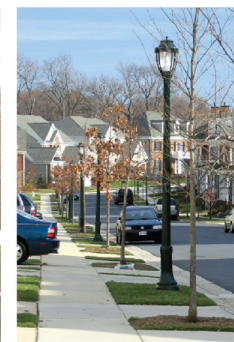


2030 Comprehensive Plan Update



Housing

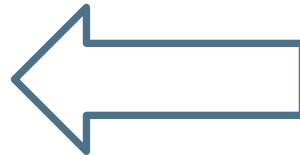
June 14, 2017

Tonight's Agenda

- Update process overview
- Housing in the Comprehensive Plan
- Housing in the Update
- Your turn to weigh in
- Next steps

The Update Process

1. Due Diligence
2. Outreach and In-reach
3. White Paper on proposed revisions
4. Public Comment
5. Plan Drafting
6. Public Comment
7. Final Review & Adoption



Where we are now

- Public Comment
 - 5 public meetings on specific topics
 - Resilience (June 7)
 - Housing (June 14)
 - Development Transition (June 20)
 - Transportation (June 27)
 - Sustainability (July 11)



10 Significant Changes

1. Graphic redesign
2. Key Policies
3. Height & Transitions
4. Transit Plan
5. Resiliency
6. Affordable Housing
7. Water Supply
8. Local Food Systems
9. Downtown Element
10. Area Plans

**Table 1 Basic Facts About Owners and Renters: Raleigh and USA
2011-2015 ACS 5-Year Estimates**

Demographic Indicator	Raleigh	USA
% owner-occupied	52.1	63.9
% renter	47.9	36.1
% of units that are single-family detached	48.3%	61.6%
Median house value	\$208,800	\$178,600
Median monthly costs of ownership	\$1,424	\$1,492
Median rent	\$926	\$928
Median household income, owners	\$81,512	\$53,889
Median household income, renters	\$36,559	\$33,784



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Table 2 - City of Raleigh Income By Cost Burden: Renters

Renter Households		
Area Median Income \$80,200	Burden > 30%	Burden > 50%
<=30% AMI	14,600	12,980
>30% <= 50%	11,970	4,280
>50% <=80%	7,040	630
>80% <=100%	815	120
>100%	610	160
Total households cost burdened	35,035	18,170
<i>Comprehensive Housing Affordability Strategy data, HUD, from 2009—2013 ACS</i>		



Table 4 - City of Raleigh Income By Cost Burden: Owners**Owner Households**

Area Median Income \$80,200	Burden > 30%	Burden > 50%
<=30% AMI	3,220	2,760
>30% <= 50%	3,510	1,935
>50% <=80%	6,790	1,710
>80% <=100%	2,965	315
>100%	4,105	425
Total households cost burdened	20,590	7,145

Comprehensive Housing Affordability Strategy data, HUD, from 2009—2013 ACS



Housing Initiatives Since 2009

- Adoption of **2016 to 2020 Consolidated Plan**
- Adoption of the **Affordable Housing Location Policy**
- Adoption of the **Affordable Housing Improvement Plan**
- Institution of an **ad valorem tax** dedicated to affordable housing

