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**Budget Work Session Follow-Up (Mayor Cowell and Council Member Branch)**

### **Regular Council Meeting Tuesday, April 21; Work Session at 11:30 - Lunch Will be Provided**

Council will meet in regular work session at **11:30 A.M.** in the **Council Chamber**. Please note the agenda for the lunch work session is included with the regular meeting agenda and may be accessed via the eScribe electronic agenda system:

<https://pub-raleighnc.escribemeetings.com/>

The **regular** Council meeting begins at **1:00 P.M.**

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 pull from the consent agenda for discussion, please e-mail [mayorstaff@raleighnc.gov](mailto:mayorstaff@raleighnc.gov) by 11 A.M. the day of the meeting.

## INFORMATION:

### **Morrisville Rental Assistance Program Information**

*Staff Resource: Erika Brandt, Housing and Community Development, 996-6975, [erika.brandt@raleighnc.gov](mailto:erika.brandt@raleighnc.gov)*

Staff was asked to provide more information on the Town of Morrisville's pilot rental assistance program for municipal workers and teachers.

Morrisville's rental assistance program appears to be a valuable tool, especially in a high-cost submarket like Western Wake County. Structurally, the program is similar to the federal Housing Choice Voucher (HCV) program, with the notable distinction that it does not include housing inspections. In theory, removing this requirement may help increase landlord participation by reducing administrative burden. However, it also decreases oversight of housing quality.

Raleigh does not currently operate a rental assistance program specifically for City employees. However, the Housing and Community Development Department does provide rental assistance and security deposit assistance through the Care Navigation team as part of Raleigh CARES. In a resource-constrained environment, the Department's approach is to prioritize households with the greatest needs, particularly those experiencing homelessness or in a housing crisis. By contrast, a "first come, first served" model tends to serve households who are more resourced and able to navigate application processes.

In alignment with the Care Navigation model, the Department proposed \$3 million per year for homelessness response as part of the planned bond package for 2026. This would include rent assistance and diversion resources targeted to individuals and families with the highest vulnerability.

In addition, the City has made targeted investments in eviction and homelessness prevention; namely, \$500,000 annually toward prevention, diversion, and rapid exit strategies including \$100,000 to support Campbell Law's Housing Justice Project (eviction prevention). City employees who reside in Raleigh have the same access to these programs as all other Raleigh residents.

*(No attachment)*

### **Duplex Village RFP Feedback Summary**

*Staff Resource: Pat Dawson, Housing and Community Development, 996-6951, [pat.dawson@raleighnc.gov](mailto:pat.dawson@raleighnc.gov)*

A Request for Proposals (RFP) for redevelopment partners for the Duplex Village site was issued on July 23, 2025, with responses due October 17, 2025, and a total of 14 proposals were received. The City made \$2,880,000 in gap financing available to support affordable housing development, and proposals could request additional funding via an exception. City Council approved staff's recommended selection of a team led by Blue Ridge Atlantic Development (BRAD) in partnership with Raleigh Housing Authority (RHA) on January 6, 2026.

Following the selection process, staff from the evaluation team sought feedback from proposing teams to help improve future RFPs. Of the 13 non-selected teams, staff conducted feedback calls with 12; one

team did not respond to the offer to have a feedback call. Staff will consider incorporating the following feedback into future RFPs.

Staff from HCD and the City Manager's Office met with Council Member Corey Branch on January 29, 2026, at the request of Raleigh resident Desmond Dunn, a member of one of the non-selected teams. During the meeting, staff provided clarification on the selection process, evaluation criteria, and scoring. At the conclusion of the meeting, CM Branch requested information on the feedback received from non-selected teams and staff recommendations to improve the RFP process. Staff will consider this feedback in future solicitations.

### **FEEDBACK RECEIVED**

1. Complete additional **due diligence** before issuing an RFP – finalized title package, up-to-date survey, etc.
2. Consider a **partnership with RHA** to level the playing field for access to project-based vouchers and other RHA tools.
3. Provide **clearer guidance on City expectations** for the site up front, including baseline assumptions, minimum and maximum development projections, and high-level parameters that provide guidance while still allowing innovation.
4. **Increase transparency** in evaluation by publishing objective scoring formulas where possible, clarifying the expectations for the interview phase, and clearly stating how feedback will be provided to unsuccessful teams (e.g., all teams receive written feedback, only interviewed teams receive feedback call post-RFP, etc.)
5. **Strengthen proposal requirements** by making key sections such as risk and mitigation mandatory and scored. Other suggestions include structuring submissions around a feasible base case with optional upside scenarios.
6. **Refine scoring criteria** to allow flexibility (e.g., partial points or sliding scales) while more clearly defining how priorities such as design quality, community benefits, team structure, experience, capacity, and feasibility will be evaluated.
7. Clarify the **Emerging Developer program**, including defining its intent, refining any associated scoring points and criteria, helping teams identify qualified partners, and establishing follow-through mechanisms to ensure meaningful participation.

