



Reflecting Raleigh

THE NEXT COMPREHENSIVE PLAN



Raleigh
Planning

**Rooted & Growing:
Neighborhood Change**

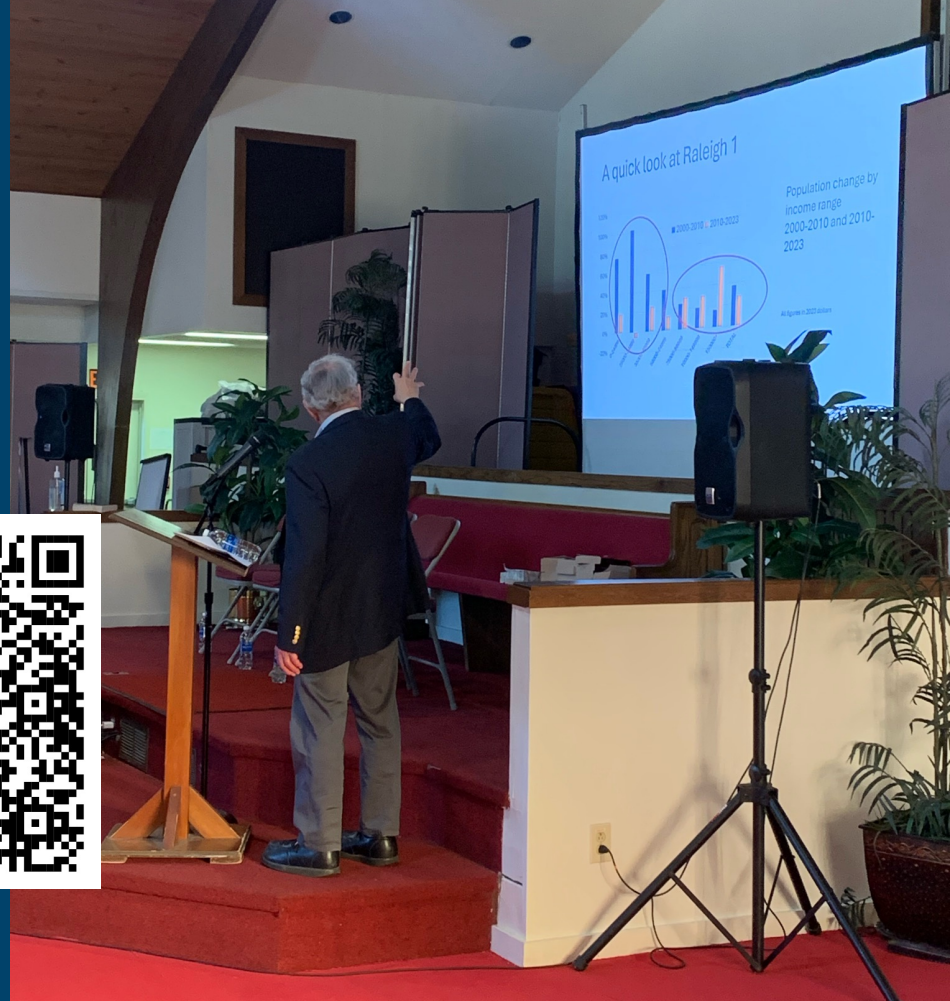
Bynum Walter, AICP

April 22, 2025

Rooted & Growing: Neighborhood Change

Night 1: April 15

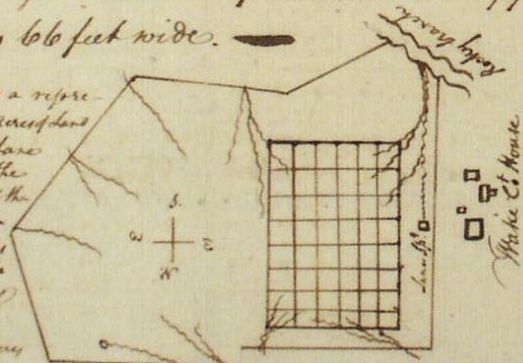
Presentation and
video recording
available here



A Union Square, a beautiful eminence which commands a view of the town, and a fine prospect of the surrounding country. In the centre of this square the State house will be placed. B. Four Groves of young oak and hickory containing an acre each, neatly trimmed & grubbed. C. four open squares reserved for publick purposes. That in the N.E. corner is supposed to be a proper situation for the Governors House. d. b. c. d. Salijax, Newbern, Fayette & Millsborough Streets. e. f. g. Lane Jones & Edenton Streets. h. i. k. Morgan Harpeth & Martin Streets. m. n. Davie, Cabarrus & Lenoir Streets. o. p. q. r. Bloodworth Person, Blount & Wilmington Streets. s. t. v. w. Salisbury, McConall, Dawson & Harrington Streets. The four main Streets 99 feet wide and the others 66 feet wide.

