

IN THIS ISSUE

Raleigh Environmental Award Program Update
Information Technology Onboards New AI Help Desk Agent
Q3FY26 Financial Report
Eight Stages of the Development Process
Weekly Digest of Special Events

Council Follow Up Items

Housing Exemption and Insurance Follow-Ups (Council Member Patton and Council Member Jones)
Biltmore Hills Park and Raleigh Parks Master Plans Update (Council Member Branch)

Work Session - Tuesday, May 12 - 4:00 P.M.

Reminder that Council will meet next **Tuesday** in a scheduled work session at **4:00 P.M.** The agenda for the work session was posted to the electronic agenda management system Thursday:

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

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

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

INFORMATION:

Raleigh Environmental Award Program Update

Staff Resource: Megan Anderson, Sustainability, 996-4658, megan.anderson@raleighnc.gov

Staff are providing this overview and background of the annual Raleigh Environmental Awards celebration. The 19th annual Raleigh Environmental Awards was held during the 5th annual Earth Day celebration at Dorothea Dix Park on Friday, April 24.

The Environmental Awards is an annual celebration of the City's environmental and climate action stewards and the impact they have on building a more resilient Raleigh. The Environmental Awards are hosted by the City of Raleigh's Environmental Advisory Board and organized in collaboration with the Office of Sustainability, Raleigh Stormwater, Raleigh Water, Solid Waste Services, Transportation, and the Office of Strategy and Innovation.

The awards highlight achievements in climate action, water stewardship, waste reduction, and community engagement. During the 2026 Award cycle, the City received over 100 nominations representing communities across the city. The selected winners were honored on stage during the Earth Day Celebration at Dix Park hosted in partnership with Parks, Recreation, and Cultural Resources Department and Dix Park staff. Included with this week's *Update* materials is a staff memo providing more detail about Raleigh's Earth Day Celebration, Environmental Awards, and the winners recognized in each category.

(Attachment)

Information Technology Onboards New AI Help Desk Agent

Staff Resource: Mark Wittenburg, IT, 996-5456, mark.wittenburg@raleighnc.gov

Information Technology is utilizing new Artificial Intelligence (AI) tools to improve the customer experience. As the City has grown, demand for IT help desk support has increased significantly. With just four staff members supporting 4,400 employees and more than 80,000 devices, IT had to find innovative ways to work more efficiently to keep up with demand.

Partnering with ServiceNow, the City's existing service management platform, staff used new AI tools to create AI agents RAL-E and ALLI. The AI agents supplement existing staff by either navigating a customer through a service request or researching a solution. The AI agents learn from a trusted knowledge base and follow workflows designed by staff.

RAL-E works alongside staff, guiding users, answering questions and routing requests with 98% accuracy on first contact to help eliminate rework and delays. ALLI acts like a new help desk employee that is working to autonomously resolve tickets assigned through skill-based routing. Currently it is trained to handle routine Tier 1 incidents, the most basic and common support issues such as printer issues or password resets, reducing the burden of repetitive tasks for IT support staff; however, under the careful supervision of our human helpdesk staff ALLI is continuing to learn new skills every day. Together, these agents operate as a digital workforce, available around the clock.

The results are substantial with 1,300+ staff hours returned annually, and significant time savings in daily operations, including 87 hours of writing time and 50 hours of reading time saved in just three months. AI-generated outputs are trusted as well, with a 98% acceptance rate requiring no edits.

This shift in work allows staff to focus on higher-value, more complex work like developing new skills for the AI world, solving harder problems requiring in-person support and improving services by continually providing training to the AI agents. Through its partnership, City IT demonstrated how AI can scale government operations while strengthening, not replacing, the workforce. City IT is taking a careful approach by testing the AI tool internally, building trust to potentially expand this tool to Ask Raleigh and other operations in the future.

Read more: [Raleigh uses AI to accelerate innovation and city services](#)

(No attachment)

Q3FY26 Financial Report

Staff Resource: Allison Bradsher, Finance, 996-4970, allison.bradsher@raleighnc.gov

Staff from the Finance department have prepared the FY26 Financial Update as of March 31, 2026. The report is designed to provide a status on the performance of the revenues and expenses citywide as of the end of the third quarter of the current fiscal year (FY26). Included with this week's *Update* materials is the FY26 3rd Quarter Financial Update, which provides an overview of General Fund revenues and spending on personnel and non-personnel operating expenses. Finally, an update on the performance of the City's Enterprise Funds is also included in the report.

(Attachment)

Eight States of the Development Process

Staff Resources: Ray Aull, Planning and Development, 996-2163, ray.aull@raleighnc.gov

Tania Enders, Planning and Development, 996-2532, tania.enders@raleighnc.gov

To improve transparency, provide clarity and maintain consistency, Raleigh Planning and Development has created a ["blueprint" for development](#) with a summary graphic and a detailed webpage that provide an easy-to-follow overview of the eight stages of the development process. The webpage includes performance dashboards, data visualizations, and explanations of each stage with links for further information. This allows users to follow along with how applications move through the development process.

(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-Ups from the April 21 City Council Meeting

Housing Exemption and Insurance Follow-Ups (Council Member Patton and Council Member Jones)

Staff Resource: Allison Bradsher, Finance, 996-4970, allison.bradsher@raleighnc.gov

As a follow-up to a meeting with Council on April 21, staff has prepared the attached memo for CM Patton and CM Jones related to their questions on housing exemptions and recent increases in insurance costs for the City.

(Attachment)

Biltmore Hills Park and Raleigh Parks Master Plans Update (Council Member Branch)

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

At the April 21, 2026 City Council meeting, CM Branch requested information on Biltmore Hills Park, as well as an overview of Raleigh Parks Master Plans. The attached memo provides status updates regarding: 1) the timeline of various projects at Biltmore Hills and 2) a general overview of park master plans across the Raleigh Park system.

(Attachment)

To	Marchell Adams-David, City Manager
Thru	Michael Moore, Assistant City Manager
From	Megan Anderson, Sustainability Officer
Department	Sustainability
Date	May 1, 2026
Subject	City Recognizes Raleigh Environmental Award Winners at Annual Earth Day Celebration

This memo provides City Council an overview and background of the annual Raleigh Environmental Awards celebration. The 2026 celebration was the 19th annual Raleigh Environmental Awards and 5th annual Earth Day celebration at Dorothea Dix Park.

Background

The Environmental Awards is an annual celebration of the City’s environmental and climate action stewards and the impact they have on building a more resilient Raleigh.

The awards were established in 2008 and have become an annual tradition for members of the community. Hosted by Environmental Advisory Board with support from the Office of Sustainability, the awards provide the City the opportunity to highlight the achievements of community members advancing the goals of the Community Climate Action Plan adopted by the City Council in 2021.

The Environmental Awards are hosted by the City of Raleigh’s Environmental Advisory Board and organized in collaboration with the Office of Sustainability, Raleigh Stormwater, Raleigh Water, Solid Waste Services, Transportation, and the Office of Strategy and Innovation.

The City of Raleigh Environmental Awards honor individuals, students, educators, businesses, and organizations making a positive impact on our environment. These awards recognize leadership, creativity, and commitment to building a vibrant, sustainable, and resilient Raleigh. Eligible nominees are residents of or operate within the City of Raleigh, the Raleigh extra territorial jurisdiction (ETJ), the utility service area, or are enrolled students in the Wake County Public School System.

Presented during the Earth Day Celebration at Dix Park, the awards highlight achievements in climate action, water stewardship, waste reduction, and community engagement. [Visit for more information on the Earth Day Celebration.](#)

2026 Awards Overview

During the 2026 Award cycle, the City received over 100 nominations representing communities across the city. The selected winners were honored on stage during the Earth Day Celebration at Dix Park hosted in partnership with Parks, Recreation, and Cultural Resources Department and Dix Park staff.

This year's award winners included:

Raleigh Environmental Stewardship Award (RESA)

This is the flagship award. The winner of RESA recognizes an individual or organization that has shown environmental leadership and demonstrates the relationship and continuity of the environment, economics, and social impact.

- George Jones, Partners for Environmental Justice

Business Innovation for Environmental Stewardship Award

The winner of this award demonstrates the business case for environmental stewardship through sustainable business practices and innovations.

- Laura Olsen, Founder of Trashy

Climate Action Awards

Raleigh's Community Climate Action Plan outlines key areas of impacts for greenhouse gas emission reduction strategies. Awards for climate action may be granted to recognize sustainable, climate action in the areas of Renewable Energy, Transportation and Land Use, Waste Management, Climate and Community Resilience, or other related topics.

- Athena Wollin received the Climate Action Award for Community Resilience
- The City's Housing and Neighborhoods and Community Engagement Departments received the Climate Action Award for Equipment Electrification for the Raleigh Tool Share program
- Keondra Jenkins of NC State Sustainability Career Dev. Program received the Climate Action Award for Workforce Education
- Food Recovery Network received the Climate Action Award for Waste Reduction and Efficiency

Community Action Award

The recipient of this award recognizes a volunteer, individual or non-profit organization working in Raleigh on the stewardship of natural resources, community-building, environmental justice or conservation.

- Highland UMC received the Community Action Award for their Community Victory Garden: "Peas on Earth" Garden

Next Generation of Environmental Leaders Award

These awards recognize actions taken by young residents of Raleigh for conservation, pollution cleanup, climate protection, community resilience-building or community engagement for environmental action.

- Dr. Angela Allen of NC State received the Next Generation of Environmental Leaders Award for the Environmental Resource Water Assessment Training Program

Commute Smart Award

This award, presented by Commute Smart Raleigh, a City of Raleigh program with a mission of reducing vehicle miles traveled, recognizes an individual or organization that has taken steps to amplify and/or demonstrate sustainable commuting methods, including but not limited to public transit, bicycling, and carpooling.

- Raleigh Community Kickstand received the Commute Smart Award

Capture It! Stormwater Arts Contest

This award invites Wake County students in grades 8-12 to create compelling artwork and videos related to water quality and how pollution impacts our Raleigh lakes and streams.

- Lily Burnette & Reece Newman received the Still Art Capture it! Stormwater Arts Contest Award
- Khloe Moye, Kaitlyn Gronotte & Ben Borie received the Video Capture it! Stormwater Arts Contest Award

Dare to Be Green

This award recognizes bold initiatives demonstrating innovative approaches to environmental stewardship. The winners of this award are individuals or groups that have taken bold risks, broken down siloes, and fostered collaboration as they champion new initiatives that have a positive environmental impact. Winners are selected based on creativity, willingness to explore new ideas, and effective partnership.

- Southeast Raleigh Garden Collaborative received the Dare to be Green Award

Future of Water Stewardship Award

This award honors a middle school student who shows a strong understanding of Raleigh Water's mission — to protect the environment, save water, and make sure everyone has clean, safe drinking water now and in the future. To show this, students create a design for a reusable canvas bag that promotes caring for our water and our planet.

- Amelia Hopkins received the Raleigh Water Future of Water Stewardship Award

Stormwater Smart Award

This award recognizes the accomplishments and dedication of Raleigh's educators as they advance stormwater education and watershed stewardship both in and out of the classroom. Through innovative projects, place-based curricula, and action-oriented activities, Raleigh educators' grow students' understanding and literacy of how human activities and infrastructure impact surrounding communities.

- Alexandra van Dorsten of Exploris Middle School received the Stormwater Smart Award

Trashion Show

The Trashion Fashion Competition encourages artists and designers to create garments and accessories crafted from recycled materials. The art diverts waste from the landfill while showcasing the creativity and innovation of Raleigh's fashion community. High school students, college students, adults, and aspiring professional designers are encouraged to model their recycling-inspired creations as part of the annual Earth Day Celebration during the Environmental Awards Ceremony.

Youth Category

- An Nguyen for "The Paper Dutchess" receiving First Place in the Trashion Fashion Competition
- Charlie Gocmen Nordwell for "Actions Have Consequences" receiving Second Place in the Trashion Fashion Competition
- Abbigale Hoover for "Renewable Rose" receiving Third Place in the Trashion Fashion Competition

Adult Category

- Christina Mellott for "Colors of the Corset" receiving First Place in the Trashion Competition
- Rachael Thomas for "Conscious Craft Collection" receiving Second Place in the Trashion Fashion Competition
- Amara Robinette for "Does this dress make me look trashy?" receiving Third Place in the Trashion Fashion Competition

Where to experience the 2026 awarded art creations firsthand?

Members of the public are invited to celebrate student creativity and storytelling at this year's Night at the EnviroArt Gallery! Artwork from the Capture It Arts Contest and Trashion Fashion Competition will be [on display at Pullen Arts Center](#) through May and June with a special celebration on Thursday, May 14 from 4-7 p.m.



**CITY OF RALEIGH
FINANCE DEPARTMENT
FY26 FINANCIAL UPDATE
AS OF 3/31/26**

Published May 8, 2026

This page is intentionally left blank.

