

# Manager's Update

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June 10, 2022

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### Budget Work Session Monday, June 13 - 4:00 P.M.

Reminder that Council will continue deliberation of the City Manager's *Proposed Budget* for the Fiscal Year beginning July 1 on Monday, June 13.

There is one remaining scheduled budget work session as follows:

- June 27, 4:00 P.M. (if necessary)

### Regular Work Session - Tuesday, June 14 - 4:00 P.M.

Reminder that Council will meet next **Tuesday** in a scheduled work session at **4:00 P.M.**

The agenda for the work session was posted to the electronic agenda management system Thursday.

<https://go.boarddocs.com/nc/raleigh/Board.nsf>

## INFORMATION:

### **Capital Area Greenway Pavement Markings**

*Staff Resource: Kris Nikfar, Parks Recreation & Cultural Resources, 996-4786, [kris.nikfar@raleighnc.gov](mailto:kris.nikfar@raleighnc.gov)*

In an effort to improve safety on the Capital Area Greenway System, staff will begin applying pavement markings at strategic locations across the greenway system including the Neuse River Trail, Crabtree Creek Trail, Walnut Creek Trail, Reedy Creek Trail, House Creek, and the loop trails around Lake Johnson, Lake Lynn, and Shelley Lake.

The goal of this effort is to increase awareness of trail users traveling in opposite directions, to regulate, warn and guide users; and to increase the number of users that stay to the right, allowing other users to pass on the left. Pavement markings will primarily consist of solid or dashed centerline striping as well as markings around bollards and markings reading "Stop Ahead". The application of these markings will begin June 13 and continue through the summer of 2022. Application procedures will necessitate periodic closures; however, each closure is anticipated to occur for one day or less. Notice of alerts and the necessary closures will be provided on the [Greenway Alerts webpage](#) as information is made available (the closures are weather dependent).

More project information is available on the [Greenway Pavement Markings](#) project page.

*(No attachment)*

### **Public Project Community Support Fund Outreach Update**

*Staff Resources: Tansy Hayward, City Manager's Office, 996-3070, [tansy.hayward@raleighnc.gov](mailto:tansy.hayward@raleighnc.gov)*

*Tiesha Hinton, Office of Community Engagement, 996-2707, [tiesha.hinton@raleighnc.gov](mailto:tiesha.hinton@raleighnc.gov)*

At the May 17 work session, staff provided a brief overview of a proposed pilot for the Public Project Community Support Fund. The pilot seeks to allocate funding to provide support to neighbors in which large, catalytic public investments are made and acts on community feedback and recommendations from the Equitable Development around Transit Report, and draft New Bern Station Area and Dix Edge plans. At the request of members of City Council, staff conducted workshops on June 8 at the Tarboro Community Center; June 9 at the Dix Chapel; and will hold a third workshop on Saturday at the Tarboro Community Center. In addition, staff presented to the Raleigh Transit Authority at its June 9<sup>th</sup> meeting.

Included with the *Update* materials is the information that was presented at each of the meetings. Feedback from these sessions will help inform additional conceptual development and will inform the next phase of community and stakeholder outreach.

*(Attachment)*

### **Bloodworth Street Sewer Improvements Construction Status**

*Staff Resource: Janeen Goodwin, Raleigh Water, 996-3494, [janeen.goodwin@raleighnc.gov](mailto:janeen.goodwin@raleighnc.gov)*

Raleigh Water is beginning construction of an important sewer line replacement project in the Bloodworth Street/Chavis Park area on June 21st. The project is replacing an existing sewer line with approximately 1,900 linear feet (LF) of 24-inch sewer line. The outfall runs from Martin Luther King Jr. Blvd. north to the

intersection of Bloodworth and E. South Streets. The project was identified in the Sanitary Sewer Capacity Study due to wet weather capacity shortfalls. Approximately 1,700 LF of water lines is also being replaced with this project due to age and fire flow needs.

The Little Rock Trail greenway will be closed when construction begins in June with a greenway detour in place for several months. As construction moves into the streets, there will be temporary parking impacts, some street closures, and detours.

Staff is communicating with residents in the area via notification mailings, information posted at adjacent park facilities, greenway closure alerts via Parks website, and project webpage updates.

The project is scheduled to be complete in Spring 2023. Additional information may be found on the [project website](#).

