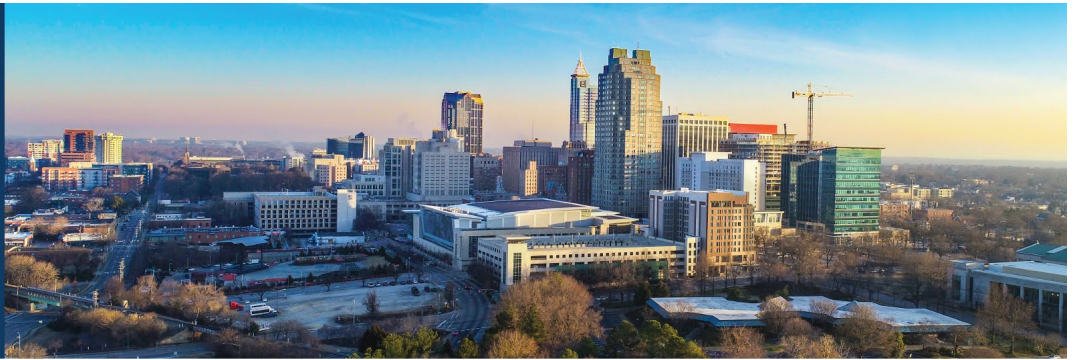


Manager's Update

raleighnc.gov



Issue 2025-44

November 7, 2025

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City Offices Closed in Observance of Veteran's Day

Please note City administrative offices will be **closed** on **Tuesday, November 11** in observance of the **Veterans Day** holiday.

Public Comment Session - Tuesday, November 12 - 7:00 P.M.

Reminder that Council will meet next **Wednesday** in a scheduled public comment session at **7:00 P.M.**

INFORMATION:

NCDMV Abatement and Demolition Update

Staff Resource: Shelton D. Williams, Engineering Services, 996-2984, shelton.williams@raleighnc.gov

City leadership have requested Engineering Services staff provide an update to Council and the community on the North Carolina Division of Motor Vehicles (NCDMV) Building Abatement and Demolition project. The project, located in the 1100 block of New Bern Avenue, involves the safe removal of hazardous materials and preparation of the former NCDMV complex for full demolition and eventual redevelopment. The project is currently on budget and ahead of schedule. Included with the *Update* materials is a staff memorandum detailing the project's progress, budget status, and next steps.

(Attachments)

2025 Regulatory Relief Act Impact | Session Law 2025-94

Staff Resource: Justin Rametta, Planning and Development, 996-2665, justin.rametta@raleighnc.gov

On October 6, 2025, House Bill 926 became law as Session Law 2025-94. Planning and Development staff have reviewed and summarized the most impactful changes related to planning and development regulation in the attached memorandum. Session Law 2025-94 eliminates waiting periods for applications that are denied or withdrawn; prohibits charging for canceled inspections; prohibits street design standards that exceed NCDOT standards; exempt single- and two-family lots in the Falls Lake Development less than an acre in size from stormwater controls; and specify how properties with split jurisdictions choose applicable development regulations.

(Attachment)

Change to Utility Bill Payment System and Customer Self-Service ePortal

Staff Resource: Ed Buchan, Raleigh Water, 996-3471, edward.buchan@raleighnc.gov

On November 12, Raleigh Water will launch a new customer utility bill portal ("Raleigh Water Self - Service") that offers improved functionality, security and a better user experience. This transition will include the upgrade of the existing Customer Care & Billing system to a Cloud-based solution, which will significantly enhance data management and security.

Self-Service ePortal: Customers are encouraged to create an account or re-register on the new platform (on or after November 12) as existing account information cannot be transitioned to the new application. Creating a self-service account is not required and will have no impact on customers' utility service.

Autopay: It will be necessary for customers with **existing autopay** to create an account and reestablish their autopay on the new system (on or after November 12) if they wish to continue this service.

Online Payments: Online payments will **not be available from November 7th through November 11th** to allow for system implementation. Raleigh Water will also be suspending late fees and disconnection of service for non-payment to give customers time to adjust to the new system.

Communication: Raleigh Water has previously communicated about this transition through bill inserts, website updates, emails, updates to IVR messages and social media posts. Direct emails and text messages have also been sent to AutoPay customers alerting them to this change. Moving forward Raleigh Water plans to continue to communicate about this change through:

- Paid ads and segments (GoRaleigh bus ad, Univision segment + digital ads, WRAL media, iHeart radio advertisements)
- Additional website updates and alerts
- Multiple social media platforms administered by Raleigh
- In-person workshops
- Two direct mail postcards
- Email information through GovDelivery system
- Additional information in bill inserts
- Press release to local media outlets

Additional call-takers will be in place starting November 6th to handle the potential increase in call volume and help ensure low wait times for customers calling in for assistance.

For the most up-to-date information about this transition, please refer to our main webpage: [A New Way to Manage Your Utility Account | Raleighnc.gov](#)

(No attachment)

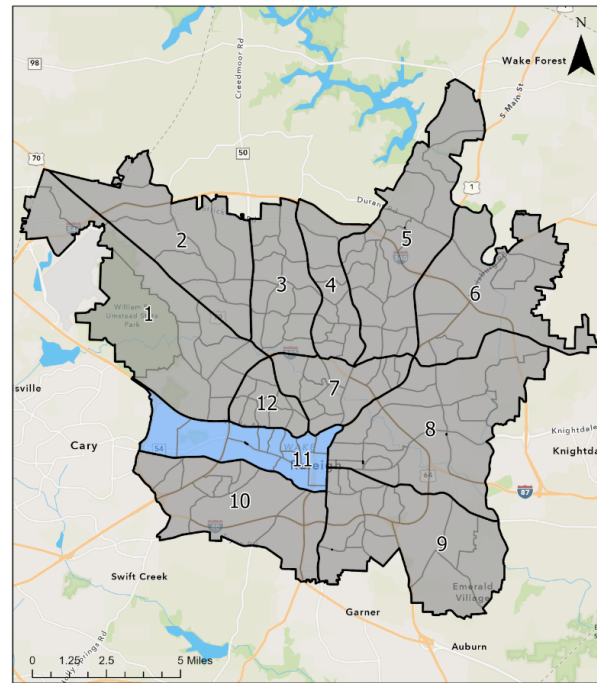
Gearing Up for Raleigh's Final Loose Leaf Collection Season

Staff Resource: Jason Holmes, Transportation, 996-6446, jason.holmes@raleighnc.gov

The Raleigh Department of Transportation is preparing for the 2025–2026 Loose Leaf Collection Program, which provides seasonal service to Raleigh residents during the fall and winter months. The program includes two citywide collection passes.

- The first pass will begin on Wednesday, November 12 and is projected to be completed by Monday, February 9.
- The schedule for the second pass will be announced in January to allow staff to assess progress and weather conditions. The program goal is to complete both passes by the end of March 2026.

Loose leaf collection will begin in Zone 11 and go clockwise around the city to Zone 12 and then to Zone 1.



City of Raleigh
Leaf Zones

Recruiting temporary staff remains critical to program success. Transportation hosted job fairs on September 12–13 and participated in a citywide operations-focused job fair on September 25. These efforts resulted in 17 temporary employees being hired, with five additional candidates in the hiring process. Recruitment remains ongoing to reach the seasonal goal of 25 temporary team members.

Transportation continues to collaborate with Parks, Recreation, and Cultural Resources; Engineering Services; Communications; and Solid Waste Services to support seamless service delivery. All leaf-collection equipment has been serviced and is ready for the season. Training for new employees begins on Monday, November 10.

