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INFORMATION:

Drought Status Update

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

Included with the *Update* materials is a staff memorandum with more information about ongoing regional drought conditions.

(Attachment)

Yard Waste Collection Operating Schedule Update

Staff Resource: Shikha Gupta, Solid Waste Services, 996-3475, shikha.gupta@raleighnc.gov

Solid Waste Services (SWS) collects garbage, recycling, and yard waste from over 128,000 households in Raleigh. Garbage is collected weekly, while recycling and yard waste are currently collected bi-weekly. On June 3, 2025, the Raleigh City Council agreed to expand the City's yard waste collection program to weekly service starting in Fall 2026.

Effective September 8, 2026, SWS will begin collecting yard waste on a weekly basis. Yard waste may be placed in the City's 95-gallon yard waste carts and/or biodegradable bags and can include leaves, grass clippings, limbs, hedge trimmings, and other organic debris generated from outdoors. Garbage collection will remain weekly. Recycling will remain on a bi-weekly schedule. Residents' day of service will not change.

The enhanced program will offer residents an additional 26 yard waste collections each year and address long-standing issues with the City's loose leaf collection program. Residents will have the option to place up to 15 bags at the curb along with their yard waste cart weekly throughout the year.

Residents should continue to place their carts out the night before and can receive regular updates through the Raleigh Reuse App. If a customer has any questions about their services, they should get in touch with Solid Waste Services at 919-996-3245 or customercare@raleighnc.gov.

<https://raleighnc.gov/landfill-and-reuse/news/council-agrees-expand-yard-waste-collection>

(No attachment)

Monthly Update on Reflecting Raleigh: The Next Comprehensive Plan

Staff Resource: Sarah Shaughnessy, Planning & Development, 996-2234, sarah.shaughnessy@raleighnc.gov

Included with the *Update* materials is a monthly progress memo on [Reflecting Raleigh](#), the process for developing the Next Comprehensive Plan. The project is in its second (of five) phases, which will wrap up this summer. As summarized in last month's update, phase two activities include: convening the Civic Assembly, who have now completed their deliberation and recommendations process; and convening a series of technical teams, who are producing policy recommendations in five topic areas -- land use, transportation, housing and neighborhoods, and infrastructure and community services. Looking ahead to the third phase of the project, staff have issued requests for proposals (RFPs) for a cost of growth analysis and a facility fee and reimbursement study and are currently reviewing proposals for writing and design support.

(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 March 13 Housing Roundtable

Affordable Housing Roundtable Follow-Up (Council Member Patton and Council Member Jones)

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

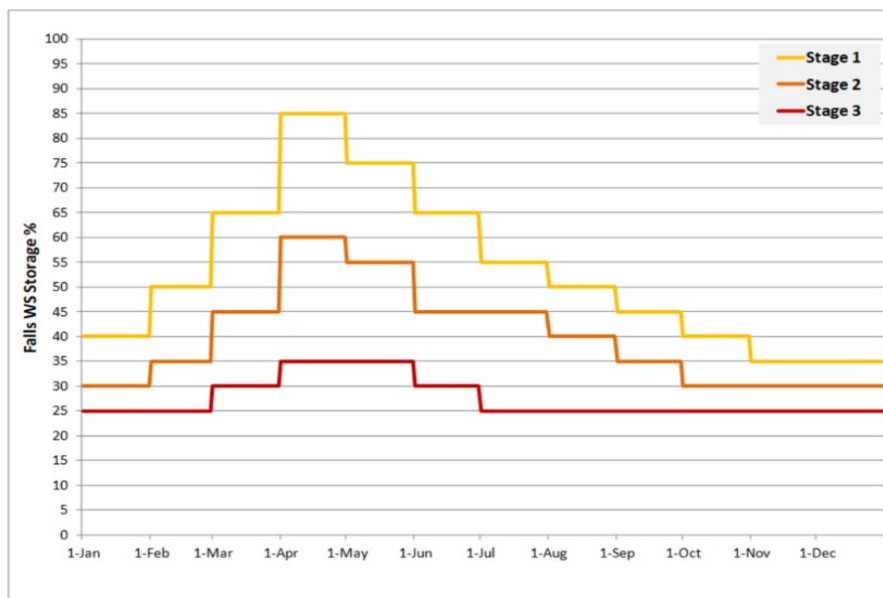
Included with the *Update* materials is a memorandum providing additional information relevant to the March 13 affordable housing roundtable.