The annexed plot is a representation of the 1000 acres of land purchased from Ind. Lane the State, showing the location of the City to the Court House. A line on the west runs near the E. House as to the main square & street.

City contains 400 acres & each lot an acre. Little better than on head of the town



		South Street														
		1	2	3	4	5	6	7	8	9	10					
East Street	1	19	15	12	15	16	17	18	19	20	21	22	23	24	25	26
	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42
	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58
	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74
	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90
	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106
	107	108	109	C		112	113	114	115	116	117	C		120	121	122
	123	124	125	C		127	128	129	130	131	132	133	134	135	136	137
	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153
	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169
	170	171	172	173	174	175	176	177	B		180	181	182	183	184	185
	186	187	188	189	190	191	192	193	B		196	197	198	199	200	201
	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217
	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233
	234	235	236	237	C		240	241	242	243	244	245	C		248	249
	250	251	252	253	C		256	257	258	259	260	261	C		264	265
	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281
		North Street														

William Christmas,

William Christmas, 1792



Southern
Gre

1924



1972

Raleigh has changed steadily since 1792 and will continue to change to respond to community needs.

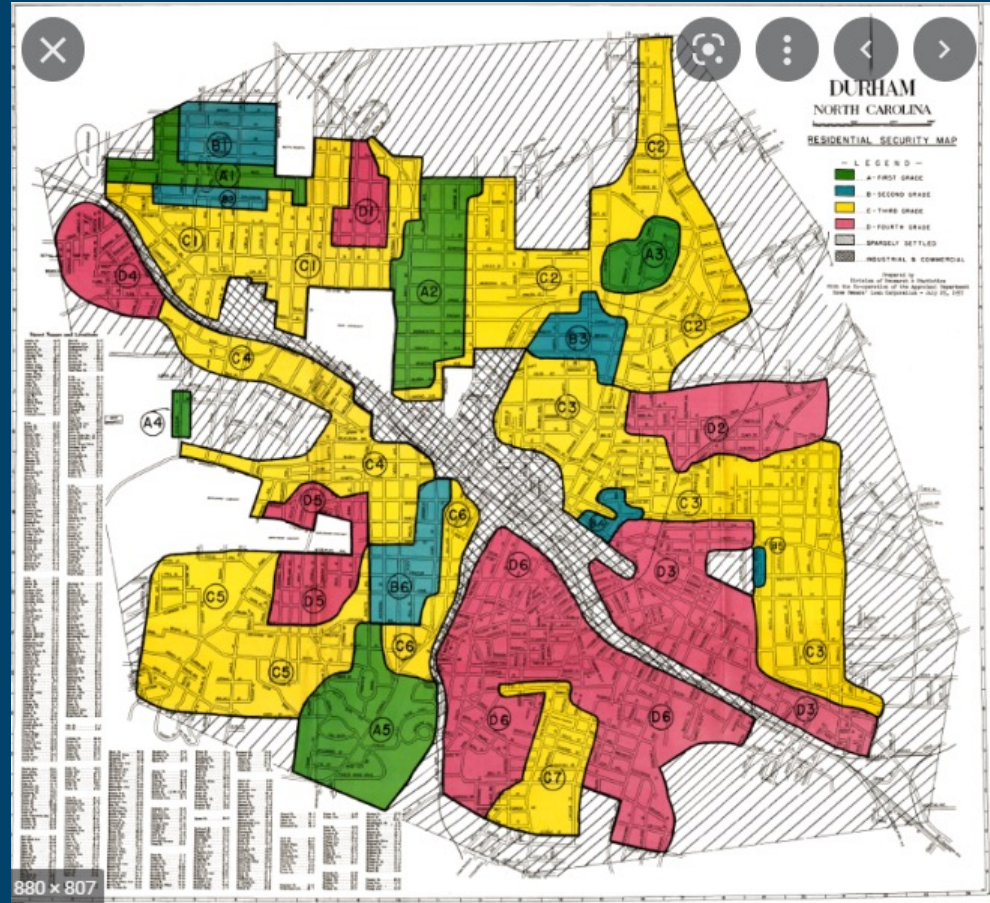
Racial Segregation of Neighborhoods

NC Cities with Homeowners Lending Corporation Maps

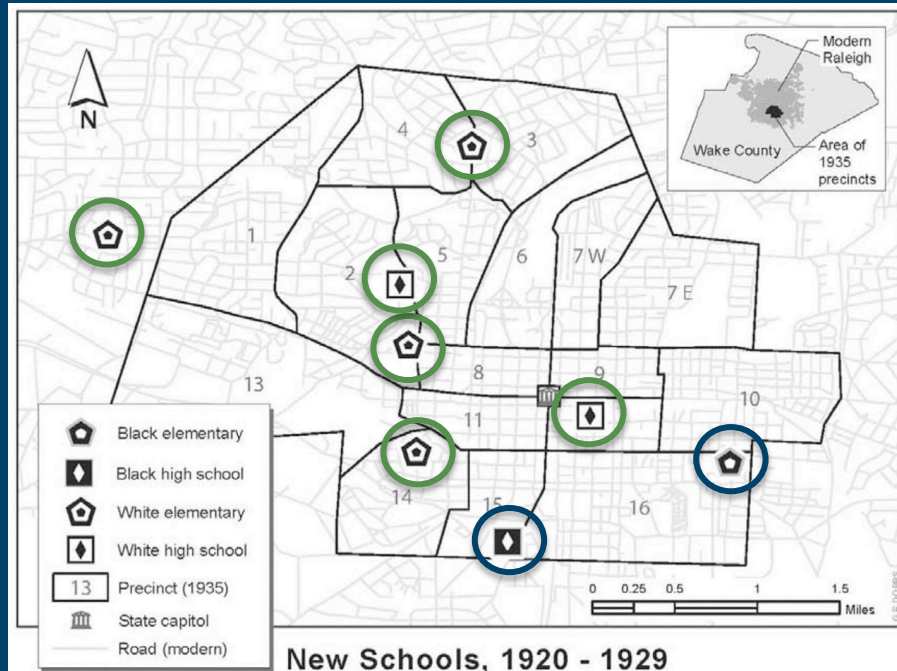
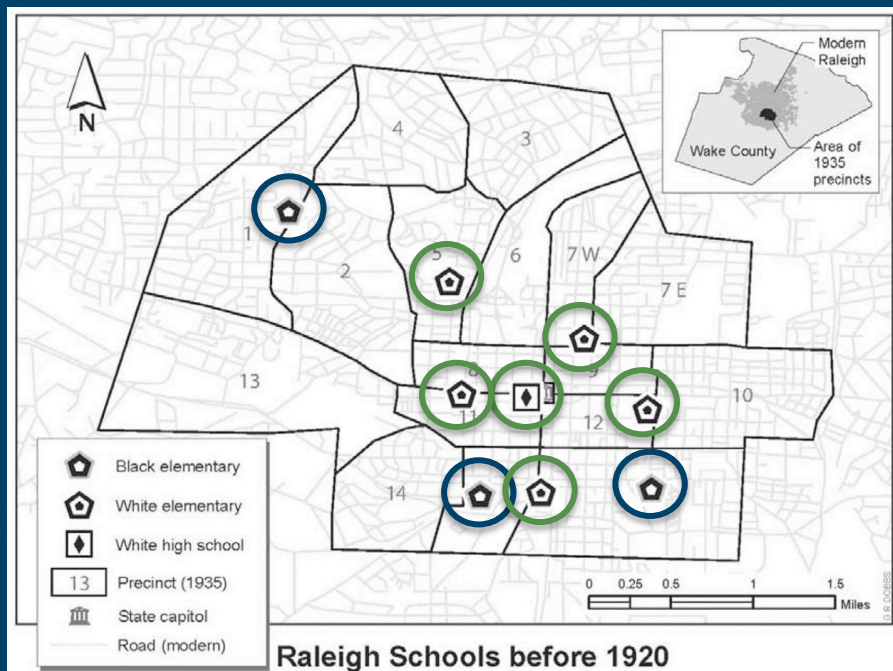
- Asheville
- Charlotte
- Durham
- Greensboro
- Winston-Salem

