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No Items This Week

Regular Council Meeting Tuesday, May 19 - Afternoon Session

Reminder that Council will meet next **Tuesday** in regularly scheduled session at **1:00 P.M.** The agenda for the meeting was published on Thursday:

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

Please note there will be a **Closed Session** immediately following the Council meeting.

Reminder: If there is an item you would like to have pulled from the consent agenda for discussion, please send an e-mail to mayorstaff@raleighnc.gov by 11 A.M. on the day of the meeting.

INFORMATION:

Public Hearing Request - Tax Equity and Fiscal Responsibility Act - SFRI Crest at Briar Creek Apartments LLC

Staff Resource: Louis Buonpane, City Clerk's Office, 996-3139, louis.buonpane@raleighnc.gov

As Council may recall, in May 2025 the City Council adopted guidelines for conducting public hearings related to non-City financings and approval for the issuance of tax-exempt private activity bonds, as required under the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA). These guidelines were developed by the City Attorney's Office, informed by Wake County policy as well as prior Council feedback.

Staff has received a request from SFRA Brier Creek Apartments LLC seeking to finance the acquisition and rehabilitation of an existing 291-unit housing development. The development will serve as affordable housing, with at least 20% of units reserved for households at or below 50% of the area median income (AMI), and at least 75% of units reserved for households at or below 80% of the AMI. The project will be financed with tax-exempt 501(c)3 bonds, which under the federal Internal Revenue Service regulations require a public hearing and approval by the elected governing body where the project is located.

Staff has reviewed the submitted materials and confirmed that these conform with policy requirements. The May 19 consent agenda contains an item to schedule the public hearing for the June 16 City Council meeting. Included with the *Update* materials is a copy of the guidelines adopted in May 2025.

(Attachment)

Raleigh Urban Heat Resilience Program Update

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

City staff are sharing this update as part of their recognition of the [proclamation of Heat Safety Week – May 18-22 – by Governor Stein](#) to raise community awareness about the risks of extreme heat. In addition to providing this overview and background of Raleigh's first Urban Heat Resilience Tabletop Exercise, staff will also be presenting a short video that highlights this work at the June 2nd City Council meeting to mark International Heat Action Day.

This Urban Heat Exercise served as a national best-practice model for innovative design and collaboration convening a large and diverse group of partners, including City of Raleigh departments, community-based nonprofits, state and federal agencies, healthcare systems, and higher education institutions.

Raleigh's Office of Sustainability seeks to improve community resilience to heat hazards through established partnerships, collaboration, and meaningful connections. To establish a strong foundation for a unified heat-resilience network across Raleigh and the region, the City of Raleigh brought together more than 60 participants from more than 40 organizations and City departments in March to the City's Emergency Operations Center to tackle one of the region's growing challenges: extreme heat.

Raleigh's Heat Tabletop was one of the first to be hosted across the country to feature local community-based organizations and leaders together. By bringing together expertise from various stakeholders, locally

and nationally, Raleigh's Heat Tabletop resulted in national best practices for innovative design and implementation.

The attached memo provides more detail about Raleigh's commitment to extreme heat preparedness and resilience and the recently completed Tabletop Exercise.

(Attachment)

Funding Request from Step Up

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

In November 2025, Housing and Community Development and Wake County Housing and Community Revitalization met with Philip Mangano, a national homelessness policy leader and former federal official, and [Step Up](#), a California-based nonprofit that provides supportive housing, mental health services, and workforce programs to help people experiencing homelessness and serious mental health challenges.

In that meeting, Step Up and Mr. Mangano requested funding from both the City of Raleigh and Wake County in order to acquire a 139-unit hotel located in Raleigh to be converted to permanent supportive housing (PSH) for people experiencing homelessness. Funding was requested for both capital expenses (acquisition) and operations (staffing and supportive service provision). At that time, the ask to the City was specifically funding for services, which was quoted at approximately \$834,000 per year (\$6,000 per resident per year).

Subsequently, in April 2026, Step Up and Mr. Mangano reached out with a new request to City staff for a one-time investment of \$600,000. Of this, \$300,000 would be used to support acquisition and \$300,000 would be used for rehabilitation of the property (see attachments).

