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Work Session - Tuesday, May 9 - 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.

INFORMATION:

Required Ethics Training for Council Members – Live Webinar Available May 25

Staff Resource: Louis Buonpane, City Manager’s Office, 996-4275, louis.buonpane@raleighnc.gov

As Council Members may recall, under North Carolina law members of governing boards of cities, counties, local boards of education, unified governments, sanitary districts, and consolidated city-counties are required to receive at least two (2) clock hours of ethics training within twelve months after each election or appointment to office. The ethics training requirement is an ongoing obligation, triggered by each subsequent re-election or reappointment to office.

The School of Government at UNC-Chapel Hill will be hosting a live, **online training session** via **Zoom** on **May 25, 2023** from **10:00 am - Noon**. If you would like to attend this live session, please contact your assigned

Policy Analyst. Staff understands that an on-demand version of the training will be made available at a later date.

Please see your assigned Policy Analyst with any questions.

(No attachment)

411 Morson Street Surplus Property Sale

Staff Resource: Allison Pant, Planning and Development, 919-996-4289, allison.pant@raleighnc.gov

On March 21, 2023 Council approved the sale of the property at 411 Morson Street to Regensburger Properties, LLC. Regensburger Properties was the high bidder after several rounds of upset bidding.

Regensburger Properties, managed by Anna and Kurt Regensburger, wishes to assign the purchase contract to another, recently established legal entity, Morson Parking LLC. Morson Parking LLC is also managed by Anna and Kurt Regensburger and would be subject to the same contract terms and purchase price in the amount of the \$585,000 contract price. A consent agenda item will appear on the May 16 City Council agenda to authorize this change.

(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 March 14 City Council Work Session

Scooter Parking Upgrades in Glenwood South Hospitality District (Council Member Melton)

Staff Resource: Barbara Godwin, RDOT, 996-2504, barbara.godwin@raleighnc.gov

During the work session staff provided an update on several initiatives being done as it relates to the Glenwood South Hospitality District. Council requested an update on ways to beautify and make scooter corrals more visible in the area.

The Glenwood South scooter corrals were installed as a pilot project in November 2021 to mitigate poor scooter parking behavior on the corridor and were intended to be altered and improved as staff monitored their effectiveness. As part of the planning and design efforts leading up to launch of the pilot, transportation staff worked with internal stakeholders, the Downtown Raleigh Alliance, and the Glenwood South Neighborhood Collaborative to pilot 13 parking corrals for dockless scooters between Peace Street and Hillsborough Street.

Curb space that was already signed “no parking”, including fire hydrants, line of sight, and corner clearance zones, were utilized to incorporate the scooter parking infrastructure. Utilizing these spaces helped to physically restrict attempts for cars to illegally park in abutting intersections. This further increased pedestrian visibility to drivers, shortened crosswalk lengths, and created a safer crossing experience in support of Raleigh’s Vision Zero efforts.

The following changes were implemented in November 2021:

- The creation of 339 feet of dedicated scooter parking on and around Glenwood Avenue.
- Scooter parking only permitted in designated scooter corrals between Peace Street and Hillsborough Street.
- Scooter companies can only deploy in designated parking corrals on Glenwood South between Peace Street and Hillsborough Street.
- Available space in each corral is divided into 12-foot parking zones. Each company may deploy 3 scooters per 12-foot zone. Outside of Glenwood Avenue, each company still deploys 3 scooter per block face as outlined in their Master Encroachment Agreements.
- Parking is enforced through geofence technology, showing Glenwood as a “no park zone” except for designated locations. Users who ignore the “no park zone” are charged by the operator until their trip ends in a permitted space.
- Scooter companies incentivize users to end trips correctly with the creation of “reward zones.” Incentives differ based on the company but include ride credits.
- Between Peace Street, Boylan Avenue, Hillsborough Street, and West Street, speed is slowed to 10 mph on Friday, Saturday, and Sunday from 7:00 PM - 4:00 AM.

The pilot ran from November 2021 through June 2022, and since its conclusion staff has continued to monitor behavior on the corridor and plan for infrastructure improvements. Feedback from stakeholders, users, and scooter companies includes the need for increased visibility to showcase where the corrals are located and to provide better indication of their purpose. In response to this feedback, Transportation and Communications staff have developed a design for the in-street, painted section of scooter corrals along with signage to inform users where the scooter corrals are located. The signage will be installed behind the curb and will have a double-sided panel, facing both the street and the sidewalk which can be seen below.



