

Quarterly Development Stakeholder Meeting

Facilitated by Planning
and Development

January 8, 2025





Agenda

1. Opening Remarks
2. Housing and Community Development Overview
3. Raleigh Water - Staffing Announcement and Handbook Update
4. Text Change and Greenway Update
5. Annexation Update
6. EP&L Update
7. Development Review
 - a. Modifications to an approved site plan and Change of Use
 - b. Requests for a Sunset Extension
 - c. Transportation Insights
8. Question and Answer Session
9. Meeting Adjourned

Housing and Community Development

Jess Brandes



The Problem



Raleigh

We have a housing affordability crisis, nationally and in Raleigh.

- Affordability is influenced by four factors:

**Housing
Demand**

**Housing
Supply**

**Building
Costs**

**Household
Income**

- Raleigh has seen big shifts in these factors that have reduced affordability and worsened homelessness

Raleigh's housing crisis by the numbers



~1,400 people experiencing unsheltered homelessness



~80 camps where people live unsheltered



~27,000 low-income households with a housing cost burden



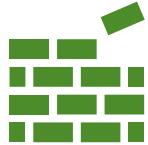
~60,000-unit shortage in Wake Co.

Homelessness is a housing problem.

Homelessness is a result of **market conditions** not individual behaviors



Raleigh's key housing goals



Increase Affordable Housing Supply



Improve Overall Housing Affordability



End and Prevent Homelessness



What Our Department Does



Housing Programs

- Support construction and preservation of affordable rental housing
- Provide down payment assistance for first-time homebuyers
- Offer repair and rehabilitation programs to help low-income homeowners stay in their homes



Private < > raleighnc.gov

Raleigh

Home News Events Services Projects Departments

Community Development Funding Opportunities

View funding announcements from Housing and Community Development

Updated: Dec 17, 2025

Search "Community Development Funding Opportunities" on Raleighnc.gov

UNDING AVAILABILITY (NOFA) - RENTAL DEVELOPMENT PROGRAM →

UNITY - REHAB OF 1801-1807 SUMMERDALE DRIVE →

UNITY - REHAB OF 4221 GREENCASTLE COURT →

R PROPOSALS (RFP) - DUPLEX VILLAGE REDEVELOPMENT →

TICE OF FUNDING AVAILABILITY (NOFA) - AFFORDABLE SMALL-AL DEVELOPMENT PROGRAM →

The announcements below represent various funding opportunities available with City of Raleigh Housing and Neighborhoods Department. All Request for Quotes (RFQ), Request for Proposals (RFP), and Notice of Funding Availability (NOFA)s are sent out via email notice as well. If you would like to receive notifications, visit [MyRaleigh Subscriptions](#) to sign up to receive announcements from Community Development News.

 CONTACT

City of Raleigh
Housing and Community
Development Department
421 Fayetteville Street,
Suite 1200, 12th Floor
Raleigh, NC 27601
919-996-4330

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Community Development News

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Back to Grants, Funding, and Relief

Back to Housing

Search All

Homeless and Community Programs



Fund nonprofits that provide essential services



Support rapid rehousing, homelessness prevention, and case management



Connect people experiencing homelessness with resources and housing

Care Navigation and Case Management

A part of the CARES program within the Housing and Community Development Department.

Purpose:

Helps individuals experiencing or at risk of homelessness access housing and critical support services.





Redevelopment and Property Management

- Redevelop City-owned land to increase affordable housing
- Manage existing affordable housing units
 - Portfolio
 - Studios at 2800
- Advance neighborhood revitalization through targeted redevelopment





Code Enforcement

- Ensures housing meets health and safety standards
- Addresses unsafe or substandard conditions
- Supports stable, livable communities





What is Affordable Housing?



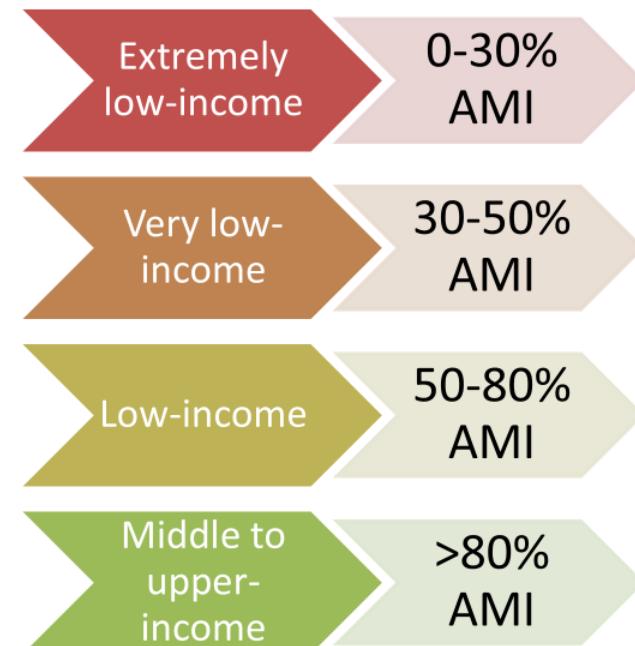


What is Affordable Housing?

- ↪ Housing is considered “affordable” if it costs **no more than 30% of a household’s gross income.**
- ↪ When policymakers talk about affordable housing, it is specific to housing that is affordable to low-income households.
- ↪ Creating affordable housing often involves legal tools (such as deed restrictions) to ensure affordability over time and prevent competition with higher-income households.

What is "Affordable Housing"?

- ↪ “Low-income” is typically defined and benchmarked based on the Area Median Income (AMI) of a given community.
- ↪ If you lined up every household in Raleigh from lowest income to highest, the median income (100% AMI) would be the amount earned by the household in the middle of the pack.



Percent of AMI	Family of 1	Family of 2	Family of 3	Family of 4
30%	\$27,900	\$31,850	\$35,850	\$39,800
50%	\$46,450	\$53,100	\$59,750	\$66,350
80%	\$72,950	\$83,400	\$93,800	\$104,200
100%	\$92,900	\$106,200	\$119,500	\$132,700

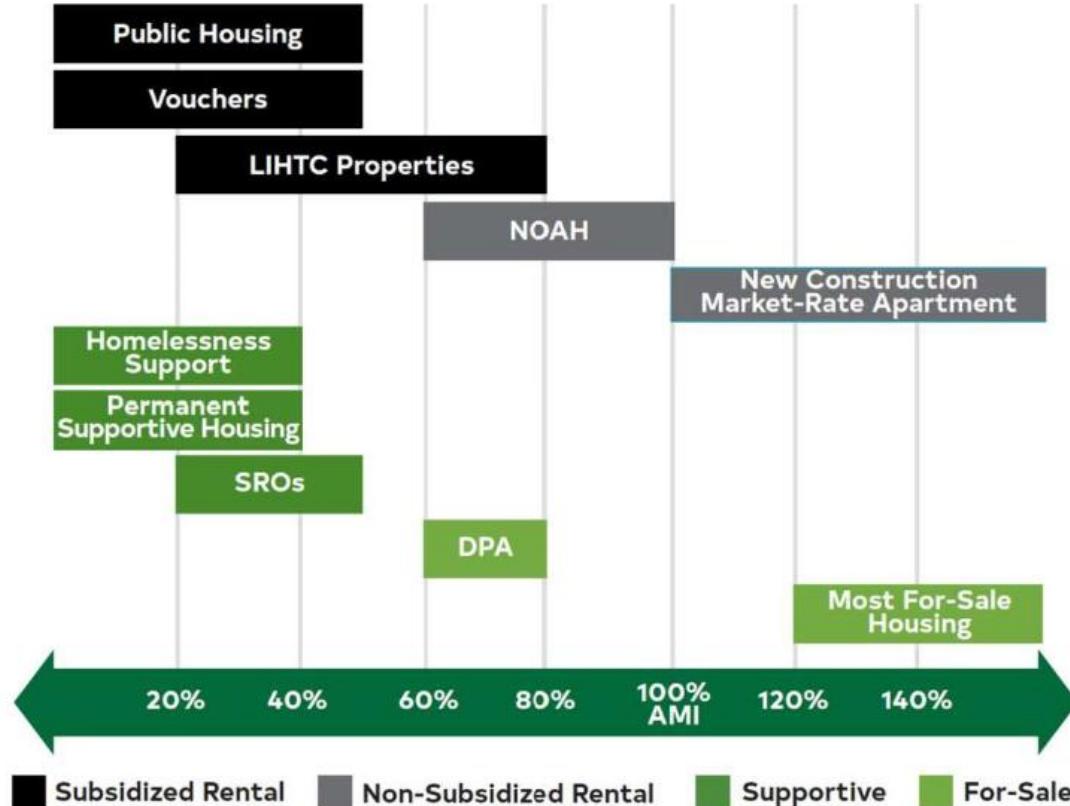


What Affordable Housing is NOT...

