

Manager's Update

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INFORMATION:

Regular Council Meeting Tuesday, May 6 - Afternoon and Evening Sessions

Reminder that Council will meet next **Tuesday** in regularly scheduled sessions at **1:00 P.M.** and **7:00 P.M.** The agenda for the meeting was published on Thursday:

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

Please note there will be a **Closed Session** immediately following the afternoon session of the Council meeting.

Reminder: If there is an item you would like to have pulled from the consent agenda for discussion, please send an e-mail mayorstaff@raleighnc.gov by 11 A.M. on the day of the meeting.

GoRaleigh Transit - Service Changes Next Month

Staff Resource: David Walker, Transportation, 996-3942, david.walker@raleighnc.gov

GoRaleigh will increase transit services starting June 15. Funding through the Wake Transit half-cent sales tax allows GoRaleigh to continue growth in one of the [Four Big Moves from the Wake Transit Plan](#), increasing our frequent, reliable urban network. Full details on all June service changes can be found on the [GoRaleigh website](#). After June 15 all routes not serving GoRaleigh Station will be denoted with an “L” for Link.

- **Route 18 Poole/Barwell** is being split into two routes, the 18 and 18L. Route 18 Poole will run every 30 minutes, 6 a.m. to 7 p.m. The 18S service is being incorporated into the new 18, and the 18S name will be retired. The 18L Barwell/New Hope will maintain hourly service from Bus Way to Battle Bridge Shopping Center, while adding a new extension to the New Hope Commons Shopping Center, due to a request from the Raleigh Transit Authority. The northern spur of the 18L will bring new connections from southeast Raleigh to Knightdale, and Trawick Rd. The new 18L schedule was centered around efficient transfers between the 18 and 18L.
- **Route 26 Edwards Mill Rd.** is being retired. Routes 27 Blue Ridge and 4 Rex Hospital are being realigned to cover the sections of route 26 with ridership and/or destinations. Route 4 will now be extended to Crabtree Valley Mall via Edwards Mill Rd. The 27 will be renamed to the 27L.
- **Route 3 Glascock** is being extended to Brentwood Rd. and realigned to remove single direction service through the neighborhoods surrounding Raleigh Blvd. The new route path will be bidirectional via Raleigh Blvd. Service frequency will increase to 30 minutes from 6 a.m. to 7 p.m. seven days a week.
- **Route 11L Buck Jones** is increasing in frequency from hourly to 45 minutes. The service will no longer extend to NCSU campus, and will terminate at Avent Ferry Rd. and Brigadoon Dr. The 11 will continue to serve NCSU campus with 15-minute frequency seven days a week. The new 11L schedule was centered around efficient transfers to and from the high frequency route 11.
- **Route 7L Carolina Pines** will increase in frequency to 30 minutes, from 6 a.m. to 7 p.m., Monday through Friday. The Suffolk Blvd. deviation is removed. All stops along the deviation will still be within the walkshed of the new route path.
- **Route 12 Method** route will extend south to serve Avent Ferry Rd., providing better connections to the 11, 11L and Wofline service. All stops effected by this route deviation will be within the walkshed of the new route alignment. One additional trip will be added at night to increase the route’s service span.
- **Route 2 Falls of Neuse** northern terminus will be extended up to Lafayette Village.
- **Route 19 MLK/Sunnybrook** eastern terminus has changed to Sunnybrook Rd. at New Bern Ave. Service has been removed from Calumet Dr. due to the street being a private street.
- **Route 15L Trawick Connector deviation to Noblin Rd.** will be removed, **Route 3 Glascock** will now serve this destination.
- **Route 6 Glenwood** has an added inbound half trip in the early morning.

The Fuquay-Varina – Raleigh Express (FRX) will stop at the southern Wake Tech Campus on all trips.

Route 36 Creedmoor will be renamed to Route 36L Creedmoor.

Transit staff continues to partner with GoTriangle and the Wake Transit Transportation Planning Advisory Committee (TPAC) on messaging and available communication outlets.