Staff is also considering replacing the white flexible bollards that delineate scooter corrals from vehicle traffic with a more durable material, such as rubber curb stops.

Transportation staff anticipates upgrades to all 13 scooter parking corrals to be completed in summer 2023. Staff additionally plans to expand this type of infrastructure to other strategic locations in downtown Raleigh.

(No Attachment)

Follow Up from the March 21 City Council Work Session

Rent Control Information (Council Member Harrison)

Staff Resource: Erika Brandt, Housing and Neighborhoods, 996-6975, erika.brandt@raleighnc.gov

During the work session Council requested research on how a local rent control program might work in Raleigh.

Rent regulation includes both rent control and rent stabilization. Rent control typically refers to a government regulation placed on the rent amount a landlord can charge. While rent control may lock in rents at a specific dollar amount, rent stabilization is a limit on the rate of rent increases (e.g., 3% per year plus inflation). Traditionally, rent control has been limited to major cities with very high housing costs (e.g., New York City), whereas some smaller metros like Saint Paul, MN have recently adopted rent stabilization. State law currently prohibits North Carolina cities from having rent regulation of any kind.

Several studies have found benefits to rent regulation, including lower rents for tenants of regulated properties and increased residential stability. A 2011 study found that rent-stabilized tenants in New York City stayed in their units an average of 12 years, whereas unregulated (market-rate) tenants stayed 6 years on average. A 2019 study of San Francisco found that rent-stabilized tenants were 10-20% more likely to remain in their units than market-rate tenants.

Although rent regulation generally benefits tenants in regulated units, there are also negative effects on the unregulated sector such as increased rents due to constrained supply. The 2019 San Francisco study found that rent-controlled properties were 10% more likely to be redeveloped thereby exempting them from rent control. As a result, researchers estimated that rent regulation reduced overall supply of rental housing in the city by 6% and increased rents by 5%. Other research has suggested that rent regulations disincentivize landlords of regulated units to upkeep their properties, causing quality deterioration that may cause neighboring property values to drop. Evidence is also mixed on whether rent regulation can limit gentrification, the chief concern being that rent regulation may create a growing mismatch between tenants who live in regulated units and those who need one.

Experts note that rent regulation includes a diverse set of policy options, including tenant protections, rent caps, vacancy and conversion regulation, and various targeting mechanisms, and that local policymakers may be able to structure rent regulation policies so as to avoid some of the negative impacts, such as constraining housing supply. However, there is not currently enough research to pinpoint evidence-based best practices in rent regulation policies and implementation to produce desired outcomes for tenants while avoiding unintended consequences for renters in market-rate units and overall housing supply and rents.

(No Attachment)

Wake County “Lease 2 Home” Program (Council Member Patton)

Staff Resource: Erika Brandt, Housing and Neighborhoods, 996-6975, erika.brandt@raleighnc.gov

During the work session Council requested the staff to follow up with Wake County on the progress and outcomes of the County’s “Lease 2 Home” program. Staff contacted Vanessa Kopp, Division Director for Research, Data, and Systems for the Wake County Department of Housing Affordability and Community Revitalization.

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

(Attachment)

Follow Up from the April 18 City Council Meeting

Public Comment - Follow-up with Nicole Williams (Council Member Black)

Staff Resource: Chief E. Patterson, Police, 996-3155, estella.patterson@raleighnc.gov

During the meeting Nicole Williams spoke to Council regarding various issues and indicated that she had not been contacted by staff. As reported via *Update Issue 2023-09* (March 10), following Ms. Williams’ previous appearance at City Council, staff from the Housing & Neighborhoods department contacted her regarding available services.

Following comments by Ms. Williams during the April 18 public comment porting of the City Council meeting, staff was requested to follow up with Ms. Williams. Additional information will be forwarded.

(No attachment)

Follow Up from the May 2 City Council Meeting

Unit Mix in Low-Income Housing Tax Credit Projects (Council Member Patton)

Staff Resource: Erika Brandt, Housing and Neighborhoods, 996-6975, erika.brandt@raleighnc.gov

During the meeting Council requested staff to provide the unit mix (i.e., the number of one-, two-, and three-bedroom units within each project) of the Low-Income Housing Tax Credit projects brought before Council for City funding. This information is shown below.