- ↪ NOT special design
- ↪ NOT lower quality
- ↪ NOT different construction standard
- ↪ **Affordable Financing**
 - ↪ Aka a deal structure that can support capped rents



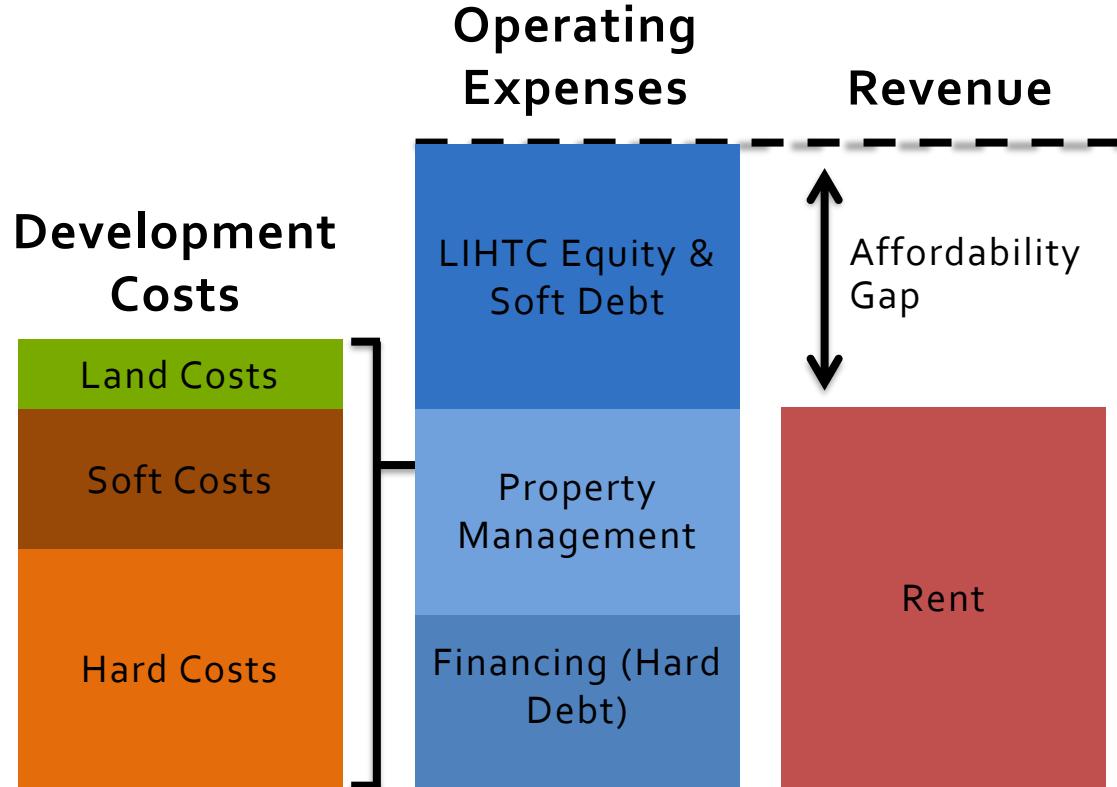
Affordable Housing Landscape





The Affordability Gap

The gap is the difference between **the cost to produce and operate** a rental property, and the **financing that can be supported** by rental income from that property.





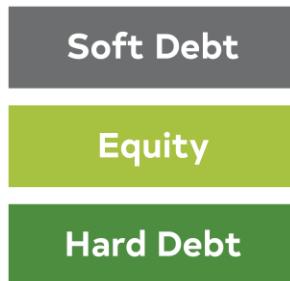
How LIHTC Works

LIHTC equity and soft debt (such as the City's gap financing) reduce the **“hard” debt service** owed each month by a project

Market Rate



\$2,000 Rent



Tax Credit



\$1,000 Rent

- Less debt service means that the monthly rents charged can be lower
- This is how LIHTC creates affordability for tenants



How LIHTC Works

LIHTC is a tightly regulated program, funded by IRS through State Housing Finance Agencies (NCHFA)

9%

- Highly competitive
- High equity so deeply affordable rents
- Smaller projects (50-100 units)

4% (tax exempt bond projects)

- Less competitive
- More hard debt so higher rents
- Larger projects (200 units)



Questions?

Jess Brandes
Assistant Director,
Housing and Community
Development
Jess.Brandes@raleighnc.gov



Raleigh Water



Raleigh Water

Staffing Announcement

- Development Manager

Tim Beasley

Timothy.Beasley@raleighnc.gov

919-996-2176

- Development Review Supervisor



Raleigh Water Handbook Updates

Appendix E – Handbook Updates

- Ductile Iron Pipe (DIP) use in the sanitary sewer systems
 - Limit DIP usage for sanitary sewer construction
 - Allow PVC to be used where DIP was previously required
- Section 3.4-Sewer Material Standards and a Technical Bulletin
 - Additional details can be found on our website under Appendix E – Handbook Updates (Web search "Raleigh Water Public Utilities Design Manual")

Raleigh Stormwater



New Stormwater Documents on the Web

<https://raleighnc.gov/permits/services/development-forms>

Stormwater Forms

1. [Financial Responsibility Ownership](#) (Stormwater Inspections Form 112)
2. [Stormwater Design Exception Application](#)
3. [Shared Stormwater Device Covenant](#)
4. [Non-Shared Stormwater Device Document](#)



Stormwater Design Manual

Need Design Exception from Stormwater Requirements?

Contact Sally Hoyt

sally.hoyt@raleighnc.gov

Text Change Updates





Text Change Update

Adopted at the 11/18/25 City Council Meeting

- TC-3-25 – Greenway Amendments

Adopted at the 12/2/25 City Council Meeting

- TC-3-24 - Historic Preservation and RHDC

Adopted at the 1/7/26 City Council Meeting

- TC-1-25 - 2023/2024 Omnibus Readoption



TC-3-25- Greenway Amendments

TC-3-25 - Amends the Unified Development Ordinance (UDO) to improve Raleigh's regulatory approach to Greenways, aligning it with community goals and recommendations from the Council-approved City of Raleigh 2022 Greenway Master Plan.

- Status: *Effective 12/18/25*



TC-3-24- Historic Preservation and RHDC, Text Change Update

TC-3-24 - Revises historic preservation requirements and processes to align with state law.

- Status: *Effective 1/1/26*



TC-1-25- '23/'24 Omnibus Readoption, Text Change Update

TC-3-24 - Revises historic preservation requirements and processes to align with state law.

- Status: *Effective 1/1/26*

TC-1-25 - 2023/2024 Omnibus Readoption - Seeks to reintegrate parts of two previously adopted text changes (TC-2-24 and TC-5-23) that remain valid after recent changes in state law (Session Law 2024-57), which had nullified those prior updates

- Status: *Effective 1/11/26*



Upcoming Text Changes

- '25 Omnibus Text Change
- External Text Change request
 - School Lot Area Amendment

Parks, Recreation and Cultural
Resources

Greenway Master Plan UDO Amendments

January 8, 2026



Capital Area Greenway Master Plan

Update | 2022



Greenway Master Plan Background

- 1976-1989: Greenway MP Adoption
 - Identified Greenway Corridors – currently included in the Comprehensive Plan
 - Identified Greenway Easement Dedication Recommendations – currently included in the UDO Requirements
- 2022: Greenway MP Update
 - Identified New Corridors & Easement Recommendations
 - Developed Proposed Greenway Trail Map
 - Comprehensive Plan Amendment – Completed November 2024
 - Next Steps: Update UDO Requirements



Proposed UDO Amendments

Easement Dedication

- Aligning Corridor Width with Proposed Trail Plan

Developer Incentives

- Open Space and Easement Width Incentives

Admin

- Tier One & Two Exclusion
- Deed of Easement



Easement Dedication

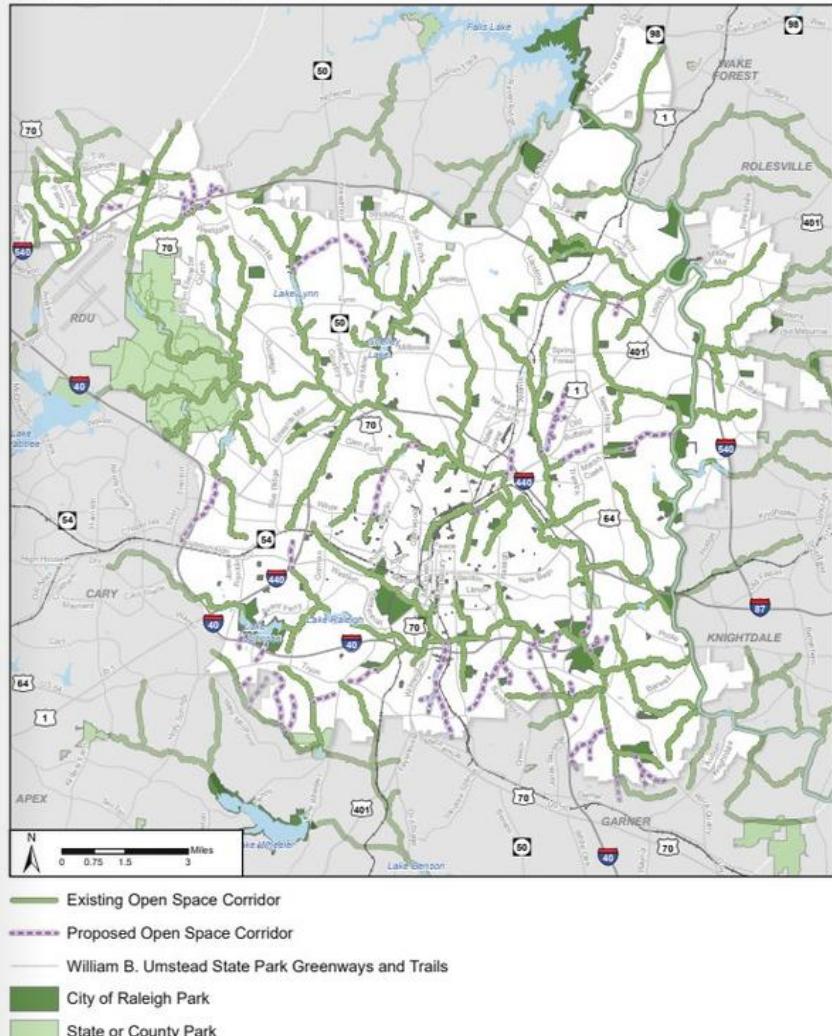
Existing UDO Language – 8.6.1.B

Minimum standard width multiplied by the length of the boundary along the banks of the adjoining watercourse;

Plus that portion of the watercourse contained within the development when property lines extend to the centerline of the watercourse:

- a) Neuse River: 150 feet from each bank.
- b) Crabtree & Walnut Creeks: 100 feet from each bank.
- c) ~~All other tributaries: As established by the current City Council approved Raleigh Parks Plan.~~