(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 to the April 15 Council Meeting

Affordable Rental Development Gap Financing - Project Selection Criteria (Council Member Silver)

Staff Resource: Annie Baumann-Mitchell, Housing & Neighborhoods, 996-6948, annie.baumann-mitchell@raleighnc.gov

During the meeting, Council requested information on the selection criteria for the Rental Development Gap Financing program related to project location, and the impacts on scoring for projects located in different areas of the city.

The Rental Development Gap Financing program is primarily designed to complement the North Carolina Housing Finance Agency's (NCHFA) Low-Income Housing Tax Credit (LIHTC) program. Each year, NCHFA publishes the [Qualification Allocation Plan](#) (QAP) which includes selection criteria used to evaluate project proposals, with a particular emphasis on the project site and location. The score includes factors such as neighborhood characteristics, access to amenities and transportation, and suitability of the site for the proposed use. City staff leverage NCHFA's site score as part of our application review with the understanding that most projects will need a LIHTC award from NCHFA to move forward.

All multifamily rental development projects funded with in whole or in part by the City of Raleigh must adhere to the City's [Affordable Housing Location Policy](#). Compliance with this policy is required for a proposed project to be considered and is not a scoring component.

Overall, project location is worth 20 points in the scoring system used for evaluating Rental Development Gap Financing applications (see table below).

| Scoring Criteria | Maximum Points |
|-----------------------------|----------------|
| Financial Feasibility | 30 |
| Development Quality | 10 |
| Development Team Experience | 10 |
| Location | 20 |
| Preservation | 10 |
| Deeper Income Targeting | 10 |
| Sustainability | 5 |
| Senior Housing | 5 |
| Total | 100 |

The specific elements of location considered within the 20-point “Location” category are shown below.

| Location Criteria | Maximum Points |
|---|----------------|
| Located near service centers, employment, and transportation | 7 |
| Located within ½ mile of 30-min covered bus stop OR BRT station | 7 |
| Located near existing affordable housing in effort to prevent further concentration of minority or low-income persons in subsidized housing (areas with less existing subsidized housing receive higher scores) | 6 |
| Total | 20 |

(No attachment)

Follow up to the April 15 Council Work Session

Affordable Housing Follow Ups (Council Members Branch, Patton, Silver)

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

During the Work Session, Council requested follow-up information on several topics, detailed below.

Council Member Branch

Question: How many affordable housing units were approved by Council in the last year, and how many have been completed? How many affordable housing units are in the “backlog”?

Answer: Council has approved a total of \$24,380,000 in gap financing to support 968 rental units so far in FY24-25. Of the 968 rental units, 112 units will be preserved through rehabilitation and 856 units will be new construction. This includes \$17,280,000 (to support 670 units), which was approved by Council in the April 15, 2025, Council Meeting. Full details are provided in the table below.

| Proposed Development | Date Approved | LIHTC Type | Const. Type | Pop. Served | Units | Proposed City Funding | Income Targeting (AMI %) | | | | | | Mkt. Rate |
|---|---------------|------------|-------------|-------------|------------|-----------------------|--------------------------|-----------|------------|------------|------------|----------|-----------|
| | | | | | | | 20% | 30% | 50% | 60% | 70% | 80% | |
| Maple Ridge | 9/17/24 | 4% | New | Family | 146 | \$3,100,000 | 8 | 8 | 38 | 0 | 92 | 0 | 0 |
| Barton Oaks (formerly Strickland Apartments) | 9/17/24 | 4% | New | Family | 152 | \$4,000,000 | 8 | 8 | 0 | 92 | 40 | 0 | 0 |
| Biltmore Hills | 4/15/25 | 4% | Rehab | Family | 50 | \$1,600,000 | 3 | 8 | 14 | 25 | 0 | 0 | 0 |
| Chapanoke | 4/15/25 | 4% | New | Family | 200 | \$4,500,000 | 0 | 30 | 40 | 80 | 50 | 0 | 0 |
| Fisher Grove | 4/15/25 | 4% | New | Family | 166 | \$4,980,000 | 9 | 9 | 16 | 132 | 0 | 0 | 0 |
| Grosvenor Gardens | 4/15/25 | Non-LIHTC | Rehab | Family | 62 | \$1,200,000 | 0 | 7 | 0 | 51 | 0 | 0 | 4 |
| Garner Station Apts | 4/15/25 | 4% | New | Family | 141 | \$4,000,000 | 9 | 10 | 0 | 60 | 62 | 0 | 0 |
| Heritage Park Senior | 4/15/25 | 9% | New | Senior | 51 | \$1,000,000 | 0 | 13 | 10 | 28 | 0 | 0 | 0 |
| TOTAL | | | | | 968 | \$24,380,000 | 37 | 93 | 118 | 468 | 244 | 0 | 4 |

Council Member Silver

Question: Is the Joint Venture Rental Development NOFA limited to certain geographic areas or is it available citywide?