Table of Contents

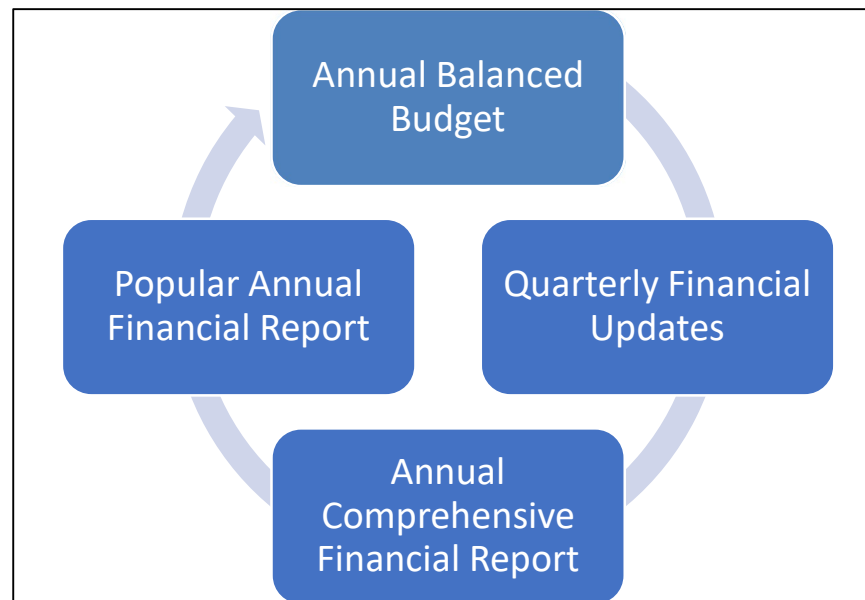
Introduction.....	3
Executive Summary.....	4
General Fund.....	5
Revenues by Type	5
Revenue Highlights.....	6-8
Expenditures by Type.....	9
Department Expenditures	10
General Fund Overtime.....	11
Raleigh Water (Fund 310).....	12
Solid Waste Services (Fund 360).....	13
Transit Operations (Fund 410)	14
Stormwater Operations (Fund 460).....	15
Raleigh Convention Center Complex Operations (Fund 642)	16
Parking Operations (Fund 442)	17
Debt Program.....	18
Glossary.....	19

Introduction

The City strives for financial data transparency, and the annual financial reporting process is highlighted below. The City operates on a fiscal year from July 1 to June 30. Information in this report is unaudited and intended for informational purposes only. Please refer to the Annual Comprehensive Financial Report (ACFR) for audited financial results.

The report provides summary analysis for the City and includes budget and actual results, trends and other financial information. The goal of the report is to inform and assist in decision-making and to identify any significant issues that may impact year-end financial performance. The report provides clear and timely financial information to City Leadership, City Council, and other interested stakeholders.

The first several pages of the report share fiscal year-to-date results for the General Fund. The General Fund is the City's main operating fund, accounting for core governmental functions. The final section of the report includes details of the City's enterprise operating funds and its Debt Management program. Enterprise funds account for activities supported with user fees/charges and are operated like a private-sector business. This report includes enterprise fund summaries for Raleigh Water, Solid Waste Services, Stormwater, Parking, Raleigh Convention Center Complex, and Public Transit Operations. The final page includes a summary of the City's debt management by type and provides a snapshot of outstanding fixed debt and bond anticipation note programs.



Executive Summary

The 2025-26 fiscal year budget was adopted by Council on June 9, 2025, and affirmed the City’s strategic focus, **Our Greatest Asset: Our Workforce**, and reiterates the City’s commitment to the selfless public servants who deliver high quality services to residents every day. The \$1.78 billion budget is designed to make priority investments across all services and key focus areas.

The first quarter of calendar 2026 began with continued economic concerns for ongoing tariffs, high inflation, elevated interest rates and ongoing worldwide political instability. In February, the war with Iran created additional economic pressures including disruptions to oil exports, supply chains and increased uncertainty of the global economy. The University of Michigan releases a monthly survey measuring American’s sentiment on the economy and the April report hit the lowest measure since the early 1950’s. The global economy has a high degree of uncertainty, and many economists expect slower growth, with the impacts expected to vary based on the length of the war.

For the first three quarters of Fiscal Year 2026, all operational units are on track as highlighted below.

Operations	Status Update
General Fund	On Track
Raleigh Water	On Track
Solid Waste Services	On Track
Transit	On Track
Stormwater	On Track
Convention Center Complex	On Track
Parking	On Track

On Track - Performing as expected
 Watch - Staff closely monitoring
 Warning - Identified concerns that require attention

General Fund

Revenues by Type

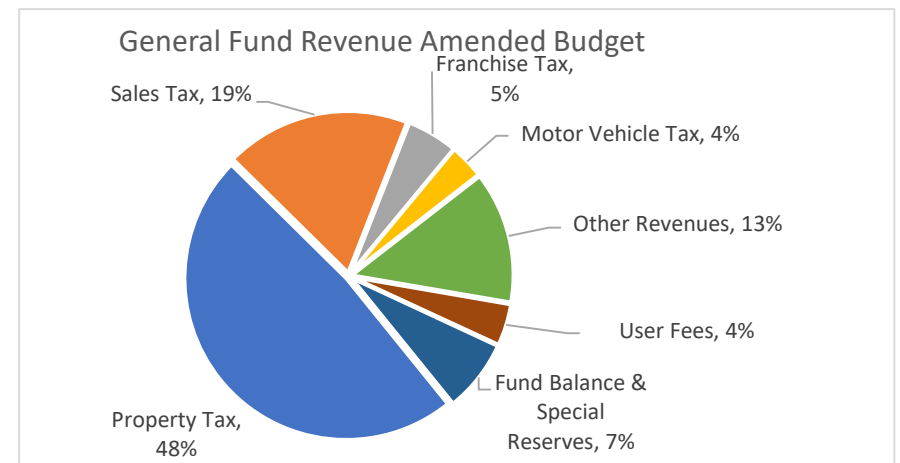
The table below identifies General Fund revenues grouped by major categories and provides a comparison of the current to the prior fiscal year.

Revenue Type	FY2026			FY2025			Change in % Collected
	Amended Budget	FYTD	% Collected	Amended Budget	FYTD	% Collected	
Property Tax	332,047,579	323,720,837	97%	397,841,531	395,505,981	99%	-2%
Sales Tax	127,700,000	68,388,717	54%	157,760,000	80,179,775	51%	3%
Other Fees & Misc	35,536,694	27,208,890	77%	33,184,935	24,480,327	74%	3%
Franchise Tax	34,900,000	18,844,062	54%	30,700,000	18,313,955	60%	-6%
Motor Vehicle Tax	23,875,000	15,293,972	64%	21,345,878	15,477,934	73%	-8%
Development Fees	21,596,763	17,494,195	81%	21,798,996	15,896,290	73%	8%
Other Taxes	16,153,700	9,526,718	59%	16,350,000	10,033,288	61%	-2%
Intergovernmental	15,525,781	8,068,355	52%	14,410,242	9,484,927	66%	-14%
Powell Bill	7,156,000	7,160,857	100%	7,156,000	7,160,857	100%	0%
Interest Income	16,560,314	12,982,779	78%	9,800,000	6,021,241	61%	17%
PRCR User Fees	7,215,914	4,682,610	65%	7,436,116	5,136,537	69%	-4%
Fund Balance & Special Reserves	50,068,013	-	0%	30,272,390	-	0%	0%
Total	\$688,335,758	\$513,371,992	75%	\$748,056,088	\$587,691,111	79%	-4%

Analysis

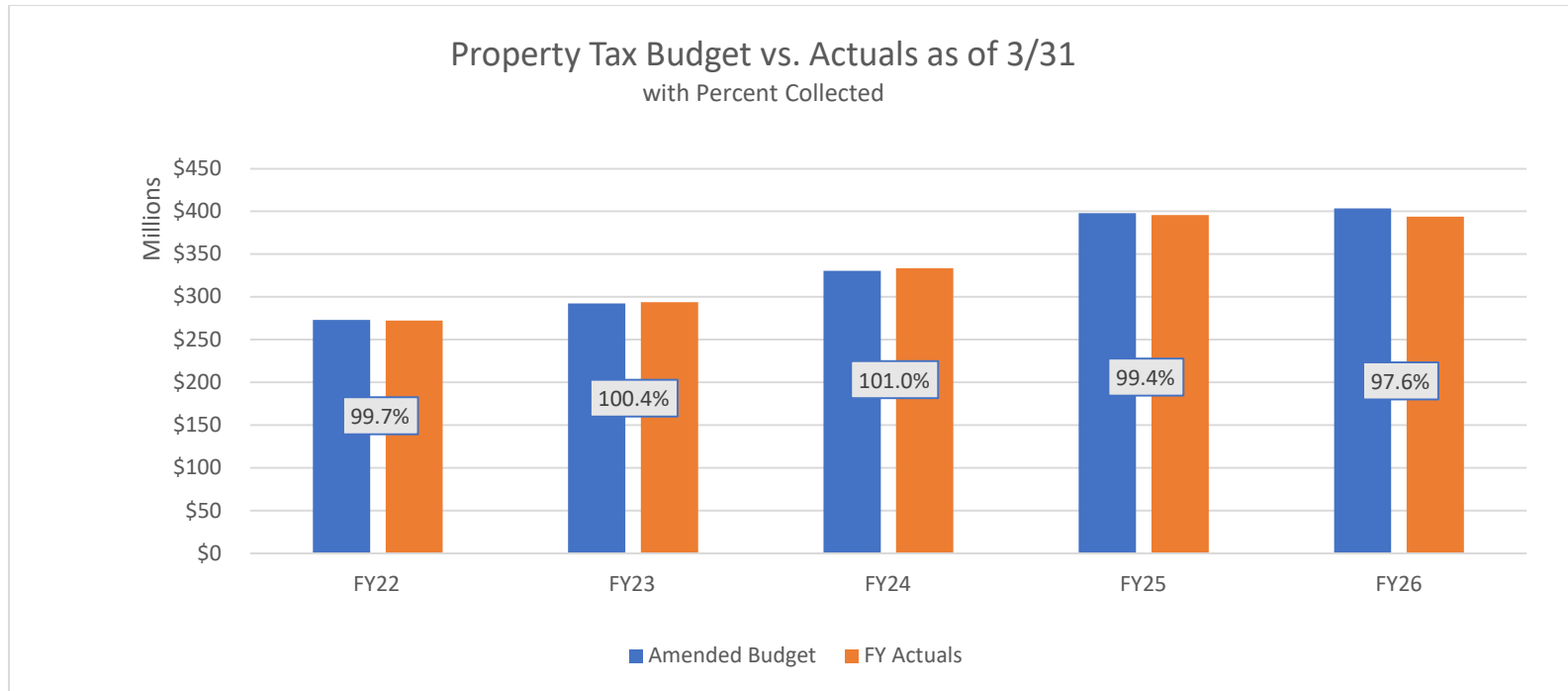
Revenue collections in the General Fund for the first quarters of the year are \$513.4M and are slightly lower at 75% of budget than the same time last year.

Additional analysis follows on key revenues and will highlight variances.



Revenue Highlights

Property Tax



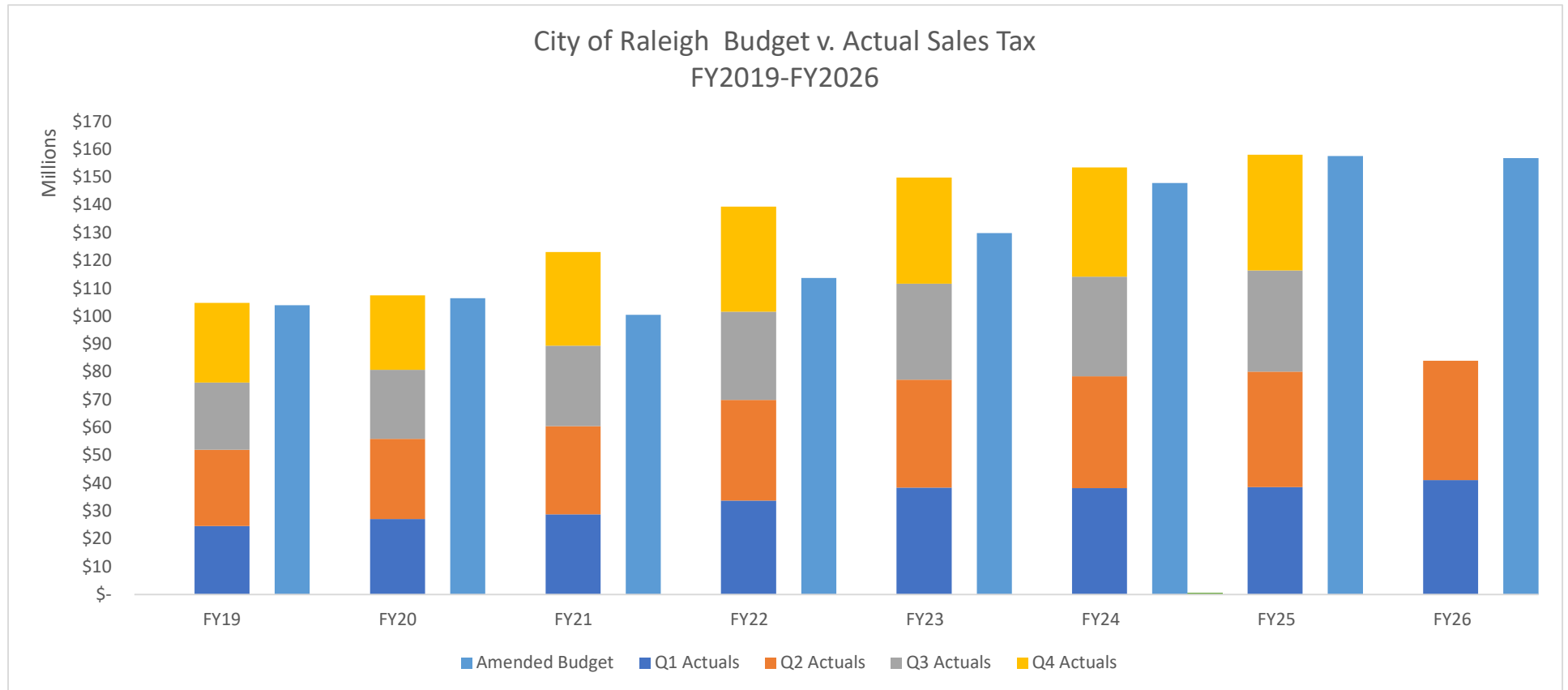
Analysis

The FY26 adopted tax rate is \$0.355, or 35.5 cents per \$100 of property value. This chart includes property tax recorded in the general fund and the general debt service fund. Beginning in FY26, taxes collected are directly allocated to the general fund and the general debt service fund, instead of a transfer as was done in prior years.