Map PR-4: Open Space Corridors





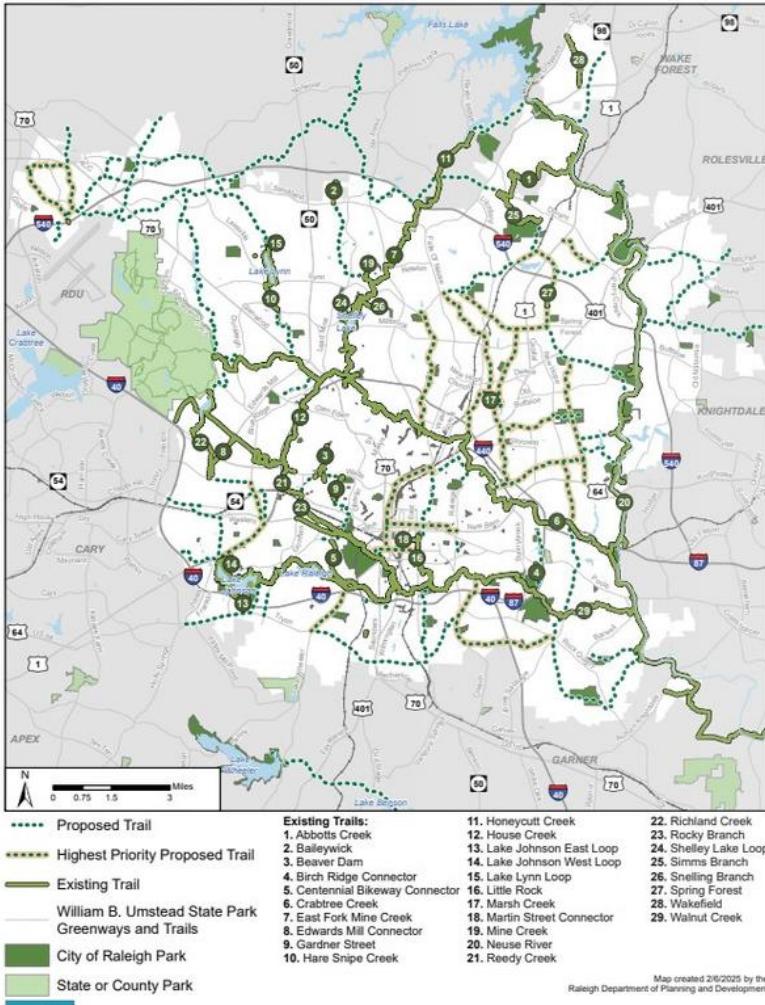
Easement Dedication

Updated: Aligning Corridor Width with Master Plan

Minimum standard width multiplied by the length of the boundary along the banks of the adjoining watercourse:

- a) Minimum standard width along the Neuse River corridor: 150 feet from each bank.
- b) Minimum standard width along the Crabtree & Walnut Creek corridors: 100 feet from each bank.
- c) Minimum standard width along Open Space Corridors containing an Existing Trail or a "Proposed Trail" as designated in the Comprehensive Plan's Greenway Trails Map: 75 feet from each bank.
- d) Minimum standard width along all other designated greenway corridors as established by the Comprehensive Plan's Open Space Corridors Map: 50 feet from each bank.

Map PR-3: Greenway Trails



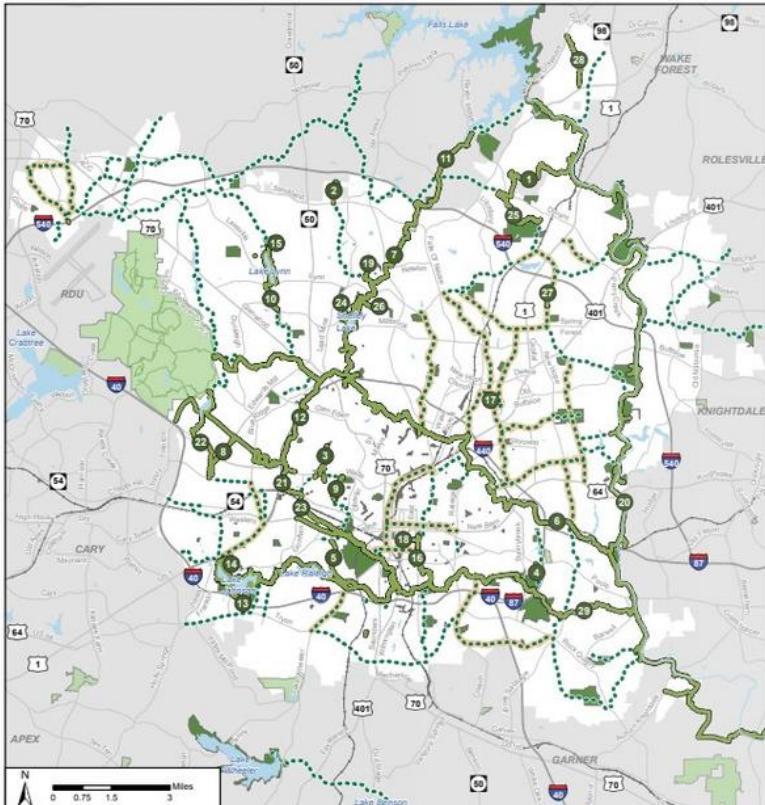


Developer Incentives

Easement Width Incentive

- If a proposed development includes any part of a "proposed trail" as designated in the Comprehensive Plan's Greenway Trails Map, the width of the total easement to be dedicated may be reduced to 30 feet in cases where the developer is constructing a Developed Greenway Trail to City of Raleigh standards.

Map PR-3: Greenway Trails



Proposed Trail	1. Abbotts Creek	11. Honeycutt Creek	22. Richland Creek
Highest Priority Proposed Trail	2. Baileywick	12. House Creek	23. Rocky Branch
Existing Trail	3. Beaver Dam	13. Lake Johnson East Loop	24. Shelley Lake Loop
William B. Umstead State Park Greenways and Trails	4. Birch Ridge Connector	14. Lake Johnson West Loop	25. Simms Branch
City of Raleigh Park	5. Centennial Bikeway Connector	15. Lake Lynn Loop	26. Snelling Branch
State or County Park	6. Crabtree Creek	16. Little Rock	27. Spring Forest
	7. East Fork Mine Creek	17. Marsh Creek	28. Wakefield
	8. Edwards Mill Connector	18. Martin Street Connector	29. Walnut Creek
	9. Gardner Street	19. Mine Creek	
	10. Hare Snipe Creek	20. Neuse River	
		21. Reedy Creek	

Map created 2/6/2025 by the
Raleigh Department of Planning and Development

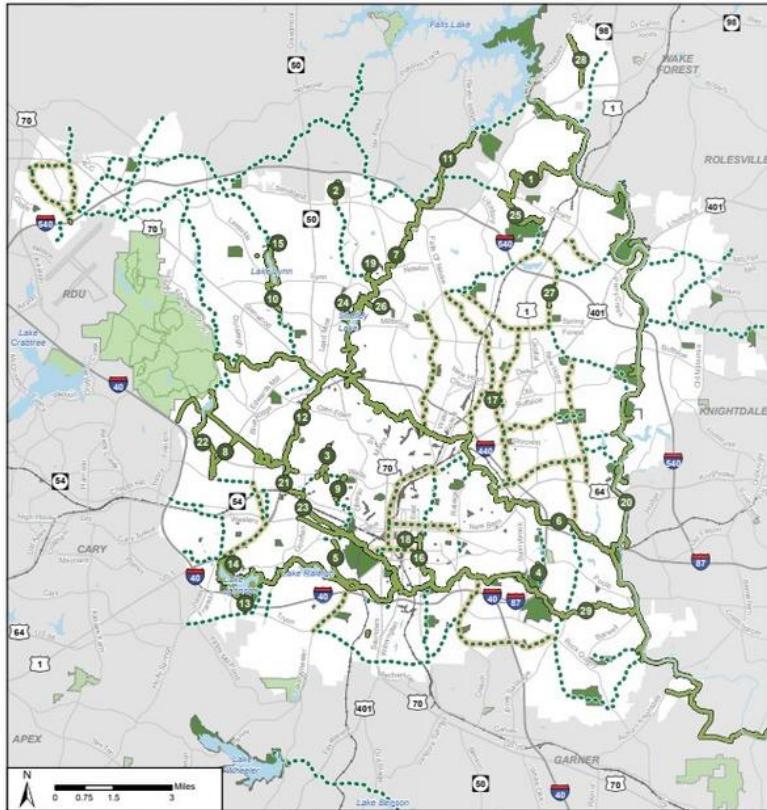


Developer Incentives

Open Space Incentive

- If a tract of land includes any part of a "proposed trail" as designated in the Comprehensive Plan's Greenway Trails Map, then the construction of a Developed Greenway Trail may be used to count toward the development's total common open space acreage requirements per Sec. 2.3.1.B1, Sec. 2.4.1.B1.
- **The common open space credit is calculated as follows:**
Total area of the Developed Greenway Trail and its easement (in acres) **multiplied by 2.5**

Map PR-3: Greenway Trails



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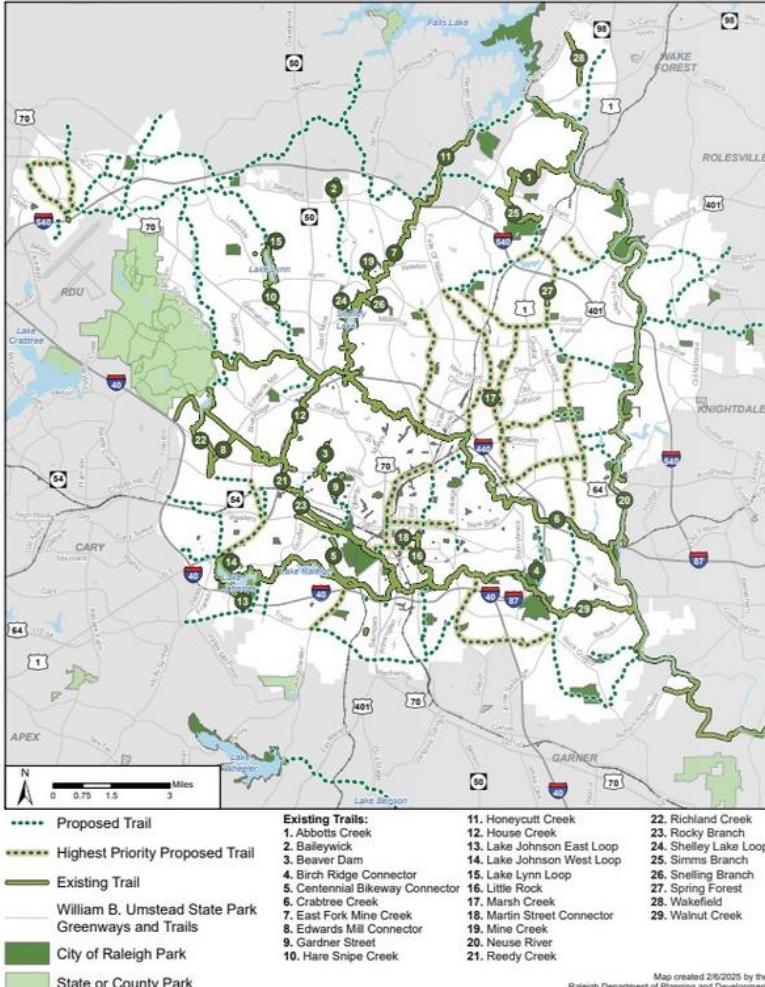


Developer Incentives

Definition:

- A Developed Greenway Trail connection shall conform to City of Raleigh greenway standard design details and shall be set within a publicly accessible greenway easement at least 30 feet in width. The trail access surface shall be constructed of concrete, asphalt or other fixed, firm and nonslip material.

