

## IN THIS ISSUE

**Q2FY25 Financial Update**  
**Weekly Digest of Special Events**

Council Follow Up Items

**Responses to Questions about Fair Housing (Mayor Cowell)**  
**605 Bragg Street – History and Current Housing Case**

## INFORMATION:

### Q2FY25 Financial Update

*Staff Resource: Allison Bradsher, Finance, 996-4970, [allison.bradsher@raleighnc.gov](mailto:allison.bradsher@raleighnc.gov)*

Staff from the Finance department has prepared a FY25 Mid-Year Financial Update to showcase the performance of the revenues and expenses citywide as of the end of the second quarter of the current fiscal year (FY25). The FY25 Mid-Year Financial Update provides an overview of General Fund taxes and user fees. In addition, it includes an update on General Fund mid-year spending on personnel and non-personnel operating expenses. Finally, an update on the performance of the City's Enterprise Funds is also included with the *Update* materials.

*(Attachment)*

### Weekly Digest of Special Events

*Staff Resource: Sarah Heinsohn, Office of Special Events, 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

### General Follow Up

#### **Responses to Questions about Fair Housing (Mayor Cowell)**

*Staff Resource: Nicholas Dula, Housing & Neighborhoods, 996-6935, [nicholas.dula@raleighnc.gov](mailto:nicholas.dula@raleighnc.gov)*

A recent Council inquiry requested that staff provide information about fair housing and to get a better understanding of how housing complaints are filed, what fair housing laws exist, what agencies enforce fair housing law, and the City's role in promoting fair housing.

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

*(Attachment)*

### Follow up from the February 11 Public Comment Session

#### **605 Bragg Street – History and Current Housing Case**

*Staff Resource: Bryce Abernathy, Housing and Neighborhoods, 996-2444, [bryce.abernathy@raleighnc.gov](mailto:bryce.abernathy@raleighnc.gov)*

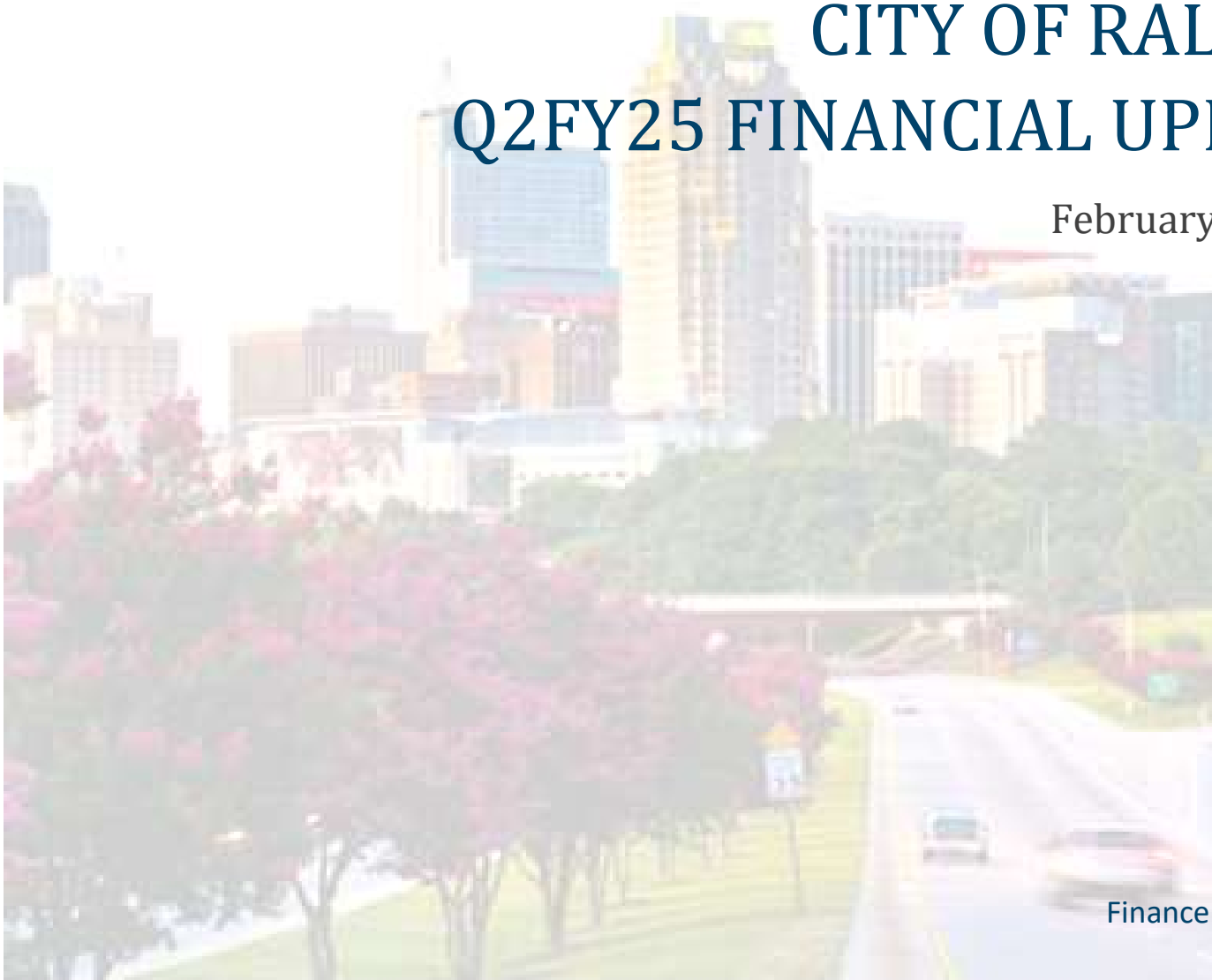
During the meeting, Michael Richardson spoke regarding the demolition of a residential structure located at 605 Bragg Street. Included with the *Update* materials is a staff memorandum which has been prepared for Council's information and reference with regard to the property history and the current violations case associated with this property.