Key reminders:

- Loose-leaf collection is provided separately from routine yard waste service and does not impact regular curbside collection schedules. Residents may continue to use their yard waste carts and up to 15 biodegradable bags for leaves as part of standard service.
- The program is weather-dependent. Cold, wet weather — including snow and ice — may slow or temporarily suspend operations. Staff monitor conditions and adjust schedules as needed to ensure safe service delivery.
- This service will transition to Solid Waste Services in fall 2026 and will include weekly yard waste collection.

To view the latest updates or follow collection progress throughout the season using the interactive map please visit: raleighnc.gov/leaf

(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

General Follow Up

Joint-Use Opportunities with Wake County Public Schools (Council Member Patton)

Staff Resource: TJ McCourt, Parks, 996-6079, thomas.mccourt@raleighnc.gov

Parks Staff has completed a preliminary analysis of Wake County Public School sites within the City that present an opportunity for joint-use partnerships. The analysis examines existing school facilities (such as playgrounds, multipurpose fields, tracks, and courts) that have the potential to substantially increase citywide park access if open and available to the community during non-school hours.

Included with the *Update* materials is a staff memorandum outlining the analysis done and a spreadsheet that lists the Top 25 schools identified through this work. The accompanying [interactive web map](#) allows users to explore park and school locations, 10-minute walk service areas, and priority sites for potential joint use agreements.

(Attachments)

Follow up from the September 27 Council Retreat

Housing Follow-up Information from Mid-Year City Council Retreat

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

During the Retreat, Council had questions related to affordable housing. Included with the *Update* materials are staff memorandums prepared to address these questions.

(Attachments)

Follow up from the May 20 Council Work Session

Moore Square Property Disposition Update

Staff resource: Ken Bowers, Planning & Development, 919-996-2633, ken.bowers@raleighnc.gov

During the Work Session, staff updated Council on the status of the Moore Square property disposition. The affordable project was moving forward on schedule, disposition of the remaining Moore Square East properties showed no progress, and negotiations over a hotel project on Moore Square South were ongoing. Council instructed staff to study options for Moore Square East and continue negotiations on Moore Square South. After significant work by all parties, staff were informed on October 28 that Loden Hospitality was withdrawing from negotiations on Moore Square South due to unfavorable market conditions to develop the site as originally proposed. In addition, the study of Moore Square East has produced preliminary findings and recommendations for next steps. Included with the *Update* materials is a staff memorandum providing more detail, and staff anticipates seeking specific direction from Council at an upcoming meeting.

(Attachment)

Follow up from the October 21 Council Work Session

Greenway Trail Oriented Development Maps

Staff Resource: Adam Forman, Parks, 919-996-4825, adam.forman@raleighnc.gov

At the work session, staff from Raleigh Parks presented on “Greenway Trail Oriented Development.” During the discussion, Council asked a question regarding the number of greenway-adjacent-properties that sit outside of the floodplain.

Included with the *Update* materials is a staff memorandum prepared in response and a map highlighting all lots within 1/8th mile of the city’s “Oak City Trails” and “Tier 1 Proposed Trails” that contain *at least* one-acre of property situated outside of the floodplain. The current zoning of those lots is also detailed.

(Attachments)

To	Marchell Adams-David, City Manager
Thru	Byron Sanders, Jr., Director
From	Shelton D. Williams, Assistant Director
Department	Engineering Services
Date	November 5, 2025
Subject	NCDMV Abatement and Demolition Update

The North Carolina Division of Motor Vehicles (NCDMV) Abatement and Demolition project is ahead of schedule and continues to progress efficiently through the abatement and early demolition phases. The work involves the safe removal of hazardous materials and preparation of the former NCDMV complex for full demolition and eventual redevelopment. The NCDMV complex is composed of two major building sections, the Main Building and the Annex.

- Total Abatement and Demolition Contract: \$1,962,310.80
- Project Start (Notice to Proceed): July 28, 2025
- Target Completion: July 28, 2026
- Overall Construction Progress: ~40% complete

Progress Report:

- Interior abatement is 100% complete in the Annex and 90% complete in the Main Building.
- The remaining abatement work includes exterior roofing materials, which is currently in progress.
- Interior demolition has begun in the Annex, and exterior demolition is on track to begin in December 2025.
- The abatement work is currently six weeks ahead of schedule, with projected completion by beginning of December 2025 (originally January 15, 2026).
- All appropriate safety and mitigation protections remain in place to protect the safety and health of workers and the community. Additional measures will be installed in the next phase of work for demolition.

Budget and Contingency:

At the project start, the City established a little over \$1 million in contingency to responsibly plan for unforeseen conditions that are typical in aging facilities of this type.

- Contingency Remaining: \$513,302.54
- Contingency Remaining vs. Time Remaining: 49% contingency / 60% project duration remaining

While contingency is not initially tied to a specific construction material or activity, it is not excess funding—it is a critical safeguard for the remainder of the construction phase. Contingency ensures the City can continue to address:

- Additional hidden materials or structural issues uncovered during demolition;
- Environmental and safety compliance measures that must be implemented immediately when encountered;
- Market-driven cost fluctuations in disposal, materials, and labor through mid-2026;
- Other unforeseen matters which could not have been reasonably anticipated and budgeted for.

As the project moves from abatement to demolition, this contingency will remain essential to maintain both schedule integrity and regulatory compliance. The goal is to only spend what is necessary and to ensure the project is fully protected from unanticipated costs that could otherwise cause change orders or delays later in construction.

Even with these adjustments, **the project remains on overall budget and ahead of schedule.** Maintaining adequate contingency through completion will allow staff to manage remaining unknowns efficiently without the need for additional funding requests.

Next Steps:

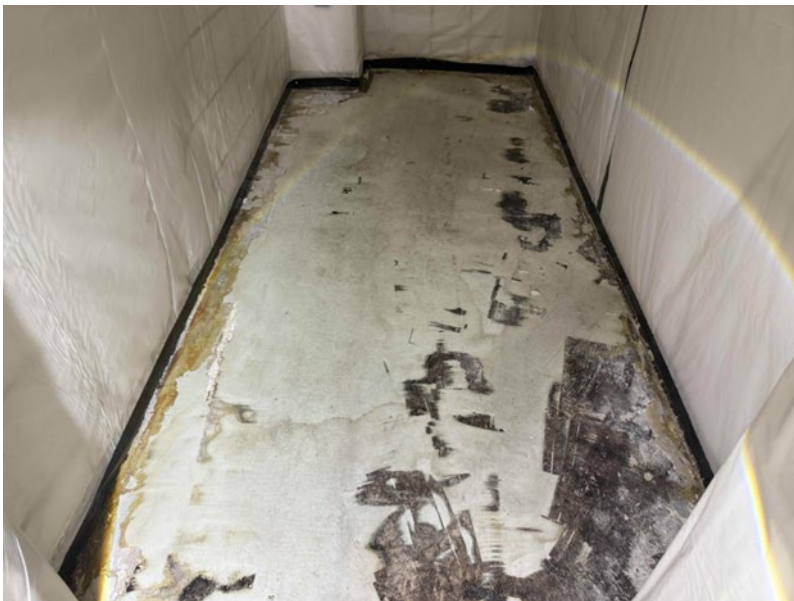
Engineering Services is coordinating with Communications and Community Engagement to distribute a notice to the community, sharing key points on the project status and announcing the start of demolition in early - mid December. This communication was requested by the community during the Community Engagement focus groups.

Photos on next page.

Photos:



1st Floor Main Building Abatement Ceiling tiles and Grid removal



Basement room(s) prep and floor removal

To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Justin Rametta, AICP, Zoning Administrator
Department	Planning and Development
Date	November 4, 2025
Subject	Session Law 2025-94 Impacts on Unified Development Ordinance

On October 6, 2025, House Bill 926 became law as Session Law 2025-94. While not an exhaustive review of the bill, the following is a summary of the most notable provisions of this regulatory relief act that may require amendments to the Unified Development Ordinance (UDO) and/or changes in procedure.