No map for Raleigh

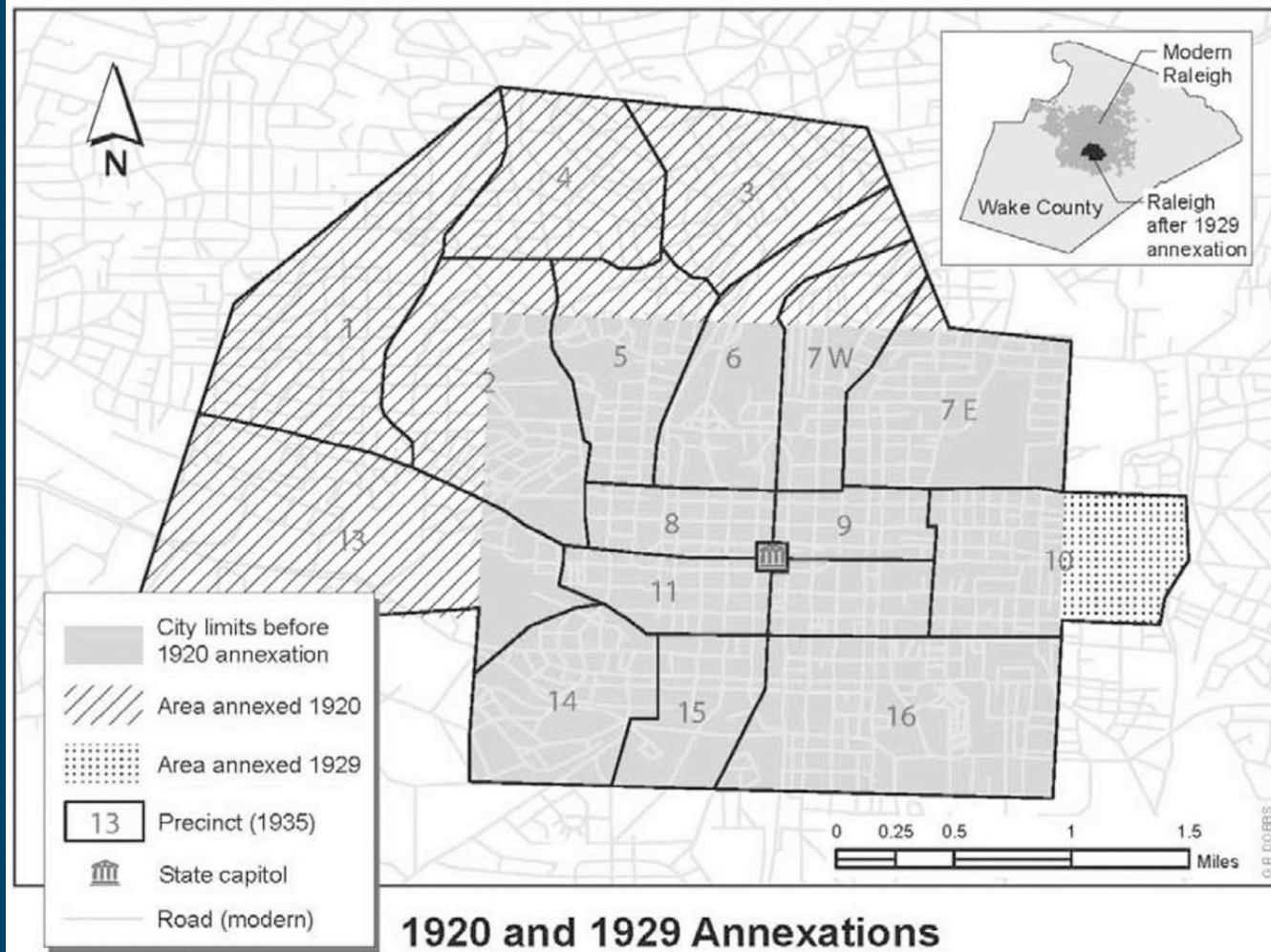
- School segregation
- Annexation



School Location and Racial Segregation



Annexation and Racial Segregation



Racially Restrictive Covenants

1. Longview Gardens

2. Glenwood-Brooklyn

- 1 SEC. 12. - EXCLUSIVE WHITE OCCUPANCY, ETC., With the utmost respect and good will for all groups of people, but realizing that a high degree of homogeneity is necessary for that actively congenial community life desired for Longview Gardens, no land in Longview Gardens shall ever be sold, transferred, conveyed, mortgaged or leased to, or occupied (servants excepted) by any person who is not wholly Caucasian, and [in] those blocks in Longview Gardens designated by letters of the alphabet on the recorded maps no land shall be sold, transferred, mortgaged, devised, leased to or occupied by any person who is not predominately descendent of those native North European national and racial stocks, who comprise the bulk of North Carolina's white population: English, Scotch, Welsh, Irish, French, German, Dutch, Swiss, Belgian, Scandinavian.

3. Boylan Heights

4. Forest Park (Cameron Park)

2

II. That no pigs or hogs shall be kept or allowed upon the granted premises in any manner whatsoever.

III. That the granted premises shall not be occupied by negroes or persons of negro blood, provided, this shall not be deemed to prevent the living upon said premises of any negro servant whose whole time is employed by the occupants of the dwelling house for domestic purposes solely.