*(Attachment)*

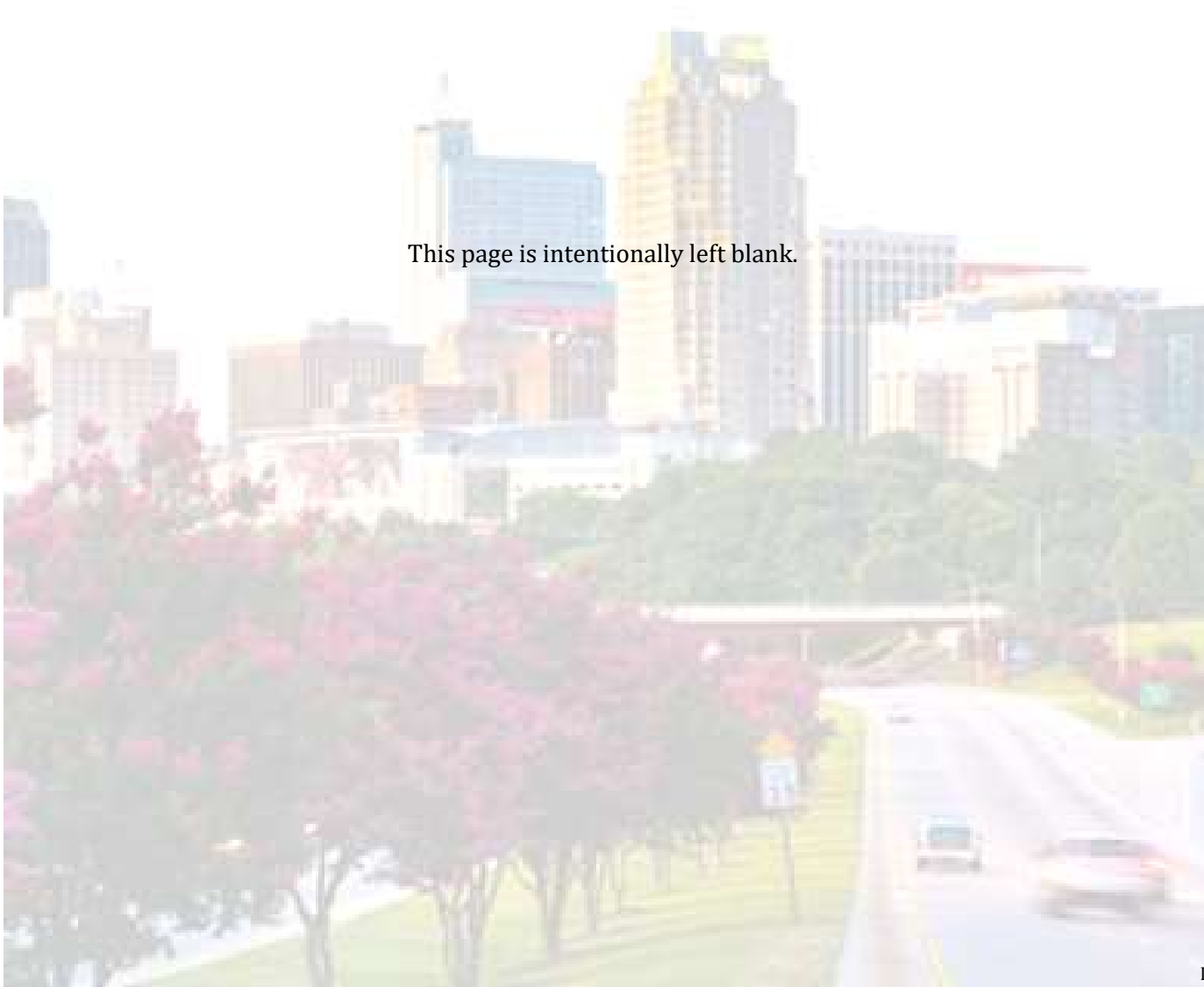


# CITY OF RALEIGH Q2FY25 FINANCIAL UPDATE

February 21, 2025



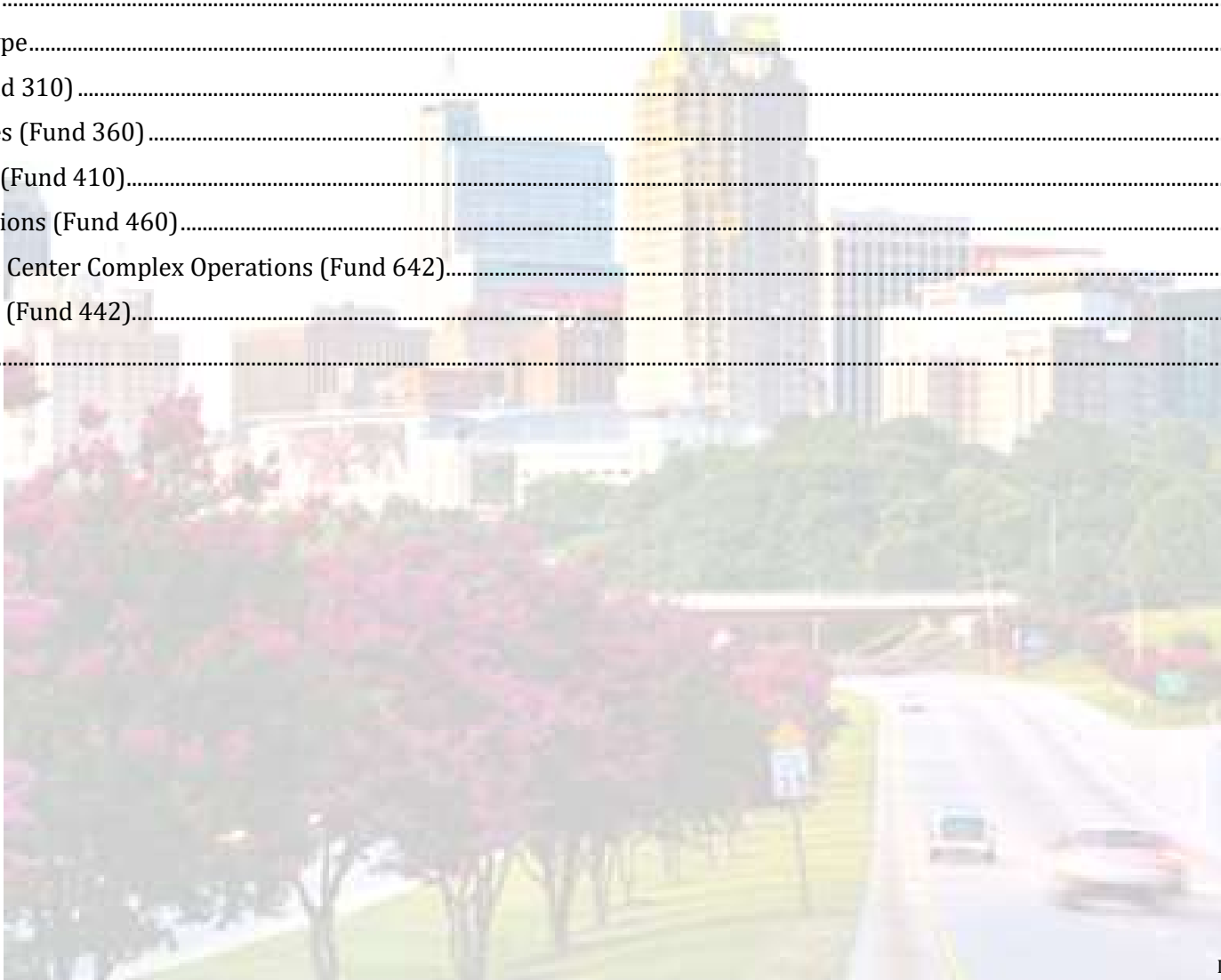
Finance Department



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## Table of Contents

Introduction.....	3
Executive Summary.....	4
General Fund Revenues.....	5
Revenues by Type .....	5
Revenue Highlights.....	6
Expenditures by Type.....	9
Raleigh Water (Fund 310) .....	10
Solid Waste Services (Fund 360) .....	11
Transit Operations (Fund 410).....	12
Stormwater Operations (Fund 460).....	13
Raleigh Convention Center Complex Operations (Fund 642).....	14
Parking Operations (Fund 442).....	15
Glossary.....	16

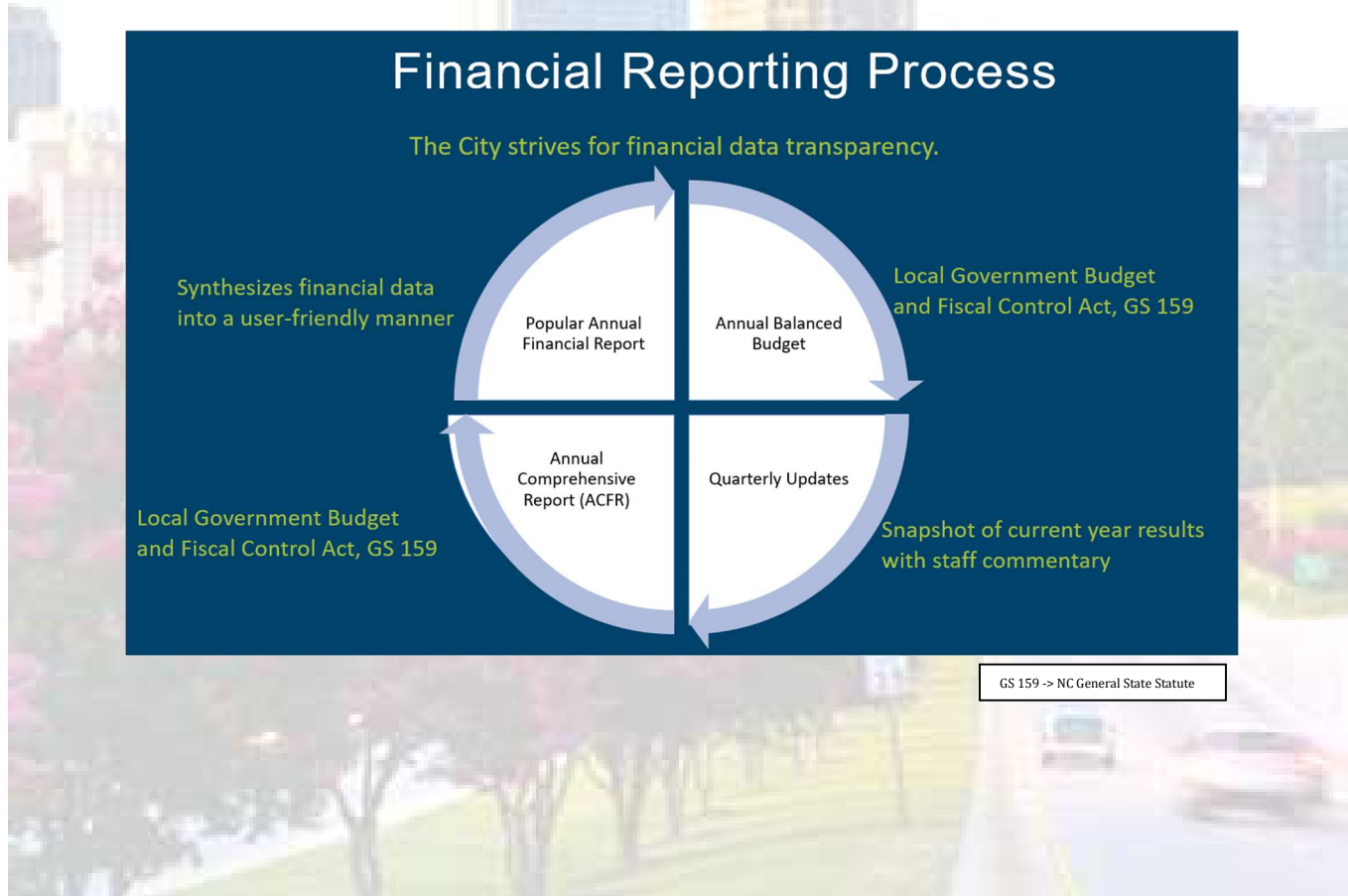


## Introduction

The City strives for financial data transparency and the annual financial reporting process is highlighted below. The City operates on a fiscal year from July 1 to June 30. Information in this report is unaudited and intended for informational purposes only. Please refer to the Annual Comprehensive Financial Report (ACFR) for audited financial results.

**Quarterly Updates:** The report provides summary analysis for the City and includes budget and actual results, trends and other financial information. The goal of the report is to inform and assist in decision-making and to identify any significant issues that may impact year-end financial performance. The report provides clear and timely financial information to City Leadership, City Council, and other interested stakeholders.

The first several pages of the report share financial information for the General Fund. The General Fund is the City’s main operating fund accounting for core governmental functions. The last section of the report includes details on the City’s enterprise funds. Enterprise funds account for activities supported with user fees/charges and are operated like a private-sector business. This report includes enterprise fund summaries for Raleigh Water, Solid Waste Services, Stormwater, Parking, Raleigh Convention Center Complex, and Public Transit Operations.



## Executive Summary

### Economic Outlook

Most economists report that the American economy for the calendar year 2024 was strong despite persistent inflation. Economists cite many factors including strong gross domestic product, strong consumer spending, and generally low unemployment as positive indicators. At the time of this report, staff are monitoring the Trump Administration Executive Orders including the freezing of federal funds which may impact the City’s grants and new U.S. tariffs.

At a recent Raleigh Chamber of Commerce 2025 Economic Forecast event, the President and CEO of the Federal Reserve Bank of Richmond, indicated 2025 will be another year of growth for Wake County, although uncertainty remains. Raleigh continues to experience low unemployment relative to the national average, strong median household incomes, and a strong labor pool. The Milken Institute in January 2025 ranked Raleigh as the #1 Best Performing City. The ranking process includes metrics around several factors such as the City’s labor market, growth in high-tech industries and access to economic opportunities. Specific to NC, the western part of the state experienced widespread devastation in September from Hurricane Helene. The financial impact of the storm includes a higher demand for construction materials and the availability of contractors which impact entities across the state. The financial impact of the storm includes a higher demand for construction materials and the availability of contractors which impact entities across the state.