(No attachment)

### **Consolidated Rail Infrastructure and Safety Improvements (CRISI) Grant and S-Line Planning**

*Staff Resource: John Anagnost, Planning and Development, 996-2638, [john.anagnost@raleighnc.gov](mailto:john.anagnost@raleighnc.gov)*

The North Carolina Department of Transportation (NCDOT) held a press conference June 2 to announce 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. Improvements funded by the grant would also facilitate development of the S-Line intercity passenger rail service within North Carolina. Included with the *Update* materials is a memorandum containing additional details.

(Attachment)

### **Weekly Digest of Special Events**

*Staff Resource: Sarah Heinsohn, Special Events Office, 996-2200, [sarah.heinsohn@raleighnc.gov](mailto: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 to the May 17 City Council Meeting

#### **City Assistance - Renovations of the Quality Inn on New Bern Avenue (Council Member Branch)**

*Staff Resource: Larry Jarvis, Housing & Neighborhoods, 996-6947, [larry.jarvis@raleighnc.gov](mailto:larry.jarvis@raleighnc.gov)*

During the meeting Council requested that staff contact the new owner of the Quality Inn on New Bern Avenue and determine if there are any economic development or small business assistance programs that could assist with planned renovations to this property.

Staff explored whether the Building Upfit Grant (BUG) could be a solution for the hotel. Because the nature of this project consists largely of basic maintenance and replacement of equipment and facilities and does not contribute to the creation of new business use or function, the resulting economic impact of the work (including increase in property value / property tax revenue, and new job creation) would be negligible. Historically, basic maintenance projects have not been awarded, in order to allow for limited grant funds to be directed toward more compelling projects (for example empty shell building activation, total vacant or deteriorated building rehab, etc.). These types of projects are more consistent with City policy and with North Carolina Economic Development statutes. Based on the limitations, staff believes this proposed work at the hotel is not a good fit and does not align with the goals of the BUG program.

Staff connected with the hotel manager/owner to better understand the challenges there, and to connect with relevant resources that may be helpful, including the Small Business Center at Wake Tech, the Small Business and Technology Development Center at NCSU, and the federal Small Business Administration (SBA). These partner organizations are best equipped to identify specific business challenges and requirements and offer recommendations including any potential capital funding resources. Staff also provided the City Business Resource Guide to the property owner.

*(No attachment)*

#### **Reports of Increasing Crime – Hedingham Community (Council Member Cox)**

*Staff Resource: Scott Oosterhoudt, Police, 996-1515, [scott.oosterhoudt@raleighnc.gov](mailto:scott.oosterhoudt@raleighnc.gov)*

During the meeting Council Member Cox reported hearing from constituents concerning incidents of increasing crime occurring in the Hedingham Community. Included with the *Update* materials is a staff memorandum prepared in response to the request.

*(Attachment)*

#### **Housing Supply Action Plan (Mayor Pro Tem Stewart; Council Member Melton)**

*Staff Resources: Justin Rametta, Planning and Development, 996-2665, [justin.rametta@raleighnc.gov](mailto:justin.rametta@raleighnc.gov)  
Erika Brandt, Housing and Neighborhoods, 996-6975, [erika.brandt@raleighnc.gov](mailto:erika.brandt@raleighnc.gov)*

During the meeting Council directed staff to review the recently released federal [Housing Supply Action Plan](#) and report back on the City alignment with the plan's action steps and identify any potential funding opportunities that may become available due to recent zoning reforms. Included with the *Update* materials

is a staff memorandum summarizing recent zoning amendments that align with the plan and the related potential funding opportunities.

*(Attachment)*

City of Raleigh

## Public Project Community Support Fund



### Meeting Agenda

- What is the Public Project Community Support Fund?
- Prior Community Engagement
- Fund Background
- Feedback on Program Recommendations

# Public Project Community Support Fund



## Public Project Community Support Fund

### Defined

Provides support to businesses and residents in designated areas to offset the impacts of large-scale public investments.

# Proposed Guidelines for Qualifying Neighborhoods

## **Neighborhood must meet 4 out of the 6 criteria**

- Poverty rate  $\geq$  citywide rate
- % Rental units  $\geq$  citywide %
- People of Color  $\geq$  50% of population
- Median home value  $\leq$  citywide average
- High school diploma attainment  $\leq$  citywide average
- % of English Language Proficiency  $\leq$  citywide average

# Proposed Guidelines for Qualifying Neighborhoods

## **Neighborhood Edge within 1-mile of a catalytic public investment**

- Defined as a public investment with cumulative value of greater than \$50M (at 65% Design)
- Excludes maintenance or rehabilitation
- Adds additional amenity, desirability or development capacity



# Equitable Development Around Transit



## Equitable Development Around Transit

- Thinking about housing choice, affordability, jobs, walkability around planned bus rapid transit
- Focused on two questions: How much should we grow around transit, rather than driving? How do we ensure benefits of transit are shared equitably?