IV. All covenants binding upon the grantee, except the third covenant herein contained shall expire January 1st 1920 and thereafter cease to be binding.

V. That all covenants on the part of the grantee shall be considered as covenants

3

whatssoever.

5th. That the premises shall not be occupied by negroes or persons of mixed blood; provided, that this shall not be construed to prevent the living upon the premises of any negro servant, whose time is employed for domestic purposes by the occupants of the dwelling-house.

7th. All covenants binding upon the party of the second part, except the sixth covenant, concerning the occupation by negroes, shall conclude and expire Jan. 1st, 1920; and that all covenants on the part of the party of the second part shall be covenants running with the land. ALL AGREEMENTS shall bind the heirs, executors, administrators, assign and successors of the parties of the first and second parts.

TO HAVE AND TO HOLD the aforesaid tract or lots of land, with

4

front line with 20 feet.

Third: That the premises shall not be occupied by Negroes or persons of Negro blood; provided that this shall not be construed to prevent the living upon the premises of any Negro who is employed for domestic purposes by the occupants of the dwelling houses on said land.




Fourth: That no pigs or hogs shall be kept upon the premises in any manner whatsoever.

Fifth: That only one dwelling shall be constructed upon a lot, and that each dwelling so constructed shall cost not less than \$5,000.00. (The word "lot" shall be construed to mean a piece of land the size and dimensions as shown in the map referred to above), and each dwelling house built upon the premises shall be connected at the expense of the owner with the common sewer.

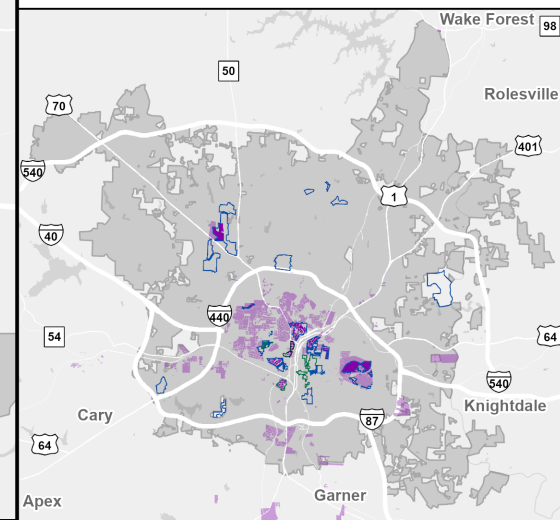
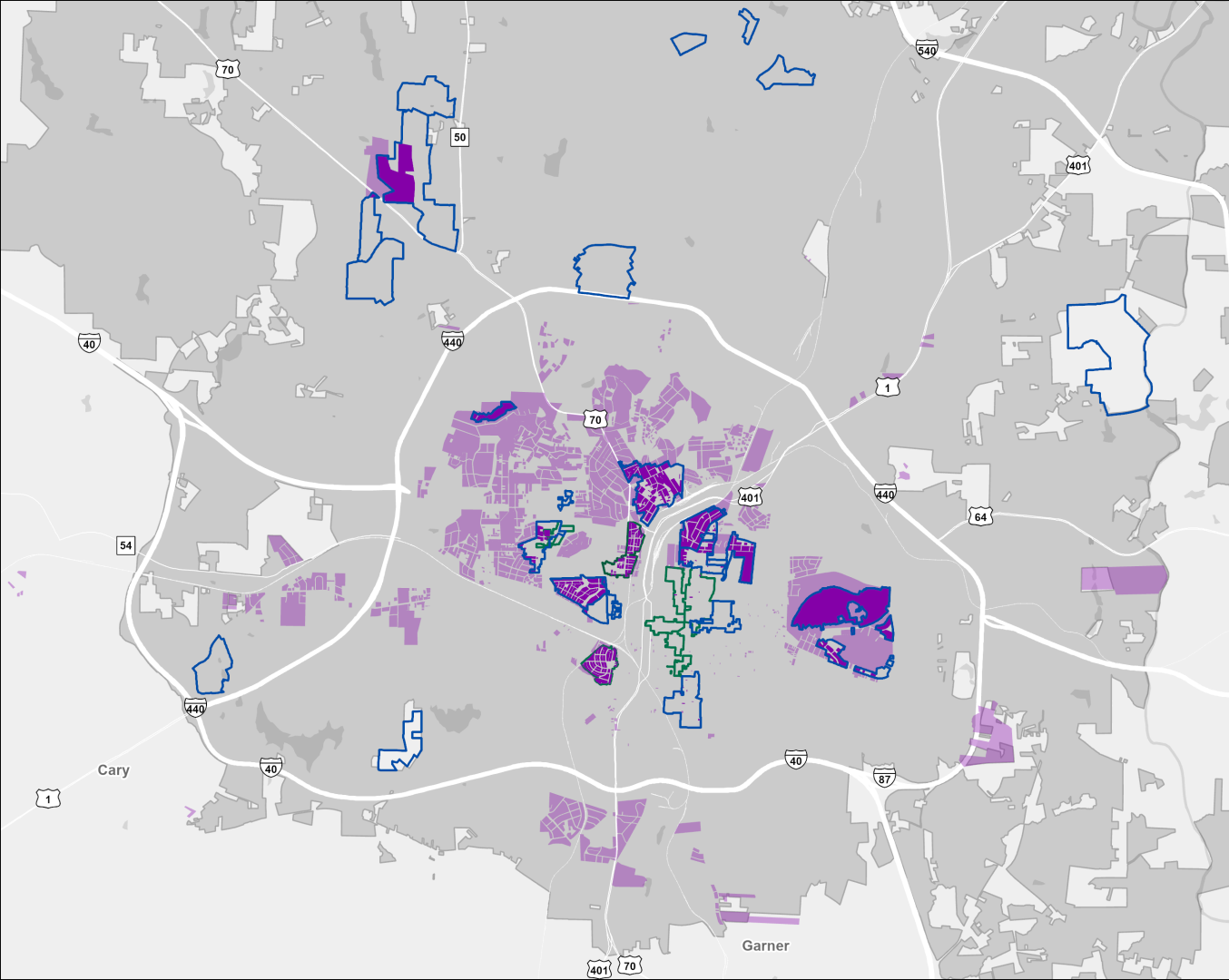
Sixth: All covenants binding upon the party of the second part, except the third covenant concerning the occupation by negroes or persons of negro blood, shall conclude and expire on Jan. 1st, 1930; and that all covenants on the part of the parties of the second part shall be covenants running with the land and shall be binding upon the said party of the second part, her heirs, assigns, executors and administrators.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, with all privileges and appur-