Map PR-3: Greenway Trails





Administrative

Tier One Exclusion

- Subject to the limitations of Sec. 8.6.1.C. below, whenever a tract of land included within any proposed residential subdivision or ~~residential site plan~~ any tier three site plan includes any part of a greenway designated on the Comprehensive Plan, the greenway shall be platted and dedicated as a greenway easement.



Administrative

Deed of Easement

- A written deed of easement shall be recorded in connection with the required plat.

Platted easements and deed of easements shall be provided in the locations and dimensions required by the City in order to:

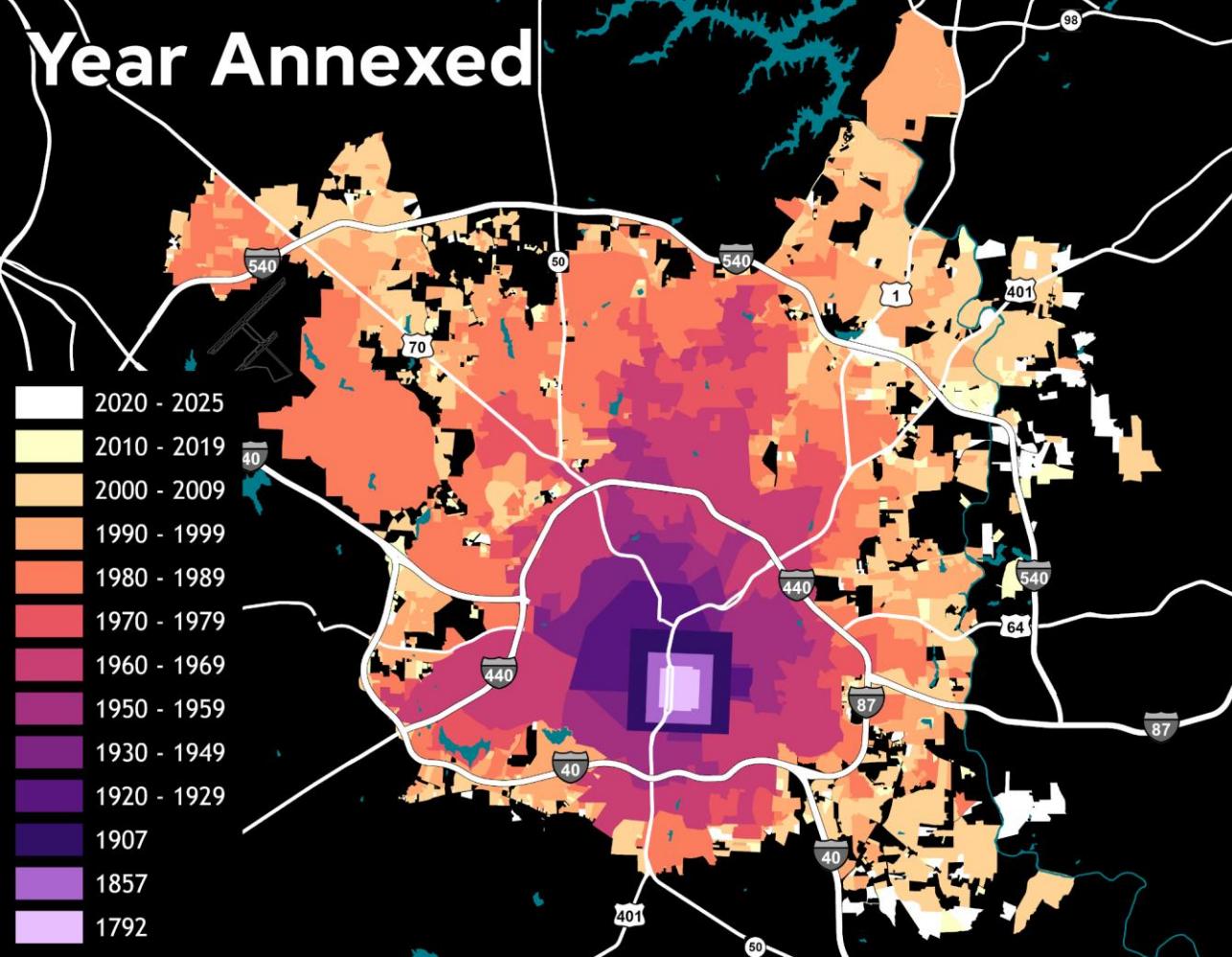
1. Allow for adequate storm drainage facilities;
2. Allow for proper installation of water and sewer lines, whether immediately proposed or necessary for adequate service in the future;
3. Allow for cross-access between properties;
4. Allow for adequate transit facilities and access;
5. Allow for adequate pedestrian and bicycle access;
6. Allow for adequate right-of way for street types;
7. Allow for adequate public access; and
8. Allow for adequate slope for roadway construction.
9. **Allow for greenways and pedestrian paths**

Annexations

Matthew Klem



Year Annexed

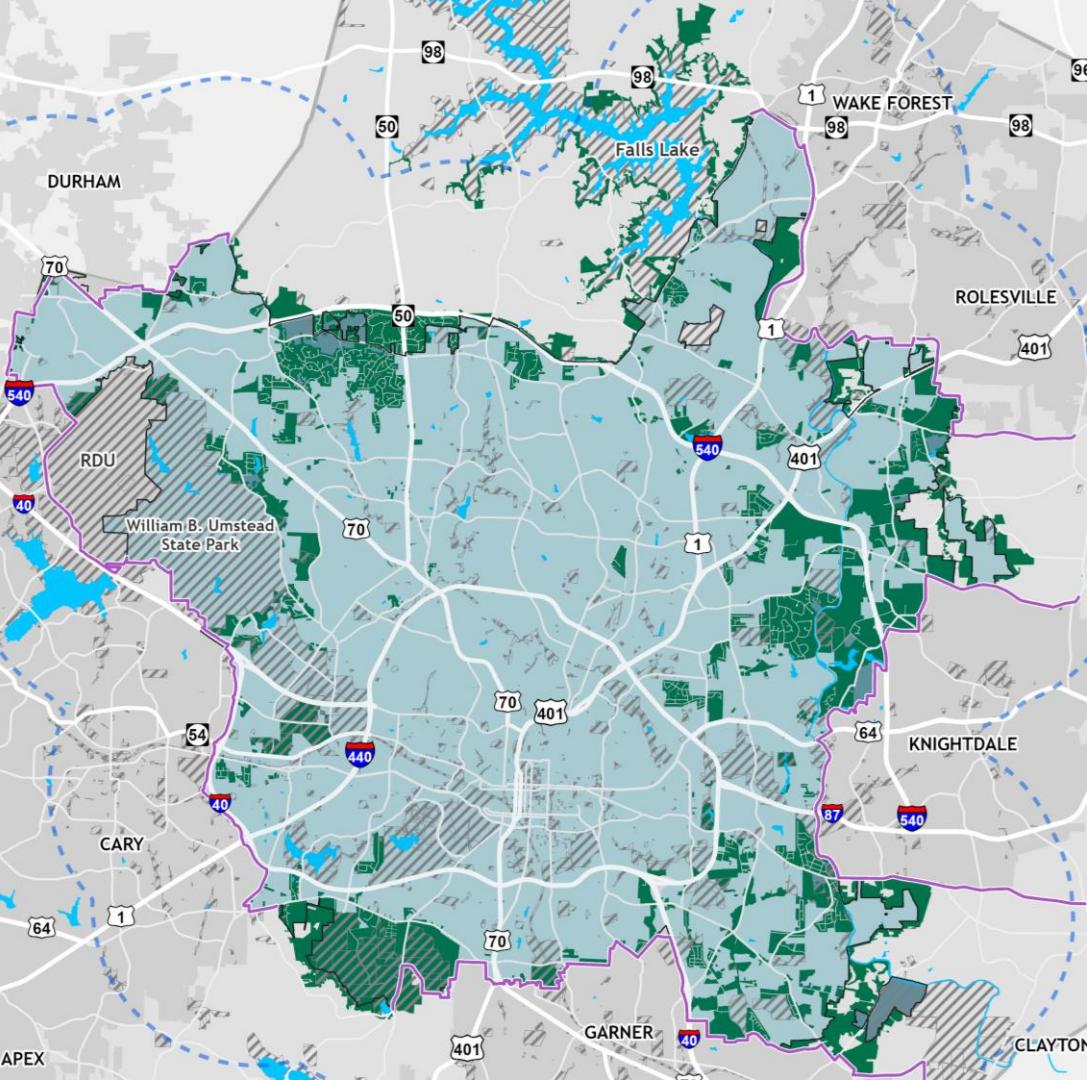
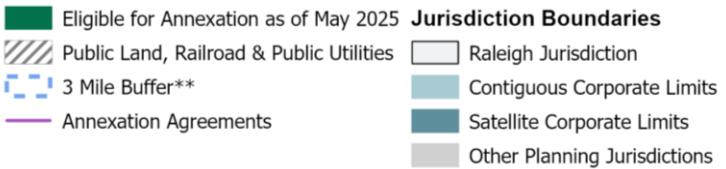


The city has consistently grown outward in suburban low density beyond the original 1792 William Christmas Plan.

