

# 2030 Comprehensive Plan Update



## Housing Element Update

On June 14, 2017 City Planning staff hosted a public meeting for the 2030 Comprehensive Plan Update on the topic of housing at the Tarboro Road Community Center from 7:00 to 8:30 p.m. The purpose of the meeting was to engage the public on the proposed changes to the Housing element of the 2030 Comprehensive Plan and to gather feedback.

## Meeting Format

The public meeting and call for input consisted of a brief presentation from Ken Bowers and Matthew Klem and a subsequent question and answer session. At the meeting there were copies of each previously published draft element of the 2030 Comprehensive Plan including the Housing element. Participants were invited to read the draft elements and propose changes. There was also information provided by the Housing and Neighborhoods Department on recent initiatives and program offerings.

Roughly 80 attendants participated in the meeting. City Planning, Housing and Neighborhoods, and Communications staff in attendance included Ken Bowers, Travis Crane, Bynum Walter, John Anagnost, Kyle Little, Dhanya Sandeep, Matthew Klem, Niki Jones, George Adler, Shawn McNamara, Jorge Gao, and David Langley.

## Summary of Public Input

The questions and comments posed by participants during the question and answer session are summarized below. Ken Bowers and Niki Jones facilitated the discussion.

- How to offset the loss of affordable housing occurring during redevelopment.
- Upzoning for additional housing. Rezoning process can be difficult. Current zoning is suppressing supply of housing/affordable housing.
- Future population growth – can city meet need? What efforts are being made to meet this need?

- Need cannot be met through subsidy alone. How can market help meet need?
- In-law suites/small houses/etc. Changing zoning to facilitate production of more affordable housing types.
- What about areas closer to downtown – New Bern Avenue, Raleigh Blvd, etc.? Housing prices are rising there, what can be done to meet needs there?
- The State puts limits on city tools such as inclusionary zoning – is city working with legislature on this topic?
- What about rent controls?
- Many residents make less or much less than AMI. “Affordable” housing is not necessarily affordable for all.
- Ensure properties are maintained. Work to prevent displacement.
- What incentives exist for private developers to provide affordable housing?
- What about poor quality housing? Some properties are not being built/renovated in a quality manner.
- Needs exist beyond just elderly population.
- Prior eviction should not be barrier to obtaining housing.
- Community should be involved in planning at all phases. And need information about meetings/plans.
- Housing funds are being cut. Housing is not a federal priority.
- Financial literacy classes can help in qualifying for housing.
- What is state legislature doing to address issue?
- Affordable housing is being lost in southeast Raleigh
- Affordable housing is increasingly found farther from downtown.
- Wages should be a part of the equation and wages are not keeping pace with rising cost of housing. Need a living wage or “housing wage.”
- Is affordable housing being targeted at a changing group – is it aimed at 60% of area median income or those with lower incomes?
- There are abandoned properties such as hotel on Capital Blvd. What is happening to address them?
- Water quality is an issue in College Park. Residents deserve clean water in the East College Park area.
- Explain the Affordable Housing Location Policy.
- Affordable Housing Location Policy – explain locations.
- Will affordable housing be available where transit improvements are planned? Many people depend on transit. Will affordable housing shift toward areas that are not well-served by transit?
- Lower-income people are being pushed out.

- Housing and transportation go hand in hand.
- More conversation is needed on this topic.
- Developers are approaching homeowners to offer to purchase property at very low prices. Some are preying on homeowners.
- People have worked hard to take care of property.
- Some developers are preying on homeowners.
- Forest Hills apartments
- There isn't a process in place to help residents being displaced.
- Having a voucher does not guarantee finding housing; people are losing their vouchers because they expire.
- Infill projects. Some do not fit in with existing character. Is administrative approval the right procedure?