### Executive Score Card

The executive score card provides a concise snapshot of the financial status of key City operations. Additional details are included in the report.

Operation	Status
General Fund	On Track
Raleigh Water	On Track
Solid Waste Services	On Track
Transit	Watch
Stormwater	On Track
Convention Center Complex	On Track
Parking	Watch

On Track – Performing as expected  
 Watch – Staff closely monitoring  
 Warning – Identified concerns that require attention



## General Fund Revenues

### Revenues by Type

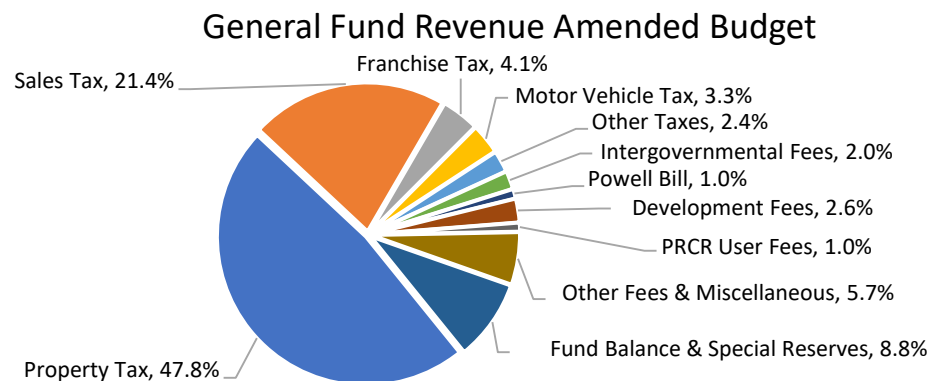
The table below identifies General Fund revenues grouped by major categories. These categories of financial activity for the current fiscal year are compared to the same point in the prior fiscal year.

Revenue Type	FY2025			FY2024			Change in % of Budget
	Budget	FYTD	% of Budget	Budget	FYTD	% of Budget	
Property Tax	397,841,531	307,860,908	77%	330,341,000	251,273,331	76%	1.3%
Sales Tax	157,760,000	38,643,911	24%	148,000,000	38,268,798	26%	-1.4%
Other Fees & Misc	33,317,935	16,412,673	49%	34,089,514	16,514,761	48%	0.8%
Franchise Tax	30,700,000	10,243,435	33%	28,300,000	8,402,267	30%	3.7%
Motor Vehicle Tax	21,345,878	9,949,107	47%	23,070,000	9,502,602	41%	5.4%
Development Fees	21,791,956	10,668,024	49%	17,808,608	10,830,622	61%	-11.9%
Other Taxes	16,350,000	5,880,212	36%	16,350,000	6,253,131	38%	-2.3%
Intergovernmental	14,410,242	6,060,833	42%	13,546,861	5,632,027	42%	0.5%
Powell Bill	7,156,000	7,160,857	100%	7,156,000	7,160,857	100%	0.0%
Interest Income	9,800,000	2,349,433	24%	5,184,939	2,323,533	45%	-20.8%
PRCR User Fees	7,436,116	3,659,308	49%	6,622,057	3,444,897	52%	-2.8%
Fund Balance & Special Reserves	22,139,390	-	0%	60,639,615	-	0%	0.0%
<b>Total</b>	<b>\$740,049,048</b>	<b>\$418,888,701</b>	<b>57%</b>	<b>\$691,108,594</b>	<b>\$359,606,826</b>	<b>52%</b>	<b>4.6%</b>

### Analysis

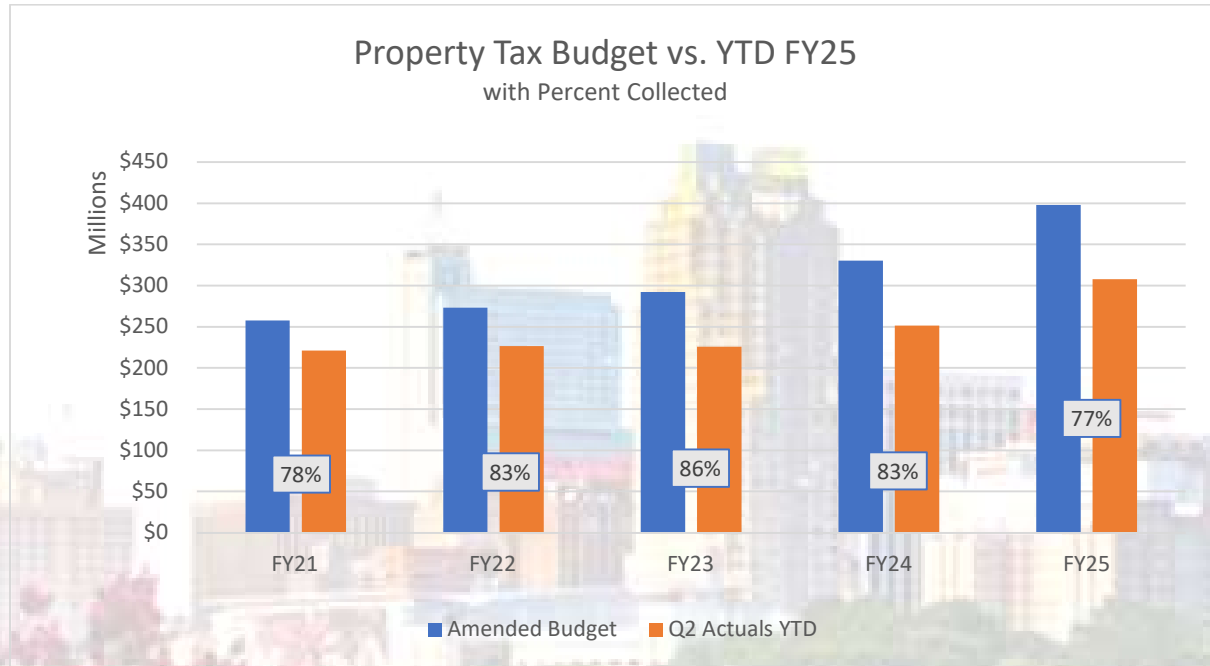
Revenue collections for the first half of FY25 are ahead of prior year when compared to budget. Further details are provided on the following pages for Property Tax, Sales Tax and User fees.

Based on staff projections and trending analysis, total revenues are expected to exceed budget by \$3M-\$8M.





Revenue Highlights  
Property Tax

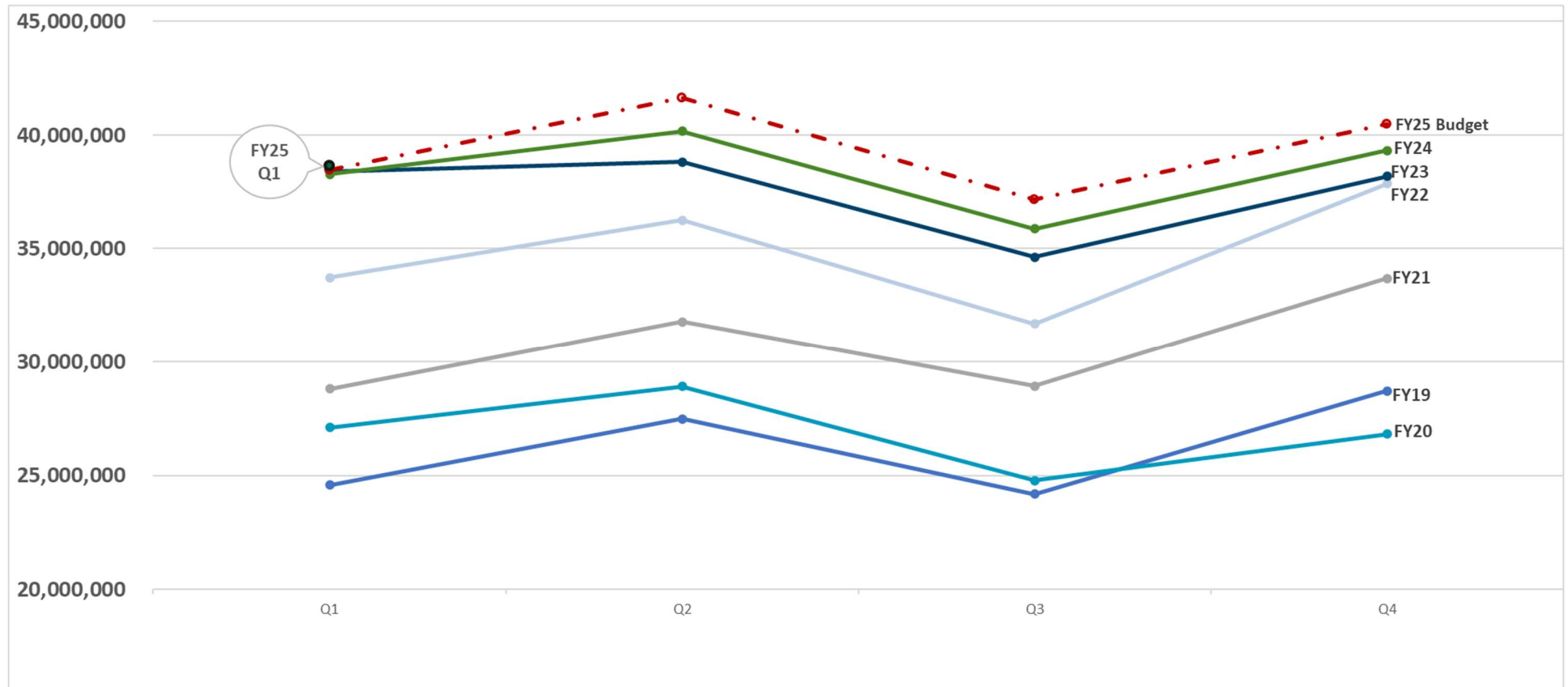


Analysis

The FY25 budget reflects Wake County’s re-evaluation of real estate values which is on a 4-year cycle. The FY25 budget did not recommend a revenue-neutral rate. The adopted tax rate is \$0.355, or 35.5 cents per \$100 of property value. This is an 11-percent increase over the revenue-neutral rate. Based on the new tax rate, year-over-year actuals are up significantly, and the percent of budget collected is in line with prior year results. Most of the property taxes are collected in December and January. The year after a revaluation developing a budget for property taxes is difficult largely due to the timing of the appeal process which impacts the assessed value of property. Real property tax collections are expected to meet budget. Staff will continue to monitor property tax collections.