Answer: The NOFA is citywide. The City has an adopted Affordable Housing Location Policy that is used to guide award of limited City funding for affordable housing developments. The policy is intended to promote a fair distribution of affordable housing throughout the City by preventing concentration of affordable housing in census tracts having a concentration of minority or low-income residents or subsidized low-income rental housing.

The policy includes the following exemptions:

- Rehabilitation of existing affordable rental units,
- Developments serving elderly or disabled populations,
- Replacement of affordable rental units lost to demolition or conversion (subject to a determination by staff and subsequent approval by Council that the proposed replacement housing will serve the same market area or neighborhood),
- Developments located within a one-half mile radius of a proposed rail or bus rapid transit station
- Development located within ½ mile of a transit stop served at intervals of 15 minutes or better in each direction throughout the day

- Developments located within the boundaries of the Downtown Element in the Comprehensive Plan, and/or
- Developments which are implementing elements of a mixed-income neighborhood revitalization plan approved and funded by Council.

The policy applies only to multifamily rental development that are funded in whole or in part by the City or require the approval of Council. Developments that are not seeking City gap financing or other funding support are not subject to the policy.

The [Affordable Housing Location Policy](#) can be found online on the Housing and Neighborhoods Department's [website](#).

Council Member Patton

Question: What information do we have about the loss of existing affordable housing, including “Naturally Occurring Affordable Housing” (NOAH)?

Answer: Although there is no uniform definition for NOAH, it is generally defined as privately owned and operated rental housing units that do not require subsidy to make them affordable to lower-income households. When NOAH units are truly “affordable” they serve tenants with income at or below 80% of the Area Median Income (AMI) and charge low enough rents so that tenants do not pay more than 30% of their income on housing-related expenses. Changes in the amount of NOAH in a market is difficult to quantify due to a lack of comprehensive, up-to-date data. Since NOAH is, by definition, not participating in a subsidy program, it is not tracked by government entities. The publicly available data that does exist (American Community Survey data from the U.S. Census Bureau) lags several years behind.

Staff retrieved data from Central Pines Regional Council (CPRC) quantifying change in NOAH in Wake County from 2020 to 2024. The dataset was developed by Jenna Kolling at CPRC using proprietary data from CoStar, a real estate data company. This data is limited to for-rent market-rate multifamily apartment units, as of November 14, 2024, and does not include private single-family houses for rent.

CPRC's data shows that NOAH in Raleigh decreased from 2020 to 2022, and then increased from 2022 to 2024. However, this is largely due to the increase in income levels (and subsequently, AMI) during that period, while rents remained stable. The 2024 AMI for a four-person household in the Raleigh MSA (Wake and Johnston Counties) was \$122,300. The tables below show how AMI in the Raleigh MSA changed from 2020 to 2024, and correspondingly, what is defined as an “affordable” rent.

Another takeaway from the data is the severe lack of NOAH units at the lowest end of the rent spectrum (i.e., units affordable to households earning no more than 30% of AMI). In Raleigh, there are less than 300 units affordable to 30% AMI households in 2024.

| Raleigh NOAH | 2020 | 2021 | 2022 | 2023 | 2024 |
|-----------------------|-------------|-------------|-------------|-------------|-------------|
| Total Units* | 68,216 | 69,741 | 68,065 | 70,908 | 79,008 |
| Units 0-30% AMI | 392 | 32 | 195 | 259 | 258 |
| Units 31-60% AMI | 25,187 | 13,801 | 11,544 | 13,659 | 31,529 |
| Units 61-80% AMI | 31,453 | 33,774 | 40,354 | 41,197 | 37,589 |
| Total Units 0-80% AMI | 57,032 | 47,607 | 52,093 | 55,115 | 69,376 |