Historically, the city would involuntarily annex large areas of already developed land to establish public services and infrastructure.

Current Eligibility

- Mapped representation of City of Raleigh annexation resolutions and North Carolina law
- Dark green shows properties eligible to request annexation



Current Eligibility

- Roughly 23,000 acres eligible (current corporate limits is roughly 96,000)
- Current eligibility does not represent significant expansion of service area – most of eligible land is within Extra Territorial Jurisdiction (ETJ)
- Eligible land is more than ample to accommodate demand in the near-term
- Additional revenue in existing eligible areas improves our ability to provide high quality service

Key Takeaways

- There is eligible land available for annexation to meet the near-term demand for growth.
- Annexing currently eligible land does not significantly expand our service area.
- Pausing the annexation eligibility creep will allow for a more thoughtful and calculated decision framework on how and where we grow.

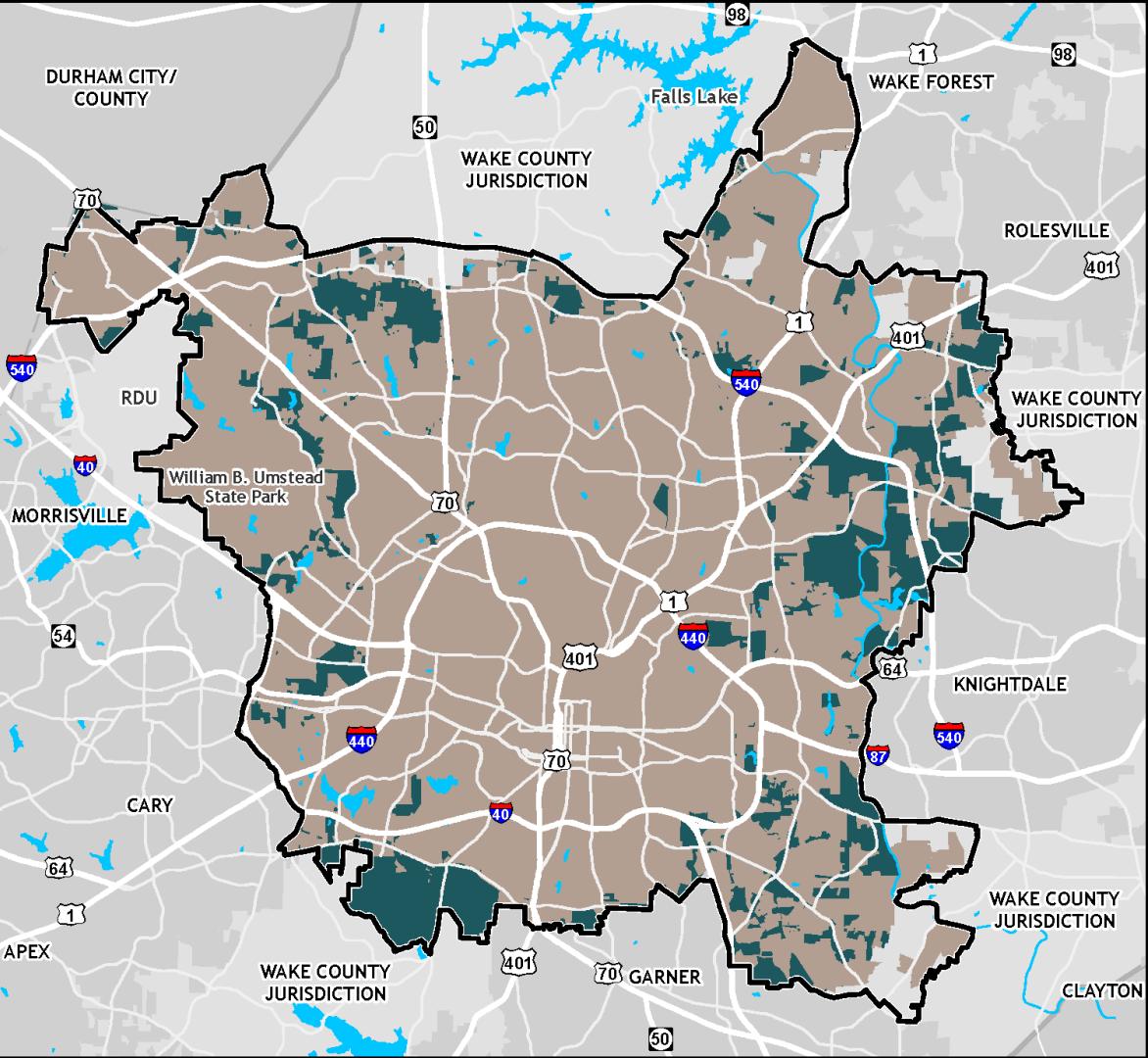
Resolution 2025-717

Adopted October 26, 2026



Resolution Map

- Establishes boundary for annexation eligibility.
- Within the black line, properties are potentially eligible for annexation.
- Annexation approval inside black line does not create new eligibility outside the black line.



Resolution Purpose

- Defines areas inside and outside of the City's jurisdiction where annexation petitions will be accepted.
- Identifies areas inside and outside Extraterritorial Jurisdiction (ETJ where property owners may petition City Council for annexation.
- Time-limited to 12 months.

Resolution Function

- Establishes a boundary for annexation eligibility.
- Any property inside boundary is potentially eligible for annexation.
- Annexation of property inside the boundary would not create any new eligible parcels outside the boundary.



Reflecting Raleigh

THE NEXT COMPREHENSIVE PLAN

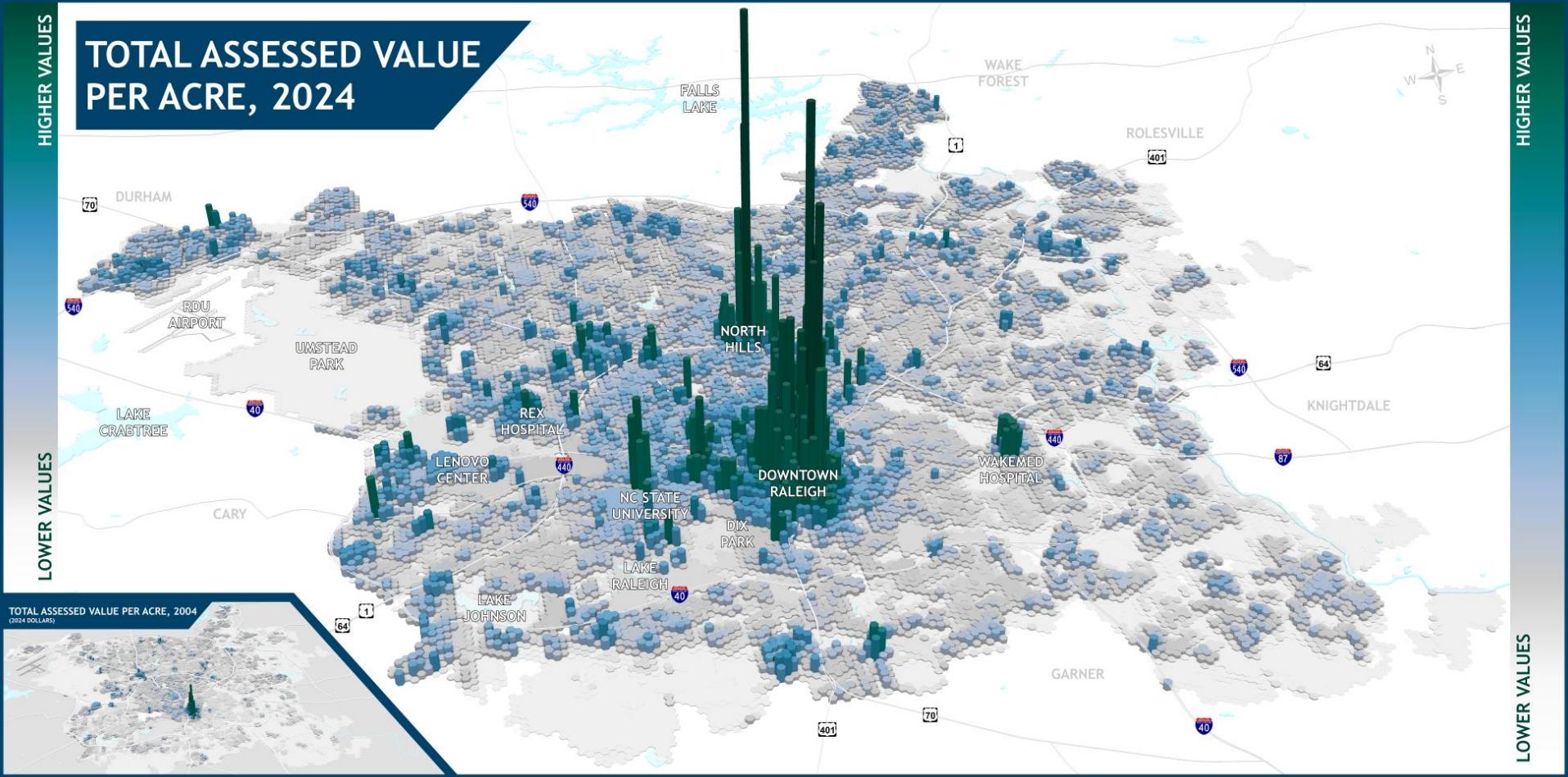
Upcoming Work

- Cost of Growth Study
 - Development of marginal analysis of annexation cost/revenue
 - Capital Needs Assessment
 - Fee Study

HIGHER VALUES

TOTAL ASSESSED VALUE PER ACRE, 2024

HIGHER VALUES



LOWER VALUES

Enterprise Permitting and Licensing Update

Isaac Roldan





Enterprise Permitting and Licensing Update

Online Permit and Development Portal accepts new items:

- Administrative Site Review
- Preliminary Subdivision

Revisions to an approved Site Plan must be emailed to Site Review

Modifications to Approved Administrative Site Reviews and Subdivisions

Keegan McDonald





Modifications to an Approved Preliminary Plan

- Moving forward, most minor modifications/revisions can be processed at SPR (if applicable)
- Certain changes may still be required at the preliminary stage (e.g. phasing for a subdivision)
- New minor modification/revision applications and webpages will be published soon

A photograph showing a woman from the side, wearing a grey ribbed sweater. She is gesturing with her hands while speaking into a video conference. On the computer monitor in front of her, there is a video call with six participants: a man and a woman in the top row, and four women in the bottom row. The monitor is on a desk with a keyboard in the foreground. The background shows a brick wall.