FY25 Property Tax Rate  
35.50 cents per  
\$100 assessed value

### Sales Tax



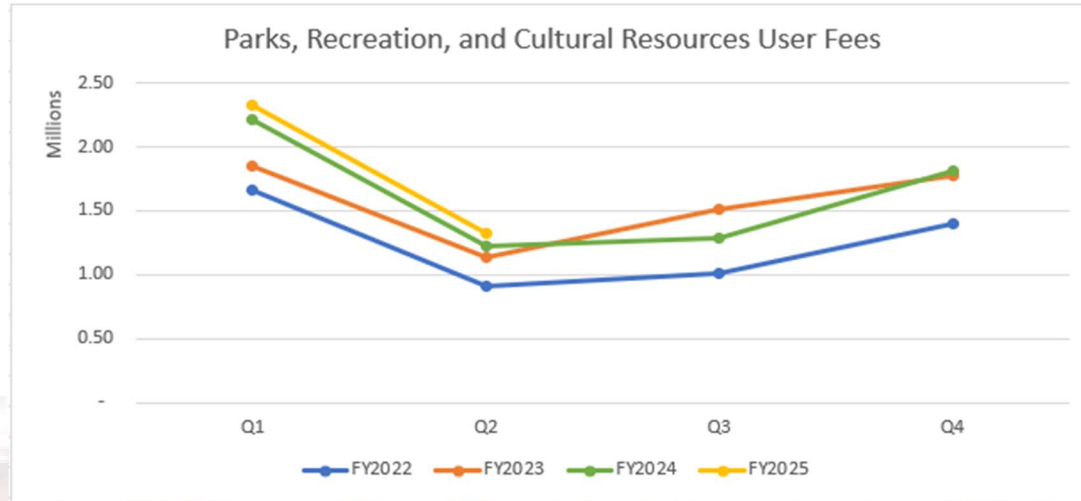
### Analysis

The chart above provides a quarterly trend of actual sales tax collections dating back to FY19. The increases year-to-year starting in FY21 and FY22 have slowed to more moderate levels. The FY25 budget includes a growth from final FY24 results of 2.7% and with 3 months of actuals and early headlites on future collections, actuals are tracking slightly below budget, which is shown by the red dotted line. The growth in FY25 is ~1% and to achieve the budget, sales tax collections for the remaining months will need to be ~4%.

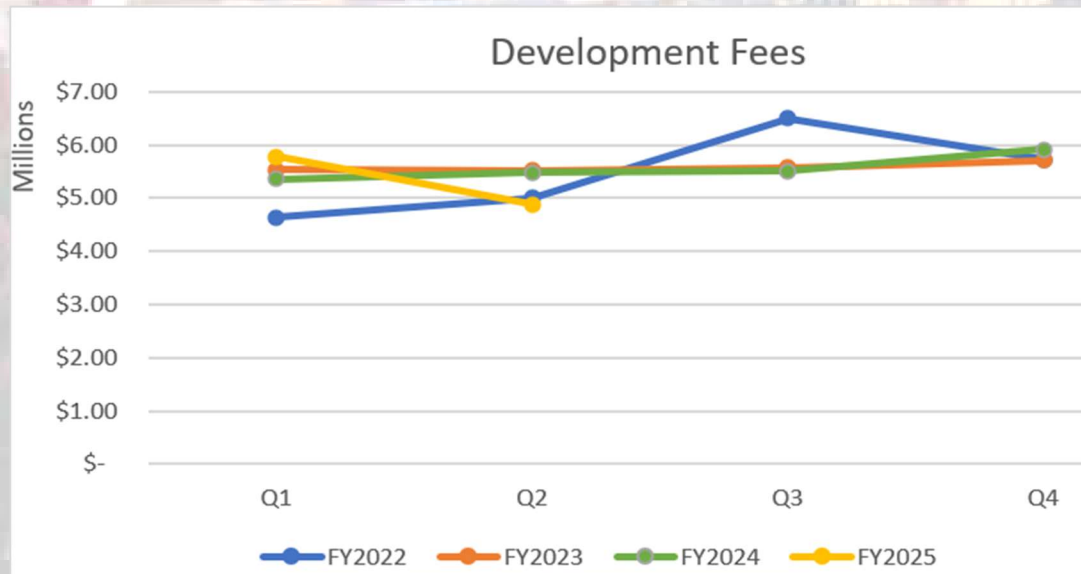
Sales tax remains a volatile revenue source and is highly dependent on consumer confidence and spending. Staff will continue to review local and national economic data tracking.

Other Revenues

PRCR revenues are tracking 6% above prior year actuals and are meeting expectations.



Development Fees are trending slightly behind last year collections by 1.5% and staff will monitor as development activity is continuing in the City.



## Expenditures by Type

In the table below you will find General Fund expenses grouped by several major categories. These categories of financial activity for the current fiscal year are then compared to the prior fiscal year.

Expense Type	FY2025			FY2024				Change in % Spent
	Amended Budget	FYTD	% Spent	Amended Budget	FYTD	% Spent	YE Actuals	
Personnel	255,950,871	126,090,737	49%	244,174,197	116,604,314	48%	236,207,778	1.5%
Employee Benefits	124,909,069	61,290,230	49%	114,108,895	53,730,216	47%	114,066,762	2.0%
Operating Expenditures	143,988,237	59,732,892	41%	132,179,468	56,737,153	43%	131,390,770	-1.4%
Transfer to Debt Service	100,124,193	50,948,007	51%	101,483,360	50,741,680	50%	101,483,360	0.9%
Transfer to Capital Funds	66,154,850	36,497,598	55%	59,270,672	41,792,922	71%	70,027,672	-15.3%
Transfer to Other Funds	48,928,869	27,949,258	57%	39,892,002	23,490,527	59%	40,477,002	-1.8%
<b>Total</b>	<b>\$740,056,088</b>	<b>\$362,508,722</b>	<b>49%</b>	<b>\$691,108,594</b>	<b>\$343,096,812</b>	<b>50%</b>	<b>\$693,653,344</b>	<b>-0.7%</b>

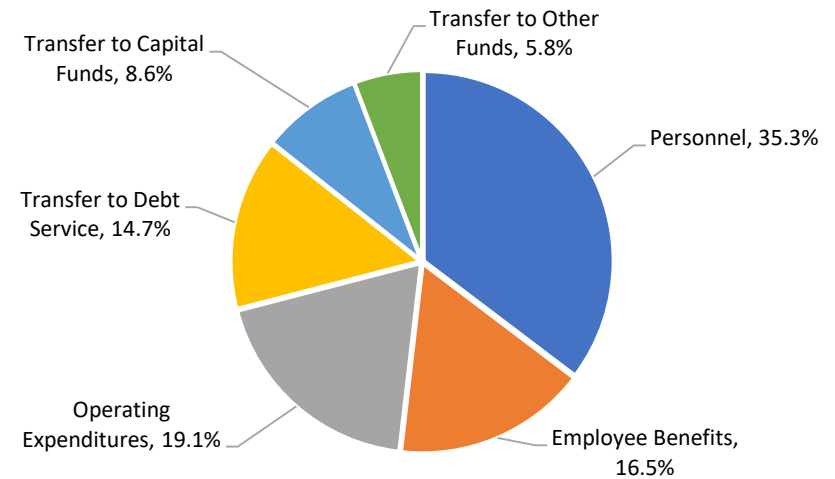
### Analysis

General Fund expenses are performing as expected. Market adjustments in July and the City's new continuous service incentive program approved in November have led to a slight increase in budgeted use of personnel and benefits.

Operating expenditures are up slightly as compared to prior year but do have a lower budgeted use through the first half of the year. Overall expenditures are in line with expectations.

Based on staff projections and trending analysis, total expenditures are expected to utilize approximately 97% of the budget. This projection reflects a year-over-year increase of budget utilization.