# Equitable Development Around Transit

- More than 1,000 participants in 2019-2020
- Strong support for growing around transit and investing in and planning for affordability



# Equitable Development Around Transit

- Recommended zoning incentive for affordability (completed)
- Recommended new funding for housing affordability (completed, \$80 million housing bond)
- Recommended legalizing more inherently affordable housing types (completed)
- Recommended additional investments in affordability and small businesses assistance (potential funding through PPCSF)

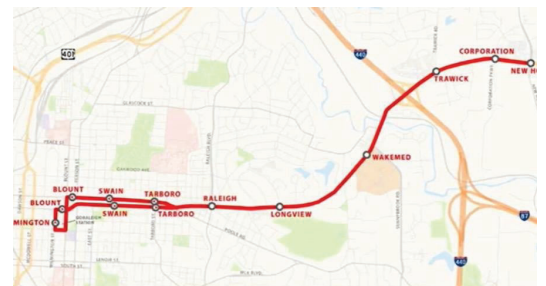


# New Bern Station Area Planning



## New Bern Station Area Planning

- Built on Equitable Development around Transit
- Focus on housing choice, affordability, pedestrian safety, and more along 5.1-mile New Bern bus rapid transit route



# New Bern Station Area Planning

- More than 1,000 participants in 2021-2022; extensive collaboration with residents and community institutions
- Specific planning for housing, affordability, celebrating history of Black Raleigh, connecting people to opportunity, and more



# New Bern Station Area Planning

Plan adoption later this year/early 2023. Main actions include:

- Investing in long-term affordability, programs for current residents, businesses
- Allowing new housing in order to reduce competition for existing homes
- Investing in pedestrian safety
- Investing in community art/memory space to tell story of Black Raleigh
- Partnering with St. Augustine's to assist in creating campus "Main Street"



# Dix Edge Area Study



## Dix Edge Area Study

### Neighborhoods east of Dorothea Dix Park

- Project focus on affordable housing, displacement, land use, transportation.



# Dix Edge Area Study

- Major community interest in affordable housing, street connectivity, better places to walk and bike.
- City Council authorized rezoning of city-owned land for affordable housing.
- Funding for Fayetteville Street bike and pedestrian improvements, neighborhood stabilization outreach.

## Background on the Public Project Community Support Fund





# Original Concept

## Equity Fund

- Devote a percentage of new tax revenue generated within a quarter mile of each of the corridors to an Equity Fund
- Among the things the Equity Fund money might be spent on the following:
  - Affordable Housing
  - Homelessness
  - Support for community organizations
  - Public Art
  - Pedestrian safety

## Example Programs that Help Implement Plan and Community Priorities

- |   |   |
|---|---|
| • <b>Affordable Housing Bond &amp; \$.01 for Affordable Housing</b> | • Vision Zero Program                       |
| • <b>CDBG/ Home</b>   | • <b>Small Business Assistance Programs</b> |
| • Outside Agencies Grants   | • Workforce & Youth Development             |
| • HRC Grants  | • Sidewalk programs                         |
| • <b>Partnerships w/county &amp; community agencies</b>             | • Bike and Greenway Planning and Funding    |
|   | • Park Bond                                 |

## Deeper Dive: Example Programs

- Affordable Rentals: Gap financing for developers to build affordable rental housing;
- First-Time Homebuyers: Financial assistance for first-time homebuyers earning up to 80% of the Area Median Income (AMI)
- Homeowners: Funding for home repairs to homeowners earning up to 50% of AMI and who are 62 years or older and/or disabled
- Homelessness Assistance: HouseWake! Access Hub to assist persons experiencing/at risk of homelessness
- Building Upfit Grant: Up to \$25,000 matching reimbursement for small business owners activating underutilized commercial properties for new business use
- Business Resource Guide: Connects small businesses to support organization, financing and capital, technical assistance, and business planning resources