(Attachment)

To	Mayor and City Council
Thru	Whit Wheeler, Director
From	Edward Buchan, Assistant Director
Department	Raleigh Water
Date	March 27, 2026
Subject	Drought Status Update

Since January 5, 2026, central North Carolina has been in a D2 Severe Drought based on the [NC Drought Monitor](#). Raleigh’s main water source, Falls Lake, is approximately 2.5 feet below full pool and areas of exposed lakebed are now plainly visible in the upper reaches of the reservoir. However, due to the way Falls Lake is managed by the US Army Corps of Engineers, the water supply pool (i.e. the volume reserved for water supply) is currently at 88% remaining and has been slowly climbing over the past 2 weeks. Some precipitation is expected this evening and normal precipitation is expected over the next 3- 4 weeks, with above normal precipitation expected for April, May and June.

Raleigh Water employs a seasonal drought trigger system based on over 100 years of hydrologic data and the water supply pool remaining at Falls Lake, which means the drought triggers change month-to-month. The trigger for March is 65%, but increases to 85% for the month of April (see graphic below):



Based on the current hydrologic conditions and projected precipitation trends, we do not anticipate it will be necessary to enter Stage 1 Water Use Restrictions in April. Raleigh Water communications staff has worked to prepare outreach materials in the event it appears we will hit the trigger for Stage 1, which includes website updates, social media messaging, press release and emails sent to all irrigation customers.

To help manage our water supply resources, Raleigh Water has taken steps to reduce the amount of water flushed for the annual transition to chlorine-only disinfection and approximately 26 million gallons have been conserved compared to the usual flushed volume. In addition, we have increased withdrawals from Lake Benson to conserve more water in the Falls Lake water supply pool, which is what the triggers are based on. An updated drought status webpage has also been developed and it allows customers to understand current water supply status and monthly drought triggers: [Water Supply and Drought Status | Raleighnc.gov](#)

To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Planning & Development Director
From	Sarah Shaughnessy, AICP, Principal Planner
Department	Planning and Development
Date	March 27, 2026
Subject	Monthly Update on Reflecting Raleigh: The Next Comprehensive Plan

Overview

Raleigh’s Comprehensive Plan serves as the city’s long-term vision for the built environment. [Reflecting Raleigh](#) is the process of developing the Next Comprehensive Plan, which will include a focus on sustainable and equitable growth, aligning adopted city plans and priorities, and enhanced community engagement.



The project is in its second (of five) phases, which will wrap up this summer. As summarized in last month’s update, phase two activities include convening Civic Assembly, which has recently completed their deliberation process and provided recommendations, and convening a series of technical teams, who will produce policy recommendations in five topic areas: land use, transportation, housing and neighborhoods, natural resources and infrastructure and community services. Looking ahead to the third phase of the project, staff have issued requests for proposals (RFPs) for a cost of growth analysis and a facility fee and reimbursement study and are currently reviewing proposals for writing and design support.

Raleigh Civic Assembly

Raleigh’s first [Civic Assembly](#) has concluded its deliberation. Over the last three months, a group of 40 residents met to learn about, discuss, and make recommendations for how neighborhoods served by frequent bus service should develop over the next 20 years. The group was randomly selected to broadly represent the characteristics of Raleigh’s population through a stratified random sampling

process. After 40 hours together, the assembly has produced a set of recommendations spanning zoning and land use, affordable housing, cultural preservation, and equity. A full report of the Assembly's recommendations will be available in the coming weeks in conjunction with a staff presentation to City Council in May.