General Fund Expense Amended Budget



## Raleigh Water (Fund 310)

Revenues Category	FY2025			FY2024			Change in % Collected
	Budget	FYTD	% Collected	Budget	FYTD	% Collected	
Utility Sales	258,028,357	140,345,605	54%	241,282,867	130,966,295	54%	0.1%
Other Fees & Miscellaneous	6,474,703	2,913,551	45%	6,175,320	2,339,057	38%	7.1%
Interest Income	10,415,000	2,262,387	22%	5,500,000	2,199,708	40%	-18.3%
Inspection Fees	1,177,991	952,151	81%	1,177,991	471,983	40%	40.8%
Development Fees	945,000	544,711	58%	945,000	609,851	65%	-6.9%
Fund Balance & Special Reserves	26,281,086	-	0%	26,482,443	-	0%	0.0%
<b>Total</b>	<b>\$303,322,137</b>	<b>\$147,018,405</b>	<b>48%</b>	<b>\$281,563,621</b>	<b>\$136,586,894</b>	<b>49%</b>	<b>0.0%</b>

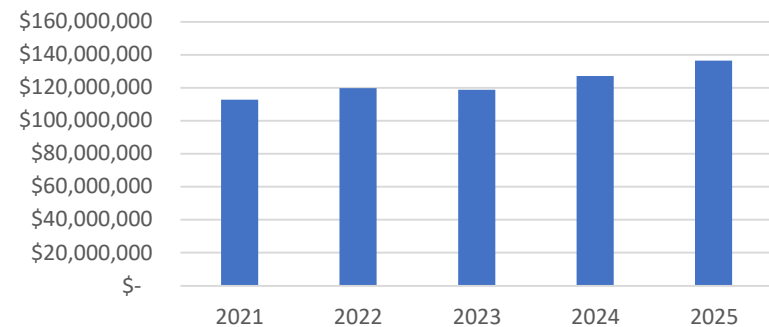
Expenditures Category	FY2025			FY2024			Change in % Spent
	Budget	FYTD	% Spent	Budget	FYTD	% Spent	
Personnel	45,906,455	22,233,430	48%	44,475,306	21,208,584	48%	0.7%
Employee Benefits	22,403,149	10,730,618	48%	20,980,220	9,570,359	46%	2.3%
Operating Expenditures	87,669,360	30,591,625	35%	81,643,049	29,319,779	36%	-1.0%
Interfund Expenditures	13,186,159	6,326,041	48%	12,632,349	6,360,409	50%	-2.4%
Operating Capital	1,442,014	238,748	17%	1,320,927	365,265	28%	-11.1%
Transfer to Capital Funds	85,000,000	42,500,000	50%	75,000,000	37,500,000	50%	0.0%
Transfer to Debt Service	47,715,000	23,857,500	50%	45,511,770	22,755,885	50%	0.0%
<b>Total</b>	<b>\$303,322,137</b>	<b>\$136,477,962</b>	<b>45%</b>	<b>\$281,563,621</b>	<b>\$127,080,280</b>	<b>45%</b>	<b>-0.1%</b>

### Analysis

Raleigh Water, a regional utility, actual results through the first half of FY25 are in line with prior year results. Raleigh Water sets user fees utilizing a long-term financial model. Raleigh Water's financial models, include operating and capital infrastructure financed from pay-go (cash) funding and debt financing, are meeting credit rating criteria.

Raleigh Water is meeting expectations.

310 - Raleigh Water Operating FYTD Actuals



## Solid Waste Services (Fund 360)

Revenues Category	FY2025			FY2024			Change in % Collection
	Budget	FYTD	% Collected	Budget	FYTD	% Collected	
Residential Solid Waste Fees	42,387,874	21,188,594	50%	38,629,463	19,381,544	50%	-0.2%
Other Fees & Miscellaneous	2,032,330	291,059	14%	1,494,300	280,702	19%	-4.5%
Yardwaste Revenue	1,257,937	605,704	48%	1,147,038	592,126	52%	-3.5%
Transfers from Other Funds	5,898,673	2,949,337	50%	6,730,000	3,365,000	50%	0.0%
Fund Balance & Special Reserves	5,117,286	-	0%	4,817,383	-	0%	0.0%
<b>Total</b>	<b>\$56,694,100</b>	<b>\$25,034,693</b>	<b>44%</b>	<b>\$52,818,184</b>	<b>\$23,619,371</b>	<b>45%</b>	<b>-0.6%</b>

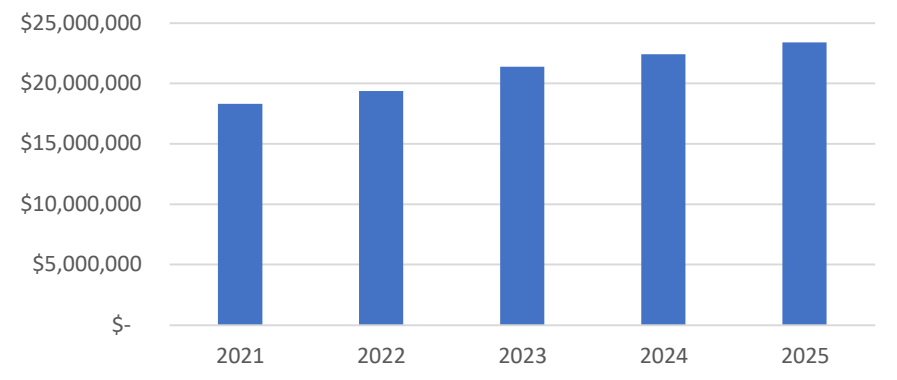
Expenditures Category	FY2025			FY2024			Change in % Spent
	Budget	FYTD	% Spent	Budget	FYTD	% Spent	
Personnel	13,785,229	5,985,868	43%	12,473,121	5,650,468	45%	-1.9%
Employee Benefits	6,524,553	2,940,632	45%	5,925,710	2,557,309	43%	1.9%
Operating Expenditures	26,061,576	9,758,332	37%	26,529,710	10,457,945	39%	-2.0%
Interfund Expenditures	6,505,054	3,044,649	47%	6,048,429	2,862,388	47%	-0.5%
Operating Capital	883,342	196,842	22%	739,946	349,750	47%	-25.0%
Transfer to Capital Funds	1,800,000	900,000	50%	-	-	-	-
Transfer to Debt Service	1,134,346	567,173	50%	1,101,268	550,634	50%	0.0%
<b>Total</b>	<b>\$56,694,100</b>	<b>\$23,393,496</b>	<b>41%</b>	<b>\$52,818,184</b>	<b>\$22,428,495</b>	<b>42%</b>	<b>-1.2%</b>

### Analysis

Solid Waste Services user fee collections are in line with expectations achieving 50 percent of budgeted collections through Q2. Operating expenditures are up in line with inflation and anticipated personnel increases. In FY25, Solid Waste Services created a capital fund to provide for future capital investments.

Solid Waste is meeting expectations.

360 - SWS Operating Fund FYTD Actuals





### Transit Operations (Fund 410)

Revenues Category	FY2025			FY2024			Change in % Collected
	Budget	FYTD	% Collected	Budget	FYTD	% Collected	
Intergovernmental	29,307,769	83,484	0.3%	22,562,100	-	0.0%	0.3%
Other Fees & Miscellaneous	7,921,380	5,493,762	69%	8,627,634	4,211,719	48.8%	20.5%
Transit Revenues	3,800,000	952,885	25%	2,000,000	784,802	39.2%	-14.2%
Transfers from Other Funds	21,477,470	10,738,735	50%	17,620,434	8,810,217	50.0%	0.0%
Fund Balance & Special Reserves	1,212,653	-	0%	1,913,255	-	0.0%	0.0%
<b>Total</b>	<b>\$63,719,272</b>	<b>\$17,268,866</b>	<b>27%</b>	<b>\$52,723,423</b>	<b>\$13,806,738</b>	<b>26%</b>	<b>0.9%</b>

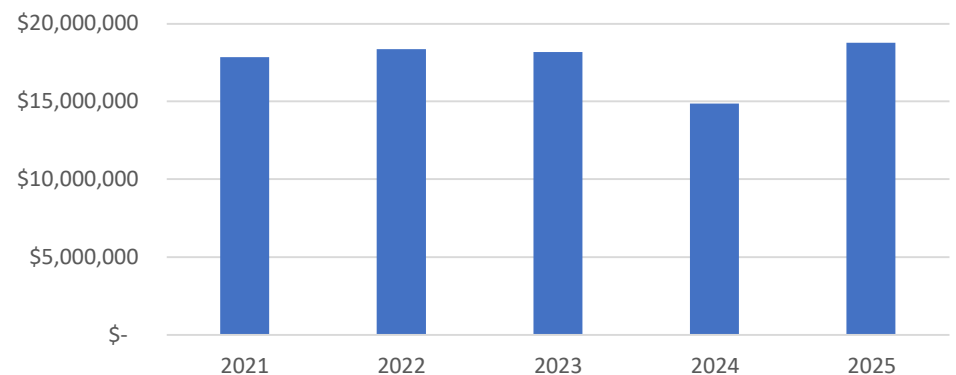
Expenditures Category	FY2025			FY2024			Change in % Spent
	Budget	FYTD	% Spent	Budget	FYTD	% Spent	
Personnel	1,706,720	769,500	45%	1,576,140	689,075	43.7%	1.4%
Employee Benefits	783,695	368,768	47%	709,425	324,730	45.8%	1.3%
Operating Expenditures	60,233,429	17,139,075	28%	49,516,247	13,415,120	27.1%	1.4%
Interfund Expenditures	995,428	488,713	49%	921,611	422,103	45.8%	3.3%
<b>Total</b>	<b>\$63,719,272</b>	<b>\$18,766,056</b>	<b>29%</b>	<b>\$52,723,423</b>	<b>\$14,851,027</b>	<b>28%</b>	<b>1.3%</b>

#### Analysis

Year-to-date revenues are slightly ahead of prior year collections. Transit returned to fare collections beginning in September and are monitoring those results. Operating expenditures are up year over year primarily due to timing of activity with transit management contract.

Management is closely watching Transit operations and the return to fare collections.