## Refining the Concept

- Broaden investment focus beyond Bus Rapid Transit and to include investments in people
- Focus on priorities that have limited funding/ difficult to fund through existing processes
- Equitable Development Around Transit, New Bern Station Area Plan, and Dix Edge Community Priorities
- Shift from value capture funding to proactive funding
- More descriptive name



# Proposed Fund Purposes

- Offer capacity building to existing communities to preserve sense of place and neighborhood stability
- Enable businesses to assist in neighborhood stabilization
- Enhance benefits of transit or other catalytic investments for existing adjacent communities through small capital projects
- Facilitate planning necessary to support targeted areas to prioritize investments across objective areas
- Offset impacts and leverage business opportunities due to catalytic public projects

Recommended Investment	Funding
New Bern conduit installation: future broadband partnership	\$375,000
Pedestrian and bicycle capital improvements Fayetteville Rd	\$250,000
Community outreach assistance re: neighborhood stabilization	\$200,000
Tarboro Rd improvements connecting St. Augustine & BRT	\$200,000
Enhanced Neighborhood Enrichment Program Funding	\$125,000
Collective and Individual Marketing Assistance New Bern Businesses	\$125,000
Financial and Business Planning Assistance New Bern Businesses	\$100,000
New Bern Construction Mitigation Activities	\$75,000
Pilot Planning and Implementation Services	\$50,000

# Recommended Investments

Capital Projects	Programs to be developed
Pedestrian and bicycle capital improvements Fayetteville Rd	Community outreach assistance: neighborhood stabilization
Tarboro Rd improvements connecting St. Augustine & BRT	Enhance Neighborhood Enrichment Program Funding
New Bern Construction Mitigation Activities	Collective and Individual Marketing Assistance New Bern Businesses
*Conduit Installation in New Bern Bus Rapid Transit	Financial and Business Planning Assistance New Bern Businesses
	Pilot Planning and Implementation

\*Creates an opportunity for future broadband partnership

## Community outreach assistance re: neighborhood stabilization (\$200,000)

Examples of potential investments: Community Organizing, Predatory Home Purchase Prevention/ Education, Community-based Repair Assistance, Personal Finance Planning, Outreach about City and Community Programs/ Assistance

1. Are there priorities that the City should focus on in scoping and contracting for services?
2. What types of partnerships should be established? Are there community organizations we should collaborate with?

## Enhanced Neighborhood Enrichment Program Funding (\$125,000)

The pilot will eliminate match (50%) and increase funding amounts up to \$15,000. Examples of potential investments: neighborhood newsletters or websites; community celebrations; signage or other neighborhood recognition; community art projects; lighting and beautification.

1. What kind of projects provide the most community benefit?
2. Are there neighborhood organizations or community leaders that can help spread the word/ help to identify potential projects?

## Collective and Individual Marketing Assistance New Bern Businesses (\$125,000)

Examples of potential investments: Coordinated Signage/ Streetscape improvements; Advertising; Focused Promotional Campaigns, Events or Festivals that Promote Small Local Businesses

1. Are there priorities that the City should focus on in scoping and contracting for services?
2. What types of partnerships should be established? Are there community organizations we should collaborate with?

## Financial and Business Planning Assistance New Bern Businesses \$100,000

Examples of potential investments: Professional services to assist small, local businesses planning for resiliency and growth; Financial Planning to include connections to City or other Small Business Assistance resources

1. Are there priorities that the City should focus on in scoping and contracting for services?
2. What types of partnerships should be established? Are there community organizations we should collaborate with?

## Pilot Planning (\$50,000)

Examples of potential investments: Development of future decision-making processes (i.e., structure); outreach to community for participation, data evaluation, and outreach to assist in future planning and allocation of funding

1. What information is most important for the City to collect?
2. How can we make past community-based planning recommendations and future planning processes more accessible?
3. What is the best way to share information about the pilot?

## Next Steps

- Feedback can be provided until June 30th to help staff develop next steps and future engagement opportunities
- [Community.engagement@raleighnc.gov](mailto:Community.engagement@raleighnc.gov)

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# Contact Information

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# Contact Information

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# Contact Information

## Community Engagement

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Phone: 919-996-3842

# Thank You!





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](mailto:specialevents@raleighnc.gov) | 919-996-2200 | [raleighnc.gov/special-events-office](http://raleighnc.gov/special-events-office)

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### 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

## Weekly Events Digest

Friday, June 10 – Thursday, June 16

City of Raleigh Office of Emergency Management and Special Events  
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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

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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.