For the first three quarters of the fiscal year, total collections are at 97.6%, which is lower than prior years. Property tax collections have been impacted by rebates due to approved revaluation appeals, low to moderate housing exemptions and brownfield exemptions. Staff will continue to monitor collections for the remaining quarter.

FY26 Property Tax Rate
35.5 cents per \$100 assessed value

Sales Tax



Analysis

Sales tax remains a volatile revenue source and is highly dependent on consumer confidence and spending.

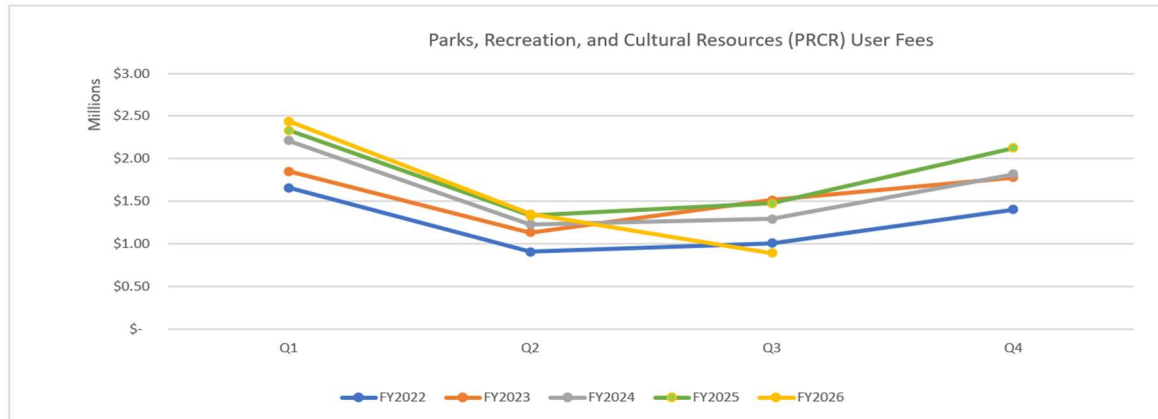
The chart above provides a by quarter historical trend of actual sales tax collections compared to budgets from FY19 to FY26. Fiscal years FY20–FY22 reported significant year-to-year actuals growth from pandemic stimulus funding, while FY23 through FY26 budgeted increases are at moderate growth levels.

The first two quarters of collections for FY26 are in line with expectations and slightly ahead of prior year results. Sales tax is reported on a lag and the year-to-date March figures represent collections from July to December.

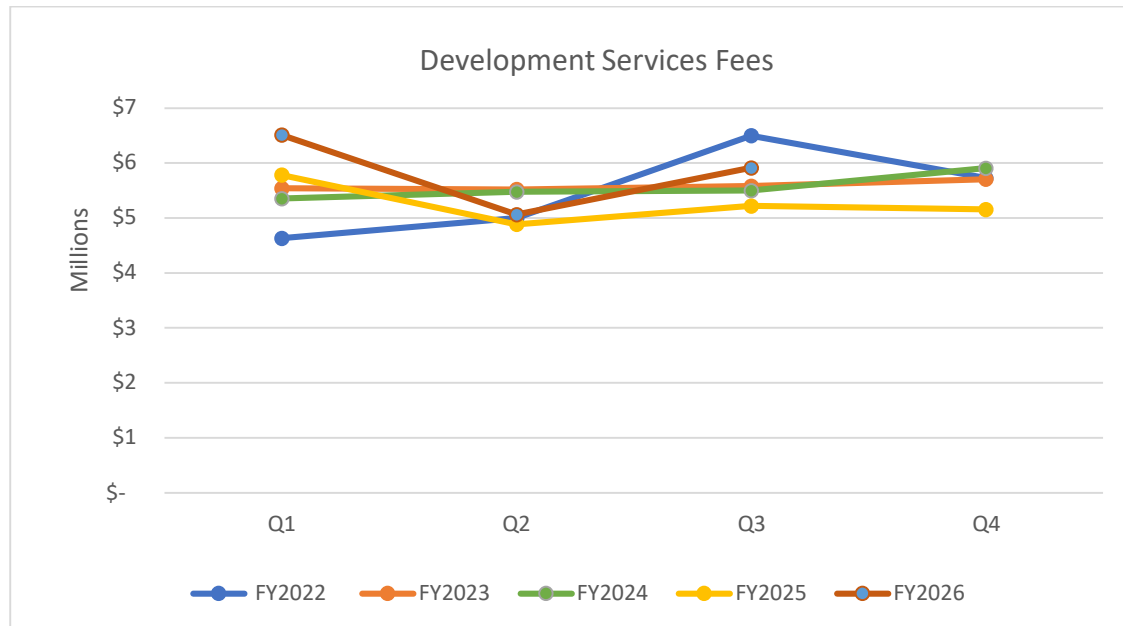
This chart includes sales tax recorded in the general fund and the general debt service fund. Beginning in FY26, sales taxes collected are directly allocated to the general fund and the general debt service fund, instead of transfers as was done in prior years.

User Fee Revenues

The first three quarters of PRCR revenues are \$0.4M or 8.8% lower than prior year. The revenue decline is due to the closure of Pullen Park, reduced rental fees at Lake Wheeler and pool fees. Management will continue to monitor revenues.



Development fees remain strong for the first three quarters and are \$1.6M or 10.1% higher than prior year.



Expenditures by Type

The table below identifies General Fund expenditures by several major categories and provides a comparison of the current to the prior fiscal year.

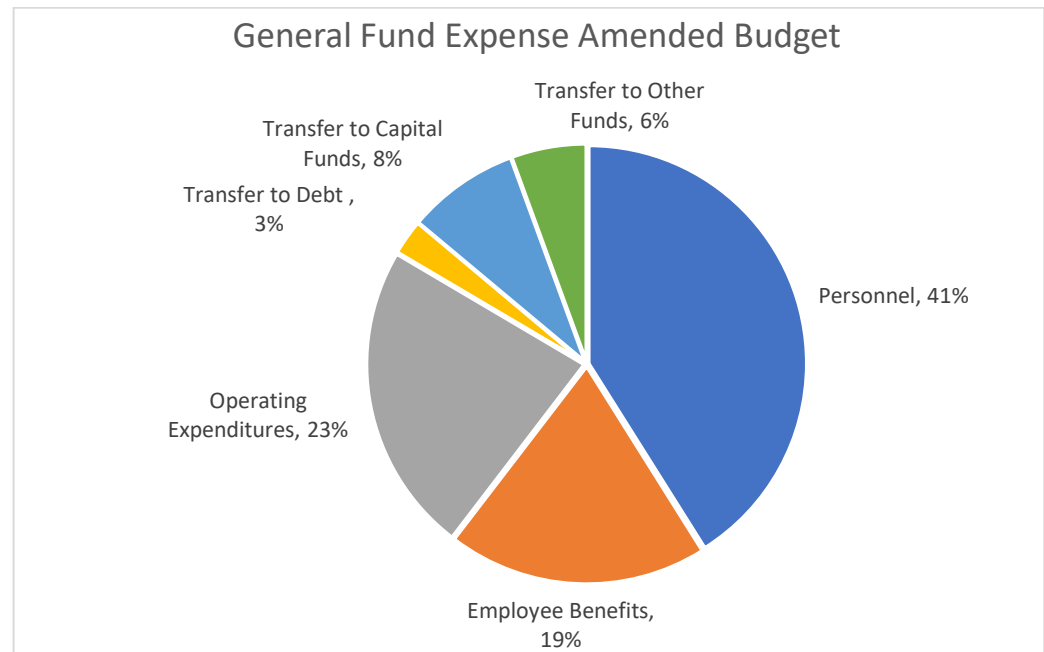
Expense Type	FY2026			FY2025			Change in % Spent
	Amended Budget	FYTD	% Spent	Amended Budget	FYTD	% Spent	
Personnel	282,688,375	198,649,718	70%	255,970,871	181,803,419	71%	-0.8%
Employee Benefits	133,128,316	98,080,284	74%	124,909,069	89,880,654	72%	1.7%
Operating Expenditures	158,753,299	105,367,483	66%	143,836,237	93,422,319	65%	1.4%
Transfer to Debt Service	18,000,000	18,000,000	100%	100,124,193	75,093,145	75%	25.0%
Transfer to Capital Funds	57,369,780	43,383,616	76%	74,196,850	56,925,269	77%	-1.1%
Transfer to Other Funds	38,395,988	29,869,979	78%	49,018,869	38,086,109	78%	0.1%
Total	\$688,335,758	\$493,351,079	72%	\$748,056,088	\$535,210,914	72%	0.1%

Analysis

Overall, General Fund expenditures are performing as expected with actual spending at 72% of the amended budget.

The City is allocating a portion of property tax and sales tax directly to its debt service fund beginning in FY26. The transfer to debt service represents the one-time funding for the Advance Capital planning fund.

This change in allocation methodology also explains the year-to-year budget decline in the general fund, given the direct allocation of these revenues to the debt service fund.



Department Expenditures

The table below displays current year General Fund department spending. In total, expenses are in line with prior year results for the first three quarters of the fiscal year with 72% of the budget expended.

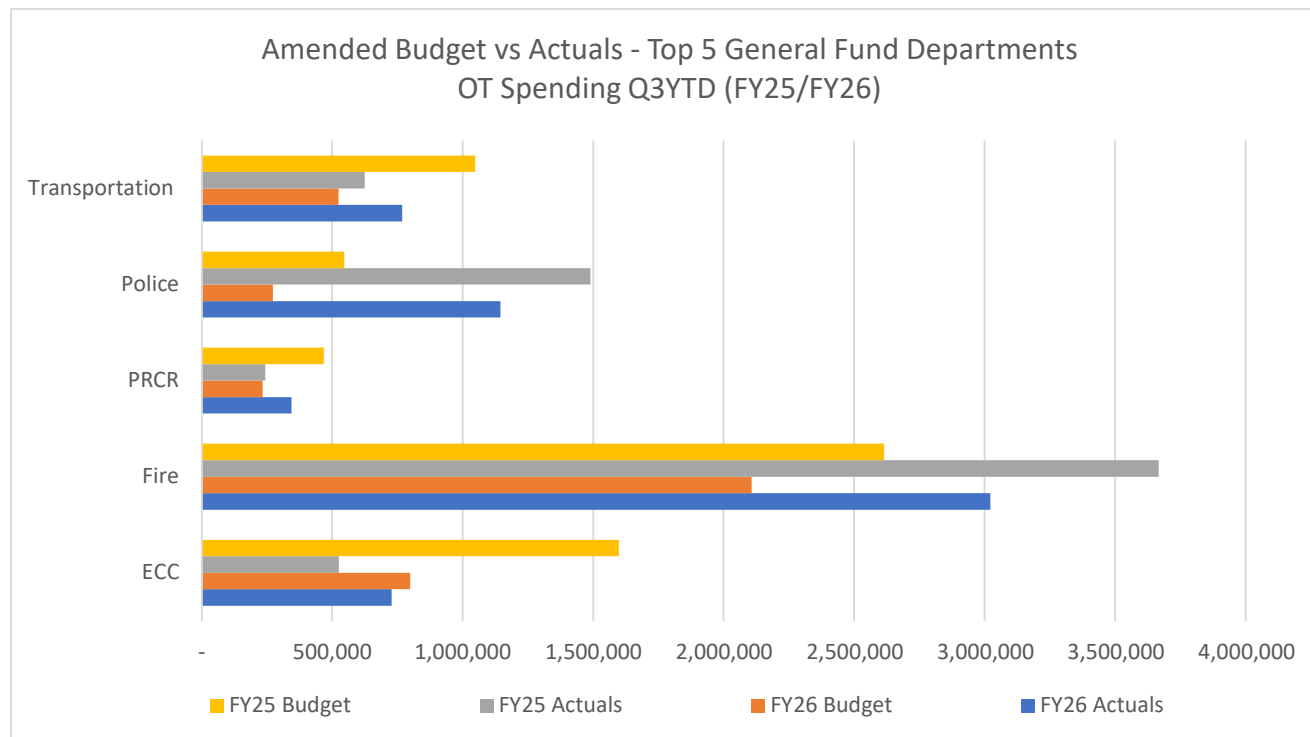
Expense Type	FY2026			FY2025			Change in
	Amended Budget	FYTD	% Spent	Amended Budget	FYTD	% Spent	% Spent
Police	149,397,930	108,639,953	73%	139,473,187	101,409,165	73%	0.0%
Fire	97,240,299	68,925,601	71%	87,308,963	64,889,695	74%	-3.4%
Parks & Recreation	81,408,257	55,548,026	68%	73,422,289	48,205,604	66%	2.6%
Transportation Services	43,897,426	31,765,312	72%	40,857,644	28,537,951	70%	2.5%
Engineering Services	34,675,494	20,661,563	60%	30,965,378	17,821,420	58%	2.0%
Information Technology	32,008,519	23,128,310	72%	29,433,175	20,999,979	71%	0.9%
Planning & Development	26,883,728	18,242,906	68%	24,261,435	16,877,118	70%	-1.7%
Emergency Comms	17,662,847	12,025,411	68%	16,589,600	9,841,930	59%	8.8%
Finance	8,658,646	5,885,977	68%	8,201,211	5,405,140	66%	2.1%
City Manager & Offices	8,640,951	5,388,565	62%	8,244,508	5,373,524	65%	-2.8%
Housing & Comm Dev	4,932,643	3,190,259	65%	7,513,027	4,587,794	61%	3.6%
Human Resources	7,364,615	4,653,813	63%	7,135,256	4,588,700	64%	-1.1%
City Attorney	7,269,644	5,034,215	69%	6,627,119	4,580,706	69%	0.1%
Agency Appropriations	5,988,287	3,534,049	59%	5,564,200	3,234,291	58%	0.9%
Communications	4,932,338	3,447,777	70%	4,628,629	3,093,820	67%	3.1%
Econ & Social Advancement	2,640,034	1,830,878	69%	2,409,163	1,108,912	46%	23.3%
Budget & Mgmt Services	2,192,847	1,355,911	62%	1,986,104	1,324,031	67%	-4.8%
City Clerk	865,986	495,794	57%	919,794	538,751	59%	-1.3%
City Council	728,990	447,819	61%	561,430	408,214	73%	-11.3%
Community Engagement	3,705,905	2,327,149	63%	-	-	0%	62.8%
Special Appropriations	147,240,373	116,821,791	79%	251,953,976	192,384,168	76%	3.0%
Total	\$688,335,758	\$493,351,079	72%	\$748,056,088	\$535,210,914	72%	0.1%

General Fund Overtime

Analysis

The chart below includes a comparison of the first three quarters in overtime spending in FY25 and FY26 for the top five overtime spending departments in the general fund. The Fire Department's overtime budget was increased in FY26, and actual spending through the first three quarters of the year is lower than prior year. The second largest department with overtime spending is Police, which is also experiencing a decline in actuals year to year while Transportation, PRCR and ECC are experiencing increases.