Change of Use Meeting

- 20-minute pre-application meeting with intake, zoning, and building safety staff
- Provides applicants with high-level regulatory guidance and helps identify the appropriate process and permit type e.g. zoning vs. building change of use
- Not a formal review
 - Applicants are still responsible for meeting all UDO and building code requirements
- See our webpage for more info: <https://raleighnc.gov/permits/services/change-use>

Development Sunset Extensions

Daniel L. Stegall



Development Sunset Dates

Entitlements expire when certain actions aren't taken prior to the sunset date per the UDO.

Site Plans: [UDO Section 10.2.8 F](#)

- A building permit must be obtained within 3 years from the date of site plan approval
- One 2-year extension may be granted

Preliminary Subdivisions: [UDO Section 10.2.5.E.7](#)

- Within 3 years of approval record half and record the remaining land area in 5 years
- One 3-year extension may be granted



Bottom of the Approval Action letter

SUB Example 1

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: September 25, 2028
Record at least $\frac{1}{2}$ of the land area approved.

5-Year Sunset Date: September 25, 2030
Record entire subdivision.

I hereby certify this administrative decision.

Keegan.McDonald@raleighnc.gov
Signed: _____
Development Services Dir/Designee
Staff Coordinator: Jeff Caines

*A revision to an approved plan does not extend the sunset date.

ASR Example 2

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: September 22, 2028
Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Keegan.McDonald@raleighnc.gov
Signed: _____
Development Services Dir/Designee
Staff Coordinator: Jeff Caines
Date: 09/22/2025

Development Sunset Extension Requests

Request a sunset extension prior to expiration.

1. Request a Sunset Date Extension
2. Email application to SiteReview@raleighnc.gov
 - [Sunset Extension Application](#)
3. Application Review by Land Development
 - Only one extension can be granted
 - Receive confirmation via email to proceed
4. Submit plans for review; SiteReview@raleighnc.gov
 - Unconstructed sections must comply with UDO
5. Fee Payment
 - Sunset request fee and Plan review fee



Transportation

Kevin Kidd and Mensah Webb



TRANSPORTATION REVIEW COLLABORATION

Foster collaborative discussions between reviews - more efficient and focused plan review.

Greater efficiency with review process for all parties

Briefly highlight key pieces for consideration





Traffic Impact Analyses

- Trip Generation – for consistency look to provide on all subdivisions and tier 3 plans.
- Raleigh Street Design Manual Article 7.1 provides greater context on the requirements
- Coordinate Scoping Meeting w/ Staff



Block Perimeter Exhibits

- Block perimeter exhibits are crucial in subdivision and tier 3 submittals. Absent clear exemptions from UDO 8.3 site submittals shall include block perimeter exhibits.
- If there are exemptions to block perimeter, please ensure those are noted on the cover sheet of plans. The same holds true for cross access



Simple Reminders

- Existing Conditions/Survey
- Driveway Spacing (site/adjacent driveways)
- Sight Distance Triangles (horizontal/vertical)
- ROW/Streetscape Dimensions/Road Centerline

Inquiry Session

Questions & Feedback

Scan to share your feedback



Meeting Adjourned

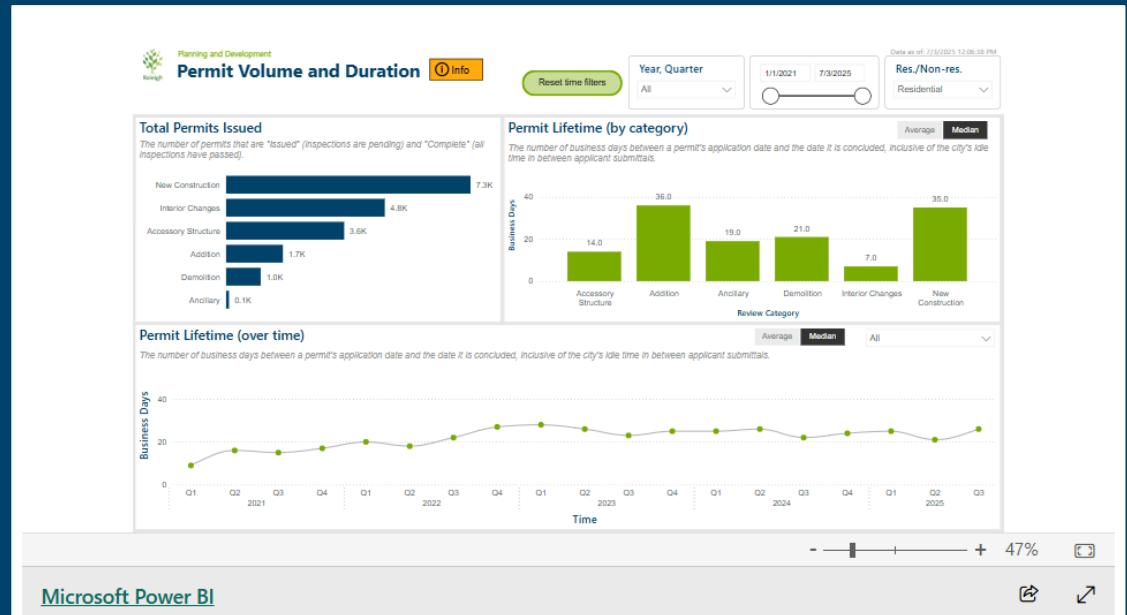
Metrics





Review Dashboards

Check out our
public dashboards
for Metrics
Review Turnaround Times
and Performance
Dashboards
Click the link above.



* Site Plan Metrics will be online by January 20.



Metric Reporting Key Points

Review Duration

- Total business days from start to end of a review
- Reporting is based number of projects completed in the year for that submittal type.
 - Ex.: 44 preliminary subdivisions approved in 2025
 - Projects spent 65 business days with Staff and 80 business days with applicants



Metric Reporting Key Points

Volume

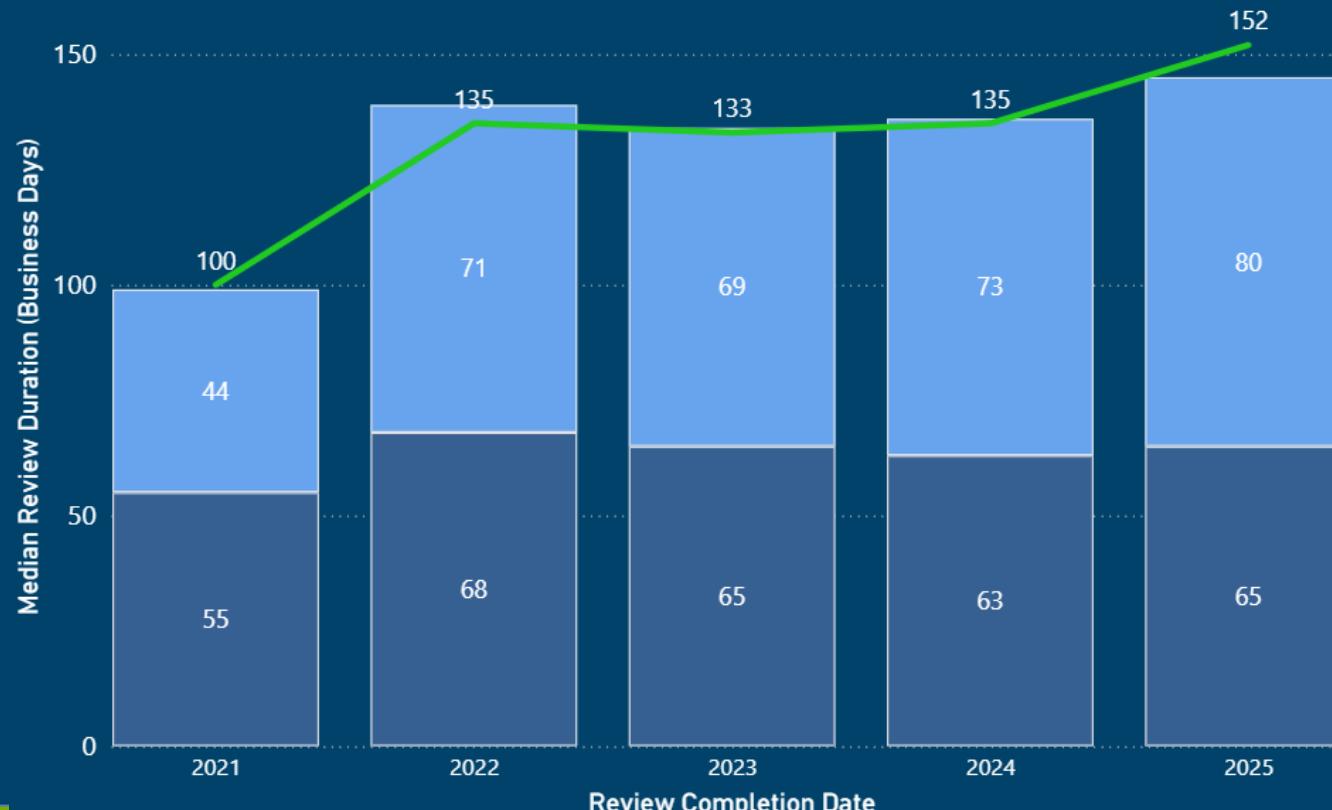
- The number of unique permits issued, or site plans received or approved in a selected time.