Birch and Branch

Unit Type	Number	Affordability
1 BR	5	30% AMI
2 BR	9	30% AMI
3 BR	4	30% AMI
1 BR	5	50% AMI
2 BR	9	50% AMI
3 BR	4	50% AMI
1 BR	16	60% AMI
2 BR	45	60% AMI
3 BR	19	60% AMI
1 BR	19	70% AMI
2 BR	30	70% AMI
3 BR	15	70% AMI
Total Units	180	

Hampton Spring

Unit Type	Number	Affordability
1 BR	10	30% AMI
2 BR	10	30% AMI
1 BR	6	40% AMI
2 BR	6	40% AMI
1 BR	6	50% AMI
2 BR	6	50% AMI
1 BR	6	60% AMI
2 BR	6	60% AMI
Total Units	56	

Lake Haven

Unit Type	Number	Affordability
1 BR	7	30% AMI
2 BR	7	30% AMI
1 BR	4	40% AMI
2 BR	4	40% AMI
1 BR	4	50% AMI
2 BR	4	50% AMI
1 BR	13	60% AMI

2 BR	13	60% AMI
Total Units	56	

(No Attachment)

Weekly Events Digest

Friday, May 5 – Thursday, May 11

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

Permitted Special Events

[PopUp Shops at Martin Street First Friday](#)

Market Plaza

Friday, May 5

Event Time: 5:30pm - 8:00pm

Associated Road Closures: No roads will be closed for the event. Market Plaza will be used from 4:00pm until 9:00pm.

[Morning Times First Friday Market](#)

Hargett Street

Friday, May 5

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

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

[Raleigh Police Memorial Foundation Send-Off Ceremony](#)

Hargett Street

Friday, May 5 & Saturday, May 6

Event Time: 6:00pm - 7:00pm on 5-5-23; 6:00am - 6:30am on 5-6-23

Associated Road Closures: Hargett Street between S. Dawson Street and S. McDowell Street will be closed from 6:00pm until 7:00pm on 5-5-23, and from 5:30am until 6:45am on 5-6-23.

[Marbles Bike Rodeo](#)

Hargett Street

Saturday, May 6

Event Time: 9:30am - 12:00pm

Associated Road Closures: Hargett Street between S. Blount Street and S. Person Street will be closed from 7:00am until 2:00pm.

[Ma & Pa Market](#)

Fayetteville Street District

Saturday, May 6

Event Time: 11:00am - 6:00pm

Associated Road Closures: Fayetteville Street between Hargett Street and Davie Street, and Martin Street between S. Salisbury Street and S. Wilmington Street will be closed from 6:00am until 8:00pm.

[Raleigh DIY Punk Rock Flea Market](#)

Rebus Works & Kinsey Street

Saturday, May 6 & Sunday, May 7

Event Time: 12:00pm - 7:00pm on 5-6-23; 10:00am - 3:00pm on 5-7-23

Associated Road Closures: Kinsey Street between Dupont Circle and Rebus Works property will be closed from 10:00am until 8:00pm on 5-6-23, and from 8:00am until 4:00pm on 5-7-23.

[Spring Movie on the Lawn: Inside Out](#)

Dorothea Dix Park, Flowers Field

Saturday, May 6

Event Time: 6:00pm - 10:30pm

Associated Road Closures: Dawkins Drive will be closed from 3:00pm until 11:00pm, and Flowers Field will be used from 3:00pm until 11:59pm.

[ASFPM Running of the Chapters 5K](#)

Crabtree Creek Trail

Wednesday, May 10

Event Time: 7:00am - 8:00am

Associated Road Closures: No roads will be closed for the event. Crabtree Creek Trail will be used from 7:00am until 8:00am, and the grass area next to the greenway near the intersection of Crabtree Valley Avenue and Homewood Banks Drive will be used from 5:30am until 8:30am.

[Downtown Raleigh Yam Jam](#)

City Plaza

Wednesday, May 10

Event Time: 10:00am - 3:00pm

Associated Road Closures: Fayetteville Street between Davie Street and the south end of City Plaza will be closed from 6:00am until 5:00pm. Note that the 500 block of Fayetteville Street will remain accessible for local traffic.