City staff have consulted with the Wake County Continuum of Care (CoC) with regards to the greatest needs within our community's homelessness response system to ensure that any City investments in supportive housing align with the CoC's priorities and strategic plan. While the CoC confirmed the demand in the overall need for housing resources, they emphasized the need for housing that can be adjusted to meet changing needs over time. For example, there is currently a more urgent need for bridge housing units to support the CoC's unsheltered strategy and sustained closure of encampments (rather than PSH units). After speaking with the CoC, Step Up has said that part of the hotel site may be used for bridge housing, but has made no formal commitment to date.

In the November meeting, City staff explained possible City funding sources, namely the Rental Development Gap Financing program and grants programs for operations such as the Human Services Agency Grant and the Community Enhancement Grant. Staff also noted that standard City practice holds that funding requests are considered during established annual cycles to ensure competitive and equitable distribution of resources and recommended that the applicant apply during the next scheduled funding opportunity. However, if City Council directs staff to pursue funding this project off-cycle, the possible funding sources listed would be available to draw from.

Funding Source	Available Budget
2026 Rental Development Gap Financing Program (Fund 736)	\$875,800
2026 Rental Development Gap Financing Program (Fund 724)	\$1,845,025
Total	\$2,720,825

The impact of drawing funds from the gap financing buckets would be a reduction in the funds available for a second round of the 2026 Rental Development Gap Financing Program. Currently, there is approximately \$2.9 million available in total for Round 2 (including the two sources in the table above as well as some federal HOME funds), which would be enough to fund one (1) project. Reducing the available funding by up to \$600,000 would render a second round infeasible, and funds would need to be rolled over to the 2027 Rental Development Gap Financing Notice of Funding Availability (NOFA) issued in December. Included with the *Update* materials are two accompanying documents providing more details about the request.

(Attachments)

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)

**Guidelines for City of Raleigh Consideration
to Hold Public Hearings for Non-City Financings and Approvals for Issuance of Tax-
Exempt Private Activity Bonds**

From time to time, the City of Raleigh is approached by other units of government, non-profit organizations, or other entities with a request to conduct a public hearing for that organization's benefit at a future meeting of the City Council. These public hearings are often required by Federal or North Carolina law and the City Council is often one of multiple public bodies that may be authorized to hold the hearing.

The most frequent requests for such public hearings come to the City in the context of the issuance of tax-exempt bonds under the Tax Equity and Fiscal Responsibility Act of 1982 ("TEFRA"). The Internal Revenue Code requires that an issuer receive approval from a governmental unit having jurisdiction over an area in which any facility benefitting from the issuance of tax-exempt private activity bonds. This approval must follow a public hearing conducted after reasonable notice has been provided.

The intent of these guidelines is to formalize how requests for these hearings may be made of the City, the timing requirements for the requests, and provisions the City will require to be present in any resolution drafted by an issuer's bond counsel that the Council will be requested to adopt.

Approval of a TEFRA or other financing that has requested a public hearing before the Council does not constitute a debt of the City and the City has no financial responsibility for the bonds or the project they are financing. The City Council has full discretion to approve or reject the resolution associated with the financing following the public hearing.

Requirements to Request a Public Hearing

All requests for approval of the City Council to schedule a public hearing and approval of the issuance of tax-exempt private activity bonds must be submitted to the City Clerk no less than sixty (60) days prior to the requestor's desired date for the public hearing. The request should be accompanied by the following:

- A proposed calendar that indicates the proposed date of publication of the public notice, the intended newspaper for the publication, and the proposed meeting date of the City Council for the public hearing and consideration of the resolution prepared by the requestor. It is the preference of the City that such hearings occur at the regular meetings of the City Council held on the third Tuesday of the month.
- A detailed description of the project and the identity of the entity that will own and operate the facility to be financed, including its location in the City.

- A draft of the proposed language for the agenda item for the public hearing and the consideration of the resolution.
- A statement about why the proposed financing is in the public interest and how it benefits the City of Raleigh.
- A draft of the resolution that the City Council will be asked to adopt following the public hearing, which must include the following recitals:
 - That the requestor will agree to repay the principal, premium, if any, and interest on the bonds and the City will have no liability whatsoever for the payment of principal or interest on the bonds, and the bonds will not affect the City's debt ratios or legal debt limit and the City will not incur any liability for repayment of the bonds by approving the bonds for purposes of Section 147(f) of the Internal Revenue Code
 - That because no taxes or other revenues of the City are pledged to pay the bonds, the staff of the City has made no financial analysis of the bonds, the requestor or the project
 - That the bonds shall not be deemed to constitute a debt of the City or a pledge of the faith and credit of the City, but shall be limited obligations of the issuing entity payable solely from the loan repayments to be made by the requestor to the issuer, and shall contain on the face thereof a statement to the effect that neither the faith and credit nor the taxing power of the City is pledged to the payment of the principal of or the interest on such bonds
- Agreement that the requestor will reimburse the City for any costs incurred by the City as part of the request and the conduct of the hearing.