Review Duration Preliminary Subdivisions

Median Review Duration of Site Plans

○ Median of Work Time ● Median of Applicant Time ● Median of Review Duration

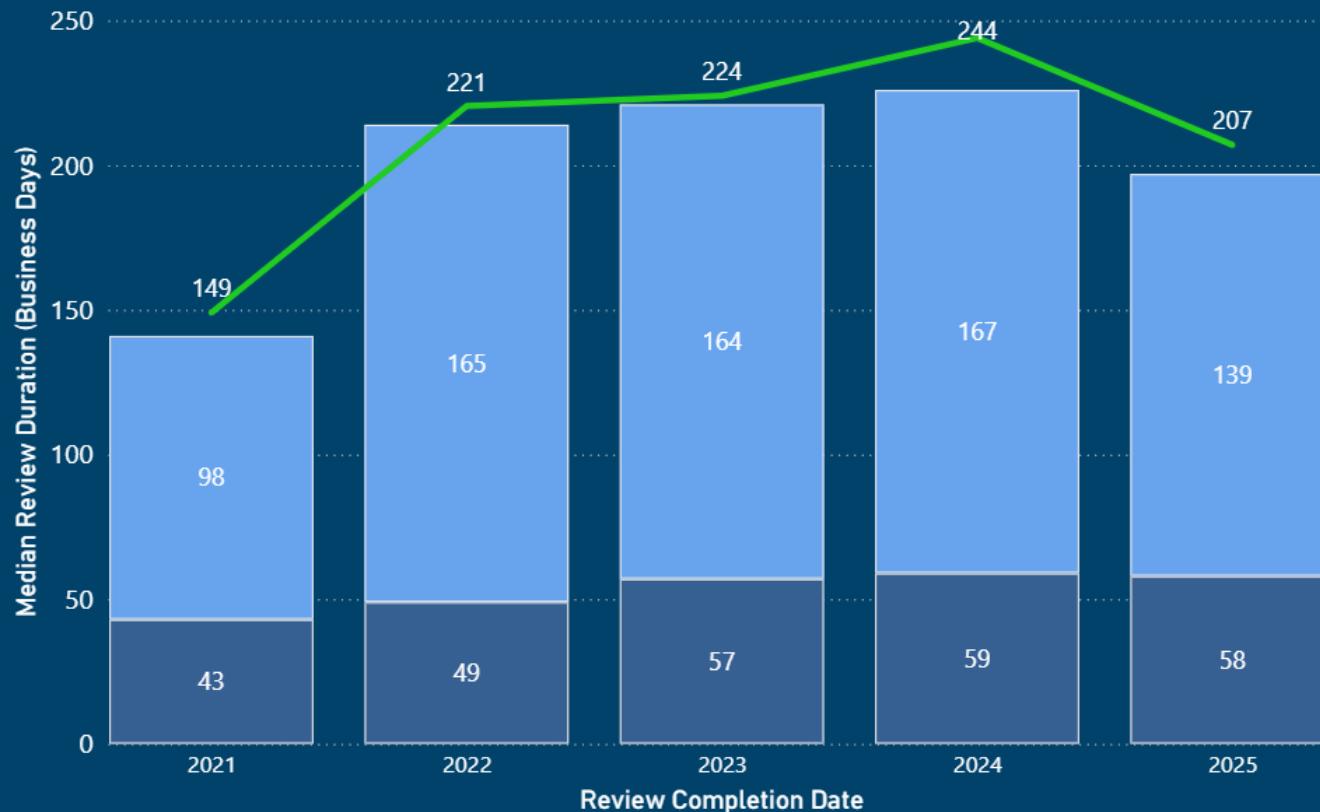




Review Duration Site Permit Review- Major

Median Review Duration of Site Plans

○ Median of Work Time ● Median of Applicant Time ● Median of Review Duration





Review Duration Administrative Site Review

Median Review Duration of Site Plans

○ Median of Work Time ● Median of Applicant Time ● Median of Review Duration

200

Median Review Duration (Business Days)