- I. G.S. 160D-601 was amended to prohibit waiting periods for refileing development applications, including zoning map and text amendments. Currently, Sec. 10.2.4.G. of the UDO requires a 24-month waiting period (in the absence of a special waiver approved by City Council) for rezonings or text amendments to zoning conditions from the date of a withdrawn or denied application. Staff will bring forward a text amendment to remove this section as part of an upcoming “omnibus” text amendment package and in the interim will not be enforcing this requirement.
- II. G.S. 160D-1104 was amended to prohibit the charging of fees for inspections or the failing of inspections for buildings or structures subject to the NC Residential Code, if such inspections are cancelled by the permit holder more than one business day before the scheduled inspection. While it is not current practice to charge fees or fail inspections for these cancellations, the City is now prohibited from doing so in the future.
- III. G.S. 160D-702 was amended to prohibit the establishment of “pavement design standards” for public or private roads that are more stringent than the minimum pavement design standards adopted by the Department of Transportation (NCDOT). City Transportation staff are evaluating this provision and will be consulting NCDOT to determine if changes to the UDO, Street Design Manual, and/or standard technical details are needed.

- IV. The Falls Lake Development Rules were amended to exempt single family and duplex residential dwellings disturbing less than 1-acre cumulatively from any stormwater permit, management plan, or post-construction stormwater controls. Changes to existing stormwater regulations will be required to comply with this amendment and will be brought forward by Engineering Services staff.

- V. Also of note, G.S. 160D-203 dictates how split jurisdiction parcels are regulated. Local governments may by mutual agreement and with consent of the property owner, assign exclusive planning and development regulation of the land to any of those local governments. This section was amended to add that in the absence of a mutual agreement and/or property owner consent, the property owner may elect to be regulated by the jurisdiction where the majority of the total acreage of the land is situated.

Weekly Events Digest

Friday, November 7 – Thursday, November 13

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

Permitted Special Events

[First Friday @ The Times](#)

Hargett Street

Friday, November 7

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.

Other Upcoming Events

[First Friday Raleigh](#)

Friday, November 7

Downtown Raleigh

[9th Annual Día de Los Muertos](#)

Friday, November 7

City of Raleigh Museum

[UAB vs. NC State](#)

Friday, November 7

Lenovo Center

[First Friday Market & Movie – The Princess Diaries](#)

Friday, November 7

Moore Square

[Rick Steves' Europe: A Symphonic Journey – NC Symphony](#)

Friday, November 7

Meymandi Concert Hall

[Common Ground Symposium](#)

Friday, November 7 & Saturday, November 8

The Chapel at Dix Park

[Witch](#)

Friday, November 7 – Sunday, November 9

Raleigh Little Theatre

[Veteran's Day Celebration](#)

Saturday, November 8

John Chavis Memorial Park

[Fall Harvest & Poetry Workshop](#)

Saturday, November 8

Eastgate Community Garden

[Fall Arts Fair](#)

Saturday, November 8

Fred Fletcher Park

Buffalo Sabres vs. Carolina Hurricanes

Saturday, November 8
Lenovo Center

Fred Astaire Dance Studio of Cary

Saturday, November 8
Kennedy Theatre

Henry Cho

Saturday, November 8
Meymandi Concert Hall

A Day of Play – Playwrighting Workshop Series

Sunday, November 9
City of Raleigh Museum

Washington Capitals vs. Carolina Hurricanes

Tuesday, November 11
Lenovo Center

UNCG vs. NC State

Wednesday, November 12
Lenovo Center

Playboi Carti

Thursday, November 13
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 & 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.

Council Member Follow Up

To	Marchell Adams-David, City Manager
Thru	Stephen C. Bentley, Director – Raleigh Parks
From	T.J. McCourt, Planning Supervisor, Raleigh Parks
Department	Parks, Recreation and Cultural Resources
Date	November 7th, 2025
Subject	Joint Use Opportunities with Wake County Public Schools

At the request of Councilmember Megan Patton, Raleigh Parks has completed a preliminary analysis of Wake County Public School sites within the City of Raleigh that present an opportunity for joint-use partnerships. The analysis examines existing school facilities (such as playgrounds, multipurpose fields, tracks, and courts) that have the potential to substantially increase citywide park access if open and available to the community during non-school hours.

Achieving citywide park access goals will require innovative and cost-effective solutions that leverage the strengths of public, nonprofit, institutional, and private-sector partners. This analysis represents one of many strategies Raleigh Parks is exploring to expand access, support community health, and provide high-quality recreation opportunities for all residents.

The analysis highlights schools located in “play deserts”—i.e. areas of the city that are more than a 10-minute walk from an existing public park. Over 70 public school sites were evaluated and ranked using a composite **GAP Score** based on three key factors:

1. **Population living within a 10-minute walk** of each school;
2. **Percent of those residents currently outside** any City park service area (i.e. the potential “boost” in park coverage if the school were opened for public access); and
3. **Park System Investment Framework** criteria from the *Raleigh Parks Plan Update*, which prioritize areas with higher needs and greater opportunity for health, environmental, and community impact.

The attached spreadsheet (below) lists the Top-25 schools identified through this analysis. The accompanying [interactive web map](#) allows users to explore park and school locations, 10-minute walk service areas, and priority sites for potential joint use agreements.

Next Steps

This analysis provides a preliminary screening tool to help focus further evaluation and discussions with Wake County Public Schools. Raleigh Parks is also working with NC State University to complete a detailed inventory of park amenities at each school to better understand existing facilities and their potential community benefits.

Raleigh currently maintains active joint-use agreements with ten Wake County Public Schools throughout the city. Before pursuing any new joint-use agreements, the City will conduct additional analysis of costs, operational implications, and community demand to ensure that potential partnerships are sustainable and mutually beneficial.

(Attachments)

[PRCR School Parks Analysis – Priority Locations](#)

[PRCR School Parks Analysis - Web Map](#)