City Processing of Requests

Once the request and the required materials have been received by the City Clerk, the City Clerk, in consultation with the City Manager, the Chief Financial Officer, and the City Attorney will verify completeness of the submission. If the proposed financing aligns with any Council programmatic areas such as economic development, transportation, community development or other initiatives outlined in the City's Strategic Plan, the Clerk will place the request to set the hearing on the consent agenda of an upcoming City Council meeting. Projects that do not fall within areas where the City has statutory authority or do not advance public policy goals of a municipality in North Carolina are encouraged to seek to have the required hearing through another body having jurisdiction. However, if no such jurisdiction can be identified, the applicant may submit a written request to the City Clerk explaining the circumstances and asking that the City Council consider setting a hearing on an exception basis.

Such requests will be reviewed on a case-by-case basis and presented to Council for consideration of setting a public hearing.

If the City Council agrees to conduct the public hearing and sets the hearing for a specified date, the City Clerk will place the agenda item and the resolution on the agenda for the City Council meeting where the item will be heard.

City Council Meeting and Public Hearing

The requestor and its counsel shall be responsible for presenting the item at the scheduled City Council meeting following appropriate introduction by City staff. The requestor should be prepared to answer any questions the City Council may have regarding the project and the public benefits to the community that it will provide. It would be recommended that the requestor also be available to answer questions from the public that may be provided during the public hearing.

Following the conclusion of the public hearing, the City Council will consider the adoption of the resolution supporting the project, with approval being in the sole discretion of the Council.

To	Marchell Adams-David, City Manager
Thru	Michael Moore, Assistant City Manager
From	Megan Anderson, Sustainability Officer
Department	Sustainability
Date	May 15, 2026
Subject	City of Raleigh Continues to Build Collaborative Partnerships to Prepare Residents for Extreme Summer Heat

This update will highlight and provide background on Raleigh’s first Urban Heat Resilience Tabletop Exercise that served as a national best-practice model for innovative design and collaboration. The convening brought together a large and diverse group of partners, including City of Raleigh departments, community-based nonprofits, state and federal agencies, healthcare systems, and higher education institutions.

City staff are sharing an overview of this recent event as part of their recognition of the [proclamation of Heat Safety Week – May 18-22 – by Governor Stein](#) to raise community awareness about the risks of extreme heat.

On June 2, International Heat Action Day, a global initiative hosted by the International Federation of Red Cross and Red Crescent Societies, City Council will receive a special presentation debuting a video produced by Sustainability and Communications. The video features community partners who contributed their time and expertise to advancing resilience for Raleigh residents through their Tabletop participation.

Why Heat Response and Resilience Matter

Heat is one of the deadliest weather-related hazards, and Raleigh's risk is growing. Days over 95 degrees and nights over 70 degrees are expected to triple over the next 30 years. Understanding how heat affects communities, and preparing now, can save lives.

Advancing the City’s Heat Mitigation and Resilience Program

One of the main objectives of Raleigh’s Community Climate Action Plan (CCAP) is building community resilience to the impacts of climate change. The pathway to meeting our goals requires cultivating opportunities for social and economic impact, seeking creative funding opportunities and partnerships, innovating and piloting new ideas and technologies, and conducting education and outreach that engages the

community in climate action. Raleigh's Office of Sustainability seeks to improve community resilience to heat hazards through established partnerships, collaboration, and meaningful connections.

This year, Sustainability focused on heat hazard reduction by engaging City departments and community organizations to understand and better refine coordinated response and resilience strategies through public-private partnerships.

To establish a strong foundation for a unified heat-resilience network across Raleigh and the region, the City of Raleigh brought together more than 60 participants from more than 40 organizations and City departments in March to the City's Emergency Operations Center to tackle one of the region's growing challenges: extreme heat.

The event, "Oak City Overload: A Heat Resilience Seminar and Tabletop Exercise," was a two-day collaborative effort bringing together leaders from the City, Wake County, State of North Carolina, and National Oceanic and Atmospheric Association (NOAA), alongside community-based nonprofits representing Raleigh residents. Together, the group discussed how to build a coordinated response to heat emergencies and strengthen long-term community resilience.