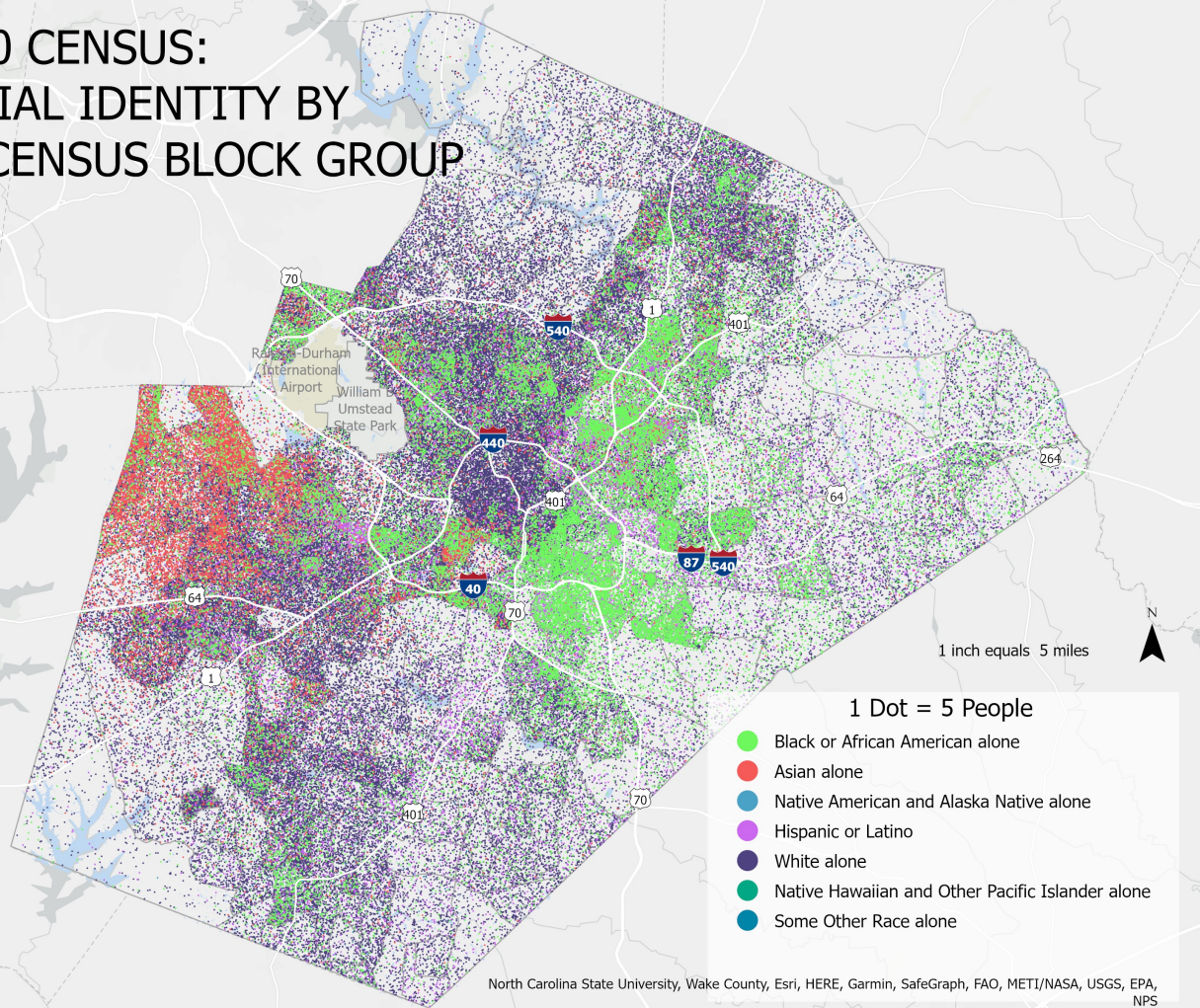
Racially Restrictive Covenants

-  Racially Restrictive Covenants*
-  Historic Overlay District
-  Neighborhood Conservation Overlay District

**As identified by the Wake County Register of Deeds
(<https://www.wake.gov/departments-government/register-deeds/racially-restrictive-covenants-project>)*