School Name	Address	Council District	New Population				New Population Score (0-5)	Expanded Park Access Score (0-5)	Park Investment Priority Score (0-5)	Overall Priority GAP Score:
			Total Population within 10-minute walk (#)	Served within 10-minute walk (#)	Expanded Park Access (%)	Park Investment Priority				
Millbrook Magnet Elementary School	1520 E MILLBROOK RD	A	1992	1992	100	High	4.8	5	5	4.93
Forest Pines Drive / North Forest Pines Elementary School	11455 FOREST PINES DR	B	1527	1527	100	Medium High	3.68	5	4	4.23
Fox Road Magnet Elementary School	7101 FOX RD	B	1283	1283	100	Medium High	3.09	5	4	4.03
Dillard Drive Magnet Elementary/Middle School	5018 DILLARD DR	D	1282	1282	100	Medium High	3.09	5	4	4.03
Hilburn Drive Academy	7100 HILBURN DR	E	2075	2075	100	Medium Low	5	5	2	4
Wildwood Forest Magnet Elementary School	8401 WILD WOOD FOREST DR	B	1465	1465	100	Medium	3.53	5	3	3.84
North Ridge Elementary School	7120 HARPS MILL RD	A	1180	1180	100	Medium	2.84	5	3	3.61
River Bend Elementary School	6710 PERRY CREEK RD	B	1782	1622	91	Medium Low	3.91	4.55	2	3.49
Harris Creek Year-Round Elementary School	3829 FORESTVILLE RD	B	696	696	100	Medium	1.68	5	3	3.23
Wakefield Elementary/Middle/High School	2400 WAKEFIELD PINES DR	B	732	732	100	Medium Low	1.76	5	2	2.92
Poe Magnet Elementary School*	400 PEYTON ST	C	1574	1434	91.1	Medium High	0	4.56	4	2.85
Beaverdam Elementary School	3591 TARHEEL CLUB RD	B	102	102	100	Medium	0.25	5	3	2.75
Wilburn Year-Round Elementary School	3707 MARSH CREEK RD	C	480	253	52.7	High	0.61	2.64	5	2.75
Jeffreys Grove Magnet Elementary School	6119 CREEDMOOR RD	A	491	491	100	Medium Low	1.18	5	2	2.73
Sycamore Creek Year-Round Elementary School	10921 LEESVILLE RD	E	468	468	100	Medium Low	1.13	5	2	2.71
Pine Hollow Year-Round Middle School	5365 BARTRAM PL	E	440	440	100	Medium Low	1.06	5	2	2.69
Leesville Road Elementary/Middle/High School	8410 PRIDE WAY	E	439	439	100	Medium Low	1.06	5	2	2.69
Southeast Raleigh Magnet High School	2600 ROCK QUARRY RD	C	326	277	85	Medium	0.67	4.25	3	2.64
Durant Road Year-Round Middle School	10401 DURANT RD	B	912	743	81.5	Medium Low	1.79	4.07	2	2.62
West Millbrook Magnet Middle School	8115 STRICKLAND RD	A	254	254	100	Medium Low	0.61	5	2	2.54
Stough Magnet Elementary School	4210 EDWARDS MILL RD	E	1663	1200	72.2	Low	2.89	3.61	1	2.5
Walnut Creek Year-Round Elementary School*	2600 SUNNYBROOK RD	C	562	290	51.6	Medium High	0.7	2.58	4	2.43
Southeast Raleigh Elementary School	1436 ROCK QUARRY RD	C	574	178	31	High	0.43	1.55	5	2.33
Powell Magnet Elementary School	1130 MARLBOROUGH RD	C	1685	719	42.7	Medium	1.73	2.13	3	2.29
Oberlin Magnet Middle School	2816 OBERLIN RD	E	861	861	100	Low	0.78	5	1	2.26

*Schools covered under an existing joint-use agreement

To	Marchell Adams-David, City Manager
Thru	Emila Sutton, Director
From	Erika Brandt, Assistant Director
Department	Housing and Community Development
Date	November 7, 2025
Subject	Follow-up Information from Mid-Year City Council Retreat

During the September 27, 2025, Mid-Year City Council Retreat, several Council Members had questions related to affordable housing. These questions and their responses are below.

Question: What is the leverage of housing bond funds (i.e., for every \$1 of housing bond, how many other dollars were leveraged from other sources)?

Response: Of the \$80 million bond, \$53.9 million is committed to affordable housing projects. This investment of bond dollars leveraged an additional \$19.15 million of other City funds and \$262.33 million of external funding, for a total of \$281.48 million in leveraged funding. This means that every \$1 of bond funding leveraged \$5.22 from other sources.

Approved Bond Commitments	Additional City Funding as Leverage	Additional Non-City Funding as Leverage	Total Leverage Funding for Bond Investments
\$53,928,573	\$19,149,995	\$262,334,407	\$281,484,402

Question: How were ARPA funds spent on housing?

Response: No ARPA funding was awarded as gap financing for affordable housing developments, but funds were used for site acquisition, housing renovations, and program funding as follows:

- **Studios at 2800:** \$8 million in ARPA funding was used to purchase the extended-stay hotel called the Studios at 2800, and \$3 million in ARPA funding was made available for initial repairs (FY 2022). An additional \$774,200 in ARPA was budgeted for additional hotel architectural services (FY 2026).
- **DMV Site:** \$20 million in ARPA funding was used to purchase the previous DMV headquarters site (FY 2024). This property purchase allows for significant investments to be made in affordable housing along the new BRT corridor to enhance mobility for vulnerable residents.

- **Homelessness Prevention and Diversion:** \$780k in ARPA funding was budgeted for the City's Homelessness Prevention and Diversion Program (FY 2023). HCD received a supplemental for \$500k in local funds to continue the program now that the ARPA funding is spent (FY 2025).
- **Eviction Prevention:** \$500k in ARPA funding (FY 2024) was awarded to Campbell University to fund eviction prevention (\$300k for law clinic staffing costs and \$200k for rental arrear payments). Continuation of this work is being funded through the Penny funds allocated for homelessness response (\$100k).
- **Emergency Shelter Costs:** \$200k in ARPA funding was budgeted to fund emergency shelter costs (FY 2024). Other sources of federal grant funding (such as CDBG and ESG) are available for continued funding of this activity.

Affordable Housing Funding from CIP and ARPA					
	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Bond Funds	\$24,800,000	\$19,800,000	\$11,800,000	\$11,800,000	\$11,800,000
Penny Funds	\$6,400,000	\$7,800,000	\$7,900,000	\$11,400,000 ¹	\$11,600,000 ¹
Supplemental (General Funds)	\$0	\$0	\$0	\$500,000	\$500,000
Total Local	\$31,200,000	\$27,600,000	\$19,700,000	\$23,700,000	\$23,900,000
ARPA (One-Time Use Activity)	\$11,000,000	\$0	\$20,000,000	\$0	\$774,200
ARPA (Potential Ongoing Activity)	\$0	\$780,000	\$700,000	\$0	\$0
Total ARPA	\$11,000,000	\$780,000	\$20,700,000	\$0	\$774,200
TOTAL	\$42,200,000	\$28,380,000	\$40,400,000	\$23,700,000	\$24,674,200

¹ Includes allocation from Penny funds for homelessness response

Question: How can the City encourage affordable units to be more geographically distributed?

Response: Low-Income Housing Tax Credit (LIHTC) rules include a basis boost which increases the amount of equity available for projects located in Qualified Census Tracts (QCTs). 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 the high need for affordable housing based on the incomes and poverty status of current residents. Their designations are determined using consistent federal data, statutory thresholds for poverty and income, and an annual review process led by HUD. HUD updates QCT designations annually, as required by statute, and publishes the lists in the Federal Register. The new 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. On 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 in the City of Raleigh.

When developing affordable housing using the LIHTC program, 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. This means that developers are incentivized to select LIHTC sites in QCTs, and it means City dollars go further in those areas.

To balance this, the City has an Affordable Housing Location policy prioritizing housing to be built in what the City calls “Areas of Opportunity”. These areas are outside of QCTs. This is a tool the City put in place to more evenly distribute units that have City funding. While many LIHTCs qualify for one or more of the exemptions to the Policy and are therefore located within QCTs, currently five communities are under construction in Areas of Opportunity and 4 more are in the pre-construction stage.

Furthermore, in our current contract with Sympara, a nonprofit engaged by the City to identify communities of faith who may be able to and interested in developing affordable housing on excess land, Sympara is focusing specifically on congregations in Areas of Opportunity. Staff are open to revisiting the Affordable Housing Location Policy.

Question: When referring to the 9% and 4% tax credits, what are those percentages of?

Response: There are two types of tax credits available through the Low-Income Housing Tax Credit (LIHTC) program: the 9% credit and the 4% credit. The 9% credit provides more subsidy but is more competitive, and the 4% credit provides less subsidy but is available to any project that qualifies and gets bond financing.

The “9%” and “4%” are shorthand for the percentage rates used to calculate the annual tax credit, which determine how much equity investors will put into the project. The “9%” and “4%” are percentages of a project’s Qualified Basis, which is a subset of the total construction or rehabilitation costs that the LIHTC program has designated as eligible for financing through tax credit equity.