Raleigh's First Urban Heat Resilience Exercise Featured Innovative Design and Diverse Collaboration Supporting Community Climate Action

The planning and facilitation team who led the exercise included partners from multiple National Oceanic and Atmospheric Association (NOAA) programs: the National Weather Service, the National Integrated Heat Health Information System (NIHHIS), and the Southeast and Caribbean Regional Collaboration Team (SECART).

Raleigh's Heat Tabletop was one of the first to be hosted across the country to feature local community-based organizations and leaders together. By bringing together expertise from various stakeholders, locally and nationally, Raleigh's Heat Tabletop resulted in national best practices for innovative design and implementation. The tabletop facilitators found the input provided by local leaders invaluable to the process, and Raleigh's design is helping to set national best practices for other local government heat tabletop events.

Who was in the room

Participants came from City of Raleigh departments, community-based nonprofits, state and federal agencies, healthcare systems, and higher education institutions. City departments represented included Sustainability, Communications, Raleigh Fire Department - Emergency Management Division, Parks, Recreation and Cultural Resources, Transportation, Solid Waste Services, Housing and Community Development, the Police Department, Raleigh Water, Planning and Development, and more.

Community and partner organizations included WakeMed Health and Hospitals, Wake County Emergency Management, Alliance of Disability Advocates, Centro para Familias Hispanas/Catholic Charities, Oak City Cares, Southeast Raleigh Promise, Partners for Environmental Justice, PowerUp NC, and others.

What participants took away

Three themes emerged from the exercise that will shape future resilience efforts:

- **Strengthen cross-sector coordination and decision alignment** by expanding City–CBO engagement, improving clarity on heat-response thresholds, and enhancing communication within and across response teams.
- **Improve communication and resource delivery to high-risk groups** by leveraging trusted CBO networks, tailoring heat-risk messaging, and expanding awareness and usability of cooling options and services.
- **Advance long-term heat resilience** through policy updates, infrastructure and transit improvements, expanded cooling amenities, and sustained attention to the needs of renters, unhoused residents, and other high-risk groups.

Thank you to our partners

The City thanks the Office of Sustainability, the Raleigh Fire Department's Division of Emergency Management, and Raleigh Wake Emergency Communications for leading this effort. Gratitude also goes to every department and community partner who dedicated their time to plan for and participate in the event.



Proposed Development Bluestone Apartments - Affordable Housing Development

Vision and Goals:

- This project is a planned 139 studio unit permanent supportive housing project(PSH) on 4810 Bluestone Dr, intended to house the most chronically homeless on the streets of Raleigh/Wake County.
- This development is a proposed partnership between Step Up, an affordable housing developer and service provider, David Schwartz, with 20+ years' experience in real estate development & banking, and Matt Murphree, real estate debt fund management with 30+ years' in real estate lending and financial services.
- This project is a motel rehabilitation project where the motel units will be converted to permanent apartments that meet Federal Housing and Urban Development standards. Motel rehabs are a proven method of delivering PSH units faster and more cost-effectively than ground-up construction.
- This site is exceptionally well-suited for PSH. It is in good condition, has spacious rooms with built-in kitchens, laundromat on site, bus stop within short walking distance and a mall nearby for employment opportunities for tenants. Free Wi-Fi will be provided to tenants. The condition of the property will lead to a faster turn-around time to get these units online and leased.
- Step Up will have services staff onsite to support the tenants with 1 staff per 20-25 tenants. Property management will live onsite and have 24/7 availability for tenant emergencies.
- This project will contribute to a significant reduction in the number of homeless individuals in Wake County.

Investor Resources:

The partnership team are engaging their network of investors to bring nearly \$10 million in capital for acquisition of the property. The team has an additional need to get the project over the line.

Capital Needs:

The development team for Bluestone Apartments is seeking financial support from the City of Raleigh to assist with capital needs in closing on the property. We are requesting \$300,000.00 for the capital stack.

By providing the requested funds to the capital stack, the City of Raleigh is reflecting the community's buy-in to the project's benefits. This is very helpful and important. It gives the project a lift confidence to the investor perspective.



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Rehabilitation Needs:

The development team for Bluestone Apartments is seeking financial support from the City of Raleigh to assist with the cost of rehabilitation. We are requesting \$300,000.00 for the scope of rehab which includes: refresh of paint, new unit doors, door jams, electrical panels and possibly the boiler.