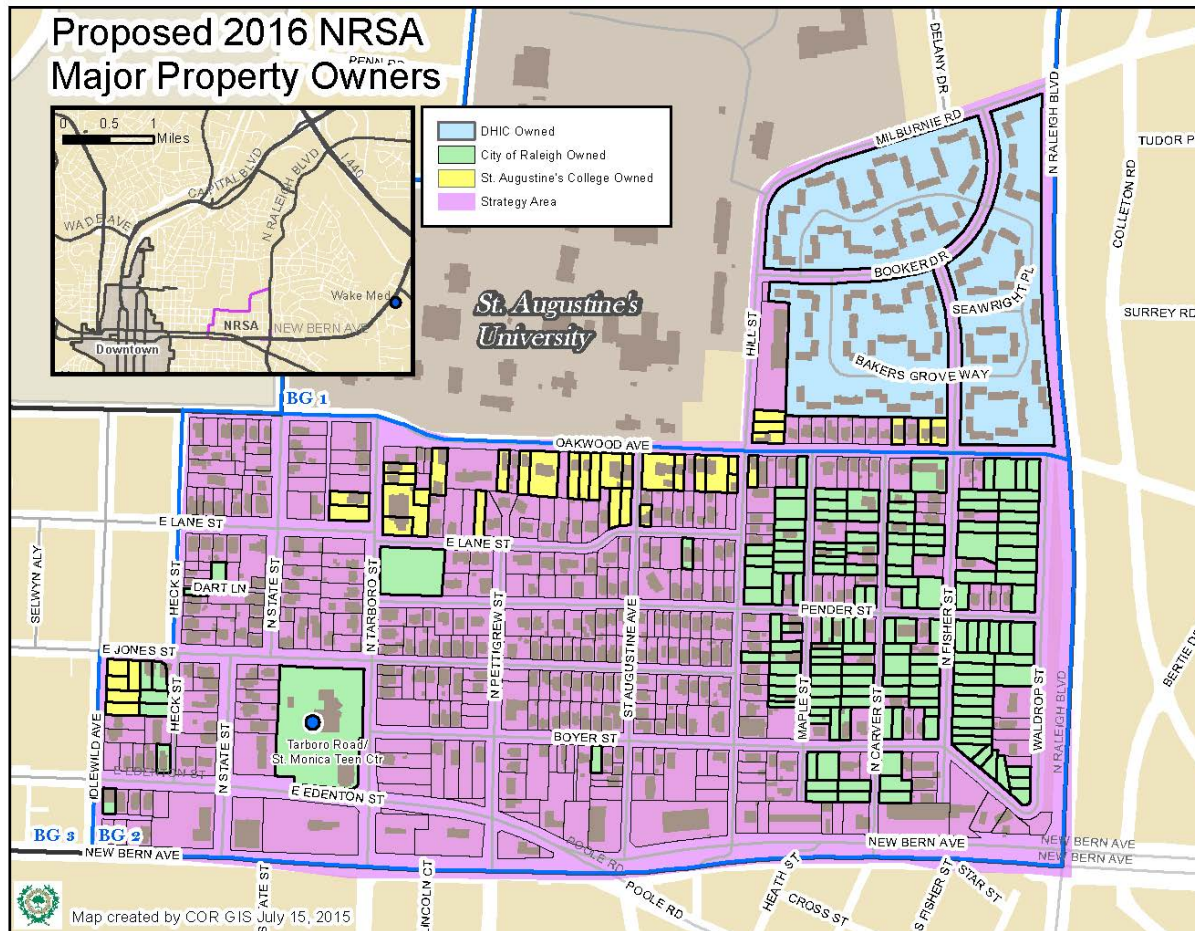


Housing Initiatives Since 2009

- Analysis of Impediments to Fair Housing Choice
- Selection of site and funding for the **Oak City Center**



Neighborhood Revitalization Strategy Areas



New Structure of Housing Element

2009

1. Quality and Diversity of Housing
2. Affordable and Workforce Housing
3. Supportive and Special Need Housing
4. Fair Housing, Universal Design, and Aging in Place



2017

1. Affordable Housing
2. Addressing Homelessness and Special Needs
3. Fair Housing, Universal Design, and Aging in Place



Affordable Housing


Key Policy Change

Policy H 1.1 **Mixed-Income** **Neighborhoods**

Promote mixed-income neighborhoods throughout the City, particularly within high-density development at employment centers, downtown, and along transit corridors.

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Promote mixed-income neighborhoods throughout the City, particularly within high-density development at employment center, downtown, within Neighborhood Revitalization Strategy Areas, and along transit corridors.



Affordable Housing

Key Policy Change

Policy H 1.2

Geographic Dispersal

of Affordable Units

Promote dispersal and production of affordable and workforce housing units throughout all areas of the City.