410 - Public Transit Operating Fund FYTD Actuals





## Stormwater Operations (Fund 460)

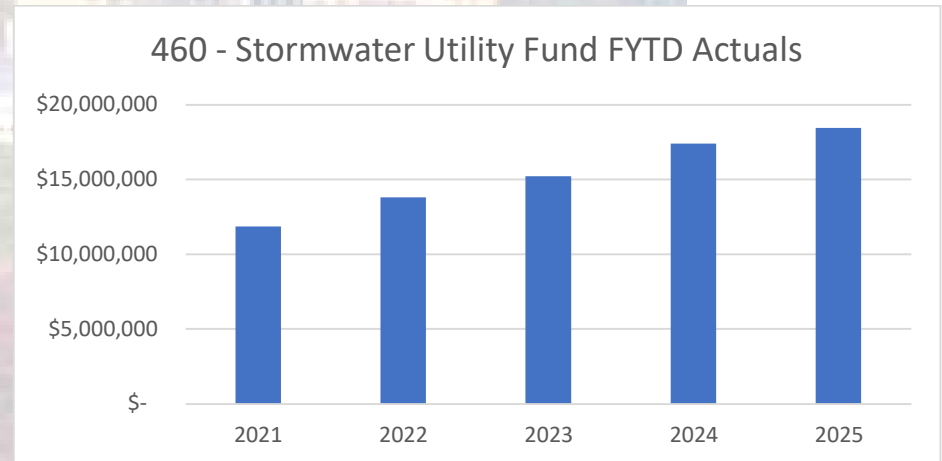
Revenues Category	FY2025			FY2024			Change in % Collected
	Budget	FYTD	% Collected	Budget	FYTD	% Collected	
Stormwater Fees	37,711,884	18,905,776	50%	35,370,310	17,849,025	50%	-0.3%
Other Fees & Miscellaneous	845,004	69,500	8%	821,186	49,000	6%	2.3%
Interest Income	704,215	152,980	22%	249,864	135,974	54%	-32.7%
Fund Balance & Special Reserves	1,617,497	-	0%	1,376,571	-	0%	0.0%
<b>Total</b>	<b>\$40,878,600</b>	<b>\$19,128,255</b>	<b>47%</b>	<b>\$37,817,931</b>	<b>\$18,033,999</b>	<b>48%</b>	<b>-0.9%</b>

Expenditures Department	FY2025			FY2024			Change in % Spent
	Budget	FYTD	% Spent	Budget	FYTD	% Spent	
Personnel	10,703,337	4,849,707	45%	9,617,175	4,713,672	49%	-3.7%
Employee Benefits	4,994,897	2,285,928	46%	4,382,933	2,086,116	48%	-1.8%
Operating Expenditures	6,509,283	2,123,194	33%	6,102,138	2,139,681	35%	-2.4%
Interfund Expenditures	4,460,975	2,101,413	47%	4,247,542	1,707,828	40%	6.9%
Operating Capital	28,000	-	0%	41,993	41,993	100%	-100.0%
Transfer to Capital Funds	13,875,000	6,937,500	50%	13,128,000	6,550,500	50%	0.1%
Transfer to Other Funds	307,108	153,554	50%	298,150	149,075	50%	0.0%
<b>Total</b>	<b>\$40,878,600</b>	<b>\$18,451,295</b>	<b>45%</b>	<b>\$37,817,931</b>	<b>\$17,388,865</b>	<b>46%</b>	<b>-0.8%</b>

### Analysis

Stormwater actual revenue collections are in line with prior year collections. Expenditures are in-line with prior year results.

Stormwater results are meeting expectations.



## Raleigh Convention Center Complex Operations (Fund 642)

Revenues Department	FY2025			FY2024			Change in % Collected
	Budget	FYTD	% Spent	Budget	FYTD	% Spent	
RCC/PAC Revenue	17,233,937	10,174,508	59%	16,973,665	7,279,520	43%	16.2%
Transfers from Other Funds	6,428,438	3,214,169	50%	6,211,929	3,105,965	50%	0.0%
Other Fees & Miscellaneous	3,129,426	800,290	26%	2,892,773	967,715	33%	-7.9%
Interest Income	41,588	10,100	24%	-	8,638	0%	0.0%
Fund Balance & Special Reserves	1,271,510	-	0%	991,964	-	0%	0.0%
<b>Total</b>	<b>\$28,104,899</b>	<b>\$14,199,067</b>	<b>51%</b>	<b>\$27,070,331</b>	<b>\$11,361,838</b>	<b>42%</b>	<b>8.6%</b>

Expenditures Department	FY2025			FY2024			Change in % Spent
	Budget	FYTD	% Spent	Budget	FYTD	% Spent	
Personnel	9,216,604	4,350,145	47%	9,008,739	4,083,499	45%	1.9%
Employee Benefits	3,922,279	1,908,371	49%	3,711,088	1,719,340	46%	2.3%
Operating Expenditures	13,005,976	4,977,161	38%	12,310,338	4,401,637	36%	2.5%
Interfund Expenditures	1,960,040	966,095	49%	1,715,166	864,427	50%	-1.1%
<b>Total</b>	<b>\$28,104,899</b>	<b>\$12,201,772</b>	<b>43.4%</b>	<b>\$26,745,331</b>	<b>\$11,068,903</b>	<b>41%</b>	<b>2.0%</b>

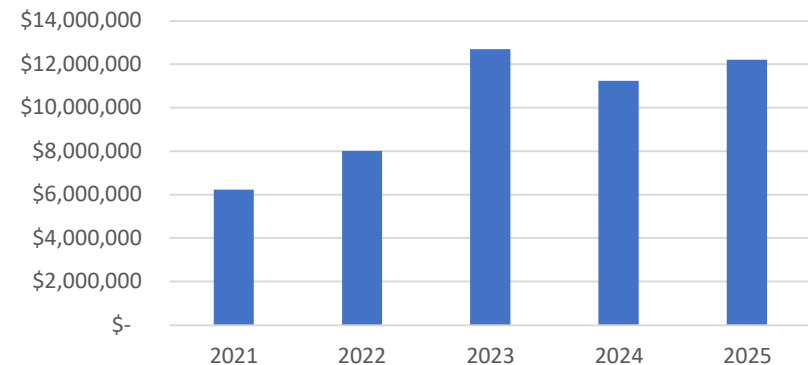
### Analysis

Raleigh Convention Center Complex YTD user free revenues are trending higher as compared to prior year actuals, with actual collections at 59% of the budget due to strong catering and concession events. Several corporate events were held during the fall which improved revenues generated from food and beverage minimums.

Expenditures are trending slightly higher than prior year due to the correlation of increased operating expenses in alignment with hosted events. Personnel and benefit increases year-over-year are in line with expectations.

The Raleigh Convention Center Complex is meeting expectations.

642 - Rcc/Pac Operations Fund FYTD Actuals



## Parking Operations (Fund 442)

Revenues Department	FY2025			FY2024			Change in % Collected
	Budget	FYTD	% Collected	Budget	FYTD	% Collected	
Parking Fees	15,137,453	7,958,716	53%	16,052,000	6,162,778	38%	14.2%
Other Fees & Miscellaneous	92,978	2,218	2%	40,000	13,350	33%	-31.0%
Transfer from General Fund	2,738,788	1,369,394	50%	-	-	0%	50.0%
Fund Balance & Special Reserves	26,988	-	0%	1,443,090	-	0%	0.0%
<b>Total</b>	<b>\$17,996,207</b>	<b>\$9,330,328</b>	<b>52%</b>	<b>\$17,535,090</b>	<b>\$6,176,128</b>	<b>35%</b>	<b>16.6%</b>

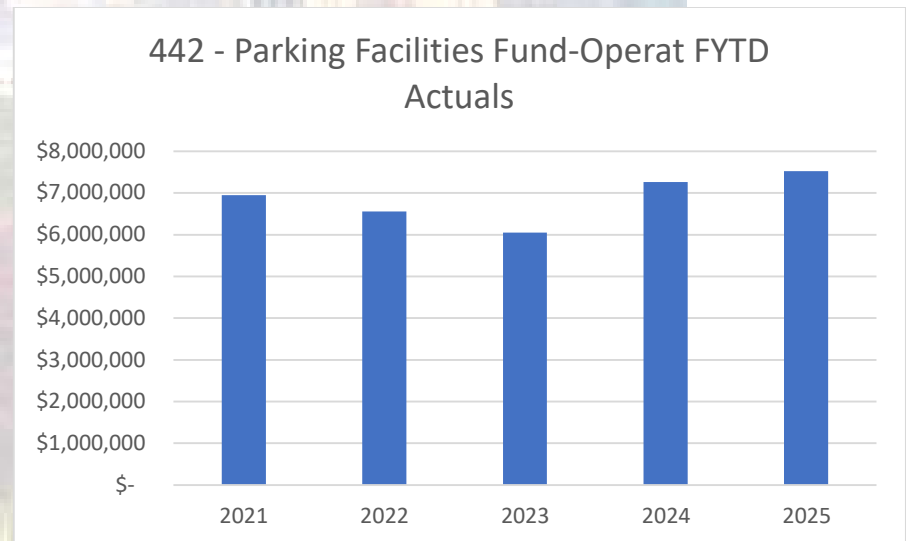
Expenditures Department	FY2025			FY2024			Change in % Spent
	Budget	FYTD	% Spent	Budget	FYTD	% Spent	
Personnel	2,181,524	944,794	43%	2,074,332	833,064	40%	3.1%
Employee Benefits	1,145,416	501,812	44%	1,065,830	436,695	41%	2.8%
Operating Expenditures	6,391,276	1,937,623	30%	6,260,899	1,914,695	31%	-0.3%
Interfund Expenditures	826,491	413,318	50%	721,398	360,409	50%	0.0%
Operating Capital	1,500	-	0%	11,500	1,199	10%	-10.4%
Transfer to Capital Funds	510,000	255,000	50%	575,000	287,500	50%	0.0%
Transfer to Debt Service	6,940,000	3,470,000	50%	6,860,252	3,430,126	50%	0.0%
<b>Total</b>	<b>\$17,996,207</b>	<b>\$7,522,547</b>	<b>42%</b>	<b>\$17,569,211</b>	<b>\$7,263,689</b>	<b>41%</b>	<b>0.5%</b>

### Analysis

Parking revenues, specifically off-street parking, have not fully recovered from the pandemic with hybrid work schedules. Revenues collected year-to-date are increased over the prior year and management continues to monitor parking fee collections.

Parking expenditures are slightly higher than prior year due to anticipated increases in personal and operating expenditures.

Management is closely continuing to monitor parking operations and the impact of the 2-hour fare free pilot program which started in November 2024.