Other Upcoming Events

[First Friday Raleigh](#)

Friday, May 5

Downtown Raleigh

[Game 2: Hurricanes vs. Devils](#)

Friday, May 5

PNC Arena

[Bike Bonanza](#)

Friday, May 5

Raleigh Union Station Plaza

[First Friday Market & Movie: Shang-Chi](#)

Friday, May 5

Moore Square

["Star Wars: The Empire Strikes Back" In Concert – NC Symphony](#)

Friday, May 5 & Saturday, May 6

Meymandi Concert Hall

[Satyre Fest](#)

Saturday, May 6

Moore Square

[Music in Motion with Excerpts from La Bayadère – Campaneria Ballet School](#)

Saturday, May 6

Fletcher Opera Theater

[Kevin James: The Irregardless Tour](#)

Sunday, May 7

Memorial Auditorium

[Lizzo](#)

Wednesday, May 10

PNC Arena

Weekly Events Digest

Friday, May 5 – Thursday, May 11

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

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.

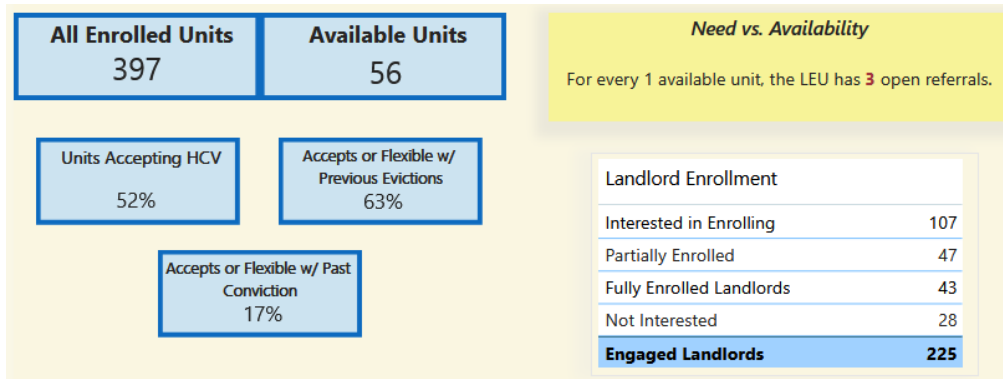
[Online Events Calendar](#): View all currently scheduled events that impact city streets, public plazas, and Dorothea Dix Park.

Council Member Follow Up

To	Marchell Adams-David, City Manager
From	Erika Brandt, Housing Programs Administrator
Department	Housing and Neighborhoods
Date	May 5, 2023
Subject	Wake County "Lease 2 Home" Program Update

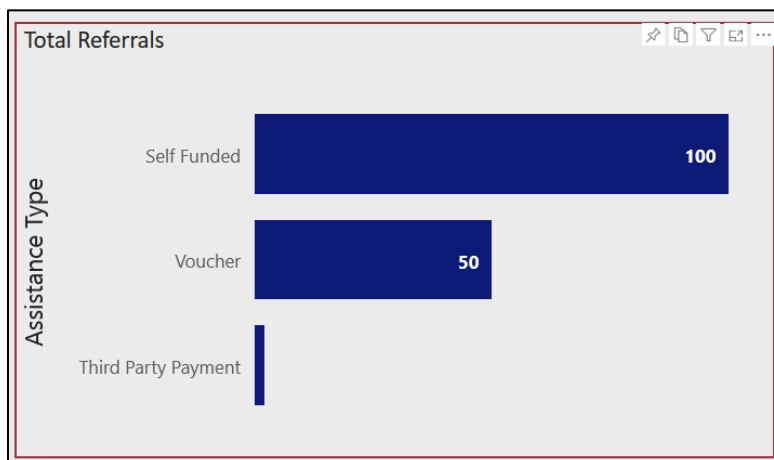
"Lease 2 Home" Program Summary Statistics

As the figures below illustrate, most landlords participating in the program (52%) accept tenants with Housing Choice Vouchers (HCVs). Past criminal conviction appears to be the biggest barrier for tenants; only 17% of participating landlords are flexible with tenants having this history.



