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INFORMATION:

[Information on Pilot Supportive Housing Demonstration Project](#)

Staff Resource: Evan Raleigh, City Manager's Office, 919-919-4656, evan.raleigh@raleighnc.gov

Larry Jarvis, Housing and Neighborhoods, 919-996-6947, larry.jarvis@raleighnc.gov

The City of Raleigh, Wake County, and the cities of Asheville and Greensboro have been approached by Phillip Mangano, President and CEO of the American Roundtable to Abolish Homelessness and former Executive Director of the U.S. Interagency Council on Homelessness, regarding participation in a supportive housing demonstration project. The pilot would involve the conversion of a hotel or motel in each jurisdiction into a facility comprised entirely of supportive housing units. In the proposed model, the acquisition and rehabilitation of the identified facilities would be carried out using privately sourced funding while the supportive services offered to facility residents would be provided by Step-Up, a non-profit organization providing vocational training, permanent supportive housing opportunities, and recovery services in states across the country. Mr. Mangano is currently facilitating conversations with the Governor's Office regarding the possibility of receiving financial support from the state to fund the supportive services that Step-Up would provide for facilities in each of the pilot communities. The state's support is being sought to cover the cost of providing supportive services in the second and succeeding years of the facilities' operations which would require local support for the initial one to two years of operation. Staff will provide future updates as conversations with the State advance.

(No attachment)

Historic Preservation Studies Update

Staff Resource: Tania Tully, Planning and Development, 996-2674, tania.tully@raleighnc.gov

The Historic Preservation Unit of Planning and Development and the Raleigh Historic Development Commission have been undertaking several studies and reports. The attached memo provides updated on the Lightner Brothers Report, the Mordecai Place Historic District Survey Update, the LGBTQIA+ Historic Context Study, and the Black Heritage and Historic Places Study.

(Attachment)

Vacant City Owned Land

Staff Resource: Ralph Recchie Planning and Development, 919-996-4286, Ralph.Recchie@RaleighNC.gov

The Real Estate Division of Planning and Development maintains the inventory of all City-owned parcels and assigns the appropriate managing department based on the purpose for which it was acquired or utilized. This assignment may change when a different use for a property is identified or implemented, or if maintenance is reassigned. There are two different GIS based links below where the inventory can be viewed. One is a Public Viewer that displays a default parcel view and the other is one that displays the same data with an aerial photograph overlay to see more environmental details. The GIS has layers for each City Department that can be turned on or off to see what each department is managing.

City of Raleigh Fee Properties Public Viewer

City of Raleigh Fee Property Inventory – Aerial

The City frequently fields requests regarding how to search for surplus property. A property is not considered surplus until the City Council has declared it as such. The list of surplus property at any given time is very small as Real Estate moves quickly to market and sell property once it is declared. Real Estate manages most property dispositions for sale or lease, but parcels intended for affordable housing development will be assigned to Housing and Neighborhoods, who puts them out either individually or in bundles through a competitive RFP process.

There are parcels that may be appropriate for a surplus declaration, but that have yet to be brought before City Council for a decision. Planning and Development systemically evaluates parcels that are either in excess or no longer needed for the purpose for which they were acquired and that might be appropriate for sale or ground lease, either to realize their cash value or to implement a public purpose such as affordable housing. When such properties are identified, Real Estate will bring them to City Council for declaration of surplus sale or for authorization to issue an RFP for specifically desired development. Often such properties fall into a gray area—they may be associated with a park or otherwise assumed by nearby neighbors to be permanent open space, and so City Council direction may influence how aggressively potential surplus declarations are pursued.

Attached is a user guide for the GIS Inventory System that allows for the use of filters to search for specific opportunities or conditions such as acreage amount. The GIS system is updated each evening through the Wake County GIS, so any acquisition or disposition is kept current constantly.

(Attachment)

N. Tarboro Street – Upcoming Public Engagement

Staff Resource: Kenneth Ritchie, Transportation, 996-4112, kenneth.ritchie@raleighnc.gov

N. Tarboro Street, between Oakwood Avenue and New Bern Avenue, has been identified as a priority supporting corridor during the Wake Bus Rapid Transit (BRT) station area planning process. The Tarboro Road project has been programmed for funding investment as part of the Public Project Community Support Fund (PPSCF). To help inform the use of the funding, staff will be holding 3 in-person, drop-in style public events at the Tarboro Road Community Center at the following dates and times:

Wednesday, March 8, from 12 – 3 PM

Thursday, March 9, from 5 – 7 PM

Saturday, March 11, from 10 AM – 1 PM

During these events staff will be available to discuss considerations for future corridor improvements like active transportation improvements, traffic calming opportunities, and placemaking opportunities. Attendees will also have the opportunity to prioritize these different types of improvements for further staff assessment. If interested residents are unable to attend one of the in-person events, a virtual open house with a survey is being provided on the project webpage starting on Thursday, March 8. A link to the project webpage is provided below:

<https://raleighnc.gov/projects/tarboro-street-updates>

(No attachment)

Weekly Digest of Special Events

Staff Resource: Sarah Heinsohn, Office of Special Events, 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 City Council Meetings

Responses to Questions Related Affordable Housing (Council Member Harrison)

Staff Resource: Larry Jarvis, Housing and Neighborhoods, 919-996-6947, larry.jarvis@raleighnc.gov

Pat Young, Planning and Development Services, 919-996-2704, patrick.young@raleighnc.gov

During the January 3rd Council Meeting, Council Member Harrison presented a list of ideas for staff to review which could inform future affordable housing studies, plans or policies adopted by the City of Raleigh. The list included proposals for possible implementation in the short- (0-12 months), medium- (1-2 years), and long-term (3-10 years). Included with the *Update* is a memo staff has prepared which provides responses specifically to the proposals that were recommended for consideration in the short-term.

(Attachment)

IKE Kiosk Deployment Update (Council Member Melton)

Staff Resource: Ken Dunn, Transportation, 919-996-6810, Ken.Dunn@raleighnc.gov

During the January 17, 2023, City Council Meeting, Council requested staff to provide an update summarizing upcoming IKE investments in the downtown area.

Pursuant to direction of City Council at the April 19, 2022, City Council meeting, an agreement between City of Raleigh and IKE Smart City, LLC (IKE) was executed on November 7, 2022. An associated Memorandum of Understanding between the City of Raleigh and the Downtown Raleigh Alliance (DRA) regarding deployment of the IKE kiosks in the City of Raleigh was executed on November 21, 2022.