Qualified Basis is calculated as follows:	Example
1. Start with the <i>total development cost</i> — everything it takes to build or rehab the property (land, construction hard costs, soft costs, etc.).	<i>Total development cost</i> = \$40M
2. Subtract ineligible costs (such as cost of land, reserves, some financing fees). What remains is called the Eligible Basis.	Ineligible costs = \$5M > \$40M - \$5M = \$35M <i>Eligible Basis</i>
3. Adjust for how much of the building will be affordable (e.g., if only 80% of units are income restricted, take 80% of the Eligible Basis). This is the <i>Qualified Basis</i> . For most LIHTC projects in North Carolina, 100% of units are affordable, so <i>Eligible Basis</i> = <i>Qualified Basis</i> .	100% of units are affordable > <i>Qualified</i> <i>Basis</i> = \$35M

4. Apply the credit rate (9% or 4%) to the <i>Qualified Basis</i> . This gives you the <i>annual tax credit</i> amount.	4% credit > 4% x \$35M = \$1.4M annual credit
5. Multiply by ten to get the ten-year equity amount	\$1.4M x 10 = \$14M ten-year credit
6. Multiply by the tax credit <i>equity pricing</i> offered by the equity investor (this is the market value paid by investors for a dollar of tax credits, determined by supply and demand).	\$0.89 <i>equity pricing</i> > 0.89 x \$14M = \$12,460,000 total equity investment

This calculation yields the total dollar amount of equity that goes into the project. In the example above, tax credit equity ends up at \$12,460,000. This accounts for 31% of the total development cost of \$40,000,000.

**Question: What has the County subsidy been in tax credit projects over the last few years?
Why is the County putting in less funding than the City?**

Response: The City of Raleigh and Wake County work closely to align our tax credit gap financing programs while still meeting the priorities set forth by our respective elected bodies. City and County staff review applications together to ensure our recommended projects will have sufficient funds to construct the development.

Wake County's Affordable Housing Development Program (ADHP) awards projects across the county. To ensure applicants are leveraging all possible resources, Wake County requires ADHP applicants within the City of Raleigh to apply for City gap financing in amount that exceeds the funds requested from the County. Leveraging municipal financing where available allows the County to provide additional financing to projects located in other areas of the county that do not have local affordable housing funds. Exceptions may be made in certain circumstances after discussions with City of Raleigh and Wake County staff. For example, the Chapanoke development will be built on Wake County owned land, and they will provide \$7 million in gap financing while the City is contributing \$4.5 million.

Between July 1, 2022, and June 30, 2025, the City Council authorized the conditional commitment of over \$66 million in gap financing for 24 affordable rental developments through the Joint Venture Rental (JVR) Program. Most of these projects also received gap financing from Wake County. Of the nine developments that did not receive Wake County gap financing, five were rehabilitation projects that had previously received County and City funds as part of the original construction. A detailed summary of the City of Raleigh and Wake County gap financing commitments can be seen in the table below. Please note that the Moore Square affordable housing project, which received a \$15.7 million commitment from City Council in September 2024, is not included in the table as the selection process for the developer, Harmony Housing Affordable Development, was completed outside of the traditional JVR NOFA.

Project Name	# of Units	Construction Type	Total Development Costs	COR Funding	Wake County Funding	Total Local Govt Funding
Lake Haven	56	New Construction	\$14,180,475	\$1,050,000	\$700,000	\$1,750,000
Hampton Spring	56	New Construction	\$14,210,350	\$1,500,000	\$1,698,000	\$3,198,000
The Pines at Peach Road	119	New Construction	\$30,892,635	\$2,750,000	\$-	\$2,750,000
Birch and Branch	180	New Construction	\$50,165,271	\$4,500,000	\$4,000,000	\$8,500,000
The Preserve at Gresham Lake	156	New Construction	\$47,019,596	\$5,587,118	\$5,587,119	\$11,174,237
Milner Commons	156	New Construction	\$47,866,394	\$5,900,000	\$-	\$5,900,000
Ripley Station	48	Rehab	\$8,705,720	\$576,000	\$-	\$576,000
Jeffries Ridge	32	Rehab	\$6,178,658	\$384,000	\$-	\$384,000
Tryon Grove	48	Rehab	\$10,018,162	\$576,000	\$-	\$576,000
Avonlea Apartments	44	Rehab	\$9,587,908	\$528,000	\$-	\$528,000
Madison Glen	120	Rehab	\$27,105,790	\$1,440,000	\$-	\$1,440,000
Burrell Lofts (fka Hoke Street Apartments)	120	New Construction	\$27,489,874	\$3,175,000	\$2,675,000	\$5,850,000
The Terrace at Rock Quarry	132	New Construction	\$38,777,318	\$3,650,000	\$2,000,000	\$5,650,000
Iris Ridge	50	New Construction	\$14,795,444	\$2,150,000	\$-	\$2,150,000
Lorimer Spring	60	New Construction	\$17,806,969	\$1,250,000	\$1,170,000	\$2,420,000
919 Crosslink	142	New Construction	\$43,219,057	\$3,100,000	\$3,000,000	\$6,100,000
Parkside Apartments	144	New Construction	\$48,812,869	\$5,760,000	\$5,800,000	\$11,560,000
Grosvenor Gardens	62	Rehab	\$12,283,331	\$1,200,000	\$2,650,000	\$3,850,000
Battle Bridge	200	New Construction	\$49,854,440	\$5,000,000	\$4,500,000	\$9,500,000
Garner Station Apartments	141	New Construction	\$41,780,572	\$4,000,000	\$-	\$4,000,000
Biltmore Hills	50	Rehab	\$15,314,880	\$1,600,000	\$1,400,000	\$3,000,000
Fisher Grove	166	New Construction	\$54,010,552	\$4,980,000	\$3,320,000	\$8,300,000
Chapanoke	200	New Construction	\$67,684,999	\$4,500,000	\$7,100,000	\$11,600,000
Heritage Park Senior Phase 1B	51	New Construction	\$18,608,881	\$1,000,000	\$500,000	\$1,500,000

Question: Can staff analyze the suitability of all City lots (especially in districts A, B, and E) for housing, and analyze land owned WCPSS and Wake County?

Response: Housing and Community Development has partnered with Planning and Development to evaluate all City-owned lots within the Housing and Community Development Department's portfolio. Planning and Development also worked with Parks to evaluate their parcels and will complete that evaluation soon. Staff will work to

evaluate City-owned parcels in all other departments. Staff also reached out to our partners at Wake County to learn more about how the County and Wake County Public School System are approaching their land portfolios and opportunities for affordable housing development.

Question: What is the status of the Evergreen townhomes in College Park?

Response: The attached memo provides a detailed update on the status of the College Park townhomes.

To	Marchell Adams-David, City Manager City Council Members
Thru	Pat Dawson, Redevelopment Supervisor
From	Emila Sutton, Housing and Community Development Director
Department	Housing and Community Development
Date	November 7, 2025
Subject	Update on the College Park Townhomes

Background

In 2016, the City issued a Request for Proposals (RFP) to select a builder to construct townhomes on five (5) City-owned townhome sites in the College Park neighborhood as part of the City's East College Park revitalization initiative.



The goal of the RFP was to facilitate the construction of attractive, affordable, sustainable, and energy-efficient townhomes to be made available for first-time homeownership opportunities. In alignment with the mission of the East College Park initiative, the City sought to promote mixed-income development through this process such that at least 60% of the units created would be reserved for purchase by low- or moderate-income buyers earning no more than 80% of the Area Median Income (AMI) and the remaining 40% of units would be made available for purchase by non-income-restricted (or “market-rate”) buyers. All buyers, regardless of income, must be first-time homebuyers.

The City acted as developer of this site. Recombination and subdivision began in March 2017 and was completed in June 2018. Subsequently, concurrent review of site plans and building plans began in June 2018 and was approved in January 2020. The permit set of drawings was issued in January 2020.

