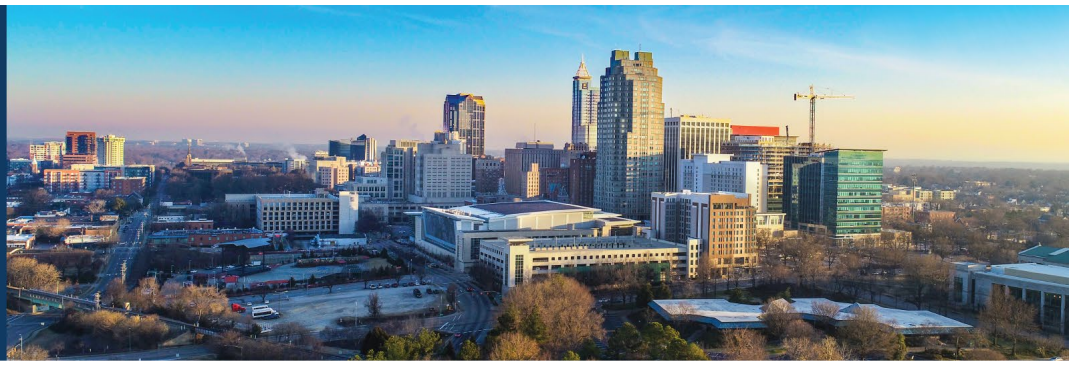
CITY MANAGER'S OFFICE

Manager's Update

raleighnc.gov



Issue 2025-39 October 3, 2025

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Regular Council Meeting Tuesday, October 7 - 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://pub-raleighnc.escribemeetings.com/

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.

INFORMATION:

GoRaleigh Transit – NC State Fair Park and Ride Service

Staff Resource: Andrea Epstein, Transportation, 996-4186, andrea.epstein@raleighnc.gov

The GoRaleigh transit system will be providing an Express Bus Service to the 2025 North Carolina State Fair throughout the duration of the run, beginning October 16 and concluding October 26, 2025. Round-trip fare is $5 (one-way is $4). Seniors 65 and older and passengers with disabilities are eligible to receive a half-fare

rate at $2.50. Children under 40” tall ride for free. The pickup and drop-off location will be located at 1525 Garner Station Boulevard in Raleigh (behind the Goodberry’s, near Garner). Staff was unable to secure an agreement with Triangle Town Center and therefore will not be serving that location during this year’s fair run. GoPasses and Transit Assistance Passes are not eligible for this service.

For more information please visit: https://goraleigh.org/state-fair

Location Map

(*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 September 16 Council Meeting

Qualified Census Tract Information - Council Member Patton

Staff Resource: Annie Baumann-Mitchell, Housing & Comm. Dev., 996-4330, annie.baumann-mitchell@raleighnc.gov

During the meeting, Council requested information on Qualified Census Tracts (QCTs) including the frequency of designation and how frequently designations are updated.

A QCT is a federally designated census tract designed to provide preferential tax treatment for affordable housing investments through the Low-Income Housing Tax Credit (LIHTC) program. QCTs are a vehicle to target LIHTC resources to neighborhoods with high need for affordable housing based on the income and poverty status of current residents. The designations are determined using consistent federal data, statutory thresholds for poverty and income, and an annual review process led by U.S. Department of Housing and Urban Development (HUD).

Designation Criteria

HUD designates QCTs based on two primary criteria: 1) a census tract qualifies if at least 50% of its households have incomes below 60% of the Area Median Gross Income (AMGI); or 2) if the tract has a poverty rate of at least 25%. To avoid overconcentration of designations, federal law also imposes a population cap such that no more than 20% of the population within a metropolitan statistical area (city) or non-metro county can reside in QCTs. If more than 20% of the population qualifies, HUD prioritizes tracts with either the highest poverty levels or the lowest income levels until the cap is met.

Data Sources

HUD relies on multiple datasets to ensure reliable designations:

- American Community Survey (ACS) 5-Year Estimates: Household income levels and poverty rates.
- Area Median Gross Income (AMGI): Derived from HUD's income limits and matched with ACS data.
- Population counts: From the U.S. Census Bureau, to enforce the 20% population cap.

Update Process

HUD updates QCT designations annually, as required by statute, and publishes the lists in the Federal Register. New and revised designations become effective January 1 of the following year (e.g., tracts

identified in the fall of 2024 take effect January 1, 2025). This annual process ensures that QCT designations remain aligned with current demographic and economic conditions.