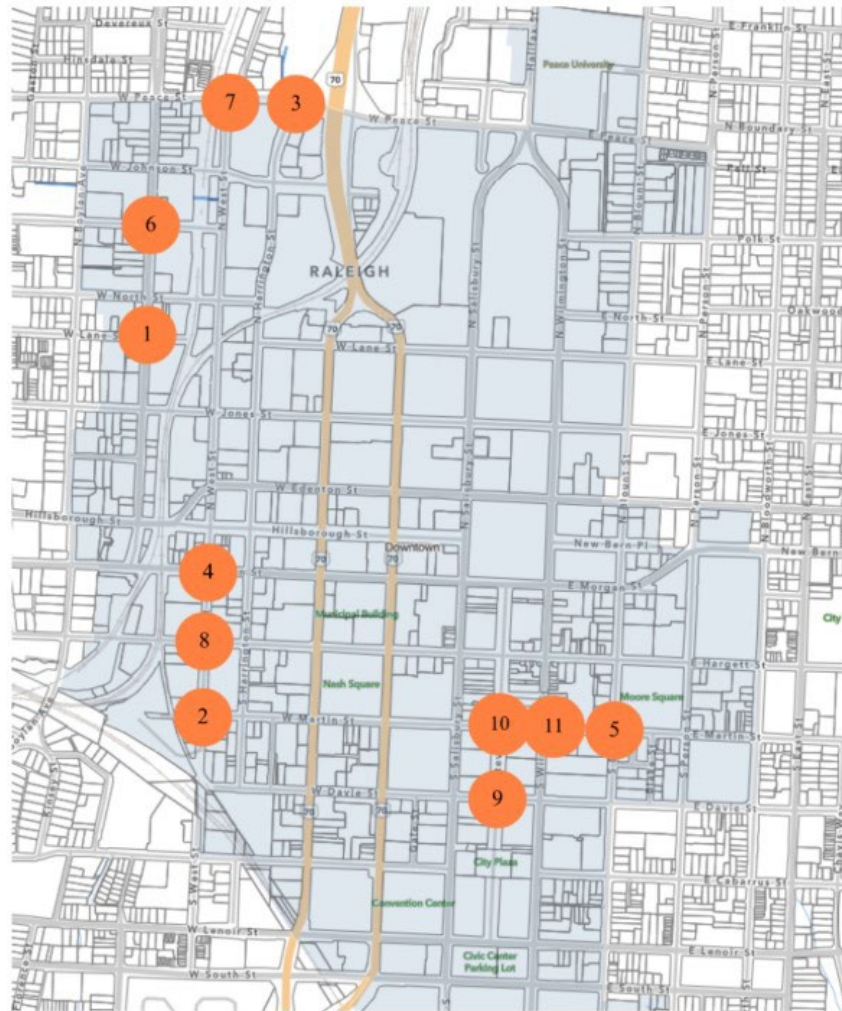
Per these contracts, a network of at least 15, but no more than 20, kiosks will be located within City right-of-way within the DRA service area. The kiosks will be acquired by DRA's vendor, IKE, and installed at locations approved by City staff at no expense to the city. Upon installation, each individual kiosk will become property of the City and IKE will be responsible for any maintenance, upgrades, repair and/or replacement of the hardware for each kiosk. DRA will be responsible for all content displayed on the kiosks, including content provided by the city and content provided by IKE, which may include advertisements, wayfinding, and other interactive applications. Kiosks are also expected to be utilized as wireless internet hotspots, subject to data privacy parameters established by the City, DRA, and IKE.

City and IKE staff have met several times to discuss submittal processes for permitting, opportunities for electrical service delivery for each kiosk, and site selection criteria for each specific location. Currently City staff and IKE have tentatively agreed on approximately 11 locations pending clearance of underground utility investigations. City staff and IKE are still working other locations.

The project team has decided to deploy a single site initially (Glenwood Ave. & W. Lane St.) to identify any unforeseen challenges with installations, and then roll out the remaining sites in batches of 3 to 7 locations at a time. Currently we anticipate the first site to receive permitting approval by mid-spring with the first installation tentatively scheduled for just a few weeks after the permitting approval.

Please see the map below for the approximate location of the proposed 11 IKE kiosks.

1. Glenwood Ave. & W. Lane St.
2. W. Martin St. & S. West St.
3. W. Peace St. & N. Harrington St.
4. W. Morgan St. & S. West St.
5. E. Martin St. & S. Blount St.
6. Glenwood Ave. & Tucker St.
7. N. West St. & W. Peace St.
8. S. West St. & W. Hargett St.
9. Fayetteville St. & W. Davie St.
10. Fayetteville St. & W. Martin St.
11. S. Wilmington St. & E. Martin St.



(No attachment)

Transit Oriented Development (TOD) (Council Member Jones)

Staff Resource: Sarah Shaughnessy, Planning and Development, 919-996-2234, sarah.shaughnessy@raleighnc.gov

During the February 21 City Council meeting, CM Jones asked for background information about the Transit Overlay District (TOD). Transit Oriented Development is the creation of compact, walkable, mixed-use neighborhoods around transit. This development pattern supports public investment in transit infrastructure, facilitating ridership by making housing, jobs, services, and amenities accessible by transit. Raleigh is planning for TOD along frequent transit routes, including the future Bus Rapid Transit (BRT) corridors radiating from downtown Raleigh east along New Bern Avenue, south along South Wilmington Street, west, along Western Boulevard and eventually north. Resources with more information about Raleigh’s initiatives to cultivate Transit Oriented Development, including city-initiated rezoning to apply a Transit Overlay District (TOD) are available online:

- [What is a Transit Overlay District?](#)
- [Station Area Planning: New Bern](#)
- [Western and Southern Transit Overlay District \(TOD\) Mapping](#)
- [Bus Rapid Transit \(BRT\) Projects](#)
- [Equitable Development Around Transit](#)

(No attachment)

Availability of Water and Sewer at the Rand Leigh Tract (Mayor Pro Tem Branch)