Technical Teams

Five teams of [technical experts](#) from the City of Raleigh staff, Boards and Commissions, and the Raleigh community are also convening as part of phase two. Each of these teams will meet over the course of size months to review existing conditions, community input from phase one (priorities, and emerging themes), and provide recommendations to address key issues related to land use, transportation, housing and neighborhoods, natural resources, and infrastructure and community services. [A full schedule of team meetings](#) and a [list of technical team participants](#) is available on the project website. Staff will provide a comprehensive update on these recommendations in early fall.

Preparing for Phase Three

As shared previously, the Civic assembly and Technical Teams build on the community priorities and the community inventory identified in the first phase of the project. Phase three of the project will focus on knitting together the recommendations of these groups to develop the written and visual content of the city's next plan.

Staff are currently reviewing proposals for writing and design services to support phase three. Staff have also issued requests for proposals (RFPs) for a Cost of Growth Analysis and Facility Fee study to inform the plan's growth strategy and plan implementation.

Weekly Events Digest

Friday, March 27 – Thursday, April 2

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

Permitted Special Events

[Peace Pacer 5K](#)

William Peace University & Route

Saturday, March 28

Event Time: 9:00am - 11:00am

Associated Road Closures: Roads will be closed from 8:45am until 10:00am. Note that all cross-streets will be detoured during the event and [view the 5K route map](#) for more details.

Other Upcoming Events

[Battle of the Badges](#)

Friday, March 27

Lenovo Center

[1776](#)

Friday, March 27 – Sunday, April 19

Raleigh Little Theatre

[Star Wars & More! – NC Symphony](#)

Saturday, March 28

Meymandi Concert Hall

[Teen Comic Lab: Design. Draw. Prepare.](#)

Saturday, March 28

Peach Road Cultural Center

[World Theatre Day at Lake Lynn](#)

Saturday, March 28

Lake Lynn Community Center

[New Jersey Devils vs. Carolina Hurricanes](#)

Saturday, March 28

Lenovo Center

[Dog Man: The Musical](#)

Saturday, March 28

Raleigh Memorial Auditorium

[Snow White – Carolina Ballet](#)

Saturday, March 28 & Sunday, March 29

Fletcher Opera Theater

[Forest Bathing](#)

Sunday, March 29

Stone Houses Visitor Center at Dix Park

[Sound Bath](#)

Sunday, March 29

The Chapel at Dix Park

[Montreal Canadiens vs. Carolina Hurricanes](#)

Sunday, March 29
Lenovo Center

[Robert Plant with Saving Grace and Suzi Dian](#)

Tuesday, March 31
Raleigh Memorial Auditorium

[Columbus Blue Jackets vs. Carolina Hurricanes](#)

Thursday, April 2
Lenovo Center

[Egg Hunts & Spring Events](#)

Through Wednesday, April 29
Raleigh Parks

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.

New Amplified Noise Ordinance Takes Effect January 2026

The City Council approved a [new amplified noise ordinance](#), which went into effect Jan. 1, 2026. Stadiums, arenas, and outdoor sports or entertainment venues, including amphitheatres, are exempt. Parades, outdoor events, races, festivals, and concerts that receive a permit from the Office of Special Events are also not subject to the ordinance.

Council Member Follow Up

To	Mayor and City Council
Thru	Emila Sutton, Director
From	Erika Brandt, Assistant Director
Department	Housing and Community Development
Date	March 27, 2026
Subject	Affordable Housing Roundtable Follow-Up (March 13, 2026)

Background

Following an affordable housing event held on March 13, 2026, Council Members Patton and Jones posed the below questions.