Impacts of QCTs on Affordable Housing Development

When utilizing LIHTC to develop affordable housing the price of land is a significant factor. Land costs are not included in the eligible basis, meaning the cost of the land does not factor into the amount of tax credits potentially awarded to the project. Developments located in QCTs are eligible for a basis boost, resulting in higher tax credit allocations and financing equity.

On Tuesday, September 30, HUD published a notice in the federal register designating the 2026 QCTs. Wake County will have 30 Qualified Census Tracts in 2026, with approximately 26 tracts located within the City of Raleigh. As census tracts do not align with municipal boundaries, it is to be expected that tracts overlap jurisdictions and unincorporated areas outside the boundaries of a municipal jurisdiction.

(No attachment)

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

Permitted Special Events

Raleigh Wide Open
Fayetteville Street District
Friday, October 3 & Saturday, October 4
Event Times: 5:00pm - 11:00pm on 10-3-25; 12:00pm - 11:00pm on 10-4-25
Associated Road Closures: Fayetteville Street between Hargett Street and the south end of City Plaza, and Martin and Davie streets between S. Salisbury and S. Wilmington streets will be closed from 6:00pm on 10-2-25 until 3:00am on 10-5-25.

First Friday @ The Times
Hargett Street
Friday, October 3
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.

The Cupcake Run at Brier Creek
Brier Creek & Arco Corporate Drive
Saturday, October 4
Event Time: 8:00am - 9:45am
Associated Road Closures: The route will be closed from 7:50am until 9:45am. Note that all cross-streets will be detoured during the event, and view the 5K route map for more details.

Art Moto Fest 2025
Tobacco Road Harley-Davidson & Surrounding Streets
Saturday, October 4
Event Time: 11:00am - 8:00pm
Associated Road Closures: S. Saunders Street between Grissom Street and S. Saunders Street, Grissom Street between S. Saunders Street and the first residential driveway, and Hammell Drive between S. Saunders Street and the Holston parking garage entrance will be closed from 6:00am until 10:00pm.

Falling for Local
Dix Park, Big Field
Saturday, October 4
Event Time: 11:00am - 6:00pm
Associated Road Closures: Blair Drive between Biggs Drive and Umstead Drive, and Biggs Drive between Goode Street and Blair Drive will be closed from 6:45am until 8:30pm. Big Field will also be used during this time.

Beyond the Bluegrass @ The Times
Hargett Street
Saturday, October 4
Event Time: 4:00pm - 9:00pm
Associated Road Closures: E. Hargett Street between Fayetteville Street and S. Wilmington Street will be closed from 1:00pm until 11:59pm.

Other Upcoming Events

First Friday Raleigh
Friday, October 3
Downtown Raleigh

Greensky Bluegrass and JJ Grey & Mofro
Friday, October 3
Red Hat Amphitheater

Friday Night Market and Movie with Get2Know Raleigh: Beetlejuice Beetlejuice
Friday, October 3
Moore Square

Raleigh Wide Open Panels First Friday
Friday, October 3
City of Raleigh Musuem

The Music of John Williams
Friday, October 3 & Saturday, October 4
Meymandi Concert Hall

2025 Costume Sale
Saturday, October 4
RLT's Stephenson Amphitheatre Parking Lot

Stream Monitoring Workshop
Saturday, October 4
Walnut Creek Wetland Park

Dance for the Cure
Saturday, October 4
Biltmore Hills Park

The Gospel Program at Raleigh Wide Open Festival
Saturday, October 4
City of Raleigh Museum

Distant Worlds: Music From FINAL FANTASY
Saturday, October 4
Raleigh Memorial Auditorium

Storm Drain Marking Pop Up
Saturday, October 4
The Optimist Raleigh

Playthrough
Saturday, October 4 & Sunday, October 5
Raleigh Convention Center

Dominican Heritage Festival
Sunday, October 5
Carolina Pines Community Center

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Maxwell
Sunday, October 5
Lenovo Center

Dia de Oakwood Flower Making Workshop
Sunday, October 5
The Chapel at Dix Park

Curtain Call From Beyond: Theatre Haunts & History
Monday, October 6 – Monday, October 27
Raleigh Memorial Auditorium

New Jersey Devils vs. Carolina Hurricanes
Thursday, October 9
Lenovo Center

Movies in the Garden: Hocus Pocus
Thursday, October 9
RLT's Stephenson Amphitheatre

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 & 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.