In total, actual overtime spending for these five General Fund departments is down \$542K or 8.3% year over year.



Raleigh Water (Fund 310)

Revenue Type	FY2026			FY2025			Change in
	Amended Budget	FYTD	% Collected	Amended Budget	FYTD	% Collected	% Collected
Utility Sales	287,261,453	211,825,796	74%	258,028,357	202,046,661	78%	-4.6%
Other Fees & Miscellaneous	7,180,282	11,233,806	156%	6,489,192	4,736,253	73%	83.5%
Interest Income	10,539,512	6,210,044	59%	10,415,000	6,249,896	60%	-1.1%
Inspection Fees	1,221,991	613,605	50%	1,177,991	1,678,813	143%	-92.3%
Development Fees	945,000	1,204,613	127%	945,000	978,212	104%	24.0%
Fund Balance & Special Reserves	23,262,527	-	0%	26,281,086	-	0%	0.0%
Total	\$330,410,765	\$231,087,864	70%	\$303,336,626	\$215,689,835	71%	-1.2%

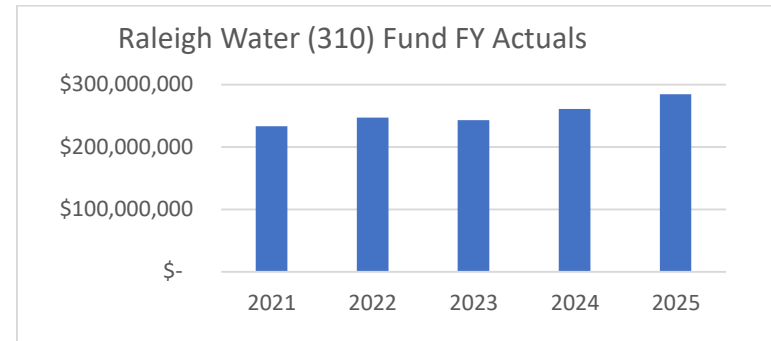
Expenditures	FY2026			FY2025			Change in
	Amended Budget	FYTD	% Spent	Amended Budget	FYTD	% Spent	% Spent
Personnel	50,212,660	36,727,069	73%	45,906,455	32,730,523	71%	1.8%
Employee Benefits	23,656,275	16,999,278	72%	22,403,149	15,652,857	70%	2.0%
Operating Expenditures	98,691,492	53,234,072	54%	87,507,749	50,147,341	57%	-3.4%
Interfund Expenditures	13,596,774	9,809,552	72%	13,211,159	9,561,620	72%	-0.2%
Operating Capital	1,453,565	765,483	53%	1,573,114	611,019	39%	13.8%
Transfer to Capital Funds	95,000,000	71,250,000	75%	85,020,000	63,770,000	75%	0.0%
Transfer to Debt Service	47,800,000	35,850,000	75%	47,715,000	35,786,250	75%	0.0%
Total	\$330,410,765	\$224,635,453	68%	\$303,336,626	\$208,259,610	69%	-0.7%

Analysis

Raleigh Water’s, a regional utility, actual results are in line with prior year results at 70% of revenue collected (excluding budgeted fund balance appropriation) and 68% of expenditure utilization compared to budget.

Raleigh Water sets user fees utilizing a long-term financial rate model. Raleigh Water’s financial model, includes operating and capital infrastructure financed from pay-go (cash) and debt financing, is meeting credit rating criteria.

A five-year full-year expenditure trend is shown in the chart to the right.



Solid Waste Services (Fund 360)

Revenue Type	FY2026			FY2025			Change in
	Amended Budget	FYTD	% Collected	Amended Budget	FYTD	% Collected	% Collected
Residential Solid Waste Fees	46,166,957	34,200,840	74%	42,387,874	31,556,587	74%	-0.4%
Other Fees & Miscellaneous	2,085,783	966,490	46%	2,032,330	1,153,175	57%	-10.4%
Yardwaste Revenue	2,715,217	1,340,479	49%	1,257,937	1,034,879	82%	-32.9%
Transfers from Other Funds	611,168	486,168	80%	5,898,673	4,424,005	75%	4.5%
Fund Balance & Special Reserves	6,156,061	-	0%	5,117,286	-	0%	0.0%
Total	\$57,735,186	\$36,993,977	64%	\$56,694,100	\$38,168,645	67%	-3.2%

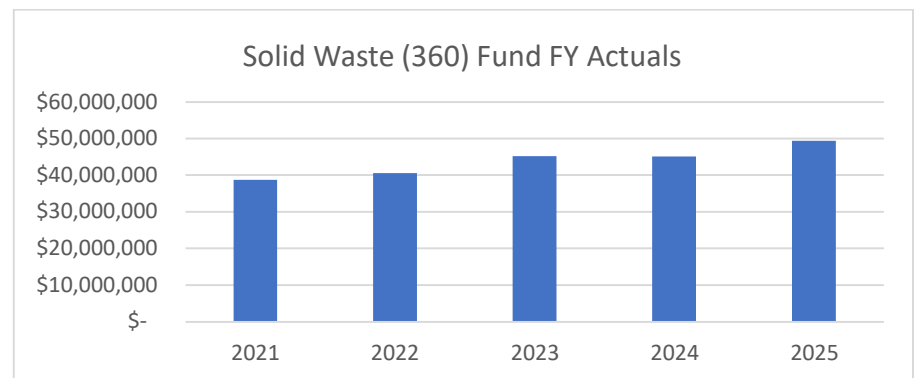
Expenditures	FY2026			FY2025			Change in
	Amended Budget	FYTD	% Spent	Amended Budget	FYTD	% Spent	% Spent
Personnel	14,427,030	9,983,657	69%	13,785,229	8,912,685	65%	4.5%
Employee Benefits	6,570,790	4,852,749	74%	6,524,553	4,335,311	66%	7.4%
Operating Expenditures	26,813,755	16,024,517	60%	26,086,576	14,729,846	56%	3.3%
Interfund Expenditures	6,402,237	4,759,276	74%	6,482,359	4,593,277	71%	3.5%
Operating Capital	917,336	359,396	39%	881,037	385,825	44%	-4.6%
Transfer to Capital Funds	819,523	614,642	75%	1,800,000	1,350,000	75%	0.0%
Transfer to Debt Service	1,118,762	839,072	75%	1,134,346	850,760	75%	0.0%
Transfer to Other Funds	665,752	600,785	90%	-	-	0%	0.0%
Total	\$57,735,186	\$38,034,094	66%	\$56,694,100	\$35,157,702	62%	3.9%

Analysis

Solid Waste Services user fee collections at 74% are in line with prior year. Yardwaste revenues are higher than the prior year, and staff are monitoring the decrease in percentage collected as compared to FY26 budget. For FY26, SWS is a non-subsidized enterprise fund. Solid Waste Services is expected to utilize planned fund balance appropriation.

Operating expenditures are in line with expectations and represent higher budget utilization than prior year. Solid Waste Services continues to support their capital fund initiatives on an annual basis.

A five-year full-year expenditure trend is shown in the chart to the right.



Transit Operations (Fund 410)

Revenue Type	FY2026			FY2025			Change in % Collected
	Amended Budget	FYTD	% Collected	Amended Budget	FYTD	% Collected	
Intergovernmental	39,587,086	12,972,970	33%	29,307,769	6,139,675	21%	11.8%
Other Fees & Miscellaneous	9,510,601	7,594,716	80%	7,921,380	6,738,406	85%	-5.2%
Transit Revenues	1,642,124	999,253	61%	3,800,000	1,635,973	43%	17.8%
Transfers from Other Funds	21,308,346	15,981,260	75%	21,477,470	16,108,103	75%	0.0%
Fund Balance & Special Reserves	1,542,294	-	0%	1,212,653	-	0%	0.0%
Total	\$73,590,451	\$37,548,199	51%	\$63,719,272	\$30,622,157	48%	3.0%

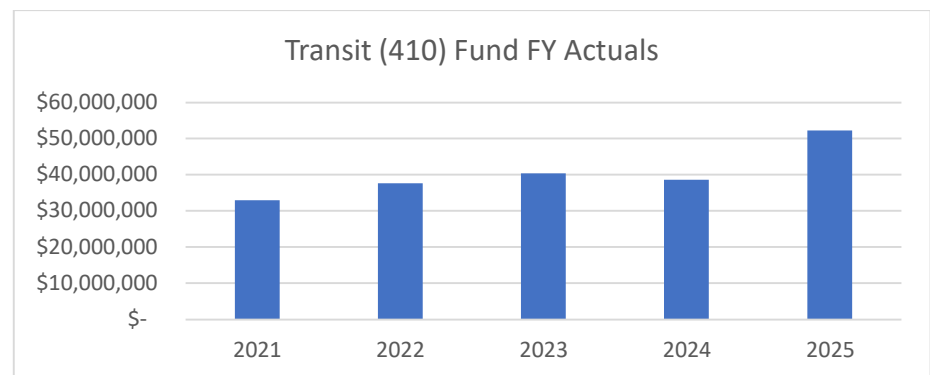
Expenditures	FY2026			FY2025			Change in % Spent
	Amended Budget	FYTD	% Spent	Amended Budget	FYTD	% Spent	
Personnel	1,953,165	1,308,077	67%	1,706,720	1,123,803	66%	1.1%
Employee Benefits	876,055	601,680	69%	783,695	535,115	68%	0.4%
Operating Expenditures	70,723,722	37,530,518	53%	60,233,429	28,565,446	47%	5.6%
Interfund Expenditures	37,509	1,147	3%	995,428	727,637	73%	-70.0%
Total	\$73,590,451	\$39,441,423	54%	\$63,719,272	\$30,952,001	49%	5.0%

Analysis

FY26 collections are exceeding prior year collections primarily due to increases in intergovernmental revenues from external sources such as grants and the Wake Transit Plan. Transit continues to be highly subsidized by the General Fund.

Operating expenditure is up year-over-year primarily due to expanded bus route service associated with the transit management contract.

A five-year full-year expenditure trend is shown in the chart to the right.



Stormwater Operations (Fund 460)

Revenue Type	FY2026			FY2025			Change in % Collected
	Amended Budget	FYTD	% Collected	Amended Budget	FYTD	% Collected	
Stormwater Fees	41,141,155	31,159,140	76%	37,711,884	28,328,329	75%	0.6%
Other Fees & Miscellaneous	977,556	185,542	19%	845,004	101,012	12%	7.0%
Interest Income	1,284,370	972,994	76%	704,215	434,775	62%	14.0%
Fund Balance & Special Reserves	1,303,916	-	0%	1,617,497	-	0%	0.0%
Total	\$44,706,998	\$32,317,676	72%	\$40,878,600	\$28,864,116	71%	1.7%

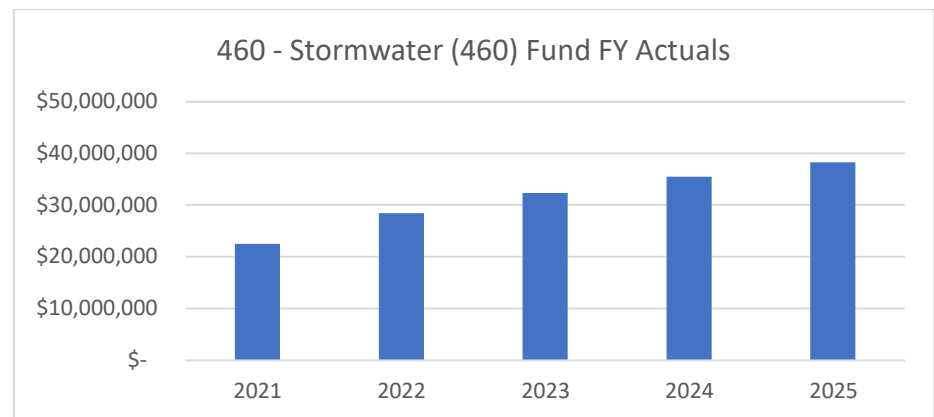
Expenditures	FY2026			FY2025			Change in % Spent
	Amended Budget	FYTD	% Spent	Amended Budget	FYTD	% Spent	
Personnel	11,739,556	8,537,335	73%	10,703,337	7,174,400	67%	5.7%
Employee Benefits	5,226,575	3,888,784	74%	4,994,897	3,350,825	67%	7.3%
Operating Expenditures	15,144,117	3,658,995	24%	6,469,794	3,270,917	51%	-26.4%
Interfund Expenditures	5,139,169	3,841,687	75%	4,503,464	3,173,217	70%	4.3%
Transfer to Capital Funds	7,000,000	5,250,000	75%	13,900,000	10,431,250	75%	0.0%
Transfer to Other Funds	457,581	288,875	63%	307,108	230,331	75%	-11.9%
Total	\$44,706,998	\$25,465,676	57%	\$40,878,600	\$27,630,938	68%	-10.6%

Analysis

Stormwater collection fees are in line with prior year when compared to the budget and represent an increase when compared to prior year due to the approved rate increase.