Policy H 1.2

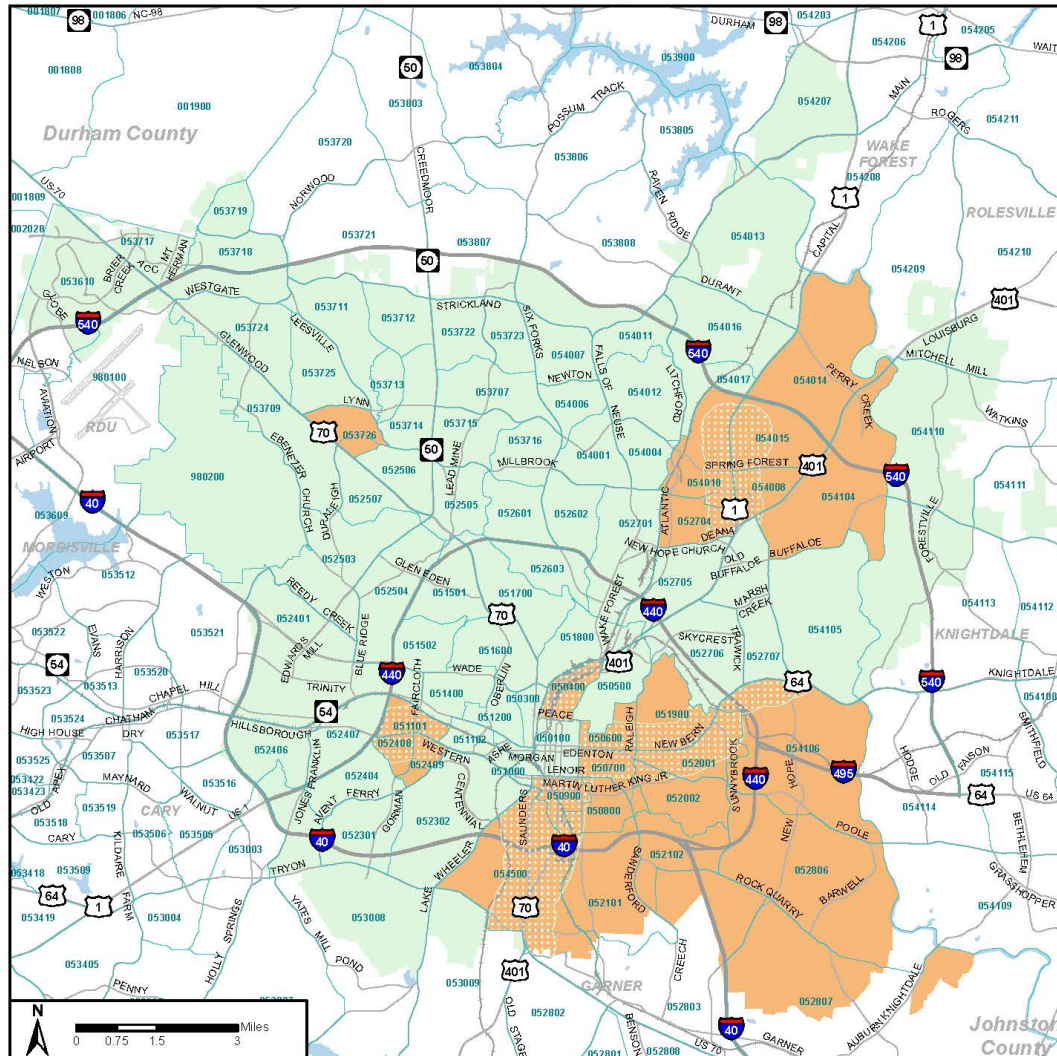
Geographic Dispersal

of Affordable Units

Promote dispersal and production of affordable housing units throughout all areas of the City **using the City's Affordable Housing Location Policy adopted in 2015.**



Affordable Housing Location Policy



Affordable Housing Opportunity Area

New Subsidized Multi-Family Housing Not Allowed in Census Tracts Where:

Minority Population Exceeds 50%, or Households
in Poverty Exceeds 30%, or Subsidized Units
Exceed 8% of Total Units

Area May Meet Geographic Exceptions

Census Tract Boundaries

Affordable Housing

Key Action Change

Action H 1.1

Affordable Rental Program Expansion

Acquire and maintain, through the City of Raleigh's Affordable Rental Program, additional affordable rental units for households below 50 percent of median income throughout all areas of the city.

Action H 1.1

Affordable Rental Program Expansion

Continue to create new programs to implement the **2015 Affordable Housing Improvement Plan** that will provide incentives to private developers to preserve lower-cost rental communities in Raleigh instead of demolishing or converting them to upscale rental housing.



At This Meeting

- Q&A
- Topic tables
- Maps
- Draft documents



What's Next?

- Visit the web page and send comments on draft elements
 - Go to www.raleighnc.gov and search 'Comprehensive Plan Update'
- Attend other update meetings
 - Development Transition (June 20)
 - Transportation (June 27)
 - Sustainability (July 11)
- Attend public meetings
 - Planning Commission (date TBD)
 - City Council (date TBD)