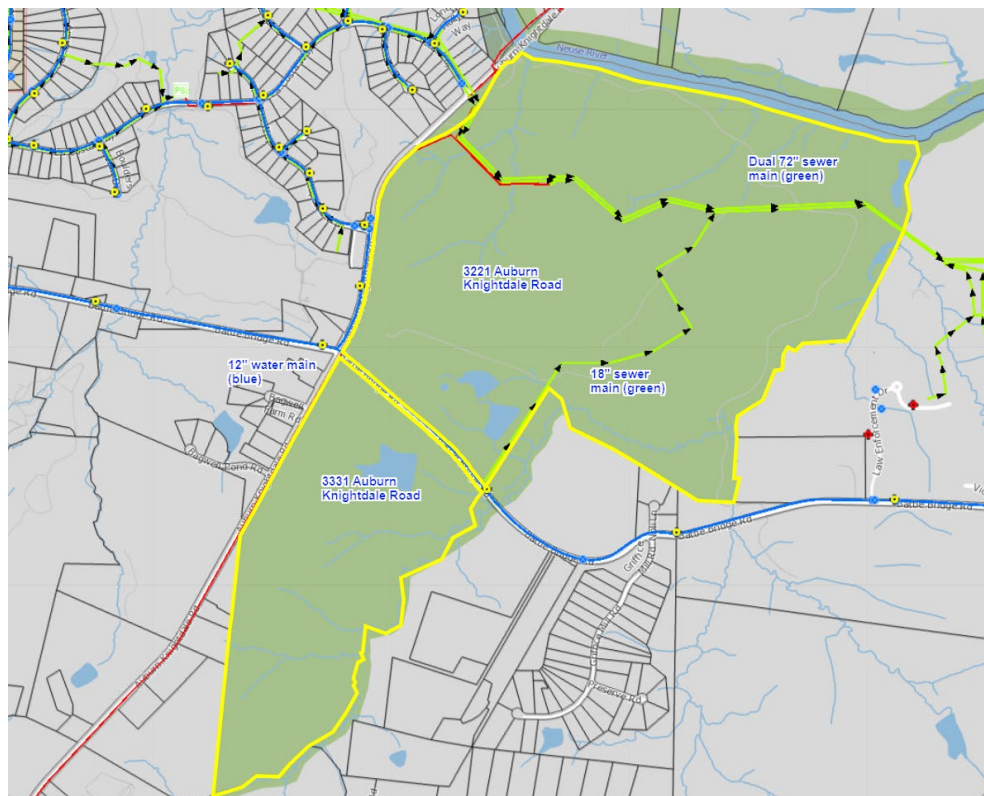
Staff Resource: Whit Wheeler, (919) 996-4582, whit.wheeler@raleighnc.gov

During the work session of February 21st Council Member Branch requested information regarding the availability of water and sewer near the Rand Leigh tract.

There is a 12" water main in Battle Bridge Road along the frontage of both parcels. There is a 12" water main in Auburn-Knightdale Road meandering north from the Battle Bridge/Auburn-Knightdale intersection along the 3221 Auburn-Knightdale Road parcel. There is no waterline south of Battle Bridge/Auburn-Knightdale intersection along the 3331 parcel.

There are two – 72" sewer mains and an 18" sewer main at 3221 Auburn-Knightdale Road. There is no sewer on 3331 Auburn-Knightdale Road. A main would have to be extended to serve that property.

Below is a map of the area with water shown in blue and sewer shown in green.



(No attachment)

4001 and 4009 Virginia Steet (Mayor Pro Tem Branch)

Staff Resource: B. Lamont Taylor, Housing and Neighborhoods, 996-4278, lamont.taylor@raleighnc.gov

During their February 21 City Council meeting, Staff was requested to provide relocation assistance to residents of 4001 and 4009 Virginia Rd.

Alternative housing options have been identified for the affected tenants and a status update will be provided at the City Council meeting on March 7.

(No attachment)

Weekly Events Digest

Friday, March 3 – Thursday, March 9

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

Permitted Special Events

No permitted special events are scheduled at this time.

Other Upcoming Events

[First Friday Raleigh](#)

Friday, March 3

Downtown Raleigh

[LuminoCity Festival](#)

Friday, March 3 – Sunday, April 9

Pullen Park

[Je'Caryous Johnson presents New Jack City](#)

Saturday, March 4

Memorial Auditorium

[MAPL Raleigh Volleyball Tournament](#)

Saturday, March 4 & Sunday, March 5

Raleigh Convention Center

[Peach Road 3v3 Futsal](#)

Saturdays, March 4 – May 27

Peach Road Cultural Center

[Tampa Bay Lightning vs. Carolina Hurricanes](#)

Sunday, March 5

PNC Arena

[General Contractor Information Session](#)

Monday, March 6

Chavis Community Center

[Full Moon Glow Disc Golf](#)

Wednesday, March 8

Forest Ridge Park

[Tarboro Road Open House](#)

Wednesday, March 8, Thursday, March 9, & Saturday, March 11

Tarboro Road Community Center

[Raleigh Parks Dream Job Fair](#)

Thursday, March 9

Marsh Creek Park

[Philadelphia Flyers vs. Carolina Hurricanes](#)

Thursday, March 9 PNC Arena

[Mozart: Symphony No. 40 – Carolina Ballet](#)

Thursday, March 9 – Sunday, March 26

Fletcher Opera Theater

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.

To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Tania Tully, Preservation Supervisor
Department	Planning and Development
Date	March 1, 2023
Subject	Historic Preservation Studies Update

The Historic Preservation Unit of Planning and Development and the Raleigh Historic Development Commission have been undertaking several studies and reports. Updates are provided below.

Lightner Brothers Report

As a follow-up to the Hillcrest Cemetery Raleigh Historic Landmark designation in 2021, an architectural historian was hired to prepare a [report on C.E. Lightner and Brothers](#), a Black owned construction firm in Raleigh. The report identified two buildings by the firm that are still standing, the Davie Street Presbyterian Church at 300 E Davie Street and the Capehart-Lightner House (Lightner Funeral Home) at 312 Martin Luther King Jr. Blvd. Both property owners were sent letters advising them of their property's historic significance and Raleigh Historic Landmark eligibility. The Raleigh Historic Development Commission accepted the report on July 26, 2022.

Mordecai Place Historic District Survey Update

On behalf of the Mordecai Historic Preservation Committee of the Mordecai Community Action Coalition, a [survey of the Mordecai Place National Register Historic District](#) was recently conducted. Mordecai Place was listed in the National Register of Historic Places in 1998. The survey documents changes that have occurred in the 24 years since listing. The report updates the historic district's inventory list with the contributing (historic) and noncontributing (not historic or altered) status of each property noting demolitions and new construction. The updated inventory showed a marginal increase in the number of non-historic buildings in the district. On January 17, 2023, the Raleigh Historic Development Commission accepted the study and shared with the Mordecai Historic Preservation Committee. The study will aid in community decision-making on possible character preservation options.