2020 CENSUS: RACIAL IDENTITY BY US CENSUS BLOCK GROUP

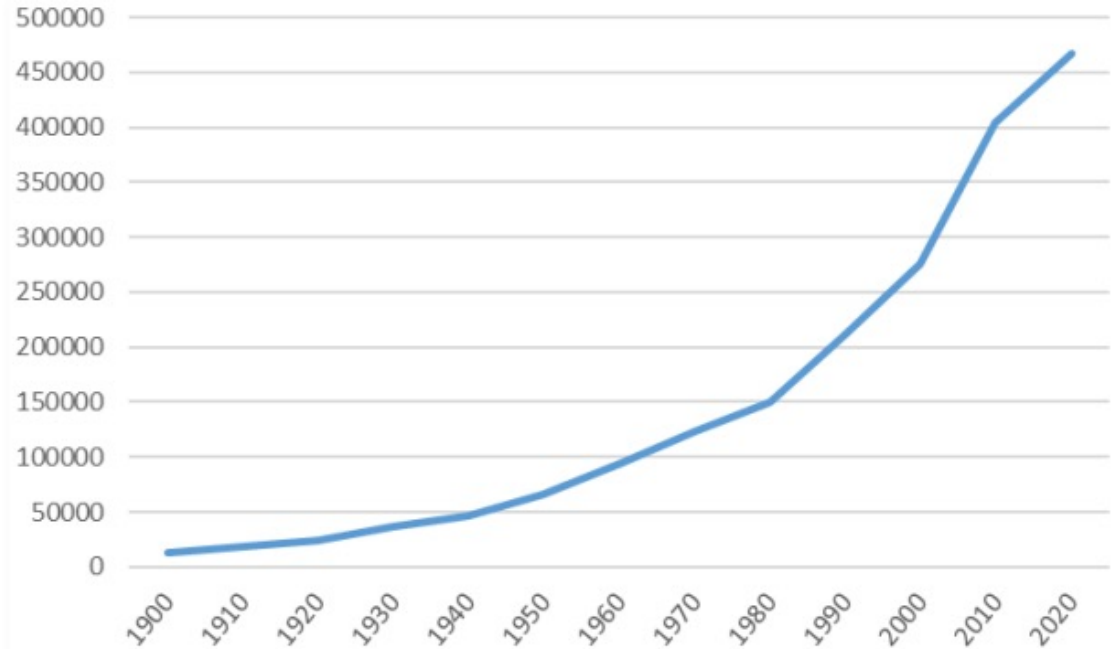


Choices made 100 years ago are still shaping how we experience Raleigh. Choices we make today will shape how people experience Raleigh 100 years from now.