Question: The Faith Based Housing Initiative shared that as part of Durham’s SCAD updates, they allow unlimited ADUs on church property. That struck us as easy, low-hanging fruit to help facilitate a “Yes In God’s Backyard/YIGBY” objective. Can you provide any commentary or context that might be helpful? Questions include: Has there been much uptake? Of the churches we engaged, how many might respond to that type of move? Are there other elements of ADU regulation that might render this less effective than it seems?

Response: In Raleigh, church properties are allowed one (1) ADU if located in mixed-use districts and two (2) if located in a frequent transit area. Sympara, the City’s consultant who spearheaded much of the YIGBY work to-date, believes faith communities would respond positively to an unlimited ADU policy like Durham’s. There are no known elements of ADU regulation that would render an unlimited ADU policy for faith communities to be less effective.

Public data is not available specifically for ADU construction on faith properties in Durham, so it is unclear how the faith community has responded to the policy. However, 80% of Durham’s ADU building permits from 2008 to present have been issued since 2019, indicating a strong response to Durham’s policy.

Question: The Raleigh Area Land Trust mentioned that they had to pay City and County lawyer fees in order to engage in their project. Can you speak to the purpose and impact of this and add any missing context? Questions include: What legal fees are they

covering specifically? Do all nonprofit partners have to do this or were there unique circumstances? On average how much are these fees?

Response: All affordable housing developers that receive City funding are expected to pay the City's legal fees for outside counsel associated with their respective loan closings. Likewise, Wake County staff confirmed that it is customary for developers (both for- and non-profit) receiving County funding to cover County legal fees for outside counsel associated with the project. More broadly, in multifamily transactions it is standard practice for the borrower to pay for both their own legal representation and the lender's legal costs for the transaction.

For City of Raleigh affordable housing loans, developers are responsible for covering the cost of the City's outside legal counsel. This responsibility is outlined in the commitment letter issued after City Council approval. The legal fees paid by the borrower cover work performed by the City's outside counsel, Ellinger & Carr, while representing the City through the loan closing. Legal fees are paid directly to Ellinger & Carr, often as part of the financial closing for the project. Because fees are tied to the scope of work, more complex projects may incur higher costs. Typical work covered includes preparation of legal documents, participation in closing calls, review of due diligence documents, and review of materials from other parties in the transaction.

Ellinger & Carr provides borrowers with advance notice of anticipated closing costs and notes that costs may increase if the closing timeline extends or additional complexity arises, such as added lenders or increased restrictions.

Ellinger & Carr's rates are consistent with industry standards for affordable housing transactions, which can range from \$7,500 to \$35,000 depending on project complexity, number of parties involved, title and survey, municipal involvement, bond issuance, federal requirements, and document negotiation. For reference, fees for a straightforward commercial real estate closing (like a permanent loan for an apartment development) may range from \$8,000 to \$12,000. Low-Income Housing Tax Credit transactions, which are more complex, are typically \$22,000 to \$30,000, with 4% transactions a bit higher (\$30,000 to \$35,000).

It is also important to note that borrower-paid legal fees do not cover City Attorney's Office staff time, which can be substantial for complex transactions and include multiple attorneys and support staff that would all bill by the hour in an outside counsel context. The City also does not recover the significant legal costs associated with issuance of affordable housing bonds, including bond counsel and other transaction-related legal expenses, the proceeds of which serve as the source of funding for most of the City's gap financing.

The Raleigh Area Land Trust (RALT) Cottages of Idlewild project involved a complex and extended closing process, including numerous changes to project

details, a novel project approach for the City and County, additional funding requests, and addition of new lenders with associated requirements. As with all City-funded projects, responsibility for legal closing costs was outlined in the conditional commitment letters issued to RALT in April and October of 2024. The borrower also received an estimate of the anticipated fees from Ellinger & Carr in October 2024, with the understanding that costs could change if the timeline extended or project complexity increased, both of which did occur before loan closing in July 2025.