150

100

50

0

2021

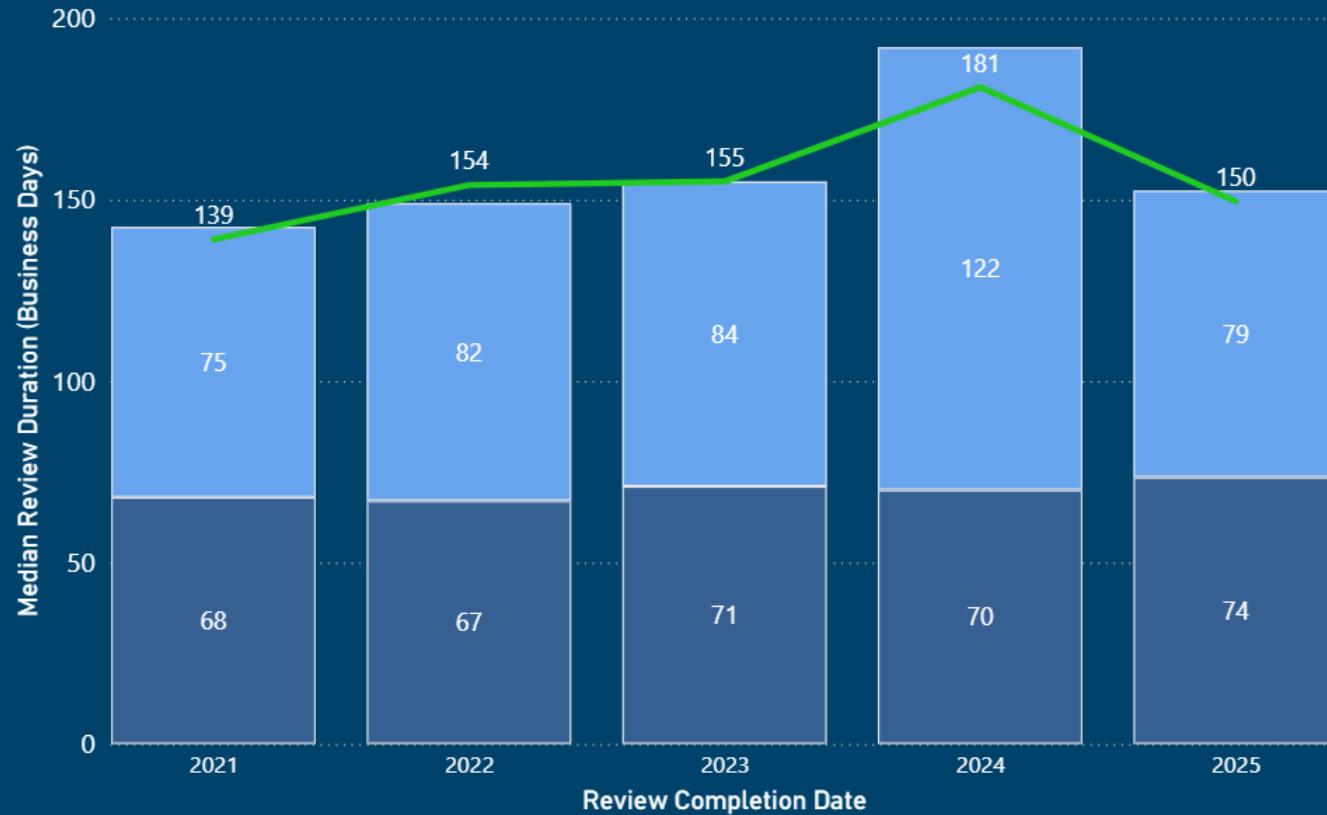
2022

2023

2024

2025

Review Completion Date

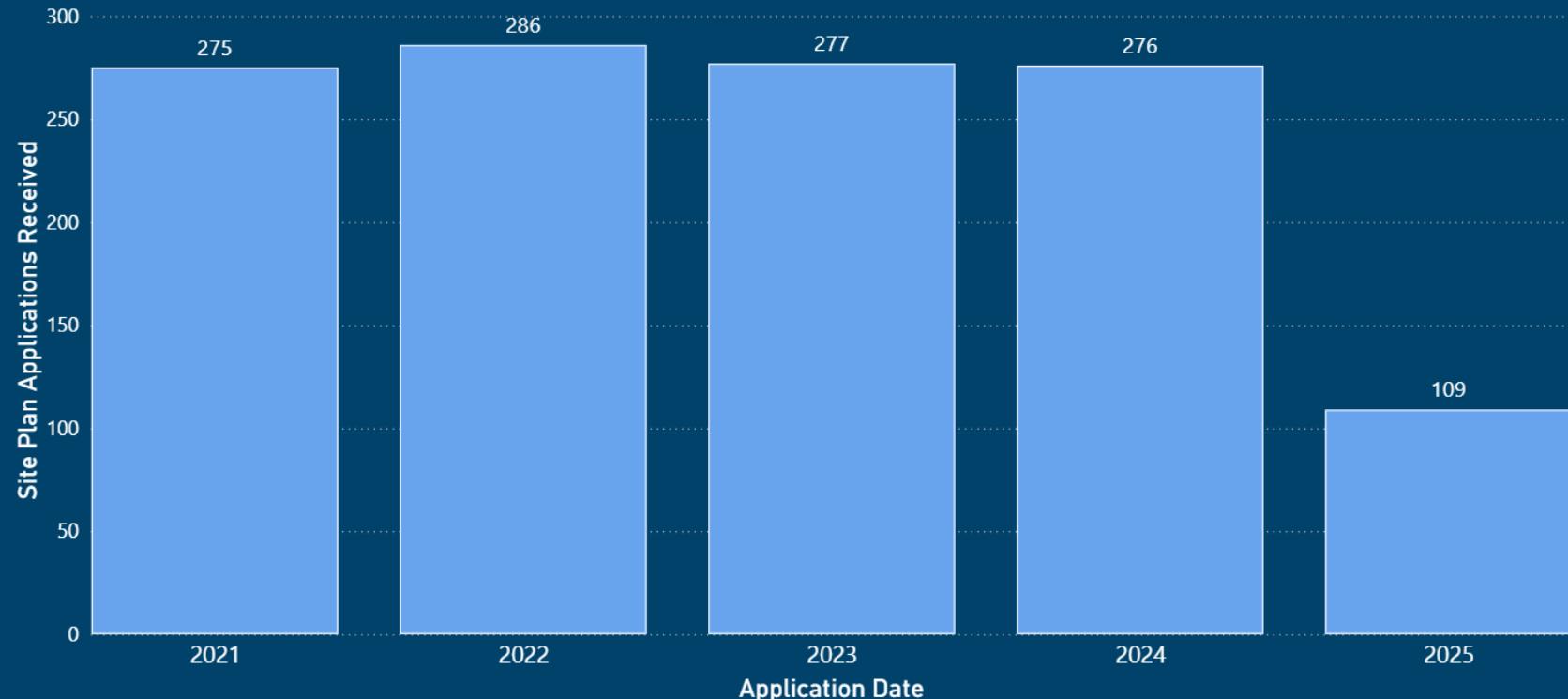




New Site Plan Applications Received

Raleigh

Site Plan Applications Received

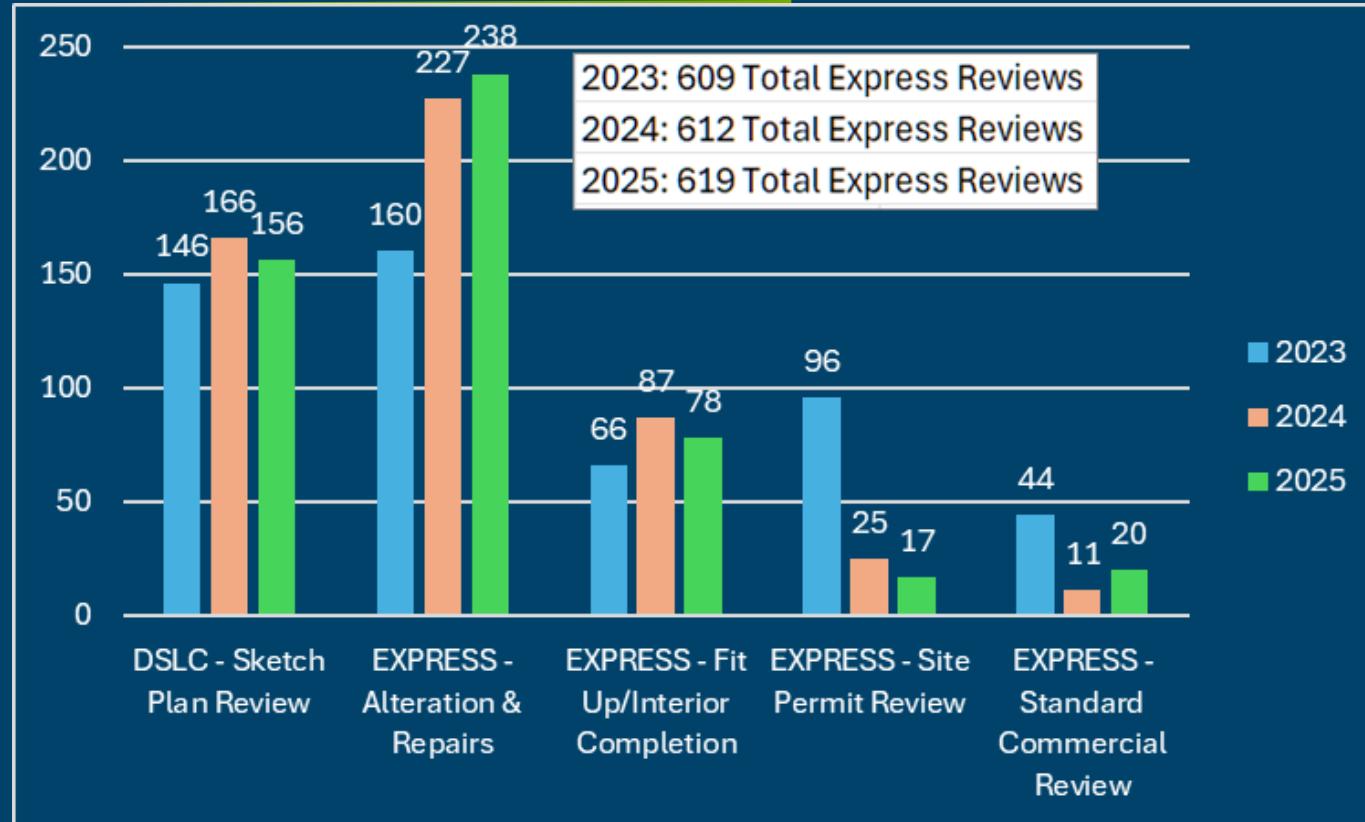


*New applications for Administration Site Reviews, Subdivisions and Site Permit Reviews



Express Review Program

Raleigh



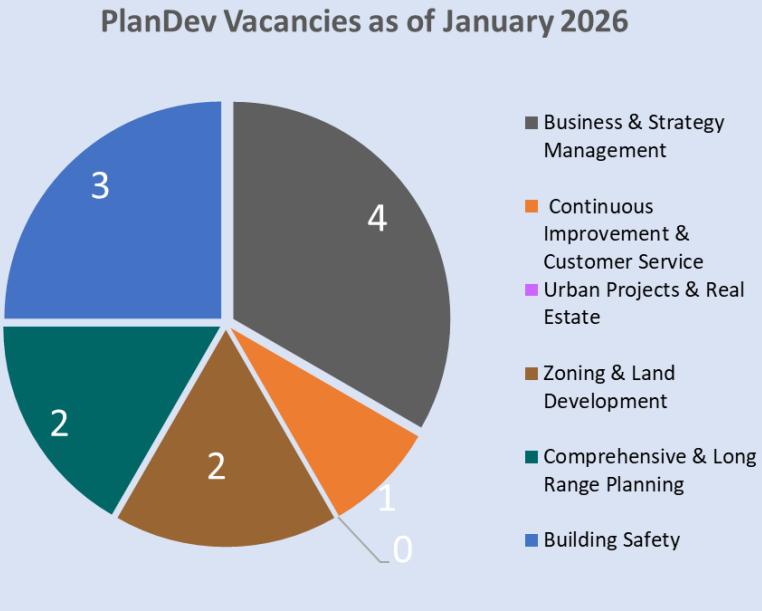
Vacancy and Staffing

Daniel Stegall

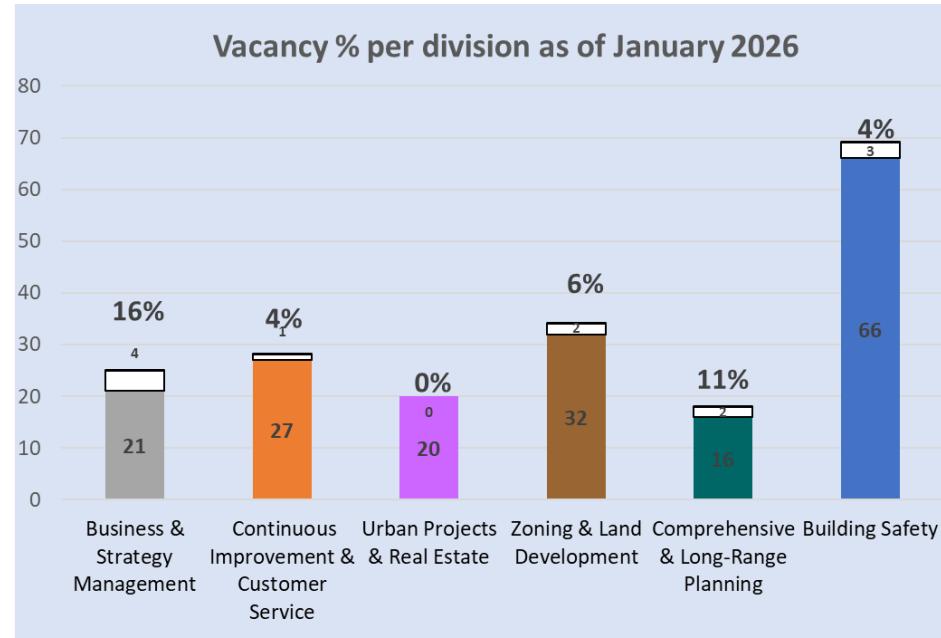


Planning and Development

Vacancies and Staffing



Planning and Development	194
Vacant Positions as of January 2026	12 6%





Vacancies - Planning and Development

Continuous Improvement and Customer Service

- Development Manager (Vacant)
- Principal Planner (Vacant)

Building and Safety

- 1 Commercial Plan Reviewer (Vacant)
- 1 Residential Inspector (Vacant)
- 1 Code Compliance Inspector (Vacant)
- 2 Residential Multi-Trade Inspectors (Hired)
- 1 Assistant Chief Plumbing Inspector (Hired)



Raleigh

Vacancies and Staffing – Planning and Development

Comprehensive Planning

- 1 Senior Planner (Conditional Offer to be sent in January)
- 1 Planner (interviews to begin in January)

Zoning Administration

- 1 Senior Planner (Advertised and Interviews begin in January)
- 1 Planner (Hired)

Land Development

- 1 Planner in Zoning Review (Interviews to begin in January)



Raleigh Urban Forestry

- Fully Staff

Stormwater Management

- Fully Staffed with a new Engineer who started January 5.

Raleigh Water

- 1 Engineering Manager (Hired)
- 1 Engineering Supervisor (Vacant)

Fire Marshal

- Vacancy: 2 Field Inspectors



Vacancy and Staffing in Matrix Departments

Transportation

- Plan review is fully staffed



CICS Points of Contact

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Raleigh Water Team and contacts

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