**Partially enrolled landlords are set up as vendors but will not sign a contract until a tenant is identified*

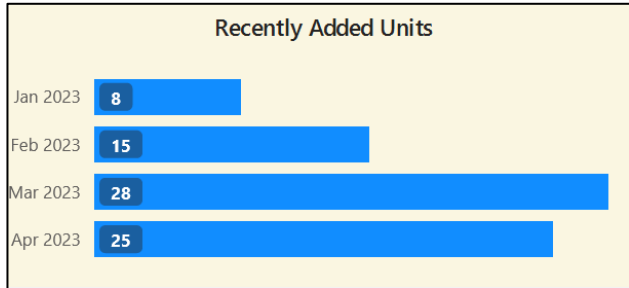
Most tenants in the program do not have a voucher and are "self-funded".



**Third party payment means that a friend, family member, or other entity (such as a faith organization) has assisted a tenant with rent payment*

The figures below provide a year-to-date and 30-day summary of recent landlords enrolled in the program, as well as new leases with tenants that have started.

Year-to-Date Summary
(Jan 1 – April 26, 2023)



30-Day Summary
(March 26 – April 26, 2023)

8
Leases Began

2
Landlords Started Enrolling
Bringing with them
27
Units

New Units Accepting Vouchers	Units < \$1,000 Rent
14	14

Time from Referral to Lease

The typical timeline from a tenant being referred to the program to signing a lease is 30-60 days.

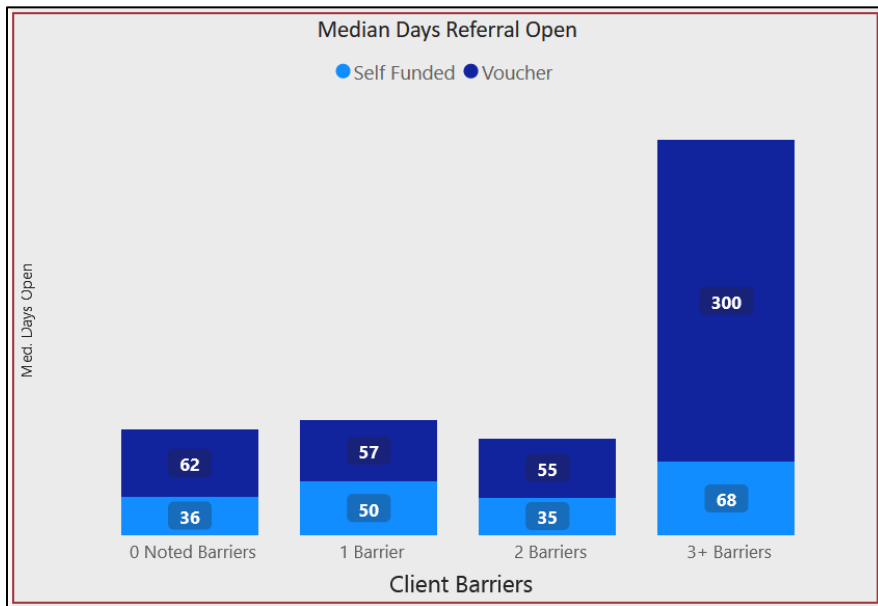
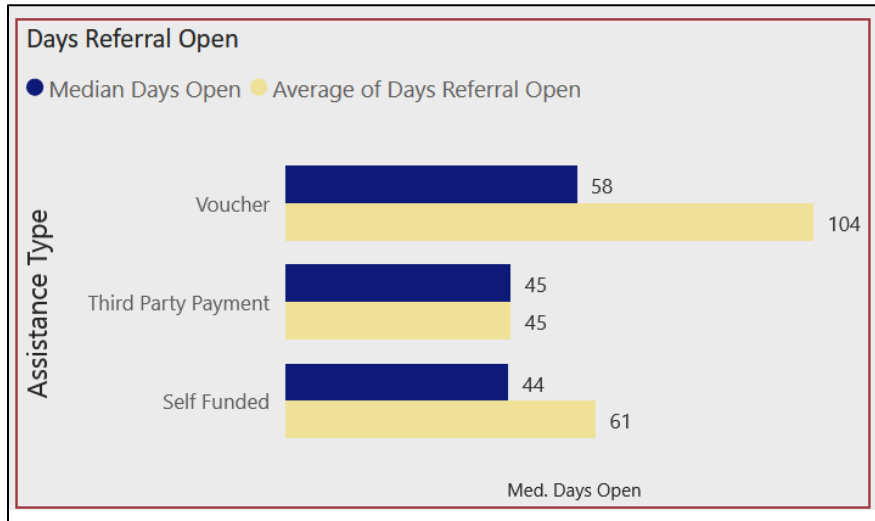
Avg Days from Referral to LEU Lease
54

