

Manager's Update

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Issue 2022-30

July 29, 2022

IN THIS ISSUE

Weekly Digest of Special Events

Council Follow Up Items

Naturally Occurring Affordable Housing within Transit Overlay Districts (Council Member Cox)

INFORMATION:

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 to the July 5 City Council Meeting

Naturally Occurring Affordable Housing within Transit Overlay Districts (Council Member Cox)

Staff Resource: Christopher Golden, Planning & Development, 996-6368, christopher.golden@raleighnc.gov

During the meeting Council requested staff to research information on the number of Naturally Occurring Affordable Housing Units that might exist on properties included in the Transit Overlay District city-initiated rezonings (Rezoning Cases Z-18-22 Western BRT TOD and Z-19-22 Southern BRT TOD) and how that number compares to the number of units that could be developed with the affordable housing height bonus provision of the Transit Overlay District.

Included with the Update materials is a staff memorandum which summarizes the results of the staff research.

(Attachment)

Weekly Events Digest

Friday, July 29 – Thursday, August 4

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

Permitted Special Events

[GalaxyCon](#)

Cabarrus Street & Raleigh Convention Center

Friday, July 29 - Sunday, July 31

Event Times: 10:00am - 8:00pm on 7-29-22 & 7-30-22; 10:00am - 7:00pm on 7-31-22

Associated Road Closures: W. Cabarrus Street between S. McDowell Street and S. Salisbury Street will be closed from 6:00am on 7-27-22 until 1:30am on 8-1-22.

[Black on the Block](#)

Hargett Street

Friday, July 29

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

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

[Futsal](#)

City Plaza

Friday, July 29 - Monday, September 5

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, eastside portion of City Plaza will be used through 9-6-22.

[Black Flea Market](#)

Market Plaza & Exchange Plaza

Sunday, July 31

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

Associated Road Closures: No roads will be closed for the event. Market Plaza and Exchange Plaza will be used from 11:00am until 6:00pm.

[Summer Lunch Music Series](#)

City Plaza

Wednesday, August 3

Event Time: 11:30am - 1:00pm

Associated Road Closures: No roads will be closed for the event. The off-street, westside portion of City Plaza will be used from 11:00am until 1:30pm every Wednesday through 8-24-22.

Other Upcoming Events

[Fleet Foxes](#)

Friday, July 29

Red Hat Amphitheater

[Phish](#)

Friday, July 29

Coastal Credit Union Music Park at Walnut Creek

[Kehlani](#)

Saturday, July 30

Red Hat Amphitheater

Women's Empowerment

Saturday, July 30
PNC Arena

Rage Against the Machine with Run the Jewels

Sunday, July 31
PNC Arena

Connect + Create: Paintings + Poems Outdoors

Tuesday, August 2
Dorothea Dix Park, Oak Room

National Night Out

Tuesday, August 2
Various Locations Citywide

Leadership Exchange in Arts and Disability (LEAD) Conference

Tuesday, August 2 - Friday, August 5
Raleigh Convention Center

Hillsborough Street \$4 Food Walk

Wednesday, August 3
Hillsborough Street

RuPaul's Drag Race

Wednesday, August 3
Red Hat Amphitheater

LANY

Thursday, August 4
Red Hat Amphitheater

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	Christopher Golden, Planning Supervisor
Department	Planning and Development
Date	July 26, 2022
Subject	Naturally Occurring Affordable Housing in TOD areas

Introduction

At the July 5, 2022 Council Meeting, Councilmember Cox asked for information on the number of Naturally Occurring Affordable Housing (NOAH) Units that exist on properties included in the Transit Overlay District city-initiated rezonings (Z-18-22 Western BRT TOD, Z-19-22 Southern BRT TOD) and how that number compares to the number of units that could be developed with the affordable housing height bonus provision of the Transit Overlay District.

Data Analysis

To compile the number of NOAH units in each rezoning, staff used CoStar data made available by the Triangle J Council of Governments, which can be seen in Table 1. The data includes properties within the requested Transit Overlay District for the identified Western BRT alignment. The data only includes Western BRT-adjacent properties because no known NOAH units were identified within a quarter mile of the Southern BRT alignment. The data does not include any information on detached, attached, or townhome units, only apartment units.

NOAH Units within Proposed Western TOD Request			
Units Affordable to Households making 0-30 % AMI	Units Affordable to Households making 30-60% AMI	Units Affordable to Households making 60-80% AMI	Total Units
0	879	1,556	3110

Table 1

Of the 3,110 total units that currently exist on properties included in the Western TOD request, approximately 50% (1,556 units) are affordable to households making less than 80% of the Area Median Income, and approximately 28% (879 units) are affordable to households making less than 60% of the Area Median Income.

Staff also compiled an estimate for the number of affordable units that could be created using the affordable housing bonus.

To estimate the potential units that could be built, staff compiled a sample of 16 recently built apartment buildings and established a typical density of 80 units/acre for properties under two

acres and 75 units/acre for properties greater than 2 acres. For each parcel the acreage was multiplied by the applicable density which totaled 30,630 potential units. For each parcel a bonus was also calculated based on the allowed height bonus. For example, if a property is zoned for a maximum three-story height limit, a 40% bonus was applied as height bonus would increase the potential number of stories by 2. The total potential units with height bonus was then multiplied by 13% to get the potential affordable units. The 13% estimate comes from an analysis HR&A provided as a component of the Equitable Development Around Transit Study which estimated the expected return on a potential affordable housing height bonus. According to that analysis, 13% of new units could be expected to be developed affordable to households making 60% Area Median Income for 30 years through the TOD affordable housing height bonus in the Western BRT Corridor.

Because the full build-out scenario represents an assumption that all parcels included in the TOD request would be developed, two additional scenarios were added that assumed that development would occur at 60% of the density of the full-build out and 30% of the density of the full build-out. All of these estimates should be considered very broad. Site specific development constraints, age of existing structures, changing ownership, and market conditions all factor into which parcels get developed, and how and when they get developed.

The analysis shows that up to 5,569 affordable units could be created in the full-build out scenario (see Table 2).

Potential Units within ¼ mile of the Western BRT Alignment				
	Existing Housing Units	Maximum Potential Units with no height bonus (Existing Zoning)	Maximum Potential units with height bonus (TOD)	Potential Affordable units (TOD)
Full Build-Out	3110	30,630	42,839	5,569
60% Build-Out	3110	18,378	25,703	3,341
30% Build-Out	3110	9,189	12,852	1,671

Table 2

Policy Implications

It is possible that existing NOAH could get replaced by new market rate housing, either under its existing zoning, or under the Transit Overlay District. What the TOD will do however, is allow for the potential development of affordable housing and increased supply of housing in an area that will be served by a high-quality transit service. It also would ensure that housing types that are less expensive on a per-unit basis (townhomes, apartments) are constructed if new development occurs. Under existing zoning NOAH units could be replaced by fewer and more expensive units. Adding more housing in areas served by transit is also consistent with the City's climate change goals or reducing carbon emissions, and housing types that would be allowed in the TOD are generally more energy efficient than detached and attached housing types which are prohibited.