## Glossary

- **General Fund:** The main operating fund accounting for governmental functions supported by general taxes and revenues, and financial resources that legal requirements do not require to be accounted for in another fund. Revenues to support the General Fund are derived from largely from sources such as property tax, sales tax, fees and intergovernmental revenues.
- **Enterprise Fund:** A fund that accounts for governmental activities supported wholly or partially with user fees or charges and is operated using business principles. The following enterprise funds are featured in this report:
  - **Raleigh Water (Fund 310):** supports the regional utility that provides drinking water, sanitary sewer, and reuse water services to Raleigh and six neighboring towns.
  - **Solid Waste Services (Fund 360):** supports safe and efficient residential curbside garbage, recycling, yard waste, special/bulky, and e-waste collection, as well as disposal services.
  - **Transit Operations (Fund 410):** supports the operation of GoRaleigh, as well as GoRaleigh Access.
  - **Stormwater Operations (Fund 460):** supports the City's Stormwater Utility, including drainage and water quality assistance programs, major capital improvement projects, public drainage system operation and maintenance.
  - **Raleigh Convention Center Complex (Fund 642):** represents the Raleigh Convention Center, Martin Marietta Center for the Performing Arts, Coastal Credit Union Music Park at Walnut Creek and Red Hat Amphitheater.
  - **Parking Operations (Fund 442):** operates on-street and off-street parking downtown and throughout the city.
- **Fiscal Year:** A 12-month financial reporting period. The fiscal year for the City is July 1 – June 30.
- **FYTD:** Fiscal year-to-date; July 1 to an accounting month end.
- **Key Expenditure Categories:**
  - **Personnel:** Salary accounts such as part-time, full-time, etc.
  - **Employee Benefits:** Benefits accounts for health care costs and employer related payroll taxes for employees
  - **Operating Expenditures:** – Accounts such as office supplies, operational and maintenance supplies, fuel, computer leases, professional and contracted services, organizational and development training, etc.
- **Fund Balance Appropriation:** An amount budgeted from the accumulation of operating surpluses and deficits in a fund over time.
  - For the General Fund, the adopted policy requires a minimum of 17% unassigned fund balance reserve as compared to the next year budget.

**Thanks to Budget and Management Services and City Departments for assistance and contributions to this financial report.**

## Weekly Events Digest

Friday, February 21 – Thursday, February 27

City of Raleigh Office of 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

No permitted special events are scheduled during this time.

### Other Upcoming Events

#### [The Steel Wheels – PineCone](#)

Friday, February 21  
Fletcher Opera Theater

#### [Beethoven Symphony No. 9 – NC Symphony](#)

Friday, February 21 & Saturday, February 22  
Meymandi Concert Hall

#### [Akeelah and the Bee](#)

Friday, February 21 – Sunday, February 23  
Raleigh Little Theatre

#### [‘Joy Cometh in the Morning’ African American Symposium](#)

Saturday, February 22  
City of Raleigh Museum

#### [Wake Forest vs. NC State](#)

Saturday, February 22  
Lenovo Center

#### [Boléro – Carolina Ballet](#)

Saturday, February 22 & Sunday, February 23  
Fletcher Opera Theater

#### [USAF Heritage Brass Ensemble Concert](#)

Sunday, February 23  
Memorial Auditorium

#### [Meet the Police Chief Candidates](#)

Monday, February 24  
Fletcher Opera Theater

#### [Li V Mahob Theatre Company's Dance Techniques](#)

Monday, February 24 – Saturday, April 5  
Kennedy Theater

#### [Invasive Plant Removal & Art Event](#)

Thursday, February 27  
River Cane Wetland Park

#### [Buffalo Sabres vs. Carolina Hurricanes](#)

Thursday, February 27  
Lenovo Center

## Public Resources

[Event Feedback Form](#): Tell us what you think about Raleigh events! We welcome feedback and encourage you to provide comments or concerns about any events regulated by the Office of 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	Emila Sutton, Director
From	Nicholas Dula, Compliance and Planning Manager
Department	Housing & Neighborhoods
Date	February 21, 2025
Subject	Responses to Questions about Fair Housing from Mayor Cowell

Mayor Janet Cowell recently emailed City staff to ask questions about fair housing and get a better understanding of how housing complaints are filed, what fair housing laws exist, what agencies enforce fair housing law, and the City’s role in promoting fair housing. Staff researched each question and prepared responses. The questions and responses are listed below.

**Q1: How do folks living in Raleigh Housing Authority (RHA) housing present grievances?**

RHA Public Housing residents and voucher holders can present grievances to RHA at any time. Public Housing residents submit complaints to the Housing Operations Department and voucher holders submit complaints to the Leased Housing Department. RHA staff in each department work to resolve these complaints internally at the staff level when possible. If RHA staff is unable to settle the grievance, residents may request a formal grievance hearing in front of a hearing officer. RHA contracts with law firms to act as the independent, third-party hearing officer. RHA coordinates the hearing appointments with a third-party provider as these requests are received. Voucher holders can present grievances to Tina Townes at (919) 508-1101. Public Housing residents can submit grievances to the property manager for their public housing property.

The most current grievance policies for RHA can be found at the links below:

Section 8 voucher program: [Administrative Plan](#) (see section XI. page 66)

Public housing program: [Grievance Procedure](#)

Questions about Public Housing grievances can be directed to the Housing Operations Department:

Sonia Anderson

Director of Housing Operations

Office: (919) 508-1201

Questions about Housing Voucher grievances can be directed to the Leased Housing Department:

Priscilla Batts

Director of Leased Housing

Office: (919) 508-1101

As a reminder, the Raleigh Housing Authority is an independent legal entity from the City with its own governing board and administrative management team.

**Q2: How do folks living in third party-run housing that was supported by Raleigh submit grievances?**

The City refers residents to partner agencies that provide fair housing support and services, listed below. The City website also has a [Tenant's Rights Handbook](#) that offers some guidance to residents and resource contact information, as well as a webpage with guidance and third-party and state government resources:

<https://raleighnc.gov/housing/renters-report-issue-and-additional-resources>

- **Fair Housing Project with Legal Aid of North Carolina**
  - Provides information about housing discrimination and legal representation for housing issues, and can assist residents with filing a complaint with the U.S. Department of Housing and Urban Development ("HUD")
  - Website: <https://www.fairhousingnc.org/>
  - Phone: 1-855-797-3247
  - Email: [info@fairhousingnc.org](mailto:info@fairhousingnc.org)
- **NC Human Relations Commission: Housing Discrimination Section**
  - Provides information about housing discrimination and investigates housing discrimination complaints filed by residents
  - Website: <https://www.oah.nc.gov/civil-rights-division/housing-discrimination>
  - Complaint form: <https://www.oah.nc.gov/housing-discrimination-inquiry-form>
  - Phone: 984-236-1850
  - Email: [hrc.complaints@oah.nc.gov](mailto:hrc.complaints@oah.nc.gov)
- **HUD Office of Fair Housing and Equal Opportunity (FHEO)**
  - Provides information about housing discrimination and investigates housing discrimination complaints filed by residents

- Website: [https://www.hud.gov/program\\_offices/fair\\_housing\\_equal\\_opp](https://www.hud.gov/program_offices/fair_housing_equal_opp)
- File a complaint online: <https://www.hud.gov/fairhousing/fileacomplaint>
- Phone: 1-800-669-9777

**Q3: How do members of the general public submit grievances?**

The City does not receive or investigate air housing grievances. Staff provides information resources or refers residents to partner agencies that provide fair Housing support and services. Residents can file grievances with HUD or the NC Human Relations Commission. The Fair Housing Project can support residents with filing grievances. Contact information for each agency is listed under Q2 above.

**Q4: Are there third-party or state government groups that serve in this space?**

Yes, see the agencies listed under Q2 above.

In addition, the City is partnering with Campbell Law School’s Blanchard Community Law Clinic to serve low-income Raleigh residents who are facing eviction and homelessness. The Housing Justice Project, which is operated by supervising lawyers and law students, is accepting applications from individuals who are facing qualifying landlord/tenant issues and provides advice, counsel, and legal representation to eligible Raleigh residents. Eligible residents must live in Raleigh and be at or below 200% of the federal poverty level. Contact information is below.

- **Campbell University Blanchard Community Law Clinic**

- Website: <https://law.campbell.edu/advocate/clinical-programs/the-community-law-clinic/>
- Contact: Rick Glazier, Clinical Director
- Email: [glazierr@campbell.edu](mailto:glazierr@campbell.edu)
- Phone: (919) 865-4471

The NC Real Estate Commission is another source of information on fair housing, renting residential properties, and tenant security deposits. Contact information is below.

- **NC Real Estate Commission**

- Website: <https://www.ncrec.gov/>
- Brochure: <https://www.ncrec.gov/Brochures/Print/TenantPrint.pdf>

**Q5: Certain members of the community have charged that we are not meeting fair housing standards in Raleigh. What are the regulations and standards and how are we performing against them?**

Applicable federal, state, and local fair housing laws are linked below.

- [Federal Fair Housing Act](#)

- [North Carolina Fair Housing Act](#)
- [City of Raleigh Fair Housing Ordinance](#)

Raleigh's local fair housing ordinance is found in Raleigh City Code Part 4, Chapter 2. The purpose of the ordinance is "to provide for execution within the City of Raleigh of the policies embodied in Title VIII of the Federal Civil Rights Act of 1968 as amended" and "to safeguard all individuals within the City from discrimination in housing opportunities because of race, color, religion, familial status, disability, national origin, or sex; thereby to protect their interest in personal dignity and freedom from humiliation; to secure the City against domestic strife and unrest which would menace its democratic institutions; to preserve the public health and general welfare; and to further the interests, rights and privileges of individuals within the City."

The City is committed to providing information and responses that align with fair housing standards and regulations, which ensure equal treatment and opportunity for all individuals regardless of race, color, national origin, religion, sex, familial status, or disability, in housing-related matters. City staff serve and assist with impartial, inclusive, and non-discriminatory responses, fostering an environment that is respectful and adheres to the principles of fairness and equity.