LGBTQIA+ Historic Context Study

LGBTQIA+ Historic Context Study aims to discover places in Raleigh – both past and present – that are important to the local LGBTQIA+ community. Jeffrey “Free” Harris, the historian serving as the consultant for this study, presented updates to members of the community in June and October 2022. The community meetings led to connections with people who have knowledge of places where LGBTQIA+ people gathered, met, celebrated, loved, and lived. The project included two online historic places surveys - in the fall of 2021 and the summer of 2022. In all we had 63 participants and received 116 comments. Oral history interviews are underway. It is anticipated that the completed study will be presented to City Council this summer. More information about the project is available on the [city website](#).

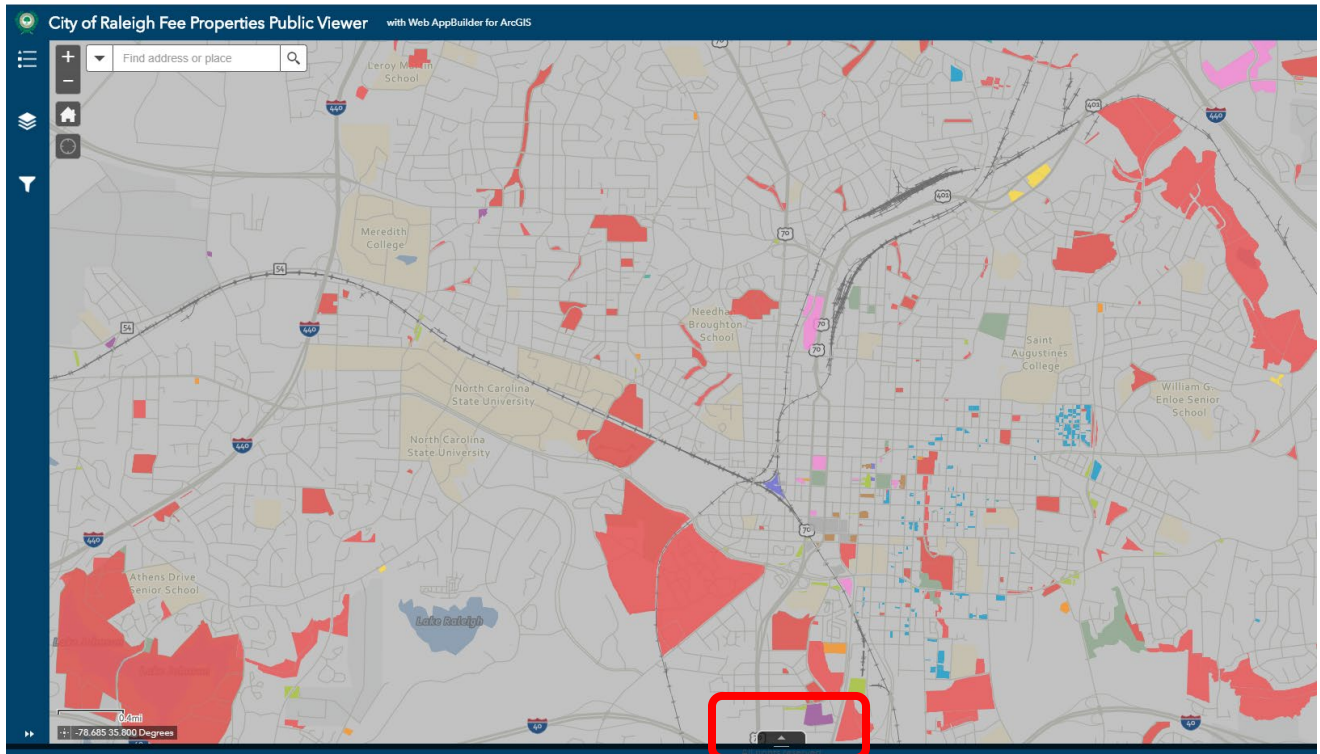
Black Heritage and Historic Places Study

Raleigh's Black Heritage and Historic Places: 1945-1975 Study is a citywide architectural survey update that aims to discover places in Raleigh that are important to Raleigh’s Black communities with a focus on churches, entertainment venues, the Civil Rights movement, Black architects and builders, and the Biltmore Hills neighborhood. In September 2022, a community meeting was held to share early findings and seek oral history candidates. The meeting included a lively discussion and sharing of stories. Despite scheduling challenges, six oral histories have been collected thus far. The grant-funded study is currently being reviewed by the State Historic Preservation Office. It is anticipated that the completed study will be presented to City Council this summer. More information about the project is available on the [city website](#).

City of Raleigh Fee Properties Public Viewer Guide

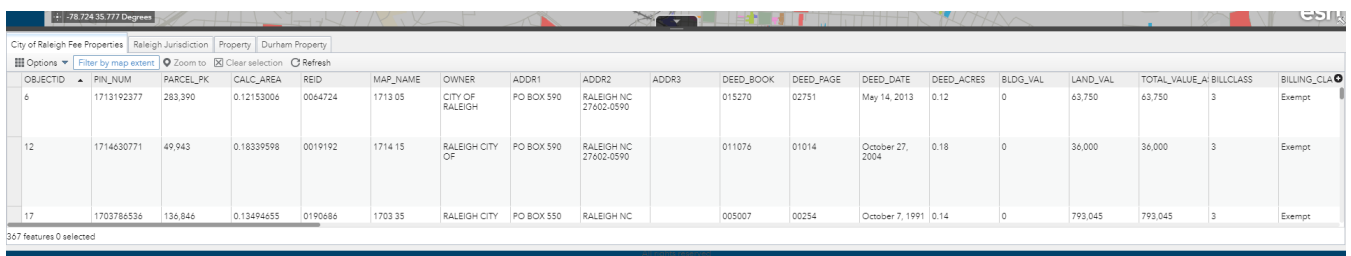
The [City of Raleigh Fee Properties Public Viewer](#) application was built to provide City of Raleigh staff and the public at large an accurate listing of all real property the City owns along with available GIS info on each property and the assigned maintenance manager.

Due to the technical nature of this application this guide can assist in getting the most out of the app.