*(No attachment)*

**Update on the Chavis-Dix Strollway Project**

Staff Resource: Christopher Stebbins, Planning, 996-2655, [christopher.stebbins@raleighnc.gov](mailto:christopher.stebbins@raleighnc.gov)

Sydney Honeycutt, Planning, 996-4629, [sydney.honeycutt@raleighnc.gov](mailto:sydney.honeycutt@raleighnc.gov)

Dhanya Sandeep, Planning, 996-2659, [dhanya.sandeep@raleighnc.gov](mailto:dhanya.sandeep@raleighnc.gov)

The first public meeting pertaining to the Chavis-Dix Strollway is scheduled for April 23, 2026, at 5:00 p.m. at Greg Poole, Jr. All Faiths Chapel at Dorothea Dix Park. The meeting is intended to communicate the project's updated scope and direction to the public, while aligning expectations around the revised project approach. Another key objective is to gather stories and historical input from residents and families associated with the Fourth Ward and Third Ward neighborhoods, to more fully document, interpret, and highlight the cultural landscape through the trail. Included with this week's *Update* is an example of the postcards used for communication with neighbors.

(Attachment)

**Weekly Digest of Special Events**

Staff Resource: Sarah Heinsohn, Office of Special Events, 996-2200, [sarah.heinsohn@raleighnc.gov](mailto:sarah.heinsohn@raleighnc.gov)

Included with the *Update* materials is the special events digest for the upcoming week.

(Attachment)

## Council Member Follow Up Items

### Follow-Up from April 6 Budget Work Session

**Community Enhancement Grant Follow-Up (Mayor Cowell and Council Member Branch)**

Staff Resource: Jess Brandes, Housing and Community Development, 996-4278, [jess.brandes@raleighnc.gov](mailto:jess.brandes@raleighnc.gov)

During the budget work session on April 6, 2026, Council requested additional information regarding Community Enhancement Grant (CEG) funding. Included with this week's *Update* is the staff response from Housing including relevant data.

(Attachment)



# Connecting two iconic parks— and the stories in between.

Manager's Update

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Raleigh  
Planning

April 17, 2026

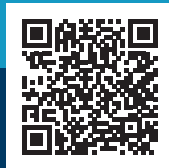
# We're planning a new cultural trail!

The **Chavis-Dix Strollway** will link John Chavis Memorial Park and Dix Park through the neighborhoods southeast and southwest of downtown. This 1.3-mile cultural trail will build on the South Park Heritage Trail and highlight the people, places, and history that define the community.

**Come share the stories and experiences that should be reflected along the trail.**

**Thursday, April 23 | 5 p.m.**

**Greg Poole Jr. All Faiths  
Chapel at Dix Park**  
1030 Richardson Drive



**raleighnc.gov**

search: Chavis-Dix Strollway



**Raleigh**

City of Raleigh  
PO Box 590  
Raleigh, NC 27602

# Weekly Events Digest

Friday, April 17 – Thursday, April 23

City of Raleigh Office of Special Events  
[specialevents@raleighnc.gov](mailto:specialevents@raleighnc.gov) | 919-996-2200 | [raleighnc.gov/special-events-office](http://raleighnc.gov/special-events-office)

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## Permitted Special Events

### [The North Carolina 'Cuegrass Festival](#)

Fayetteville Street District

Saturday, April 18

Event Time: 12:00pm - 10:00pm

Associated Road Closures: Hargett Street between Salisbury Street and Wilmington Street, and Fayetteville Street between Morgan Street and Martin Street will be closed from 5:00am until 11:45pm.

### [Arts on the Block](#)

City Market & Davie Street

Saturday, April 18

Event Time: 12:00pm - 5:00pm

Associated Road Closures: Blake Street between Martin Street and Davie Street, Wolfe Street between Parham Street and Blake Street, and Davie Street between Blount Street and Person Street will be closed from 7:00am until 8:00pm.