The 2016 RFP closed in early 2017. Submittals were received from four proposers. On April 18, 2017, the City held a public hearing and approved the qualifications-based selection of Evergreen Construction Co. to serve as the builder and purchaser of the townhome sites. (A memo requesting the public hearing is available upon request.) This was commemorated through a Purchase and Development Agreement dated February 25, 2020 (available upon request). The agreement did not include funding to directly support the development of the townhomes.

In the time since the agreement was executed, significant construction cost increases stemming from the Covid-19 pandemic substantially delayed the project and ultimately rendered the project infeasible as initially contemplated. In the fall of 2023, City staff identified federal Community Development Block Grant (CDBG) funds that could be made available to support site improvements in order to move the project forward. Due diligence including a U.S. Department of Housing and Urban Development (HUD) Environmental Review was subsequently completed to allow CDBG funds to be used for this purpose.

In March 2025, City Council approved entering into a grant agreement with Evergreen Construction Co. to provide up to \$448,733 to fund site improvements and fill the financing gap on the project so that the six (6) townhomes can be built on Townhome Site 4.

Current Status

Evergreen Construction is currently marketing six townhomes for sale on Site 4 (around 104 N Carver St) in East College Park. Since July 2025, they have been attempting to pre-sell four units prior to beginning construction but have had difficulty generating qualified buyers. As of October 24, they have one pre-sale. The biggest challenges have been the need for significant down payment assistance (upwards of \$100k needed) and hesitation from buyers about purchasing a unit that may not be available for another year or more.

Outreach Efforts

To market the project, Evergreen and their listing agent are executing a City-approved marketing plan. Evergreen has sent out mass marketing emails, created social media posts, and

posted a flyer. They also plan to attend public meetings to engage with the community and are planning a homebuyer workshop with a local lender.

Outreach Results to Date

- Marketing outreach efforts began in July 2025. Two marketing materials were sent electronically: a Pre-Sale Guide and a Down Payment Assistance Guide. Results are summarized in the table below.

Count of Marketing Material Recipients	Percent of Recipients who Opened the Marketing Material	Percent of Recipients who Clicked the Marketing Material	Date Created
190	Data Not Tracked	Data Not Tracked	July 1, 2025
296	53%	14.2%	July 22, 2025
1	100%	100%	July 24, 2025
243	34.2%	0%	August 21, 2025
291	29.9%	0%	October 6, 2025
300	Data Not Tracked	Data Not Tracked	July 8, 2025
248	48.8%	10.1%	August 6, 2025

- Evergreen has also generated social media views and engagement via Facebook posts (see table below).

Post Views	Post Engagement	Date
1,545	39	June 30, 2025
229	2	July 11, 2025
248	4	September 6, 2025
130	10	September 10, 2025
102	0	September 11, 2025

Next Steps

Evergreen Construction has an agreement with their listing agent that runs through December. If the four pre-sales have not occurred by that point, the City will need to decide what to do with the lots. Options include re-advertising the townhome project or reimagining the sites.

Staff will evaluate the implications of all options to help inform the decision to be made by City Council.

To	Marchell Adams-David, City Manager
Thru	Patrick Young, Director
From	Ken Bowers, Deputy Director
Department	Planning and Development
Date	November 5, 2025
Subject	Moore Square South—End of Negotiations

At the May 20, 2025 Work Session, staff updated City Council on the status of the Moore Square property disposition. The status at that time was as follows:

1. At the time of the aforementioned update, and through the summer, the proposed disposition of the land for the affordable housing project via a ground lease was on track.
2. For the balance of the City Property east of Moore Square, there was no path forward by which the preferred development team, led by Loden Properties, would be able to make commitments towards the eventual purchase of the properties on a specific timeline. Staff recommended, and City Council accepted, that negotiations with Loden cease. The City would undertake a market and feasibility study of the property to inform future disposition options—work that started shortly thereafter and is concluding this month.
3. Through the summer, there remained hope that a hotel project for the parking lot adjacent to City Market was a viable option. The main sticking point was the gap between the City’s property appraisal and the value of the land for a 150 – 160 room hotel. It was hoped that this gap could be narrowed or overcome by ordering a second appraisal and delaying the recovery of full market value through a ground lease arrangement with option to purchase. City Council instructed staff to continue with negotiations on the Moore Square South site.

Since the May 20 work session, several actions were undertaken by both parties with the goal of concluding a deal. Loden ordered their own property appraisal, as was contemplated in the original RFP. Loden’s appraisal produced a value significantly below the City’s appraisal. Averaging the two (as per the RFP) lowered the target value to about \$5.2 million, much closer to Loden’s preferred price. The variance between the two appraisals was so large that the City ordered review appraisals of both. The reviews found methodological issues with both appraisals; therefore, the averaging of the two was supported as reasonable.

Based on the new price, Loden submitted a term sheet maintaining the ground lease arrangement that allowed deferring the purchase of the property far into the future. With the price gap greatly narrowed, the City countered with a revised term sheet that eliminated the ground lease in favor of a fee-simple purchase. The purchase could be delayed until site

infrastructure approvals (the last step before building permits) were obtained, and extended further with additional cash payments, allowing construction to potentially start as late as three years from the date of the purchase agreement. The revised term sheet also provided more detail regarding a parking lease in a City facility to support the hotel and the disposition of the small parcels (Blake Street and the Esso Station). These terms were transmitted to Loden on October 14.

On October 28, Loden informed the City that they are no longer interested in pursuing the property and are withdrawing from negotiations.

Current Status

Affordable housing development: The City and developer Harmony Housing are working through site development and title issues so that the execution of the ground lease and closing on project financing may occur by close of this calendar year. The first gap payment of City financial assistance for the project is anticipated to be due in August of 2026.

Moore Square East: The market and feasibility study has provided some preliminary insights relevant to the future positioning of the Moore Square East properties. Under current market conditions, mixed-use residential development supported by a parking deck remains the best use for the property facing the park. The City's remaining land holdings, less the affordable housing site, however, are not of sufficient size to accommodate a parking deck. Realizing the full potential of the City property could involve the City exploring certain paths such as: (1) the City maintaining or exercising the option on the Hadley Property; and (2) the eventual purchaser of the City and Hadley properties adding to the overall assembly by also acquiring some or all of the adjacent properties located at the corners and currently controlled by 4 separate entities, including the Raleigh Rescue Mission (see Exhibit 1).

Staff met with the Raleigh Rescue Mission to understand their potential timeline for replacing their existing building on E Hargett St. Two board members stated that they are years away from being in a position to raise money for a new building, but that they would be willing to part with a portion of their property fronting Moore Square and currently occupied by a small Chapel. This creates the potential of developing the entire park-facing block face.

Based on this dialog, the City may dispose of its existing holdings on the block before the Rescue Mission could enter into a land swap. This may leave the City property on the corner of E Hargett and S Bloodworth separated from any possible assemblage. The market study has found that given the size of the site, the highest and best use for the property is likely townhomes similar to those found on the next block to the northeast, between S Bloodworth and S East.

Moore Square South: With the reset of southern properties, the City must decide as to whether, when, and how to make the property available for eventual development.

Next Steps

With the affordable project moving forward, the City will need to balance a trade-off with respect to timing. On the one hand, the desire to realize funds to support the gap financing of the affordable project without pulling from other City financial resources, combined with the desire to create positive momentum in the Moore Square area provides reasoning to proceed quickly with remarketing the City property. On the other hand, adverse market conditions will likely result in a lower return on the property than if the City could wait for a stronger economic climate.

In addition to timing, the City must decide on the method of disposition. Upset bid (or similar competitive sale to the highest bidder) is the quickest way to realize current market value from the land, but at the cost of relinquishing control over the timing and details of future development. An RFP process gives more control, but at the cost of protracted negotiations prior to closing as well as the risk that the closing never happens.