1. Click on the little triangle  at the bottom of the map view to open the attribute tables.

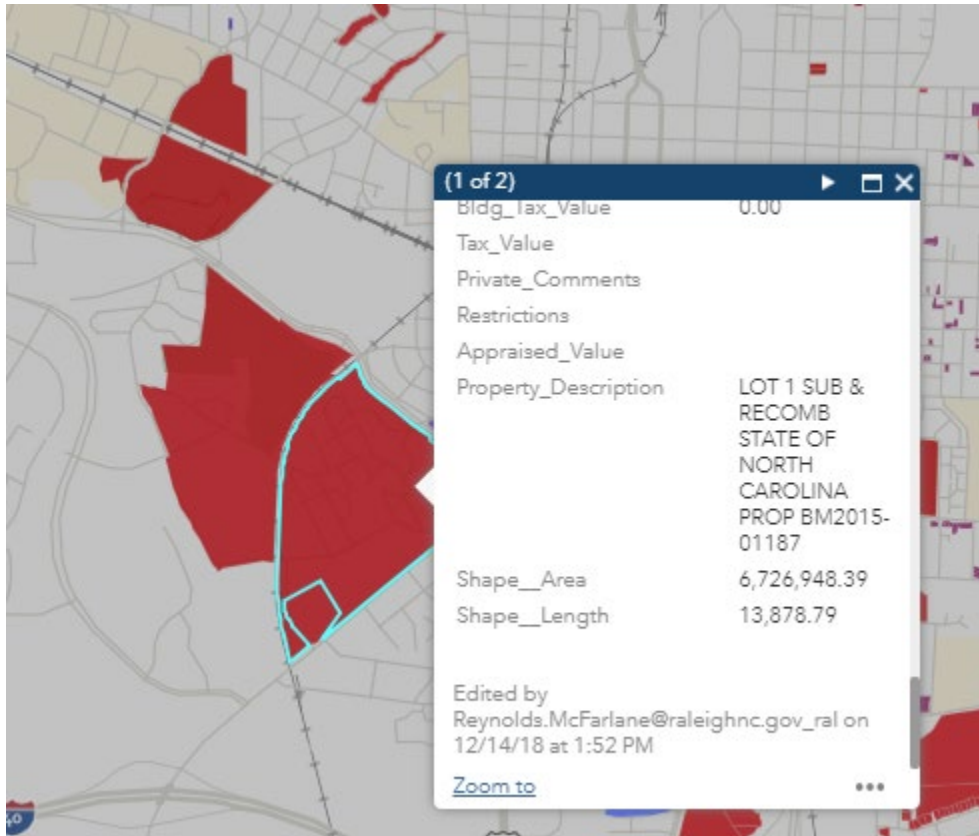
You will see the following:



OBJECTID	PIN_NUM	PARCEL_PK	CALC_AREA	REID	MAP_NAME	OWNER	ADDR1	ADDR2	ADDR3	DEED_BOOK	DEED_PAGE	DEED_DATE	DEED_ACRES	BLDG_VAL	LAND_VAL	TOTAL_VALUE_AI	BILLCLASS	BILLING_CLA
6	1713192377	283,390	0.12153006	0084724	1713 05	CITY OF RALEIGH	PO BOX 590	RALEIGH NC 27602-0590		015270	02751	May 14, 2013	0.12	0	63,750	63,750	3	Exempt
12	1714630771	49,943	0.18339598	0019192	1714 15	RALEIGH CITY OF	PO BOX 590	RALEIGH NC 27602-0590		011076	01014	October 27, 2004	0.18	0	36,000	36,000	3	Exempt
17	1703786536	136,846	0.13494655	0190686	1703 35	RALEIGH CITY	PO BOX 550	RALEIGH NC		005007	00254	October 7, 1991	0.14	0	793,045	793,045	3	Exempt

The first attribute table named “City of Raleigh Fee Properties” provides a list of all our fee properties and the maintenance manager data. This table is not live data, but info pulled into the app on the date of creation or editing.

You can view the date of editing if you click on the parcel on the map. The GIS data along with the maintenance manager and the creation date will show. It works much like IMAPS.

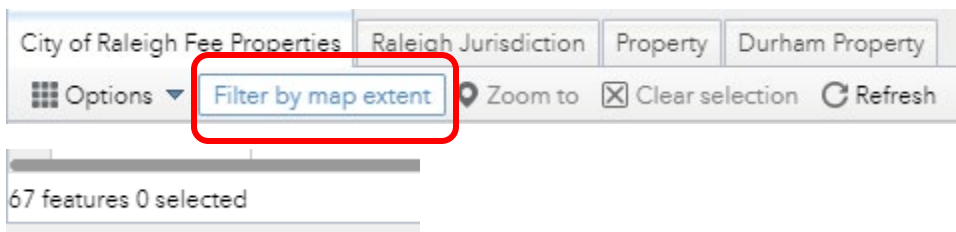


To see the total number of properties you will need to look in the lower left-hand corner of the table.

1247 features 0 selected

Most of the time you will see a number close to the value above. On 3/12/2019 the City has 1247 fee owned tax parcels in it's inventory.

If you see a much lower number, it is because you need to **filter by map extent**. It is normally light blue color if this lower number is reflected.



Once you click on **Filter by map extent** the text in this selection will turn black and the correct number in our inventory will display.

OBJECTID	PIN_NUM	PARCEL_PK	CALC_AREA	REID
1246	1722562951	99,974	4.81081126	0005806
892	1733625160	101,610	1.30747269	0005900
746	1733625201	101,627	1.2101284	0005901

1247 features 0 selected

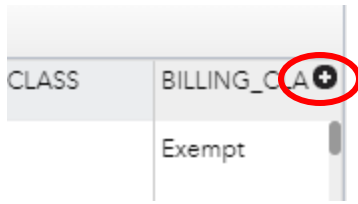
Hint:

If you hover over the attribute table lever  you can drag it up or down to show a greater number of rows in the table.

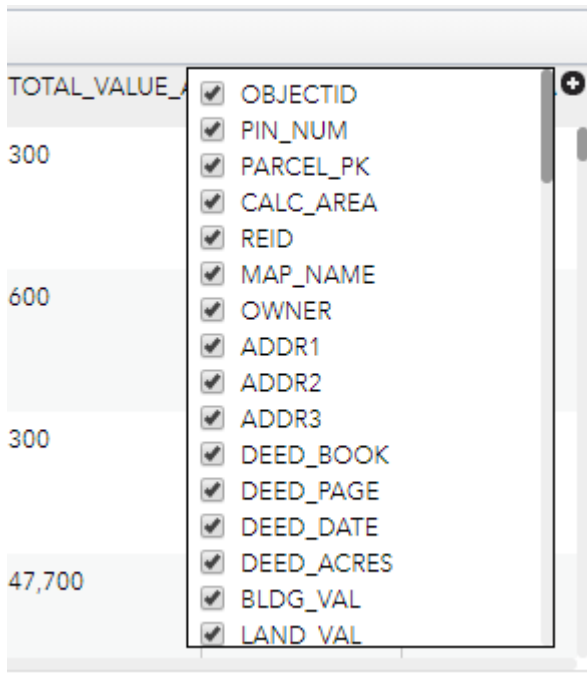
You can also sort most column headings in the table by clicking on the column heading.