Stormwater sets user fees utilizing a long-term financial rate model and is in the beginning stages of becoming an independent credit entity. The Stormwater enterprise personnel and operating expenditures increases are in line with management's expectations.

A five-year full-year expenditure trend is shown in the chart to the right.



Raleigh Convention Center Complex Operations (Fund 642)

Revenue Type	FY2026			FY2025			Change in
	Amended Budget	FYTD	% Collected	Amended Budget	FYTD	% Collected	% Collected
RCC/PAC Revenue	17,872,233	11,273,092	63%	17,233,937	14,458,357	84%	-20.8%
Transfers from Other Funds	6,655,771	4,991,828	75%	6,428,438	4,821,329	75%	0.0%
Other Fees & Miscellaneous	2,219,189	1,619,726	73%	3,129,426	1,923,566	61%	11.5%
Interest Income	547,860	572,716	105%	41,588	26,742	0%	104.5%
Fund Balance & Special Reserves	1,445,915	-	0%	4,397,251	-	0%	0.0%
Total	\$28,740,968	\$18,457,363	64%	\$31,230,640	\$21,229,993	68%	-3.8%

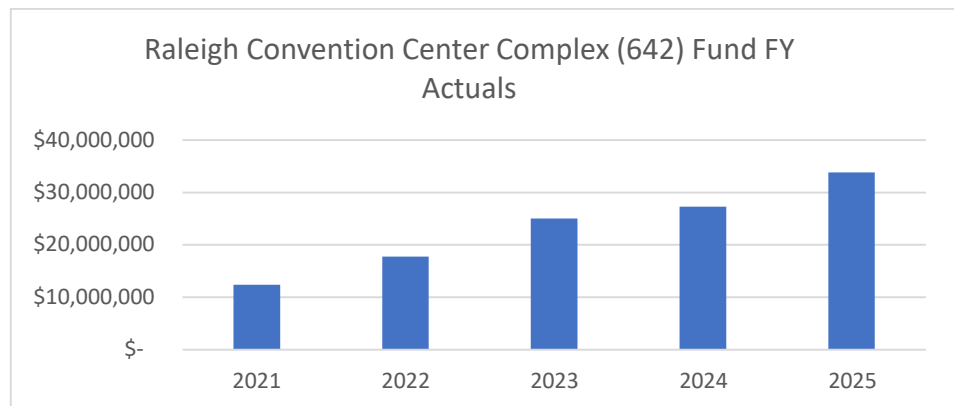
Expenditures	FY2026			FY2025			Change in
	Amended Budget	FYTD	% Spent	Amended Budget	FYTD	% Spent	% Spent
Personnel	10,392,025	6,769,257	65%	9,216,604	6,346,451	69%	-3.7%
Employee Benefits	4,280,214	2,958,948	69%	3,922,279	2,771,731	71%	-1.5%
Operating Expenditures	11,926,933	6,876,558	58%	13,003,976	7,358,644	57%	1.1%
Interfund Expenditures	2,141,796	1,599,744	75%	1,962,040	1,424,264	73%	2.1%
Transfer to Other Funds	-	-	0%	3,125,741	-	0%	0.0%
Total	\$28,740,968	\$18,204,507	63%	\$31,230,640	\$17,901,090	57%	6.0%

Analysis

The Raleigh Convention Center (RCC) experienced a fire in early December. The revenues collected reflect the impact on operations. RCC began hosting events again as of January 2026. Staff are working with insurance to seek reimbursement to replace lost event revenues and continued monitoring will occur through year end.

The enterprise’s personnel and operating expenditure increases are in line with management’s expectations at this point in the year.

A five-year full-year expenditure trend is shown in the chart to the right.



Parking Operations (Fund 442)

Revenue Type	FY2026			FY2025			Change in
	Amended Budget	FYTD	% Collected	Amended Budget	FYTD	% Collected	% Collected
Parking Fees	16,058,120	12,148,372	76%	15,137,453	10,026,448	66%	9.4%
Other Fees & Miscellaneous	40,000	42,861	107%	40,300	36,343	90%	17.0%
Transfer from General Fund	230,000	172,500	75%	2,738,788	2,054,091	75%	0.0%
Interest Income	503,446	454,733	90%	52,678	14,087	27%	63.6%
Fund Balance & Special Reserves	3,189,826	-	0%	26,988	-	0%	0.0%
Total	\$20,021,392	\$12,818,467	64%	\$17,996,207	\$12,130,969	67%	-3.4%

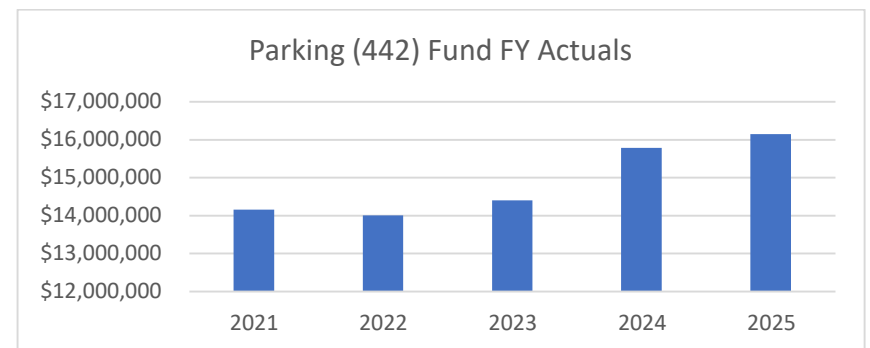
Expenditures	FY2026			FY2025			Change in
	Amended Budget	FYTD	% Spent	Amended Budget	FYTD	% Spent	% Spent
Personnel	2,406,657	1,644,946	68%	2,181,524	1,377,061	63%	5.2%
Employee Benefits	1,186,203	840,144	71%	1,145,416	735,517	64%	6.6%
Operating Expenditures	6,845,763	3,648,174	53%	6,392,776	3,634,064	57%	-3.6%
Interfund Expenditures	783,604	587,635	75%	826,491	619,849	75%	0.0%
Transfer to Capital Funds	3,010,000	2,257,500	75%	510,000	382,500	75%	0.0%
Transfer to Debt Service	5,789,165	4,361,874	75%	6,940,000	5,205,000	75%	0.3%
Total	\$20,021,392	\$13,340,272	67%	\$17,996,207	\$11,953,990	66%	0.2%

Analysis

Parking fee revenues have improved as compared to the prior year. Parking operations continue to be subsidized by the General Fund, although the FY26 budget had a significant reduction of 91% from the FY25 subsidy. Management continues to monitor parking operations and the impact of the 2-hour fare free pilot program which started in November 2024.

Parking expenditures are slightly higher than prior year due to anticipated increases in personnel and planned transfers to capital. Results are in line with management expectations.

A five-year full-year expenditure trend is shown in the chart to the right.



Debt Program

The City’s debt portfolio includes both general governmental debt and business-type debt which support the City’s enterprise functions. A summary of the types of bonds, anticipated amounts and expected timing of future issuances is included below. Bond amounts are tracked and managed in debt affordability models. Debt issuances require approval from Council and the Local Government Commission (LGC).

Future Bonds

General Government

General Obligation Bonds (GO)

- \$264.5M
- Summer 2027
- Voted Parks, Transportation, Housing

Limited Obligation Bonds (LOB)

- \$120.0M
- Spring 2027
- City Hall, Public Safety Facilities

Business Type

Revenue Bonds

- \$220.0M
- Summer 2028
- Raleigh Water Capital Projects

Limited Obligation Bonds (LOB)

- \$157.5M
- Winter 2028
- Convention Center Exp / Red Hat Relo

Stormwater – New Credit Entity – FY27



Glossary

- **General Fund:** The main operating fund accounting for governmental functions supported by general taxes and revenues, and financial resources that legal requirements do not require to be accounted for in another fund. Revenues to support the General Fund are derived largely from sources such as property tax, sales tax, fees and intergovernmental revenues.
- **Enterprise Fund:** A fund that accounts for enterprise activities supported wholly or partially with user fees or charges and is operated using business principles. The following enterprise funds are featured in this report:
 - **Raleigh Water (Fund 310):** supports the regional utility that provides drinking water, sanitary sewer, and reuse water services to Raleigh and six neighboring towns.
 - **Solid Waste Services (Fund 360):** supports safe and efficient residential curbside garbage, recycling, yard waste, special/bulky, and e-waste collection, as well as disposal services.
 - **Transit Operations (Fund 410):** supports the operation of GoRaleigh, as well as GoRaleigh Access.
 - **Stormwater Operations (Fund 460):** supports the City's Stormwater Utility, including drainage and water quality assistance programs, major capital improvement projects, public drainage system operation and maintenance.
 - **Raleigh Convention Center Complex (Fund 642):** represents the Raleigh Convention Center, Martin Marietta Center for the Performing Arts, and Red Hat Amphitheater.
 - **Parking Operations (Fund 442):** operates on-street and off-street parking downtown and throughout the city.
- **Fiscal Year:** A 12-month financial reporting period. The fiscal year for the City is July 1 – June 30.
- **FYTD:** Fiscal year-to-date; July 1 to an accounting month end.
- **Key Expenditure Categories:**
 - **Personnel:** Salary accounts such as part-time, full-time, etc.
 - **Employee Benefits:** Accounts for health care costs and employer-related payroll taxes for employees
 - **Operating Expenditures:** – Accounts such as office supplies, operational and maintenance supplies, fuel, computer leases, professional and contracted services, organizational and development training, etc.
- **Fund Balance Appropriation:** An amount budgeted from the accumulation of operating surpluses and deficits in a fund over time.
 - For the General Fund, the adopted policy requires a minimum of 17% unassigned fund balance reserve as compared to next year's budget.

Thanks to Budget and Management Services and City Departments for assistance and contributions to this financial report.

To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Ray Aull, Technology Supervisor Tania Enders, Communications and Engagement Supervisor
Department	Planning and Development
Date	May 8, 2026
Subject	Eight Stages of the Development Process



To improve transparency, provide clarity and maintain consistency, Raleigh Planning and Development has created a “blueprint” for development with a summary graphic and a detailed webpage that provide an easy-to-follow overview of the eight stages of the development process.

The graphic features these eight stages and sits at the top of the webpage. The rest of the page provides a more detailed explanation of each stage and current performance metrics.



The webpage includes performance dashboards, data visualizations, and explanations of each stage with links for further information. This allows users to follow along with how applications move through the development process.

Featured in the dashboards and visualizations are volume, timeliness, and efficiency metrics for each stage. The future goal is to also provide metrics on quality and customer experience.

This blueprint will improve transparency, set clearer expectations, ensure accountability, and help our stakeholders better understand how the City manages all aspects of growth and

development.

Planning and Development will be crafting a comprehensive Communications Plan to continue building awareness and engaging with both Council and the community.

You can [view the webpage here](#) or visit to raleighnc.gov and searching “Blueprint for Development.”

Weekly Events Digest

Friday, May 8 – Thursday, May 14

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

Permitted Special Events

[Raleigh Historic Bike Ride](#)

Exchange Plaza

Saturday, May 9

Event Time: 10:00am – 12:00pm

Associated Impacts: Exchange Plaza will be used from 9:00am until 1:00pm.

[NC Fallen Firefighters Annual Memorial Service](#)

Nash Square & Martin Street

Saturday, May 9

Event Time: 10:30am – 3:00pm

Associated Road Closures: W. Martin Street between S. Dawson Street and S. McDowell Street will be closed from 8:00am until 5:00pm on 5-9-26. Nash Square will be used from 8:00am on 5-7-26 until 5:00pm on 5-9-26.

[Ma & Pa Festival](#)

Fayetteville Street District

Saturday, May 9

Event Time: 11:00am – 6:00pm

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

Other Upcoming Events

[Biodegradable Yard Waste Bag Giveaway](#)

Friday, May 8

Wilders Grove Solid Waste Services Facility

[Kid Rock](#)

Friday, May 8

Coastal Credit Union Music Park at Walnut Creek

[Bilmuri](#)

Friday, May 8

Red Hat Amphitheater

[Lost Raleigh: Exploring the Oak City's Architectural History Book Launch](#)

Friday, May 8

City of Raleigh Museum

[Appalachian Spring – NC Symphony](#)

Friday, May 8 & Saturday, May 9

Meymandi Concert Hall

[Dr. M.T. Pope House Presents: Black Joy in the Springtime](#)

Saturday, May 9

Pope House Museum

[Shark Tank: Volume 2](#)

Saturday, May 9
City of Raleigh Museum

[DanceArt 24th Annual Dance Recital](#)

Saturday, May 9
Raleigh Memorial Auditorium

[Cary Ballet Company – Peter Pan](#)

Saturday, May 9
Fletcher Opera Theater

[The Hobbit](#)

Saturday, May 9 & Sunday, May 10
Raleigh Little Theatre

[Game 5: Flyers vs. Hurricanes](#) (if necessary)

Monday, May 11
Lenovo Center

[Kid Cudi](#)

Tuesday, May 12
Coastal Credit Union Music Park at Walnut Creek

[The Psychology of Serial Killers](#)

Wednesday, May 13
Meymandi Concert Hall

[New Voices Program: Culminating Event 2026](#)

Wednesday, May 13
Raleigh Little Theatre

[Night at the EnviroArt Gallery](#)

Thursday, May 14
Pullen Arts Center

[Live After 5](#)

Thursday, May 14
Moore Square

[Beauty and the Beast – Carolina Ballet](#)

Thursday, May 14 – Sunday, May 17
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, May 8 – Thursday, May 14

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

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 and City Council
Thru	Ryan Bergman, Assistant City Manager
From	Allison Bradsher, Chief Financial Officer
Department	Finance
Date	May 7, 2026
Subject	Council Request Follow-Ups (CM Patton and CM Jones)

As a follow-up to a meeting with Council Members on April 21, attached are responses to two requests:

Please provide additional information on the entities across Wake County that are currently receiving the low to moderate housing exemption:

Attached is entity name, county, municipality, live or pending exemption status, total county, and city value to be excluded for housing exemptions. Wake County originally shared this data with the General Assembly in late February 2026.