Staff believe that an RFP is not a viable option for **Moore Square East**, as the City does not control sufficient land to support a viable development proposal. Whoever purchases the City property will have to assemble additional property. This cannot be done at the time of proposal; hence any development proposals used in the selection process will not be representative of the final development. A competitive bid process appears to be the only feasible option. Staff have been contacted by at least one interested developer with resources to purchase and develop the property and would suggest moving to market the property quickly so as to provide resources from the sale for the affordable project.

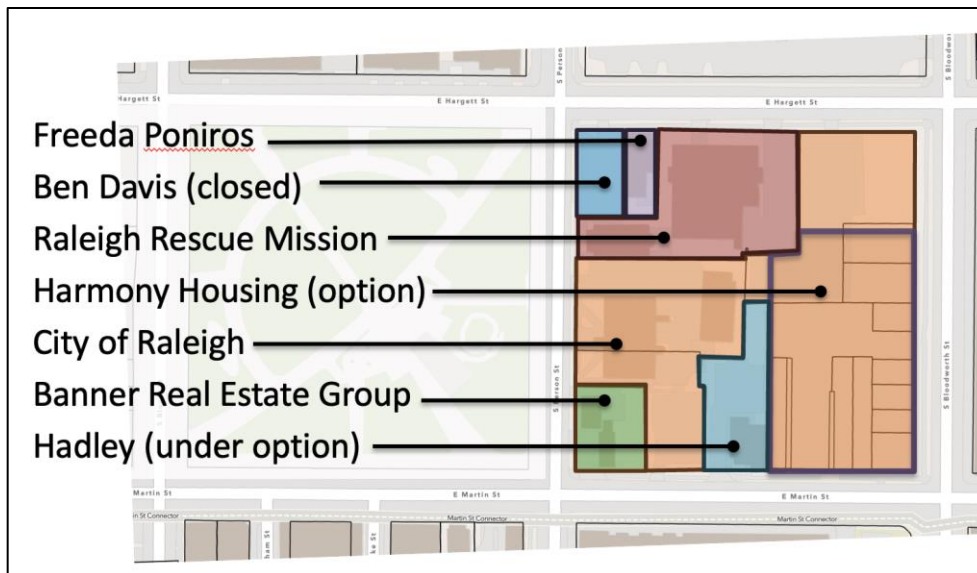


Exhibit 1: Property Ownership on Moore Square East

Moore Square South presents a broader range of options. The City could market the property soon or wait until market conditions improve. The City could issue a new RFP or use a competitive bid process. Should the City Council request an RFP, now or in the future, staff would suggest several ways in which the process could be improved to mitigate issues that arose with the prior process. These recommendations would include the following:

- Performing a similar market and test fit analysis as is being done for the former DMV site, so that there is a better understanding of what is feasible.
- Adjusting the zoning to match the feasible project, so that the site is not over-zoned, which could lead to inflated appraisals.
- Performing more due diligence to unearth any potential title issues with the property or other encumbrances.
- Putting clear expectations regarding the timeline for proceeding with development and closing on the property in the RFP, as well as expectations as to development outcome.
- Appraising the property prior to issuing the RFP and making the appraisal available to interested parties.
- Asking for a price proposal as part of the submittal requirements

To	Marchell Adams-David, City Manager
Thru	Stephen C. Bentley, Director – Raleigh Parks
From	Adam Forman, Assistant Director – Raleigh Parks
Department	Parks, Recreation and Cultural Resources
Date	November 7 th , 2025
Subject	Greenway Trail Oriented Development Maps

At the October 21st City Council work session, staff from Raleigh Parks presented on “Greenway Trail Oriented Development.” During the discussion, a question was posed regarding the number of greenway-adjacent-properties that sit outside of the floodplain.

In response to this inquiry, Raleigh Parks has put together a map of lots within 1/8th mile of the city’s “Oak City Trails” and “Tier 1 Proposed Trails” that contain *at least* one-acre of property situated outside of the floodway and floodway fringe.

As defined by the [Greenway Master Plan](#), “Oak City Trails provide the most direct routes to destinations throughout Raleigh and are intentionally integrated into the larger multimodal transportation network.” These are the trails best positioned for commuting and sustainable transportation and could benefit from bringing more residents, services, retail, work sites, and activities closer to the trail.

“Tier 1 Proposed Trails,” meanwhile, are the highest priority, to-be-built trails in the Capital Area Greenway system. Constructing portions of these trails as part of private development projects has the potential to expedite build-out and reduce costs.

In total, there are 1,363 privately-owned lots that are adjacent to strategic greenway locations (i.e. “Oak City” and “Tier 1” trails) and have at least one acre situated outside of the floodplain. Combined, these lots have a total of 7,179 acres outside of the floodplain.

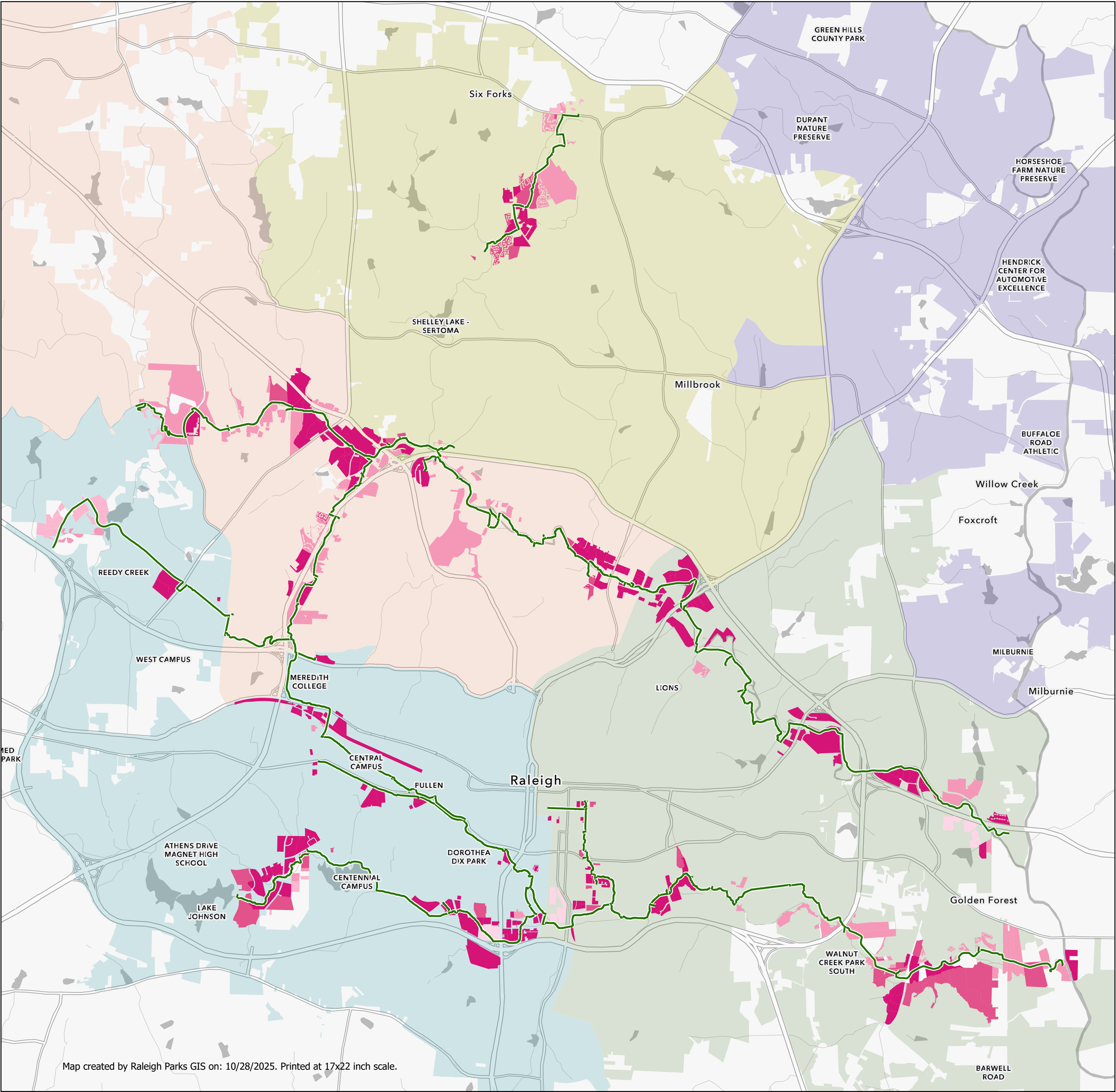
Among these 1,363 lots, 905 are currently zoned for moderate residential (R-10) or mixed-use – including Commercial (CX), Downtown (DX), Industrial (IX), Neighborhood (NX), Office (OX), and Residential (RX) Mixed-Use. These 905 lots include a total of 4,800 acres located outside of the floodplain.