**Total market-rate multifamily apartment units analyzed. Source: CoStar*

| % of Units* Below AMI Thresholds | 2020 | 2021 | 2022 | 2023 | 2024 |
|---|-------------|-------------|-------------|-------------|-------------|
| % of Units 0-30% AMI | 0.6% | 0.0% | 0.3% | 0.4% | 0.3% |
| % of Units 31-60% AMI | 36.9% | 19.8% | 17.0% | 19.3% | 39.9% |
| % of Units 61-80% AMI | 46.1% | 48.4% | 59.3% | 58.1% | 47.6% |
| Total % Units 0-80% AMI | 83.6% | 68.3% | 76.5% | 77.7% | 87.8% |

**Total market-rate multifamily apartment units analyzed. Source: CoStar*

(No attachment)

Weekly Events Digest

Friday, May 2 – Thursday, May 8

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

Permitted Special Events

First Friday at The Times

Hargett Street

Friday, May 2

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

Associated Road Closures: E. Hargett Street between Fayetteville Street and S. Wilmington Street will be closed from 5:30pm until 11:59pm.

Bridge the Gap 5K

Newton Road & E. Fork Mine Creek Trail

Saturday, May 3

Event Time: 8:00am - 10:00am

Associated Road Closures: Roads will be closed and the greenway will be used from 7:50am until 9:30am. Note that all cross-streets will be detoured during the event, and view the [5K route map](#) for more details.

Ma & Pa Festival

Fayetteville Street District

Saturday, May 3

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

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

Kids Food Fest

Moore Square & Marbles Kids Museum

Saturday, May 3 & Sunday, May 4

Event Time: 10:00am - 4:00pm on 5-3-25 & 5-4-25

Associated Impacts: All sidewalks directly next to Moore Square on all sides of the park will be used from 7:00am until 4:00pm on 5-3-25 and 5-4-25.

Raleigh DIY Punk Rock Flea Market

Rebus Works & Kinsey Street

Saturday, May 3 & Sunday, May 4

Event Time: 12:00pm - 5:00pm on 5-3-25 & 5-4-25

Associated Road Closures: Kinsey Street between Dupont Circle and Rebus Works property will be closed from 10:00am until 6:00pm on 5-3-25 and 5-4-25.

NCDAC Fallen Heroes Memorial Service

Morgan Street

Thursday, May 8

Event Time: 9:30am - 10:30am

Associated Road Closures: Morgan Street between Tryon Hill Drive and Mayo Street will be closed from 9:00am until 11:00am.

Other Upcoming Events

First Friday Raleigh

Friday, May 2
Downtown Raleigh

Street Requiem

Friday, May 2
Moore Square

An Evening with Jon Stewart

Friday, May 2
Memorial Auditorium

The Endless Grind – An Archive Photo Exhibit of Raleigh’s Skate History

Friday, May 2
City of Raleigh Museum

2025 Family Sneaker Ball

Friday, May 2
Green Road Park

Brass Transit: The Music of Chicago – NC Symphony

Friday, May 2 & Saturday, May 3
Meymandi Concert Hall

Original Sewing & Quilt Expo

Friday, May 2 & Saturday, May 3
Raleigh Convention Center

Adult Recess

Saturday, May 3
Fred Fletcher Park

Historic Bike Ride with RHDC & BPAC

Saturday, May 3
Nash Square

Cary Ballet Company – Coppelia

Saturday, May 3
Fletcher Opera Theater

Gillian Welch & David Rawlings

Saturday, May 3
Memorial Auditorium

Schoolhouse Rock Live!

Saturday, May 3 – Sunday, May 11
Raleigh Little Theatre

3-on-3 Field of Dreams Basketball Tournament

Sunday, May 4
Green Road Park

The 13th Annual Raleigh Blues Festival

Sunday, May 4
Memorial Auditorium

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All Smiles

Through Sunday, May 4
Raleigh Little Theatre

Preserving Raleigh's Black Churches

Monday, May 5
Tarboro Road Community Center

Linkin Park

Tuesday, May 6
Lenovo Center

Community Music School Benefit Concert

Wednesday, May 7
Fletcher Opera Theater

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 Dix Park.