Why is the cost of insurance increasing for departments?

The City manages its Risk Insurance and Claims in a single fund and each operating department funds its share of the cost. For FY27, premiums across the City increased 7% and is indicative of the national insurance market. Claims for auto, general and workers comp are expected to increase 3% and are estimated by an actuary on an annual basis.

Live - in use/already receiving the exemption

Pending - have already submitted an application and haven't yet been approved/determined

If not located within a municipality put "NA"

Entity Name	County	Municipality	Live or Pending	Total county value to be excluded	Total municipal value to be excluded
1 BEECHRIDGE LLC	WAKE	APEX	LIVE	4,251,572	4,251,572
2 BEECHRIDGE LLC	WAKE	APEX	LIVE	3,505,514	3,505,514
3 BROADSTONE WALK LLC	WAKE	APEX	LIVE	34,327,656	34,327,656
4 VILLAGE AT BROADSTONE STATION I LLC	WAKE	APEX	LIVE	62,426,763	62,426,763
5 404B LYNN CT LLC	WAKE	CARY	LIVE	12,184,111	12,184,111
6 WILLOW CREEK SENIORS LLC	WAKE	CARY	LIVE	9,315,350	9,315,350
7 TH PROPERTY OWNER 11 LP	WAKE	CARY	LIVE	44,225,945	44,225,945
8 TRIANGLE ELDERLY HOUSING CORP	WAKE	CARY	LIVE	1,626,073	1,626,073
9 SEDGEBROOK PRESERVATION LLC	WAKE	CARY	LIVE	4,130,069	4,130,069
10 TH PROPERTY OWNER 11 LP	WAKE	CARY	LIVE	38,817,387	38,817,387
11 GROVE AT CARY PARK APARTMENTS LLC	WAKE	CARY	LIVE	13,891,548	13,891,548
12 HIGHLAND SENIORS LIMITED PRTNSHP	WAKE	CARY	LIVE	11,295,466	11,295,466
13 HIGHLAND TERRACE LLC	WAKE	CARY	LIVE	12,618,807	12,618,807
14 HIGHLAND VILLAGE PRESERVATION LLC	WAKE	CARY	LIVE	8,693,546	8,693,546
15 BRADFORD PLACE ESSENTIAL HOUSING LLC	WAKE	FUQUAY-VARINA	LIVE	9,654,227	9,654,227
16 BAY TREE NC PRESERVATION LLC	WAKE	FUQUAY-VARINA	LIVE	5,578,237	5,578,237
17 SUMMERCHASE ESSENTIAL HOUSING LLC	WAKE	FUQUAY-VARINA	LIVE	7,616,705	7,616,705
18 COMMUNITY ALTERNATIVE FOR SUPPORTIVE ABODES	WAKE	GARNER	LIVE	2,544,355	2,544,355
19 WESTON TRACE PARTNERS LLC	WAKE	GARNER	LIVE	7,477,232	7,477,232
20 PENNINGTON GROVE LLC	WAKE	GARNER	LIVE	14,631,688	14,631,688
21 PENNINGTON GROVE II LLC	WAKE	GARNER	LIVE	16,984,534	16,984,534
22 WOODS AT AVENT FERRY LLC THE	WAKE	HOLLY SPRINGS	LIVE	3,627,209	3,627,209
23 ENSAF CAPITAL 335 RAILROAD STREET LLC	WAKE	KNIGHTDALE	LIVE	3,251,897	3,251,897
24 GRAND ARBOR RESERVE LLC	WAKE	RALEIGH	LIVE	38,136,465	38,136,465
25 CARLTON PLACE DEVELOPMENT LLC	WAKE	RALEIGH	LIVE	20,769,459	20,769,459
26 EAST HAVEN ESSENTIAL HOUSING LLC	WAKE	RALEIGH	LIVE	6,096,346	6,096,346
27 WATER GARDEN VILLAGE LLC	WAKE	RALEIGH	LIVE	11,550,536	11,550,536
28 POAH BILTMORE HILLS LLC	WAKE	RALEIGH	LIVE	2,510,779	2,510,779
29 NRP GATEWAY PARK LP	WAKE	RALEIGH	LIVE	17,418,685	17,418,685
30 SUNNYBROOK POINTE PARTNERS LP	WAKE	RALEIGH	LIVE	33,923,653	33,923,653
31 CEDAR MOOR MF IV LLC	WAKE	RALEIGH	LIVE	5,386,813	5,386,813
32 DOMINION RALEIGH LLC	WAKE	RALEIGH	LIVE	786,000	786,000
33 CASA	WAKE	RALEIGH	LIVE	6,568,798	6,568,798
34 ROBERTSON HILL APARTMENTS INC	WAKE	RALEIGH	LIVE	1,466,267	1,466,267
35 LENNOX CHASE DEVELOPMENT LLC	WAKE	RALEIGH	LIVE	4,799,034	4,799,034
36 TH PROPERTY OWNER 10 LP	WAKE	RALEIGH	LIVE	71,898,104	71,898,104
37 PASSAGE HOME INC	WAKE	RALEIGH	LIVE	2,400,672	2,400,672
38 3110 HIDDEN POND DRIVE LLC	WAKE	RALEIGH	LIVE	73,024,767	73,024,767
39 SREIT MAG LITCHFORD OWNER LLC	WAKE	RALEIGH	LIVE	62,262,943	62,262,943
40 DACIAN GLEN LLC	WAKE	RALEIGH	LIVE	9,029,085	9,029,085
41 MADISON GLEN PRESERVATION LLC	WAKE	RALEIGH	LIVE	22,411,957	22,411,957
42 TRAILS OF NORTH HILLS LLC	WAKE	RALEIGH	LIVE	34,999,545	34,999,545
43 DOMINION RALEIGH LLC	WAKE	RALEIGH	LIVE	1,145,599	1,145,599
44 DOMINION RALEIGH LLC	WAKE	RALEIGH	LIVE	1,168,380	1,168,380
45 DOMINION RALEIGH LLC	WAKE	RALEIGH	LIVE	884,546	884,546

46	DOMINION RALEIGH LLC	WAKE	RALEIGH	LIVE	1,159,200	1,159,200
47	DOMINION RALEIGH LLC	WAKE	RALEIGH	LIVE	1,173,780	1,173,780
48	DOMINION RALEIGH LLC	WAKE	RALEIGH	LIVE	1,016,153	1,016,153
49	DOMINION RALEIGH LLC	WAKE	RALEIGH	LIVE	6,708,903	6,708,903
50	BROOKRIDGE HOUSING LLC	WAKE	RALEIGH	LIVE	5,016,285	5,016,285
51	HPP RALEIGH LLC	WAKE	RALEIGH	LIVE	7,823,939	7,823,939
52	RALEIGH ABBINGTON SQUARE LLC	WAKE	RALEIGH	LIVE	18,263,497	18,263,497
53	MEADOWCREEK COMMONS LLC	WAKE	RALEIGH	LIVE	10,677,795	10,677,795
54	HOCPC RALEIGH OWNER LLC	WAKE	RALEIGH	LIVE	15,400,425	15,400,425
55	CASA	WAKE	RALEIGH	LIVE	2,018,345	2,018,345
56	BRAZOS CHELSEA APARTMENTS LLC	WAKE	RALEIGH	LIVE	44,865,749	44,865,749
57	TH PROPERTY OWNER 8 LP	WAKE	RALEIGH	LIVE	34,796,336	34,796,336
58	CORNERSTONE FUND TWO LLC	WAKE	RALEIGH	LIVE	1,920,915	1,920,915
59	RALEIGH INTER CHURCH HOUSING CORP	WAKE	RALEIGH	LIVE	10,968,703	10,968,703
60	TRYON GROVE PRESERVATION LLC	WAKE	RALEIGH	LIVE	5,483,186	5,483,186
61	DOMINION RALEIGH LLC	WAKE	RALEIGH	LIVE	1,218,310	1,218,310
62	DOMINION RALEIGH LLC	WAKE	RALEIGH	LIVE	595,859	595,859
63	DOMINION RALEIGH LLC	WAKE	RALEIGH	LIVE	609,313	609,313
64	COMMUNITY ALTERNATIVES FOR SUPPORTIVE ABODES	WAKE	RALEIGH	LIVE	1,020,171	1,020,171
65	TIMBERS ATLANTIC LLC	WAKE	RALEIGH	LIVE	26,805,976	26,805,976
66	TRINITY RIDGE ESSENTIAL HOUSING LLC	WAKE	RALEIGH	LIVE	8,616,059	8,616,059
67	SUSSEX VOA AFFORDABLE HOUSING LLC	WAKE	RALEIGH	LIVE	6,134,132	6,134,132
68	BRAZOS ARBORS LLC	WAKE	RALEIGH	LIVE	33,338,885	33,338,885
69	DOMINION RALEIGH LLC	WAKE	RALEIGH	LIVE	1,119,954	1,119,954
70	TH PROPERTY OWNER 9 LP	WAKE	RALEIGH	LIVE	36,758,571	36,758,571
71	FBRT SIX FORKS OWNER LLC	WAKE	RALEIGH	LIVE	44,531,833	44,531,833
72	FBRT SIX FORKS OWNER LLC	WAKE	RALEIGH	LIVE	51,501,167	51,501,167
73	ECP III LYNNWOOD OWNER LLC	WAKE	RALEIGH	LIVE	14,522,744	14,522,744
74	CEDAR MOOR MF IV LLC	WAKE	RALEIGH	LIVE	5,045,783	5,045,783
75	NAVAHO DRIVE PROPCO LLC	WAKE	RALEIGH	LIVE	18,504,845	18,504,845
76	KV REGATTA OWNER LLC	WAKE	RALEIGH	LIVE	32,904,326	32,904,326
77	REMINGTON HUNTERS LLC	WAKE	RALEIGH	LIVE	18,187,263	18,187,263
78	WALNUT TRACE LLC	WAKE	RALEIGH	LIVE	25,201,708	25,201,708
79	317 LYNN ROAD HOLDINGS LLC	WAKE	RALEIGH	LIVE	37,402,170	37,402,170
80	AVONLEA PRESERVATION LLC	WAKE	RALEIGH	LIVE	5,104,658	5,104,658
81	SREIT FOXWOOD RALEIGH LLC	WAKE	RALEIGH	LIVE	63,166,594	63,166,594
82	VIVO LIVING RALEIGH 1 LLC	WAKE	RALEIGH	LIVE	14,612,928	14,612,928
83	KV REGATTA OWNER LLC	WAKE	RALEIGH	LIVE	31,191,687	31,191,687
84	JEFFRIES RIDGE LLC	WAKE	RALEIGH	LIVE	2,056,934	2,056,934
85	PHP WALNUT WOODS LLC	WAKE	RALEIGH	LIVE	3,866,630	3,866,630
86	CAPITAL TOWERS III LLC	WAKE	RALEIGH	LIVE	16,364,888	16,364,888
87	RALEIGH ABBINGTON VILLAGE, LLC	WAKE	RALEIGH	LIVE	16,074,901	16,074,901
88	HALLMARK ORCHARD POINTE LLC	WAKE	RALEIGH	LIVE	17,583,069	17,583,069
89	ARBORS ESSENTIAL HOUSING LLC	WAKE	RALEIGH	LIVE	8,175,212	8,175,212
90	NORTH RALEIGH HOLDINGS #1 LLC	WAKE	RALEIGH	LIVE	9,018,352	9,018,352
91	RIPLEY STATION PRESERVATION LLC	WAKE	RALEIGH	LIVE	5,547,391	5,547,391
92	SREIT RIVER BIRCH LP LIMITED PARTNERSHIP	WAKE	RALEIGH	LIVE	24,489,268	24,489,268
93	MARSH CREEK ESSENTIAL HOUSING LLC	WAKE	RALEIGH	LIVE	3,479,069	3,479,069
94	TH PROPERTY OWNER 10 LP	WAKE	RALEIGH	LIVE	18,158,851	18,158,851
95	PHP FOX HAVEN LLC	WAKE	RALEIGH	LIVE	6,055,645	6,055,645
96	1105 NAVAHO OWNER LLC	WAKE	RALEIGH	LIVE	20,462,877	20,462,877
97	MILBURNIE ESSENTIAL HOUSING LLC	WAKE	RALEIGH	LIVE	6,980,945	6,980,945
98	CASA	WAKE	RALEIGH	LIVE	4,863,365	4,863,365