STPRE	STSUF	STNUM	STMISC	SITE	FULL_STREET_NA	CITY	CITY_DI
		0		0 AD	PL	RAL	RALEIG
		0		0 ATHENS DR	ATHENS DR	RAL	RALEIG
		0		0 ATHENS DR	ATHENS DR	RAL	RALEIG

To limit the number of columns you see in the table you can go to the upper right-hand corner of the attribute table and click on the plus sign.



If you uncheck the column names that column will disappear and make the table more compact. If you recheck the name it will come back. **Note: Unfortunately, we currently don't know of a way to keep this setting, so you will have to uncheck columns each time you use the app if you don't want to see all the data.**



Another way to get to this feature is by clicking **Options** in the upper left-hand corner of the table. You can click on the **Show/Hide columns** feature here as well.

City of Raleigh Fee Properties Raleigh Jurisdiction Proj

Options Filter by map extent Zoom to Cl

- Show selected records
- Show related records
- Filter
- Show/Hide columns
- Export all to CSV

		PARCEL_PK
	520	112,324
135	0783573146	214,110
727	0783671622	48,686
963	0783353210	257,581

Another feature in Options is the Filter feature. It is very helpful. If you click on Filter you get the following screen.

Filter

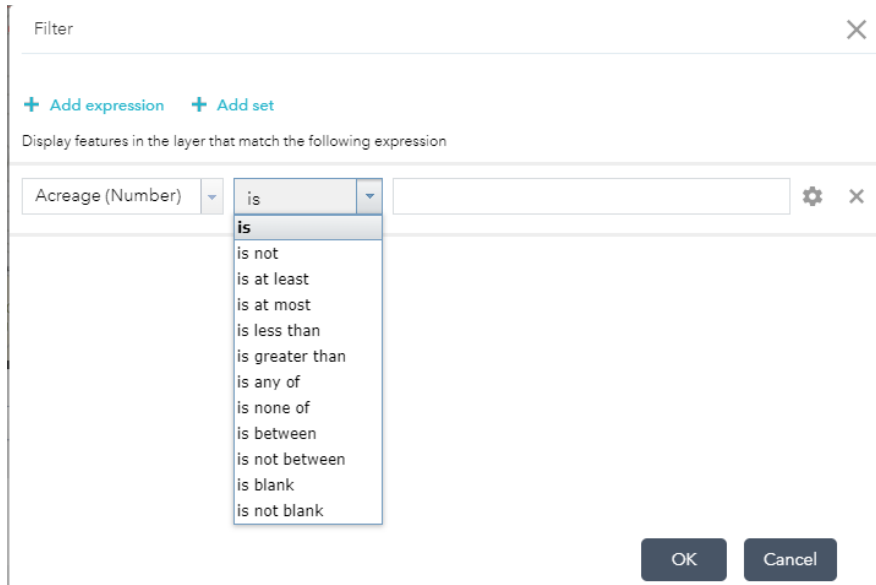
+ Add expression + Add set

Display features in the layer that match the following expression

Without filter expressions defined, this query task will list all features in the specified data source.

OK Cancel

Click on Add expression and it will show you all the columns in the attribute table. From here you can filter by the available options



In the following example we are filtering property that is less than 1 acre.

Filter ×

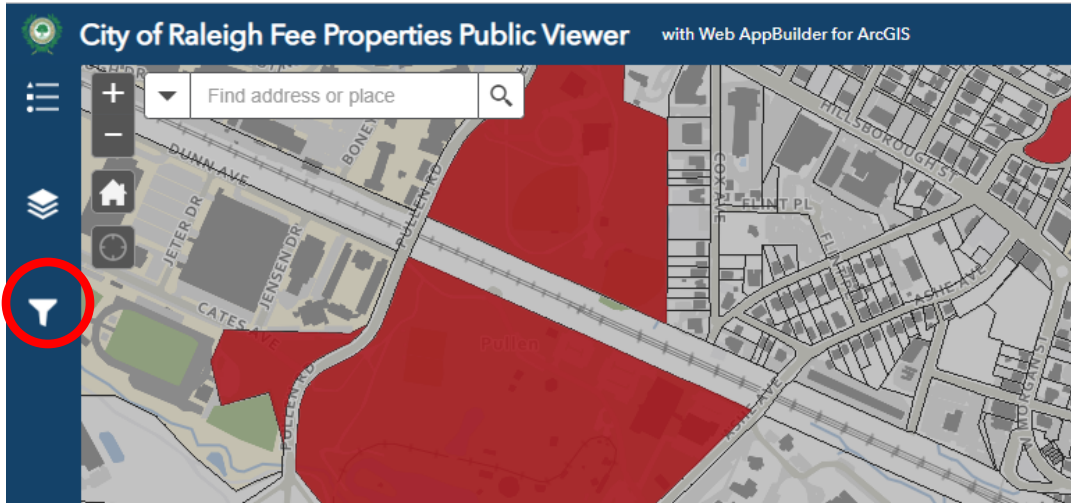
[+ Add expression](#) [+ Add set](#)