**Q6: What is the role of the Fair Housing Board? Is it advocacy and education only?**

The Fair Housing Board was initially created to hear, make determinations, and issue findings in all cases of discriminatory practices in housing unable to be resolved through a conciliation process with the City. The Board's formal authority to conduct hearings is contingent on voluntary participation by the party that is alleged to be in violation of the fair housing ordinance. Since its creation, changes in federal fair housing laws required substantive changes to the City's ordinance to allow the City to conduct enforcement under the Federal Fair Housing Act. The changes required by HUD exceeded the City's legal authority under the City Charter (as authorized by the NC General Assembly) and could not (and still cannot) be implemented without a grant of additional enabling authority from the legislature. HUD cited the City's inability to issue subpoenas and compel the production of evidence in pursuing fair housing investigations as a material component of why HUD could not deem the City's legal authority to be substantially equivalent to that of HUD in enforcing federal fair housing laws.

As the City's Fair Housing Board does not have the legal authority to hear and adjudicate complaints of housing discrimination under the Federal or State Fair Housing Acts, such complaints are typically referred to the North Carolina Human Relations Commission, which provides residents with a local option for enforcement. The Fair Housing Project with Legal Aid of NC is also a local resource that assists residents with filing housing discrimination complaints.

In the absence of stronger investigative powers, the Fair Housing Board has undertaken educational campaigns and advocacy efforts to make tenants in the City aware of their

rights under federal and state fair housing laws as well as other tasks that may be assigned by the City Council, including in the adoption of the Board’s annual work plan.

**Q7: Number of fair housing complaints from CoR residents and the Resolution rate of complaints?**

Staff contacted the NC Human Relations Commission to get the number of housing complaints received by Raleigh residents during the 2022-2023 fiscal year (7/1/2022 - 6/30/2023) and the 2023-2024 fiscal year (7/1/2023 - 6/30/2024) for the City. The housing complaint information can be found in the chart below.

<b>NC Human Relations Commission Complaint Data</b>				
<b>Fiscal Year</b>	<b>Complaints Received</b>	<b>Resolution Information</b>		
		<b>Cases</b>	<b>Description</b>	<b>Percent of Total</b>
2022-2023	4	4	No Cause Determination	100%
2023-2024	20	4	No Cause Determination	20%
		1	Administrative Closure (Unable to locate complainant)	5%
		3	Conciliation / Settlement	15%
		12	Investigation of case is still ongoing.	60%

Resolution Definitions:

- No Cause Determination: no reasonable cause to believe housing discrimination occurred.
- Conciliation: A neutral third party, called a conciliator, helps the parties reach a resolution.
- Settlement: The parties reach an agreement that resolves the complaint.

**Q8: Process for filing a complaint with the above listed entities?**

Residents can file housing complaints with the NC Human Relations Commission and the HUD Office of Fair Housing and Equal Opportunity (FHEO) by following the processes listed below. The NC Human Relations Commission enforces the NC Fair Housing Act, and the HUD FHEO enforces the Federal Fair Housing Act. Legal Aid of NC can help residents file housing complaints, and their contact information is listed below.

Contact Information for Legal Aid of NC:

- Phone: 1-855-797-3247
- Email: [info@fairhousingnc.org](mailto:info@fairhousingnc.org)
- Website: <https://www.fairhousingnc.org/contact-us/>

Steps to File Complaint with NC Human Relations Commission:

1. Call the NC Human Relations Commission to inform them of your intent to file a complaint.
  - a. Phone: (984) 236-1914
  - b. Ask to speak with the Housing Discrimination Section of the Civil Rights Division.
  - c. Leave voice message with your complaint and contact information, if you are unable to speak to anyone.
2. Complete the “Housing Discrimination Inquiry” form.
  - a. The form can be downloaded from the NC Human Relations Commission website.
  - b. Website: <https://www.oah.nc.gov/housing-discrimination-inquiry-form>
3. Submit the “Housing Discrimination Inquiry” form to NC Human Relations Commission
  - a. Email the form to [HRC.Complaints@oah.nc.gov](mailto:HRC.Complaints@oah.nc.gov)
  - b. Mail the form to: NC Office of Administrative Hearings - Civil Rights Division, Human Relations Commission, 1318 Mail Service Center, Raleigh, NC 27699.
4. Call and email the NC Human Relations Commission to confirm your “Housing Discrimination Inquiry” form has been received.
  - a. Phone: (984) 236-1914
  - b. Email Phoebe Edwards (Administrative Specialist).
    - i. [phoebe.edwards@oah.nc.gov](mailto:phoebe.edwards@oah.nc.gov)
  - c. Email Evangeline Best (HRC Intake Specialist).
    - i. [evangeline.best@oah.nc.gov](mailto:evangeline.best@oah.nc.gov)

Steps to File Complaint with HUD FHEO:

1. Call the HUD FHEO to inform them of your intent to file a complaint.
  - a. Phone: 1-800-669-9777
  - b. Be prepared to provide the following information:
    - i. Your name and address

- ii. The name and address of the person(s) or organization your allegation is against
  - iii. The address or other identification of the housing or program involved
  - iv. A short description of the event(s) that cause you to believe your rights were violated.
  - v. The date(s) of the alleged violation.
- 2. Complete the “Housing Discrimination Inquiry” form.
  - a. The form can be completed and submitted using the HUD FHEO website below.
    - i. <https://portalapps.hud.gov/FHEO903/Form903/Form903Start.action?lang=en>
  - b. The form can also be downloaded and printed using the link below.
    - i. <https://www.hud.gov/sites/dfiles/OCHCO/documents/903.1.pdf>
    - ii. Mail the completed form to the following address: Atlanta Regional Office of FHEO, U.S. Department of Housing and Urban Development, 77 Forsyth St SW, Atlanta, GA 30303.
- 3. Email HUD FHEO to confirm your “Housing Discrimination Inquiry” form has been received.
  - a. Email Lauren Brasil (Enforcement Branch Chief) at the Region IV Office of FHEO
    - i. [Lauren.R.Brasil@hud.gov](mailto:Lauren.R.Brasil@hud.gov)

**Q9: What is the Status of this year’s Fair Housing Summit?**

The Fair Housing Board plans to have the Fair Housing Conference in June 2025, but a specific date has not been determined at this time. The Board and City staff are working to finalize the event details, and information about the event will be posted on the City website as it becomes available.



To	Marchell Adams-David, City Manager
Thru	Emila Sutton, Director
From	Bryce Abernathy, Code Enforcement Administrator
Department	Housing & Neighborhoods
Date	February 17, 2025
Subject	Public Comment Session – February 11 – Michael Richardson, 605 Bragg St – History, Current Housing Case & Staff Response

The Code Enforcement Division of the Housing & Neighborhoods Department strives to make the City of Raleigh a safe and clean place to live, work, and play. The division is focused on protecting the City’s housing stock, with a commitment to improving and maintaining the quality of life and environment for all residents by enforcing the City’s Minimum Housing Code, North Carolina State Building Codes, Health, Sanitation and Public Nuisance Code, as well as the Zoning Vehicle Code.

The property at 605 Bragg St, according to Wake County tax records is owned by Thomas L Spencer, Heirs and Rhonda Spencer. It holds an 806sf, vacant dwelling. The structure, per Wake County is valued at \$14,869 and property taxes are delinquent since 2019. This property has an extensive case history with the Housing & Neighborhoods Code Enforcement Division, resulting in over \$11,000 worth of public nuisance abatement liens and fines since 2018. Public nuisance items that were identified and cleaned by the City of Raleigh were high grass, trash, and debris throughout the lot. The dwelling has been vacant since at least 2015, when the last activity was noted on the water service and is identified as unfit for human habitation.

Prior to Ordinance (2024)681 (10/15/2024) authorizing the City of Raleigh to demolish the dwelling, the property was the source of many complaints received from neighbors, unauthorized occupancy of the property, criminal activity (13 responses from Raleigh Police in last year), and loitering. Upon approval of the demolition ordinance, in an effort to prevent any additional unauthorized occupants, the property was boarded and secured by City staff on 10/23/2024. During any onsite visits dealing with the dwelling, the ACORNS team was contacted for assessment.

Code violations noted in the housing case during an inspection that occurred on 8/15/2023 identified the need for all permits to be obtained (Building, Electrical, Plumbing & Mechanical). There was evidence of roof damage and leaking that has gone

unrepaired for a long period of time. There was no operable heating source, and the walls had been opened in several places on the exterior and interior to excavate copper from the plumbing and wiring from the electrical systems. Windows were broken and some rotten, repairs to interior walls, doors and kitchen would be required. There are significant structural repairs needed to the floor system and the exterior of the dwelling in addition to any damage that has taken place while unauthorized individuals were getting into the home. Hypothetically, if all of the repairs were made, water service, a permanent heating source and electricity service would need to be obtained to meet minimum habitability standards.

Just prior to the 2/11/2025 City Council Meeting, Mr. Micheal Richardson called, letting me know that he wanted to purchase the property and make repairs. He stated that he did not own the property, however during the meeting he stated that he was an heir. I explained to him that the City of Raleigh does not own the property, and he would need to try and reach out the current owners, who have been unresponsive to this point. He did not provide any plan or timeline in which he would be able to obtain ownership or make the repairs. The lack of evidence of ownership or authority from the owners to represent them would also prevent Mr. Richardson from applying and obtaining building permits and other required permits, per North Carolina General Statutes, 160D(403(a).

For construction work that exceeds \$40,000, North Carolina General Statutes require a licensed general contractor to manage the project. Staff estimates that repairs to this property; to meet North Carolina State Building Codes; and minimum standards would easily exceed this amount. During the February 11 public comments from Mr. Richardson, it appears that he would intend to self-perform the repair work.

Ordinance (2024)681 authorizes the demolition of this property and staff has moved forward with bids from demolition contractors and requests for proposals. A contractor has been chosen and as of 2/19/2025, a contract has been completed, routed and signed for the property to be demolished for the costs of \$9,800. The contractor is currently in the process of obtaining permits before they can move forward with the demolition.