two- to four-unit multifamily

properties. New loan products in this arena would allow more homeowners and builders to take advantage of Raleigh's Missing Middle text changes to construct ADUs.

Creation of the Neighborhood Homes Tax Credit

The Neighborhood Homes Tax Credit is a proposed financing mechanism for developers, lenders, and local governments that could be leveraged in low-income Census tracts with relatively low home values to finance new construction or rehabilitation of homes for owner-occupants with low incomes. This would be a valuable tool for preventing displacement of existing homeowners in areas of Raleigh that have been historically disinvested in and are now facing heavy investor interest in redevelopment.

Grant funding for housing production and housing-based transportation /economic development funding incentives

The President's budget includes \$35 billion in "Housing Supply Fund" grants: \$25 billion in "Grants for Affordable Housing Production" to be distributed to localities through state Housing Finance Agencies, as well as \$10 billion in HUD "Grants to Reduce Affordable Housing Barriers" to go to states and localities that have already adopted "housing forward" policies and practices in order to boost the affordability and maximize the benefits of their new policies. Raleigh's Missing Middle text changes and other pro-density land use changes would likely qualify for such funding. The Action Plan also promises to reward localities that have implemented "housing forward" zoning and land-use policies in certain competitive grant programs, including transportation grants from the Bipartisan Infrastructure Law and Transportation Infrastructure Finance and Innovation Act, as well as Economic Development Administration grants.

In summary, recent text amendments have taken steps to encourage "missing middle" housing and remove other barriers to affordable housing which place the city in direct alignment with the President's Housing Supply Action Plan's initiatives and the city should be well-positioned to take advantage of funding opportunities resulting from the plan's implementation.