Display features in the layer that match the following expression

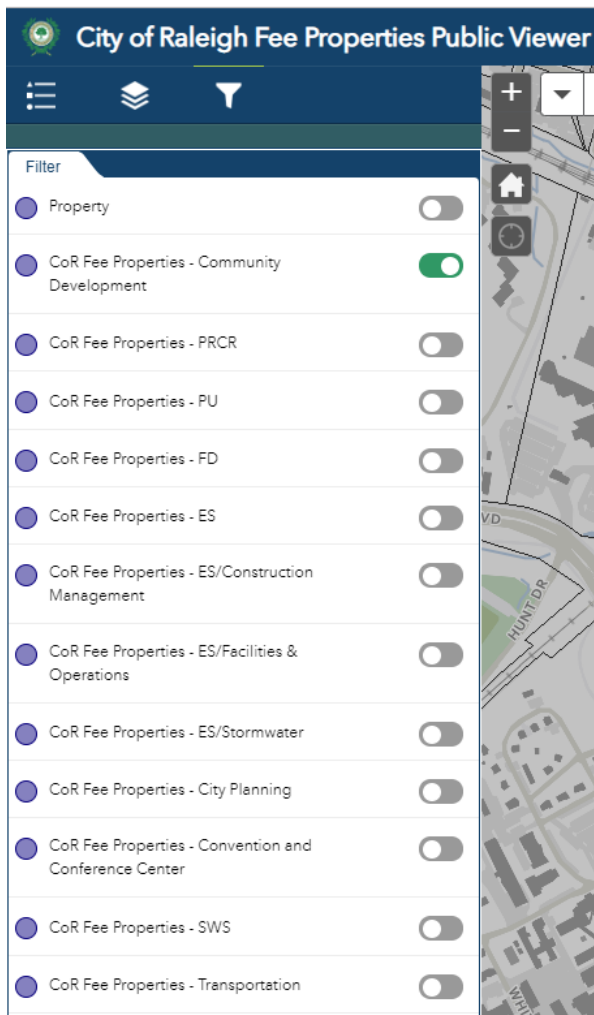
Acreage (Number) ▼	is less than ▼	1	⚙	×
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You can add multiple filters.

There are several premade filters that will filter the Maintenance Manager. While anyone can use this, it was created to assist staff in various departments on properties they are responsible for maintaining. To access these filters, click on the filter button on the side panel.



Once you click on the filter you will see the following filters. In this example we are filtering properties maintained by Community Development.



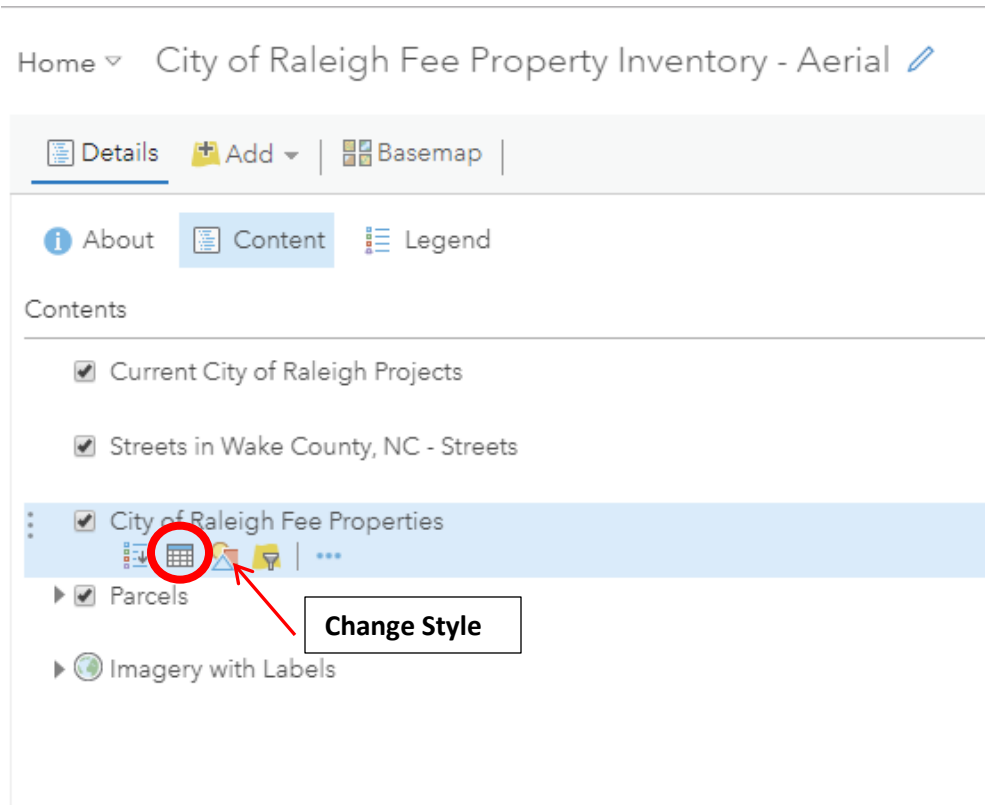
Once you filter them they are illustrated on the map and can be viewable in the attribute table. Staff can also export these results out in the Options menu previously discussed.

The Filter entitled Property is a filter for the Property Attribute table that contains the live data. That will filter all City owned parcels except for 2 parcels that are parking decks which are in the name of two other owners which can be found in the City of Raleigh Fee Properties Attribute table.

I have also created an aerial view with our City Fee Property inventory incorporated as well as active City Projects. This can be accessed by clicking this link:

[City of Raleigh Fee Property Inventory – Aerial](#)

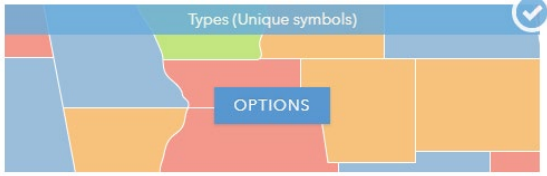
If you hover your mouse over any of the Content layers under the Content tab you will see the layer highlight and a group of options.



I encourage you to explore the various buttons here. To view the attribute table listing all City owned properties with their maintenance manager click on the symbol for the table circled in red above.

A quick way to see how many parcels are maintained by the various departments click on **Change Style** which is the icon next to the attribute table icon.

Next click on Options.



This will give you the numbers for each department. This also controls transparency.

Change Style

City of Raleigh Fee Properties

Maintenance_Manager

Click to edit symbol or label.

LABEL	COUNT	Symbols
PRCR	652	
Community Development	245	
Transportation	110	
Public Utilities	92	
Fire Department	37	
ES/Stormwater	29	
ES/Facilities & Operations	21	
Transportation/Parking	20	
City Planning	8	
Transportation/Transit	10	
Convention and Conference Center	6	
Engineering Services	6	
Solid Waste Services	5	
PRCR/Tenant	2	
Community Development/Tenant	1	
Community Development/Transportation (South Side of Parcel)	1	
ES/Construction Management	1	
Other	0	

[Ungroup](#)

Transparency

Overall

0% 50% 100%

Per feature

Set from Attribute Values

Visible Range

World Room

[Suggest](#)

If you need further assistance you may email or call me with a specific question about this app.