Med Days from Referral to LEU Lease
36

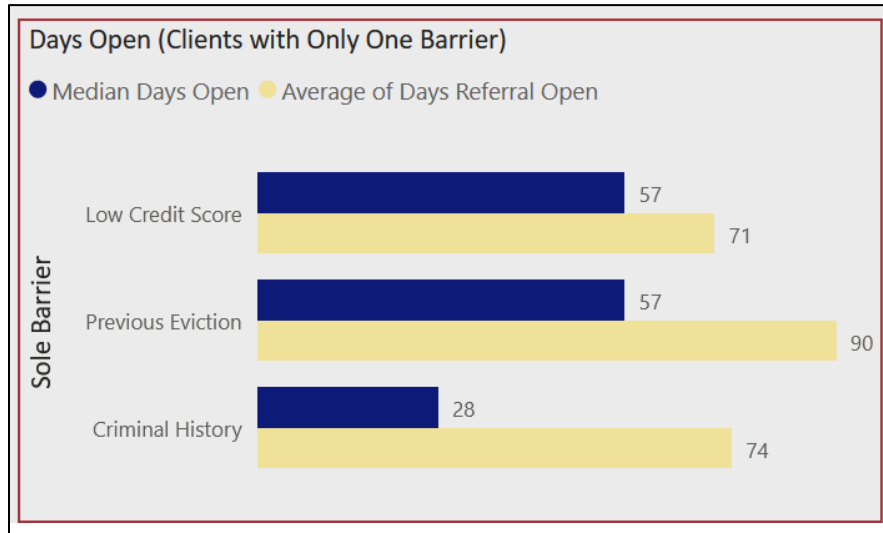
Avg Days Open (In-Progress Referrals)
75

Med Days Open (In-Progress Referrals)
51

As the figures below illustrate, tenants with a voucher experience the longest average times between referral and lease. This appears to be a case of causation rather than correlation, however. As the second image below depicts, voucher holders also disproportionately have 3 or more barriers to housing (i.e., poor credit, criminal history, or previous eviction history), which makes them much more likely to have difficulty securing a unit.



As discussed in the first section, self-reporting by landlords suggests that previous convictions pose the biggest barrier to prospective tenants renting a unit. However, the data on referral times shows that tenants with low credit scores and criminal histories face similar challenges (or at least, similar wait times) in securing housing. This data suggests that previous evictions may be the most significant housing barrier.



Need vs. Availability

As the numbers below show, the need for housing outweighs availability at all bedroom sizes.

One Bedroom Needs	Two Bedroom Needs	Three Bedroom Needs	Four Bedroom Needs
99 Total Need	33 Total Need	16 Total Need	4 Total Need
\$893 Avg Budget	\$1,227 Avg Budget	\$1,398 Avg Budget	\$2,338 Avg Budget
24 Criminal Records	9 Criminal Records	7 Criminal Records	0 Criminal Records
36 Low Credit Scores	8 Low Credit Scores	9 Low Credit Scores	2 Low Credit Scores
15 Previous Evictions	7 Previous Evictions	8 Previous Evictions	1 Previous Evictions
28 HH with HCV	13 HH with HCV	5 HH with HCV	4 HH with HCV
One Bedroom Availability	Two Bedroom Availability	Three Bedroom Availability	Four Bedroom Availability
22 Total Units	23 Total Units	4 Total Units	3 Total Units
\$798 Avg Rental Rate	\$1,269 Avg Rental Rate	\$1,586 Avg Rental Rate	\$1,750 Avg Rental Rate
6 Accepts Record	3 Accepts Record	(Blank) Accepts Record	(Blank) Accepts Record
1 Accepts Low Credit	7 Accepts Low Credit	0 Accepts Low Credit	0 Accepts Low Credit
19 Accepts Prev. Eviction	15 Accepts Prev. Eviction	3 Accepts Prev. Eviction	3 Accepts Prev. Eviction
9 Accepts HCV Count	10 Accepts HCV Count	3 Accepts HCV Count	2 Accepts HCV Count

To	Marchell Adams-David, City Manager
From	Estella Patterson, Chief of Police
Department	Police
Date	April 28, 2023
Subject	Council Response – Ms. Nicole Williams

This memorandum is in response to Mayor Baldwin’s request that RPD’s ACORNS Unit contact Ms. Nicole Williams. On April 18, 2023, Ms. Nicole Williams attended public comment and stated she had requested services from RPD’s ACORNS Unit. She further stated she had not received a follow up response and had concerns for her safety. Council Member Black asked if she recalled stating at a previous council meeting that she had been contacted by ACORNS but refused care because she did not want her information to be documented in the county’s Homeless Management Information System (HMIS), which is a requirement to track what services have been rendered to those seeking assistance. Ms. Williams disputed this information and insisted that she was never contacted.