99	CAMDEN GLEN LLC	WAKE	RALEIGH	LIVE	8,135,956	8,135,956
100	SREIT OVERLOOK AT SIMMS CREEK LP	WAKE	RALEIGH	LIVE	47,019,169	47,019,169
101	BRIER OAKS BMG LLC	WAKE	RALEIGH	LIVE	19,757,003	19,757,003
102	BRIER MEADOWS BMG LLC	WAKE	RALEIGH	LIVE	12,194,585	12,194,585
103	CASA	WAKE	RALEIGH	LIVE	7,580,604	7,580,604
104	CAPITOL AREA DEVELOPMENTS INC	WAKE	RALEIGH	LIVE	13,300,241	13,300,241
105	BRIGHTON POINTE LP	WAKE	RALEIGH	LIVE	17,646,038	17,646,038
106	WAKEFIELD AFFORDABLE HOUSING LLC	WAKE	RALEIGH	LIVE	1,461,512	1,461,512
107	WAKEFIELD AFFORDABLE HOUSING LLC	WAKE	RALEIGH	LIVE	1,907,620	1,907,620
108	WAKEFIELD AFFORDABLE HOUSING LLC	WAKE	RALEIGH	LIVE	2,192,258	2,192,258
109	WAKEFIELD AFFORDABLE HOUSING LLC	WAKE	RALEIGH	LIVE	1,907,620	1,907,620
110	WAKEFIELD AFFORDABLE HOUSING LLC	WAKE	RALEIGH	LIVE	1,907,620	1,907,620
111	WAKEFIELD AFFORDABLE HOUSING LLC	WAKE	RALEIGH	LIVE	1,907,620	1,907,620
112	WAKEFIELD AFFORDABLE HOUSING LLC	WAKE	RALEIGH	LIVE	1,907,620	1,907,620
113	WAKEFIELD AFFORDABLE HOUSING LLC	WAKE	RALEIGH	LIVE	11,144,699	11,144,699
114	WAKEFIELD AFFORDABLE HOUSING LLC	WAKE	RALEIGH	LIVE	5,142,432	5,142,432
115	WATER GARDEN PARK LLC	WAKE	RALEIGH	LIVE	16,407,991	16,407,991
116	OAK FOREST POINTE LP LIMITED PARTNERSHIP	WAKE	RALEIGH	LIVE	32,645,338	32,645,338
117	COMMUNITY ALTERNATIVES FOR SUPPORTIVE ABODES	WAKE	RALEIGH	LIVE	1,350,482	1,350,482
118	ECP III LYNNWOOD OWNER LLC	WAKE	RALEIGH	LIVE	6,773,939	6,773,939
119	BRIGHTON POINTE II LP LIMITED PARTNERSHIP	WAKE	RALEIGH	LIVE	15,187,508	15,187,508
120	GLENWOOD NMF LLC	WAKE	RALEIGH	LIVE	31,811,039	31,811,039
121	SUSSEX VOA AFFORDABLE HOUSING, LLC	WAKE	RALEIGH	LIVE	43,110,503	43,110,503
122	SREIT FOXWOOD RALEIGH LLC	WAKE	RALEIGH	LIVE	44,895,891	44,895,891
123	WASHINGTON TERRACE AFFORDABLE HOUSING, LLC	WAKE	RALEIGH	LIVE	11,401,444	11,401,444
124	WASHINGTON TERRACE AFFORDABLE HOUSING, LLC	WAKE	RALEIGH	LIVE	19,912,511	19,912,511
125	BOOKER PARK NORTH, LLC	WAKE	RALEIGH	LIVE	14,718,702	14,718,702
126	SIR WALTER APARTMENTS LP	WAKE	RALEIGH	LIVE	19,517,341	19,517,341
127	CAPITAL TOWERS III LLC	WAKE	RALEIGH	LIVE	36,994,095	36,994,095
128	BEACON RIDGE LLC	WAKE	RALEIGH	LIVE	23,161,558	23,161,558
129	BOOKER PARK SOUTH LLC	WAKE	RALEIGH	LIVE	14,590,898	14,590,898
130	KTJ 397 LP	WAKE	RALEIGH	LIVE	3,600,000	3,600,000
131	MILNER SENIOR HOUSING PARTNERS LLC	WAKE	RALEIGH	LIVE	25,607,425	25,607,425
132	WFEH INCORPORATED	WAKE	WAKE FOREST	LIVE	6,646,574	6,646,574
133	CAVENESS PTNR LLC	WAKE	WAKE FOREST	LIVE	29,621,813	29,621,813
134	CAVENESS PTNR LLC	WAKE	WAKE FOREST	LIVE	23,794,631	23,794,631
135	CENTRUM HERITAGE LIMITED PRTNSHP	WAKE	WAKE FOREST	LIVE	14,792,039	14,792,039
136	CRESTFIELD VOA AFFORDABLE HOUSING LLC	WAKE	WENDELL	LIVE	2,942,951	2,942,951
137	CHANDLER RIDGE COMMUNITY PARTNERS LP	WAKE	NA	LIVE	40,190,963	
138	GRAND ARBOR RESERVE LLC	WAKE	RALEIGH	PENDING	7,264,089	7,264,089
139	IRI II ESA LLC	WAKE	RALEIGH	PENDING	12,435,602	12,435,602
140	PRESTIGE PROPERTY HOLDINGS LLC	WAKE	RALEIGH	PENDING	815,924	815,924
141	PRESTIGE HOME SOLUTIONS LLC	WAKE	NA	PENDING	424,719	
142	PRESTIGE HOME SOLUTIONS LLC	WAKE	NA	PENDING	423,834	
143	LONGVIEW VILLAGE APARTMENTS, LLC	WAKE	RALEIGH	PENDING	8,571,368	8,571,368
144	RISE WESTGROVE LLC	WAKE	RALEIGH	PENDING	3,990,000	3,990,000
145	GARNER ROAD APARTMENTS	WAKE	RALEIGH	PENDING	2,866,122	2,866,122
146	SOUTH VALLEY APARTMENTS LLC	WAKE	RALEIGH	PENDING	90,000	90,000
147	PRESTIGE PROPERTY HOLDINGS LLC	WAKE	RALEIGH	PENDING	494,153	494,153
148	PRESTIGE PROPERTY HOLDINGS LLC	WAKE	RALEIGH	PENDING	507,882	507,882
149	PRESTIGE PROPERTY HOLDINGS LLC	WAKE	RALEIGH	PENDING	294,714	294,714
150	ENSAF CAPITAL 335 RAILROAD STREET LLC	WAKE	KNIGHTDALE	PENDING	812,974	812,974
151	QUARRY TRACE LLC	WAKE	RALEIGH	PENDING	7,900,430	7,900,430

152	PARK CREEK APARTMENTS LLC	WAKE	RALEIGH	PENDING	5,721,384	5,721,384
153	PRESTIGE PROPERTY HOLDINGS LLC	WAKE	RALEIGH	PENDING	239,122	239,122
154	CARDINAL APARTMENTS LLC	WAKE	RALEIGH	PENDING	5,360,513	5,360,513
155	PRESTIGE PROPERTY HOLDINGS LLC	WAKE	RALEIGH	PENDING	711,964	711,964
156	WMI MIDTOWN PARK LLC	WAKE	RALEIGH	PENDING	10,722,199	10,722,199
157	PRESTIGE PROPERTY HOLDINGS LLC	WAKE	NA	PENDING	251,045	
158	PRESTIGE PROPERTY HOLDINGS LLC	WAKE	RALEIGH	PENDING	251,839	251,839
159	3110 HIDDEN POND DRIVE LLC	WAKE	RALEIGH	PENDING	31,296,328	31,296,328
160	TRAILS OF NORTH HILLS LLC	WAKE	RALEIGH	PENDING	11,666,515	11,666,515
161	PRESTIGE HOME SOLUTIONS LLC	WAKE	NA	PENDING	306,110	
162	LAKESIDE AVENUE APARTMENTS LLC	WAKE	RALEIGH	PENDING	2,421,963	2,421,963
163	HPP RALEIGH LLC	WAKE	RALEIGH	PENDING	2,607,980	2,607,980
164	PRESTIGE PROPERTY HOLDINGS LLC	WAKE	NA	PENDING	280,584	
165	PRESTIGE PROPERTY HOLDINGS LLC	WAKE	NA	PENDING	250,414	
166	CALVARY TRACE LLC	WAKE	RALEIGH	PENDING	4,083,275	4,083,275
167	CH REALTY IX-PREISS MF RALEIGH TRYON OWNER L P	WAKE	RALEIGH	PENDING	53,795,039	53,795,039
168	RISE WESTGROVE LLC	WAKE	RALEIGH	PENDING	4,445,486	4,445,486
169	DELMONT TOWNES LLC	WAKE	GARNER	PENDING	3,242,975	3,242,975
170	WMI CAPITAL FLATS & MAGNOLIA SQUARE LLC	WAKE	RALEIGH	PENDING	7,292,562	7,292,562
171	SOUTH VALLEY APARTMENTS LLC	WAKE	RALEIGH	PENDING	5,744,631	5,744,631
172	AVANATH ARBORS SPE LLC	WAKE	CARY	PENDING	18,176,718	18,176,718
173	WMI TRAILS CORNER, LLC	WAKE	RALEIGH	PENDING	7,039,176	7,039,176
174	COBBLESTONE CROSSING SPE LLC	WAKE	ROLESVILLE	PENDING	42,874,230	42,874,230
175	NEIGHBOR TO NEIGHBOR MINISTRIES	WAKE	RALEIGH	PENDING	246,379	246,379
176	PRESTIGE PROPERTY HOLDINGS LLC	WAKE	RALEIGH	PENDING	224,873	224,873
177	ENSAF CAPITAL 304 BUCK JONES ROAD LLC	WAKE	RALEIGH	PENDING	2,163,409	2,163,409
178	PRESTIGE PROPERTY HOLDINGS LLC	WAKE	GARNER	PENDING	217,727	217,727
179	CENTENNIAL LOFTS HOLDINGS LLC	WAKE	RALEIGH	PENDING	7,894,261	7,894,261
180	WMI CAPITAL FLATS & MAGNOLIA SQUARE LLC	WAKE	RALEIGH	PENDING	3,242,073	3,242,073
181	PRESTIGE PROPERTY HOLDINGS LLC	WAKE	RALEIGH	PENDING	222,722	222,722
182	PRESTIGE PROPERTY HOLDINGS LLC	WAKE	RALEIGH	PENDING	350,074	350,074
183	ROERS RALEIGH APARTMENTS LLC	WAKE	RALEIGH	PENDING	469,392	469,392
184	WMI COLONY TOWNHOMES LLC	WAKE	RALEIGH	PENDING	9,438,378	9,438,378
185	PRESTIGE PROPERTY HOLDINGS LLC	WAKE	NA	PENDING	153,901	
186	PRESTIGE PROPERTY HOLDINGS LLC	WAKE	RALEIGH	PENDING	225,752	225,752
187	PRESTIGE PROPERTY HOLDINGS LLC	WAKE	RALEIGH	PENDING	385,007	385,007
188	ECP III LYNNWOOD OWNER LLC	WAKE	RALEIGH	PENDING	3,630,686	3,630,686
189	CARY PINES 2021 LLC	WAKE	CARY	PENDING	26,240,707	26,240,707
190	PRESTIGE PROPERTY HOLDINGS LLC	WAKE	RALEIGH	PENDING	555,961	555,961
191	PRESTIGE PROPERTY HOLDINGS LLC	WAKE	RALEIGH	PENDING	317,184	317,184
192	PRESTIGE PROPERTY HOLDINGS LLC	WAKE	RALEIGH	PENDING	560,820	560,820
193	PRESTIGE PROPERTY HOLDINGS LLC	WAKE	RALEIGH	PENDING	317,349	317,349
194	PRESTIGE PROPERTY HOLDINGS LLC	WAKE	RALEIGH	PENDING	319,898	319,898
195	PRESTIGE PROPERTY HOLDINGS LLC	WAKE	RALEIGH	PENDING	321,947	321,947
196	PRESTIGE PROPERTY HOLDINGS LLC	WAKE	RALEIGH	PENDING	320,922	320,922
197	PRESTIGE PROPERTY HOLDINGS LLC	WAKE	RALEIGH	PENDING	322,084	322,084
198	PRESTIGE PROPERTY HOLDINGS LLC	WAKE	RALEIGH	PENDING	550,892	550,892
199	PRESTIGE PROPERTY HOLDINGS LLC	WAKE	RALEIGH	PENDING	734,524	734,524
200	PRESTIGE PROPERTY HOLDINGS LLC	WAKE	RALEIGH	PENDING	491,771	491,771
201	PRESTIGE PROPERTY HOLDINGS LLC	WAKE	NA	PENDING	220,038	
202	PRESTIGE PROPERTY HOLDINGS LLC	WAKE	RALEIGH	PENDING	548,589	548,589
203	PRESTIGE PROPERTY HOLDINGS LLC	WAKE	RALEIGH	PENDING	500,503	500,503
204	LAKESIDE AVENUE APARTMENTS LLC	WAKE	RALEIGH	PENDING	494,229	494,229