This support from the City will enable us to close on the property and move forward with the conversion to permanent housing.

Weekly Events Digest

Friday, May 15 – Thursday, May 21

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

Permitted Special Events

[Catching Fireflies 5K](#)

Wakefield High School & Route

Friday, May 15

Event Time: 8:15pm - 9:30pm

Associated Impacts: Roads will be used from 8:15pm until 9:30pm. [View the 5K route map](#) for more details.

[5 Points 5K & Health Fair](#)

Five Points & Crabtree Creek Trail

Saturday, May 16

Event Time: 8:00am - 9:30am

Associated Road Closures: Roads will be closed from 7:50am until 9:30am. Note that all cross-streets will be detoured during the event and [view the 5K route map](#) for more details.

[World Vision Global 6K](#)

Neuse River Trail

Saturday, May 16

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

Associated Impacts: The Neuse River Trail between mile markers 5 and 7 will be used from 9:00am until 11:00am.

[Wake County Smart Start Block Party](#)

Roberts Park & Merrywood Drive

Saturday, May 16

Event Time: 10:00am - 2:00pm

Associated Road Closures: Merrywood Drive between E. Martin Street and E. Davie Street will be closed from 6:00am until 2:00pm.

[Artspllosure – The Raleigh Arts Festival](#)

Fayetteville Street District

Saturday, May 16 & Sunday, May 17

Event Times: 11:00am - 7:00pm 5-16-26; 10:00am - 6:00pm 5-17-26

Associated Road Closures: Fayetteville Street between Morgan Street and the south end of City Plaza, and Hargett, Martin, and Davie streets between S. Salisbury and S. Wilmington streets will be closed from 5:00am on 5-16-26 until 11:45pm on 5-17-26.

[Animazement](#)

Raleigh Convention Center & Cabarrus Street

Thursday, May 21 - Sunday, May 24

Event Times (for road closure only): 4:30pm - 9:30pm 5-21-26; 9:30am - 8:30pm 5-22-26 & 5-23-26; 9:30am - 5:30pm 5-24-26

Associated Road Closures: W. Cabarrus Street between S. Salisbury Street and Gale Street will be closed from 4:30pm until 9:30pm on 5-21-26, 7:30am until 8:30pm on 5-22-26, 9:00am until 8:30pm on 5-24-26, and 9:00am until 5:30pm on 5-24-26.

Other Upcoming Events

[NCMA Movie Night: *Poupelle of Chimney Town*](#)

Friday, May 15
Moore Square

[Fair Housing Conference: Fair Housing is Still Law 2.0](#)

Friday, May 15
McKimmon Center

[Triangle Academy of Dance Spring Recital](#)

Friday, May 15 & Saturday, May 16
Fletcher Opera Theater

[Got to Be NC Festival](#)

Friday, May 15 - Sunday, May 17
NC State Fairgrounds

[Beauty and the Beast](#)

Friday, May 15 - Sunday, May 17
Raleigh Memorial Auditorium

[Pop Up Skate Park](#)

Saturday, May 16
Gipson Play Plaza

[Opening Reception: May – June Exhibition](#)

Saturday, May 16
Sertoma Arts Center

[Teen Vendor Market](#)

Saturday, May 16
House of Many Porches Market

[Ole 60](#)

Saturday, May 16
Red Hat Amphitheater

[ICON: Motown & Beyond – NC Symphony](#)

Saturday, May 16
Meymandi Concert Hall

[Godsmack](#)

Saturday, May 16
Coastal Credit Union Music Park at Walnut Creek

[Top Greene's "Adornment of Grace" Hat Show Contest](#)

Sunday, May 17
John P. "Top" Greene African American Cultural Center

[Triangle Youth Music Spring Orchestra 2026](#)

Sunday, May 17
Meymandi Concert Hall

Weekly Events Digest

Friday, May 15 – Thursday, May 21

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

Main Street Dance – Petite Company Showcase

Sunday, May 17 – Wednesday, May 20
Fletcher Opera Theater

2nd Annual Legal Lift for Small Businesses

Monday, May 18
McKimmon Center

Employment Access for All: An Interactive Dialogue on Disability and Employment

Monday, May 18
McKimmon Center

Sting

Tuesday, May 19
Red Hat Amphitheater

Pitbull

Tuesday, May 19
Coastal Credit Union Music Park at Walnut Creek

Recycling Tour at Sonoco

Thursday, May 21
Wilders Grove Solid Waste Services Facility

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 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.