Beginning in December 2021, Ms. Williams emailed Chief Patterson concerning individuals sexually harassing her near the Box Car Bar & Arcade, located at 330 West Davie Street. She also alleged that RPD officers improperly searched her and groped her when officers gave her a ride to an unknown location some time in 2021. RPD’s Internal Affairs Unit was unable to locate any body worn camera footage or call information indicating that officers had any contact with Ms. Williams.

On March 10, 2023, ACORNS Detective Wendy Clark, along with social worker Danielle Bishop and RPD IA Sergeant Davis and Detective Paula Horstmann (all plain clothes personnel) visited Oaks City Cares after Ms. Williams attended the Council meeting on March 7, 2023, alleging that she had filed a sexual harrassment complaint with RPD and had not heard from the department’s Internal Affairs Unit. During the visit, IA personnel spoke with Ms. Williams about her complaint and with her consent, recorded the conversation. Detective Clark offered to connect Ms. Williams with housing and psychological care, but Ms. Williams refused the care because she did not want her personal information entered into the HMIS.

Detective Clark and Social Worker Bishop explained to Ms. Williams that the HMIS is a county system and if she did not want to submit her information, she could complete an application for housing through Raleigh Housing Authority and be placed on the waiting list. Ms. Williams refused that service as well. Aside from Raleigh, Ms. Williams has sought services in Winston Salem and Greensboro and it is unknown whether she was able to secure assistance.

The following is a timeline of events and contacts with Ms, Williams. Emails, phone logs, and a recorded interview are part of the IA file concerning Ms. Williams’ complaints.

DATE	COMMENTS
December 23, 2021	Ms. Williams sent an email to Chief Patterson concerning allegations of individuals making sexually-suggestive passes at her as they were leaving bar establishments. She also alleged RPD officers improperly searched her when she was given a ride to an unknown location.
August 21, 2022	Ms. Williams sent an email to Chief Patterson with the same allegations as December 23, 2021.
August 21, 2022	Chief Patterson responded to Ms. Williams and apologized that she did not respond to the December 23, 2021 email.
August 22, 2022	Chief Patterson forwarded Ms. Williams’ complaint to Internal Affairs.
October 8, 2022	Ms. Williams emailed Chief Patterson to follow up on her complaint.
October 8, 2022	Chief Patterson asked IA to again follow up on Ms. Williams’ complaint. IA was unable to find any CAD calls or BWC footage related to Ms. Williams’ complaints.
March 7, 2023	Ms. Williams attended Public Comment. She stated she was being sexually harassed because she is homeless and stated she filed a complaint with RPD and no one had responded to her.
March 10, 2023	ACORNS Detective Wendy Clark, Social Worker Danielle Bishop and IA personnel located Ms. Williams at Oak City Cares and offered services to her. She refused the services and told IA sergeants that the officers did not improperly search her as she previously indicated in her emails and at the March 7 council meeting.
March 30, 2023	Ms. Williams emailed Detective Clark and asked her how could she protect herself from passerbys leaving bars who are making sexually-explicit comments at her; she also indicated the comments have slowed; she also told Detective

	Clark she will be turning 40 and doesn't want to continue living on the streets. Detective Clark again offered her services, which she refused. Detective Clark forwarded a time/date stamped copy of the email to her supervisor, Lt. Lockhart, for documentation purposes.
April 18, 2023	Ms. Williams attended public comment and indicated she had not heard from RPD's ACORNS Unit nor IA about her complaint.
April 26, 2023	Ms. Williams contacted Detective Clark asking her about housing resources. Det Clark agreed to meet her at the Transit Center that same day. Detective Clark waited over an hour and a half. Ms. Williams did not show.
April 27, 2023	Ms. Williams contacted Detective Clark again and stated she was still interested in resources. When asked why she did not meet Detective Clark the previous day, she stated she did show up and no one was there, so she left.