Number of Lots within 1/8th mile of “Oak City Trails” and “Tier 1 Proposed Trails” with <i>at least</i> One-Acre of Property located outside of the Floodplain			
	Number of Lots	Total Acreage	Total Acreage Outside of Floodplain
Adjacent to Oak City Trail	499	3,621	2,846
<i>Heavy Industrial (0)</i>	14	98	85
<i>Low Density Residential (1)</i>	38	143	130
<i>Medium-Density Residential (2)</i>	174	1,168	960
<i>Moderate-Density Residential (4)</i>	50	578	444
<i>Mixed-Use District (5)</i>	222	1,631	1,225
<i>N/A</i>	1	3	2
Adjacent to Tier 1 Proposed Trail	864	4,723	4,333
<i>Heavy Industrial (0)</i>	21	109	107
<i>Low Density Residential (1)</i>	9	49	44
<i>Medium-Density Residential (2)</i>	200	1,177	1,046
<i>Moderate-Density Residential (4)</i>	61	404	381
<i>Mixed-Use District (5)</i>	572	2,979	2,749
<i>N/A</i>	1	5	5
	1,363	8,344	7,179

Table: Current Zoning for non-tax exempt parcels adjacent to the greenway and outside of the floodplain. The simplified density designations (e.g. “Low (1),” “Medium (2),” and “Moderate (4)” density) were jointly categorized and assigned by Parks and Planning & Development.

(Attachments)

- *Lots within 1/8th mile of “Oak City Trails” with at least one-acre of property situated outside of the floodplain. Details current zoning, shaded by level of density.*
- *Lots within 1/8th mile of “Tier 1 Proposed Trails” with at least one-acre of property situated outside of the floodplain. Details current zoning, shaded by level of density.*



City of Raleigh Greenway Oriented Development Along Oak City Trails

— Oak City Trails
Raleigh City Council

- A
- B
- C
- D
- E

Zoning Density

- 0
- 1
- 2
- 3
- 4
- 5

Note: Zoning density is limited to properties located within one-eighth (1/8) mile of Oak City Greenway Trails that contain at least one acre of land outside of the designated floodplain.

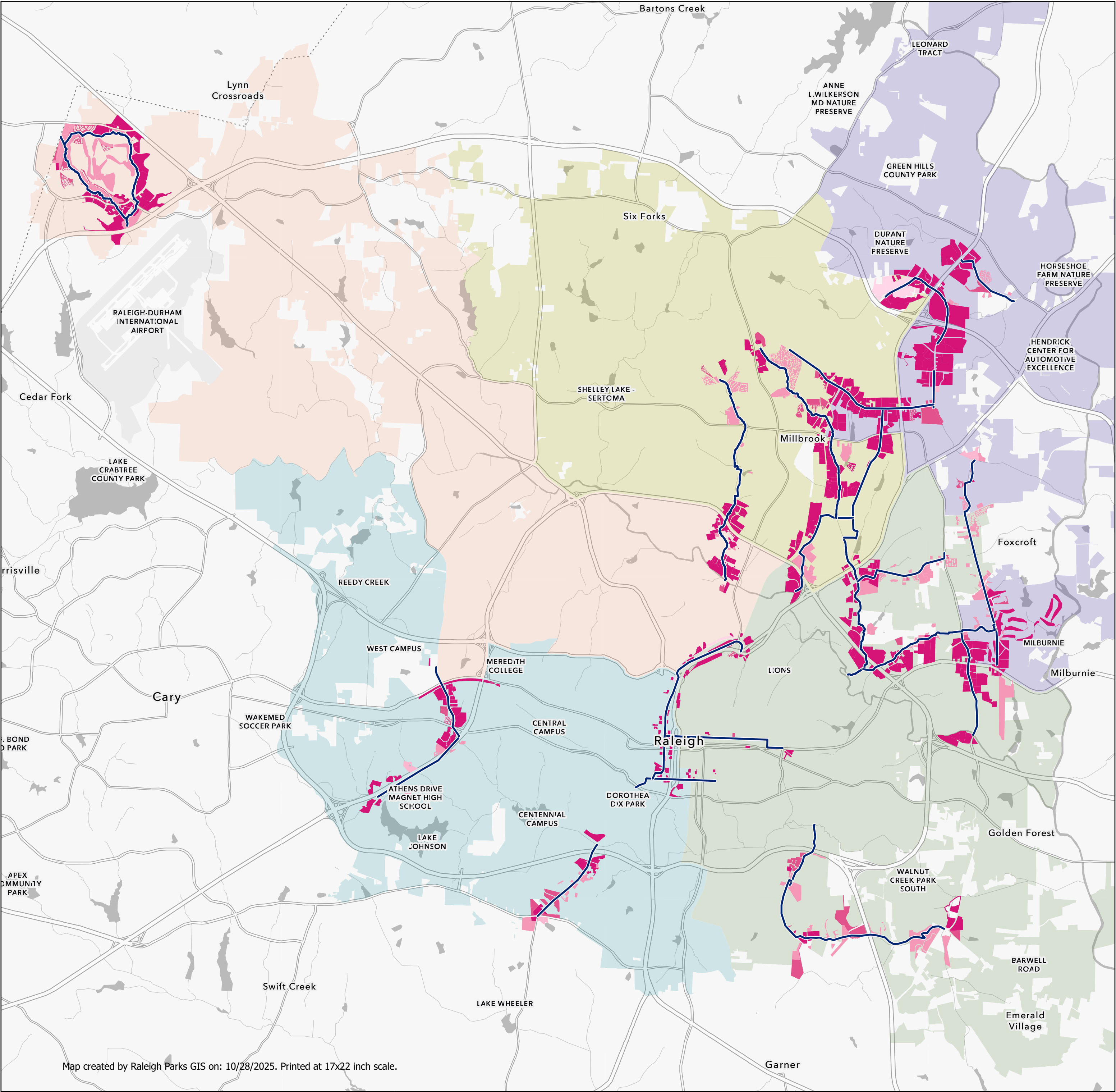


Raleigh
Parks



0 1.5 3 Miles

Map created by Raleigh Parks GIS on: 10/28/2025. Printed at 17x22 inch scale.



City of Raleigh Greenway Oriented Development Along Priority Master Plan Proposed (Tier 1) Trails

Greenway Master Plan
— Proposed Trails (Tier 1)

Raleigh City Council

- A
- B
- C
- D
- E

Zoning Density

- 0
- 1
- 2
- 3
- 4
- 5

Note: Zoning density is limited to properties located within one-eighth ($\frac{1}{8}$) mile of Tier 1 Master Plan Proposed Greenway Trails that contain at least one acre of land outside of the designated floodplain.



Raleigh
Parks



0 2 4 Miles