Greg.Laughinghouse@raleighnc.gov

Phone: (919) 996-4288

Version Date: 4/5/2019



Raleigh

MEMO

TO: Mayor Baldwin and Members of City Council

THROUGH: Evan Raleigh, Assistant City Manager

FROM: Pat Young, Director of Planning and Development Services
Larry Jarvis, Housing and Neighborhood Services Director

DATE: March 3, 2023

SUBJECT: Responses to Questions from Council Member Harrison Pertaining to Affordable Housing

During the January 3rd Council Meeting, Council Member Harrison presented a list of ideas for staff to review which could inform future affordable housing studies, plans or policies adopted by the City of Raleigh. The list included proposals for possible implementation in the short- (0-12 months), medium- (1-2 years), and long-term (3-10 years). Below are responses prepared by staff which specifically address the proposals that were recommended for consideration in the short-term:

- **Designating a set percentage of remaining ARPA funds for affordable housing – What ARPA funds do we have left? How has that money been spent to date? How much for affordable housing?**

The City has approximately \$23.7 million of ARPA funds remaining. Of this total, \$20 million has been identified for use to support affordable housing initiatives. In addition, City Council previously approved the use of \$8 million in ARPA funds to acquire an extended stay facility located at 2800 Brentwood Rd. The City has entered into an agreement with a local non-profit organization to manage the facility and provide support services. Over the long-term, as units become vacant, some percentage of the rooms will be used to provide permanent supportive housing or to address other affordable housing needs.

- **Utility relief for long-term, low-income homeowners – There have been calls for property tax relief but I believe that utility relief assistance may be more viable in the near term. What options do we have in this regard?**

Raleigh Water, in partnership with the Wake County Human Services Department, administers the Utility Customer Assistance Program (UCAP) which helps economically distressed water and sewer utility customers manage their utility bills. Qualified customers are eligible for up to \$240 per fiscal year and funds are applied directly to their utility account. In addition, the City also promotes use of the federal Low-Income Household Water

Municipal Building
222 West Hargett Street
Raleigh, North Carolina 27601

One Exchange Plaza
1 Exchange Plaza,
Raleigh, North Carolina 27601

City of Raleigh
Post Office Box 590 • Raleigh
North Carolina 27602-0590
(Mailing Address)

Assistance Program which helps low-income households afford water and wastewater services. The program offers one-time payments made directly to qualifying households' utility company.

In addition, under funding made available through the Federal CARES Act, the City contracted with local non-profit organizations to administer programs assisting both at-risk renters and homeowners with utility assistance as an eligible activity. The amount of funding requested by eligible households for utility assistance via these programs was limited.

- **Relocation assistance for renters being displaced – Seattle has a program like this.** [https://www.seattle.gov/sdci/codes/codes-we-enforce-\(a-z\)/tenant-relocation-assistance-ordinance](https://www.seattle.gov/sdci/codes/codes-we-enforce-(a-z)/tenant-relocation-assistance-ordinance). What could it look like in Raleigh?

The Seattle program provides for a relocation payment to tenants being displaced as a result of rent increases, redevelopment, or ending rent/income restrictions in the amount of \$4,486 per household. Half of that amount is paid by the City of Seattle with the property owner paying the other half as required by a local ordinance. The Seattle program is authorized by specific enabling authority granted by the Washington State Legislature. No equivalent legislation exists within the State of North Carolina. Staff have determined that the City of Raleigh does not have the authority to replicate the Seattle program in its entirety in that the City does not have the authority to compel private property owners to make payments to tenants being displaced as part of redevelopment activity. However, the City may consider establishing a program which could provide financial assistance to certain low-income households that meet qualifying criteria to be eligible for City-funded housing assistance programs and an eligible source of funding is identified for such an appropriation. Should the Council wish to further evaluate establishing such a program, considerations would have to be made for the additional staff and funding resources that would be required to operationalize it. As currently configured, the program appears to be staff-intensive which would require an expansion of current staff resources. Additionally, the program would require Council to identify an eligible, recurring funding source from which such assistance payments could be made.

In light of the City's inability to issue mandates to private developers to require relocation assistance payments, City staff, including representatives from the City Attorney's Office, have met with zoning applicants to discuss possible voluntary measures that might be offered as conditions to help mitigate impacts on tenants when a rezoning likely leading to redevelopment is being sought. From those discussions, it has been suggested that applicants may offer conditions addressing tenant notice and moving expenses at the time of the rezoning. Proposed language is still being vetted.

- **Tenant protection services – We have a program like this with Campbell Law School. How is this going? Do we have enough capacity here?**

The program at Campbell Law School is going well. During the fall 2022 semester, full eviction prevention services were provided to 35 households which contained a total of 94 people. These services were provided by the eight students enrolled in the Housing Justice course. Eight is the maximum number of students the course can currently accommodate and Campbell reports that the students were operating at maximum capacity in the clinic. For the current semester, six students are enrolled. Campbell has

indicated a desire to increase the maximum number of students, perhaps as early as the Fall of 2023.

In addition to program at Campbell, the City has a long-standing relationship with Legal Aid of North Carolina which also provides tenant protection and related services.

- **Review expedition of the permit review process and fee waiving for affordable housing projects – I heard that permit review is expedited for affordable housing projects – exactly how so? What about waiving of fees?**

The City does expedite reviews for affordable housing projects currently, through making “in person” (or “express”) reviews with plan reviewers possible on a shorter timeframe than the City’s published timelines. This results in a 4 to 6 week time savings for applicants. While fees cannot be waived by the City for affordable housing projects under North Carolina law, the City Council has the authority to make appropriations in support of affordable housing developments, which already does in the form of “soft” gap financing for tax credit and other affordable rental projects that can, in part, offset these fees.

- **Consider affordable housing requirements for highest densities allowed via missing middle – Are there any opportunities to add affordable housing requirements or bonuses to the missing middle text changes?**

Mandatory affordable housing requirements are prohibited by NC law, but incentives and bonuses are permissible. During the City’s ongoing engagement with the community regarding the “Missing Middle” provisions of the Unified Development Ordinance (UDO), many commentators have suggested the need to investigate an incentive-based model for some missing middle housing types. Staff plans to conduct evaluation on this specific topic and report to Council in more detail at the planned March 21st Council Work Session. In short, it is very difficult to calibrate the incentive to produce the desired outcome (affordable housing in this case) with a “one-size-fits-all” standard (e.g., up to 50 market units if 20% of new units are affordable to households at or below 60% of AMI), given the wide variation in land prices across Raleigh. Staff has “piloted” such an approach in the missing middle provisions applicable to the Frequent Transit Overlay District. As noted above, staff will certainly fully investigate the “bonus” model and provide more information on March 21st.