## Other Upcoming Events

### [NCMA Outdoor Films: \*Sonic the Hedgehog 3\*](#)

Friday, April 17

Moore Square

### [Poetry in the Park](#)

Friday, April 17

Dix Park

### [The HillBenders Present...Beatlegrass – PineCone](#)

Friday, April 17

Fletcher Opera Theater

### [Powell Drive Community Day](#)

Friday, April 17 & Saturday, April 18

Powell Drive Park

### [Il Trovatore – NC Opera](#)

Friday, April 17 & Sunday, April 19

Raleigh Memorial Auditorium

### [Pullen Park Electric Train Celebration Weekend](#)

Friday, April 17 – Sunday, April 19

Pullen Amusements

### [1776](#)

Friday, April 17 – Sunday, April 19

Raleigh Little Theatre

### [Game 1: Senators vs. Hurricanes](#)

Saturday, April 18

Lenovo Center

**[Music at the Market](#)**

Saturday, April 18  
Dix Park

**[An Evening with David Sedaris](#)**

Saturday, April 18  
Raleigh Memorial Auditorium

**[Charlie Berens: The Lost and Found Tour](#)**

Saturday, April 18  
Meymandi Concert Hall

**[Solid Waste Services Job Fair](#)**

Monday, April 20  
Wilders Grove Solid Waste Services Facility

**[Earth Day Biodegradable Yard Waste Bag Giveaway](#)**

Wednesday, April 22  
Wilders Grove Solid Waste Services Facility

**[Artist Reception | Continuum: Classical to Contemporary Islamic Art](#)**

Wednesday, April 22  
Block Gallery

**[Air Chrysalis: Celebrate the Artwork](#)**

Wednesday, April 22  
Walnut Creek Wetland Park

**[Recycling Tours at Sonoco](#)**

Thursday, April 23  
Wilders Grove Solid Waste Services Facility

**[Mental Health Check In](#)**

Thursday, April 23  
John P. "Top" Greene African American Cultural Center

**[Russell Dickerson](#)**

Thursday, April 23  
Red Hat Amphitheater

**[Celebration Of America – Carolina Ballet](#)**

Thursday, April 23 – Sunday, April 26  
Raleigh Memorial Auditorium

**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.

## **Weekly Events Digest**

Friday, April 17 – Thursday, April 23

City of Raleigh Office of Special Events  
[specialevents@raleighnc.gov](mailto:specialevents@raleighnc.gov) | 919-996-2200 | [raleighnc.gov/special-events-office](http://raleighnc.gov/special-events-office)

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### **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 amphitheaters, 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 Cowell and City Council
Thru	Emila Sutton, Director
From	Jess Brandes, Assistant Director
Department	Housing and Community Development
Date	April 17, 2026
Subject	Budget Work Session Follow-Up

**Background**

In the budget work session on April 6, 2026, several questions and requests were asked by Council regarding the Community Enhancement Grant (CEG) funding.

**Analysis**

Council Member Branch asked why our CEG program was limited to \$200,000 annually, where that number comes from and why it hasn't increased as our population grows and the City receives more Community Development Block Grant (CDBG) funding. According to HUD CDBG regulations, the total amount of CDBG funds obligated for public service activities must not exceed 15 percent of the annual grant allocation. The chart below indicates the total amount of CDBG the City of Raleigh received each year, what the public services cap was, and how those dollars were distributed. Note that while population is a factor in determining HUD's allocation of CDBG to communities, the total amount of CDBG funding available nationally in any given year is determined by Congress and may increase or decrease, so as you can see below the amount of funding Raleigh receives does not always increase.

	FY18/19	FY19/20	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26
<b>CDBG Grant Allocation</b>	3,205,888	3,136,516	3,192,027	3,118,483	2,910,580	2,849,488	2,877,282	2,851,817
<b>15% Allowable Public Services</b>	480,883	470,477	478,804	467,772	436,587	427,423	431,592	427,773
<b>CEG</b>	175,000	175,000	200,000	200,000	200,000	200,000	200,000	200,000

<b>S. Wilmington Men's Shelter</b>	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
<b>Homebuyer Training</b>	75,000	75,000	48,000	60,000	36,587	27,423	31,592	27,773
<b>White Flag Shelter</b>	0	0	0	0	100,000	100,000	100,000	100,000
<b>Life Skills Training</b>	76,000	85,000	0	0	0	0	0	0
<b>Workforce Training</b>	0	0	80,000	80,000	0	0	0	0
<b>Total:</b>	426,000	435,000	478,000	440,000	436,587	427,423	431,592	427,773

Mayor Cowell asked if staff coordinate CEG evaluation and selection with Human Services Grants (HSG) evaluation and selection. Staff does not evaluate HSG applications; that is done by a subcommittee of the Human Relations Commission. Staff reviews applications for completeness and eligibility and facilitates the review process for the Human Relations Commission.