205	LAKESIDE AVENUE APARTMENTS LLC	WAKE	RALEIGH	PENDING	494,380	494,380
206	PRESTIGE PROPERTY HOLDINGS LLC	WAKE	RALEIGH	PENDING	519,168	519,168
207	PRESTIGE PROPERTY HOLDINGS LLC	WAKE	RALEIGH	PENDING	565,912	565,912
208	NAVAHA DRIVE PROPCO LLC	WAKE	RALEIGH	PENDING	6,168,281	6,168,281
209	HONEYTREE ACQUISITION LLC	WAKE	RALEIGH	PENDING	9,957,029	9,957,029
210	PRESTIGE PROPERTY HOLDINGS LLC	WAKE	RALEIGH	PENDING	584,146	584,146
211	RALEIGH LAKE LAND LLC	WAKE	NA	PENDING	533,171	
212	LJDM HOLDINGS LLC	WAKE	RALEIGH	PENDING	505,872	505,872
213	LJDM HOLDINGS LLC	WAKE	RALEIGH	PENDING	505,872	505,872
214	LJDM HOLDINGS LLC	WAKE	RALEIGH	PENDING	505,814	505,814
215	LJDM HOLDINGS LLC	WAKE	RALEIGH	PENDING	522,750	522,750
216	LJDM HOLDINGS LLC	WAKE	RALEIGH	PENDING	500,570	500,570
217	SAILBOAT FEE OWNER LLC	WAKE	RALEIGH	PENDING	32,646,038	32,646,038
218	BRIDGEPORT FEE OWNER LLC	WAKE	RALEIGH	PENDING	58,540,574	58,540,574
219	DURALEIGH FEE OWNER LLC	WAKE	RALEIGH	PENDING	59,036,338	59,036,338
220	PRESTIGE PROPERTY HOLDINGS LLC	WAKE	NA	PENDING	282,463	
221	KC BRAMPTON LLC	WAKE	CARY	PENDING	35,758,480	35,758,480
222	KC BRAMPTON LLC	WAKE	CARY	PENDING	6,517,741	6,517,741
223	VIVO LIVING RALEIGH 1 LLC	WAKE	RALEIGH	PENDING	14,612,928	14,612,928
224	RISE WESTGROVE LLC	WAKE	RALEIGH	PENDING	13,501,902	13,501,902
225	MORRISVILLE OWNER LLC	WAKE	MORRISVILLE	PENDING	37,565,609	37,565,609
226	KNICKERBOCKER FEE OWNER LLC	WAKE	RALEIGH	PENDING	48,953,926	48,953,926
227	LJDM INVESTMENTS LLC	WAKE	RALEIGH	PENDING	153,847	153,847
228	LJDM INVESTMENTS LLC	WAKE	RALEIGH	PENDING	153,968	153,968
229	LJDM INVESTMENTS LLC	WAKE	RALEIGH	PENDING	153,464	153,464
230	LJDM INVESTMENTS LLC	WAKE	RALEIGH	PENDING	153,628	153,628
231	LJDM INVESTMENTS LLC	WAKE	RALEIGH	PENDING	153,749	153,749
232	LJDM INVESTMENTS LLC	WAKE	RALEIGH	PENDING	153,464	153,464
233	LJDM INVESTMENTS LLC	WAKE	RALEIGH	PENDING	153,628	153,628
234	LJDM INVESTMENTS LLC	WAKE	RALEIGH	PENDING	153,628	153,628
235	LJDM INVESTMENTS LLC	WAKE	RALEIGH	PENDING	153,847	153,847
236	LJDM INVESTMENTS LLC	WAKE	RALEIGH	PENDING	153,847	153,847
237	LJDM INVESTMENTS LLC	WAKE	RALEIGH	PENDING	137,673	137,673
238	LJDM INVESTMENTS LLC	WAKE	RALEIGH	PENDING	137,673	137,673
239	LJDM INVESTMENTS LLC	WAKE	RALEIGH	PENDING	137,673	137,673
240	LJDM INVESTMENTS LLC	WAKE	RALEIGH	PENDING	137,673	137,673
241	LJDM INVESTMENTS LLC	WAKE	RALEIGH	PENDING	139,381	139,381
242	LJDM INVESTMENTS LLC	WAKE	RALEIGH	PENDING	139,931	139,931
243	LJDM INVESTMENTS LLC	WAKE	RALEIGH	PENDING	158,694	158,694
244	LJDM INVESTMENTS LLC	WAKE	RALEIGH	PENDING	158,694	158,694
245	LJDM INVESTMENTS LLC	WAKE	RALEIGH	PENDING	137,509	137,509
246	LJDM INVESTMENTS LLC	WAKE	RALEIGH	PENDING	137,509	137,509
247	LJDM INVESTMENTS LLC	WAKE	RALEIGH	PENDING	137,673	137,673
248	LJDM INVESTMENTS LLC	WAKE	RALEIGH	PENDING	137,673	137,673
249	LJDM INVESTMENTS LLC	WAKE	RALEIGH	PENDING	137,673	137,673
250	LJDM INVESTMENTS LLC	WAKE	RALEIGH	PENDING	137,673	137,673
251	LJDM INVESTMENTS LLC	WAKE	RALEIGH	PENDING	137,673	137,673
252	LJDM INVESTMENTS LLC	WAKE	RALEIGH	PENDING	137,673	137,673
253	LJDM INVESTMENTS LLC	WAKE	RALEIGH	PENDING	153,628	153,628
254	LJDM INVESTMENTS LLC	WAKE	RALEIGH	PENDING	153,628	153,628
255	LJDM INVESTMENTS LLC	WAKE	RALEIGH	PENDING	153,628	153,628
256	LJDM INVESTMENTS LLC	WAKE	RALEIGH	PENDING	153,628	153,628
257	LJDM INVESTMENTS LLC	WAKE	RALEIGH	PENDING	137,727	137,727

258	LJDM INVESTMENTS LLC	WAKE	RALEIGH	PENDING	137,892	137,892
259	WYNWOOD PLACE APARTMENTS LLC	WAKE	RALEIGH	PENDING	3,141,625	3,141,625
260	WAKEFIELD COMMONS, LLC	WAKE	RALEIGH	PENDING	6,708,796	6,708,796
261	KENTUCKY HOLDINGS LLC	WAKE	GARNER	PENDING	172,939	172,939
262	KENTUCKY HOLDINGS LLC	WAKE	GARNER	PENDING	154,897	154,897
263	KENTUCKY HOLDINGS LLC	WAKE	GARNER	PENDING	154,897	154,897
264	KENTUCKY HOLDINGS LLC	WAKE	GARNER	PENDING	179,500	179,500
265	KENTUCKY HOLDINGS LLC	WAKE	GARNER	PENDING	166,378	166,378
266	KENTUCKY HOLDINGS LLC	WAKE	GARNER	PENDING	172,939	172,939
267	KENTUCKY HOLDINGS LLC	WAKE	GARNER	PENDING	179,500	179,500
268	KENTUCKY HOLDINGS LLC	WAKE	GARNER	PENDING	154,897	154,897
269	KENTUCKY HOLDINGS LLC	WAKE	GARNER	PENDING	166,378	166,378
270	KENTUCKY HOLDINGS LLC	WAKE	GARNER	PENDING	166,378	166,378
271	KENTUCKY HOLDINGS LLC	WAKE	GARNER	PENDING	172,939	172,939
272	PRESTIGE PROPERTY HOLDINGS LLC	WAKE	GARNER	PENDING	172,939	172,939
273	KENTUCKY HOLDINGS LLC	WAKE	GARNER	PENDING	172,393	172,393
274	KENTUCKY HOLDINGS LLC	WAKE	GARNER	PENDING	159,817	159,817
275	PRESTIGE PROPERTY HOLDINGS LLC	WAKE	GARNER	PENDING	172,939	172,939
276	BRIGHT FAMILY PROPERTIES LLC	WAKE	KNIGHTDALE	PENDING	235,291	235,291
277	BRIGHT FAMILY PROPERTIES LLC	WAKE	KNIGHTDALE	PENDING	235,291	235,291
278	BRIGHT FAMILY PROPERTIES LLC	WAKE	KNIGHTDALE	PENDING	235,291	235,291
279	BRIGHT FAMILY PROPERTIES LLC	WAKE	KNIGHTDALE	PENDING	235,291	235,291
280	BRIGHT FAMILY PROPERTIES LLC	WAKE	KNIGHTDALE	PENDING	235,291	235,291
281	BRIGHT FAMILY PROPERTIES LLC	WAKE	KNIGHTDALE	PENDING	235,291	235,291
282	BRIGHT FAMILY PROPERTIES LLC	WAKE	KNIGHTDALE	PENDING	235,291	235,291
283	BRIGHT FAMILY PROPERTIES LLC	WAKE	KNIGHTDALE	PENDING	235,291	235,291
284	BRIGHT FAMILY PROPERTIES LLC	WAKE	KNIGHTDALE	PENDING	235,291	235,291
285	BRIGHT FAMILY PROPERTIES LLC	WAKE	KNIGHTDALE	PENDING	235,291	235,291
286	BRIGHT FAMILY PROPERTIES LLC	WAKE	KNIGHTDALE	PENDING	235,291	235,291
287	BRIGHT FAMILY PROPERTIES LLC	WAKE	KNIGHTDALE	PENDING	235,291	235,291
288	BRIGHT FAMILY PROPERTIES LLC	WAKE	KNIGHTDALE	PENDING	235,291	235,291
289	BRIGHT FAMILY PROPERTIES LLC	WAKE	KNIGHTDALE	PENDING	235,291	235,291
290	NORTH HILLS NRDE LLC	WAKE	RALEIGH	PENDING	57,439,820	57,439,820
291	RALEIGH LAKE LAND LLC	WAKE	NA	PENDING	144,324	
292	PIEDMONT PROPCO LLC	WAKE	RALEIGH	PENDING	98,758,832	98,758,832
293	STERLING TOWN CENTER OWNER LLC	WAKE	RALEIGH	PENDING	44,531,067	44,531,067
294	STERLING TOWN CENTER OWNER LLC	WAKE	RALEIGH	PENDING	13,544,031	13,544,031
295	STERLING TOWN CENTER OWNER LLC	WAKE	RALEIGH	PENDING	6,770,105	6,770,105
296	LEVEL AT 401 NRDE LLC	WAKE	RALEIGH	PENDING	65,736,230	65,736,230
297	ECP III LYNNWOOD OWNER LLC	WAKE	RALEIGH	PENDING	1,693,485	1,693,485
298	CRENSHAW TRACE LLC	WAKE	WAKE FOREST	PENDING	5,922,774	5,922,774
299	QUARRY TRACE LLC	WAKE	RALEIGH	PENDING	2,500	2,500
300	GLEN DORA SPE LLC	WAKE	FUQUAY-VARINA	PENDING	86,024,284	86,024,284
301	AVANATH ARBORS SPE LLC	WAKE	CARY	PENDING	8,688,765	8,688,765
302	AVANATH ARBORS SPE LLC	WAKE	CARY	PENDING	1,791,328	1,791,328
303	CONCLAVE PROPCO LLC	WAKE	RALEIGH	PENDING	60,085,197	60,085,197
304	RRM PROPERTIES LLC	WAKE	KNIGHTDALE	PENDING	396,400	396,400
305	RRM PROPERTIES LLC	WAKE	KNIGHTDALE	PENDING	59,600	59,600
306	RRM PROPERTIES LLC	WAKE	KNIGHTDALE	PENDING	48,400	48,400

To	Marchell Adams-David, City Manager and Niki Jones, Assistant City Manager
Thru	Stephen C. Bentley, Director, Raleigh Parks
From	Adam Forman, Assistant Director, Raleigh Parks
Department	Parks, Recreation and Cultural Resources
Date	May 8, 2026
Subject	Biltmore Hills Park Update

At the April 21, 2026 City Council meeting, Councilmember Corey Branch requested that staff provide a status update on two items: 1) the timeline of various projects at Biltmore Hills Park and 2) a general overview of park master plans across the Raleigh Park system.

Biltmore Hills Park Projects: *The City of Raleigh has three initiatives focused on making improvements at Biltmore Hills Park now and in the future. These improvements include: the implementation of the 2022 Bond project; upgrades to the existing courts, ballfield, and facilities; and the Phase 2 feasibility study. These investments total more than \$12.5M, funded through the 2022 Parks Bond and the parks Capital Improvement Program. Below are detailed explanations for each initiative.*

- **Recent Park Investments and Upgrades:** Raleigh Parks is currently making significant investments in the remaining baseball field at Biltmore Hills. Completed or in-progress improvements include upgraded field lighting, playing surface enhancements, a portable mound, construction of the batting cage structure (with final elements to be installed this spring), a new scoreboard, and the installation of an equipment storage shed.

Through a collaboration between Parks, Stormwater, and Partners for Environmental Justice (PEJ), a series of Green Stormwater Infrastructure (GSI) improvements have also been implemented at Biltmore Hills Park to minimize stormwater runoff impacts around the park.

- **2022 Bond Project Timeline: Tennis Court Expansion and Site Improvements**
 - The approved scope for the bond project includes 8 new tennis courts, lighting, shade, and ADA, stormwater, and parking improvements.
 - **Project Timeline**
 - **May 5, 2026:** Bid opening
 - **Summer 2026:** Award construction contract
 - **Summer 2026 – Fall 2027:** Construction
 - Additionally, Parks will invest in the existing outdoor restroom through painting, fixture repair/replacement, and indoor lighting upgrades. Site furnishings (e.g. tables, benches,

and trash receptacles) will be upgraded/replaced in alignment with the bond project schedule.

- Programmed in the Capital Improvement Program (CIP) budget is \$3.0M to replace the court lighting on the existing eight (8) courts and operating funds identified to resurface (not rebuild) the same, in alignment with the bond project schedule.
- **Biltmore Hills Park Master Plan Update – Incorporating the property off Cross Link Road.**
 - With the addition of the Cross Link property, Biltmore Hills Park has expanded in size and this area has not yet been incorporated into the overall Biltmore Hills Park Master Plan. Through this Master Plan Update, the community and park staff will determine its goals and plans for the new section of the park.
 - **Timeline:**
 - **Fall 2025 – Summer 2026:** Community engagement and planning
 - **September – October 2026:** PRGAB draft Master Plan review
 - **November 2026:** Council presentation
- **Phase 2 Feasibility Study -- Existing Tennis Facility Assessment:**
 - **Timeline:** Fall 2026 – Late Spring 2027
 - **Scope:** Potential improvements include existing court reconstruction, fencing upgrade, lighting upgrades, enhanced pedestrian access, additional building space to support programming, and associated stormwater improvements.

Combined, the Biltmore Hills Master Plan Update and the Existing Tennis Facility Assessment, will provide Raleigh Parks with a framework for future park upgrades and investments. These funding priorities will inform the future Parks Bond and other funding sources that may present themselves.

Note: Previous Biltmore Hills Park information was submitted in the [April 2, 2026 City Manager's Update](#).

Status of Park Master Plans across the Raleigh Park System:

A Park Master Plan is a planning document that guides the future management and development of a park property. Master Plans are developed as a collaborative process, where staff work with the community to set the vision for the park, and ensure it provides experiences that complement the local neighborhood and the larger park system.

A new Master Plan process may be initiated for an undeveloped park site; a park site that was previously developed without a Master Plan in place; or a park site with an existing Master Plan that City Council determines is no longer current, effective, or supported by the community as a whole.

Raleigh Parks currently maintains over 10,000 acres of park and greenway across more than 200 properties. In total, 58 of these properties have associated master plans, of which 15 were completed or updated in the last 15 years.

Parks Master Plans are generally funded in phases. This phased implementation is guided and prioritized by the community, Parks Board, and City Council, and are funded through a variety of means.

Of the 15 Master Plans that were completed in the last 15 years, four have been fully implemented, 10 have been partially completed, and one remains in the planning phase.