Population Growth in Raleigh

Between 1950 and 2000 population increased by 480% and land area increased by 1,670%

RALEIGH CITY POPULATION, 1900-2020



SOURCE: US CENSUS BUREAU DECENNIAL CENSUS

Raleigh's Building Stock is Young

Raleigh's housing stock is relatively young; approximately 82% of housing units were built in the last 50 years.

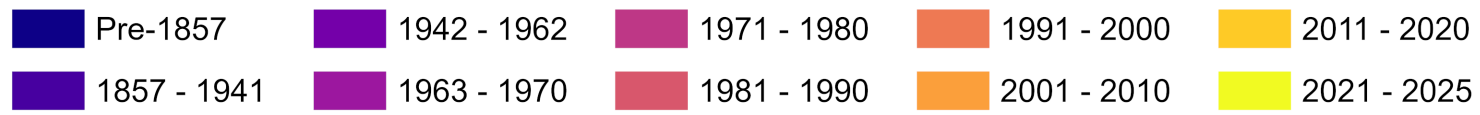
RALEIGH CITY HOUSING UNITS
BY YEAR BUILT, 2019

Year	Number	Percent
Built 1939 or earlier	6,229	3.1%
Built 1940 to 1949	4,300	2.1%
Built 1950 to 1959	9,032	4.5%
Built 1960 to 1969	15,636	7.7%
Built 1970 to 1979	21,454	10.6%
Built 1980 to 1989	35,044	17.3%
Built 1990 to 1999	38,500	19.0%
Built 2000 to 2009	50,590	25.0%
Built 2010 or later	21,632	10.7%
Total units	202,417	100.0%

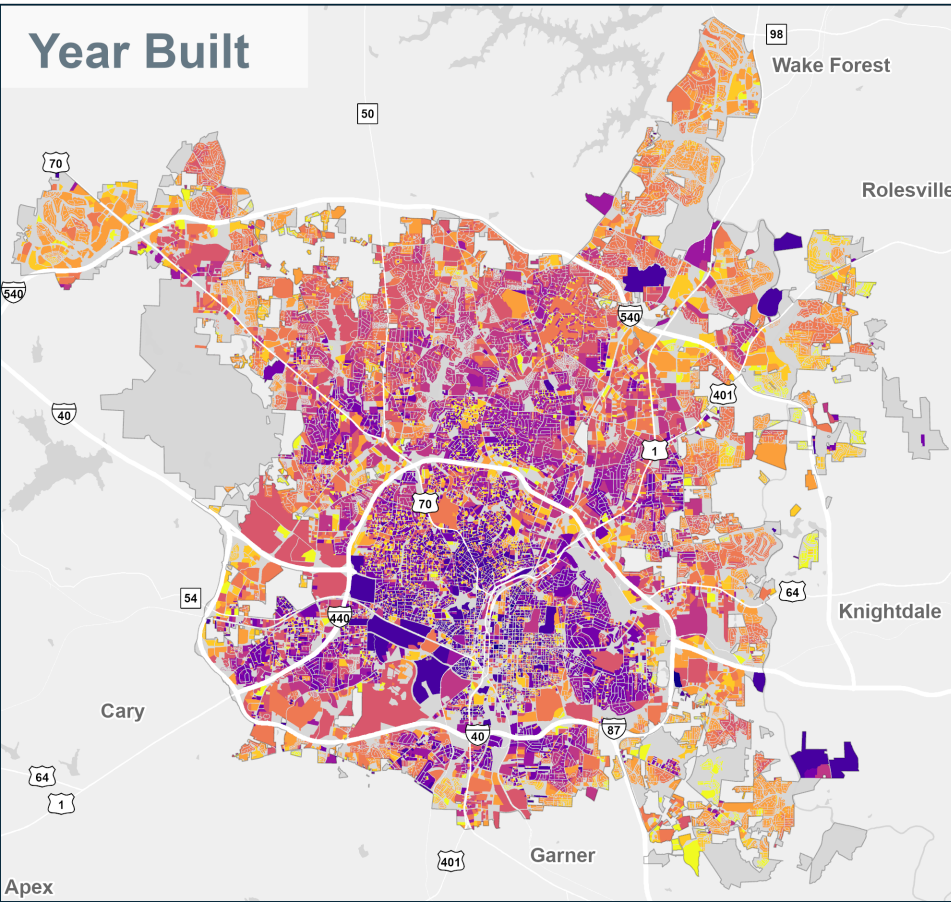
SOURCE: US CENSUS BUREAU, 2019 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES

City Growth

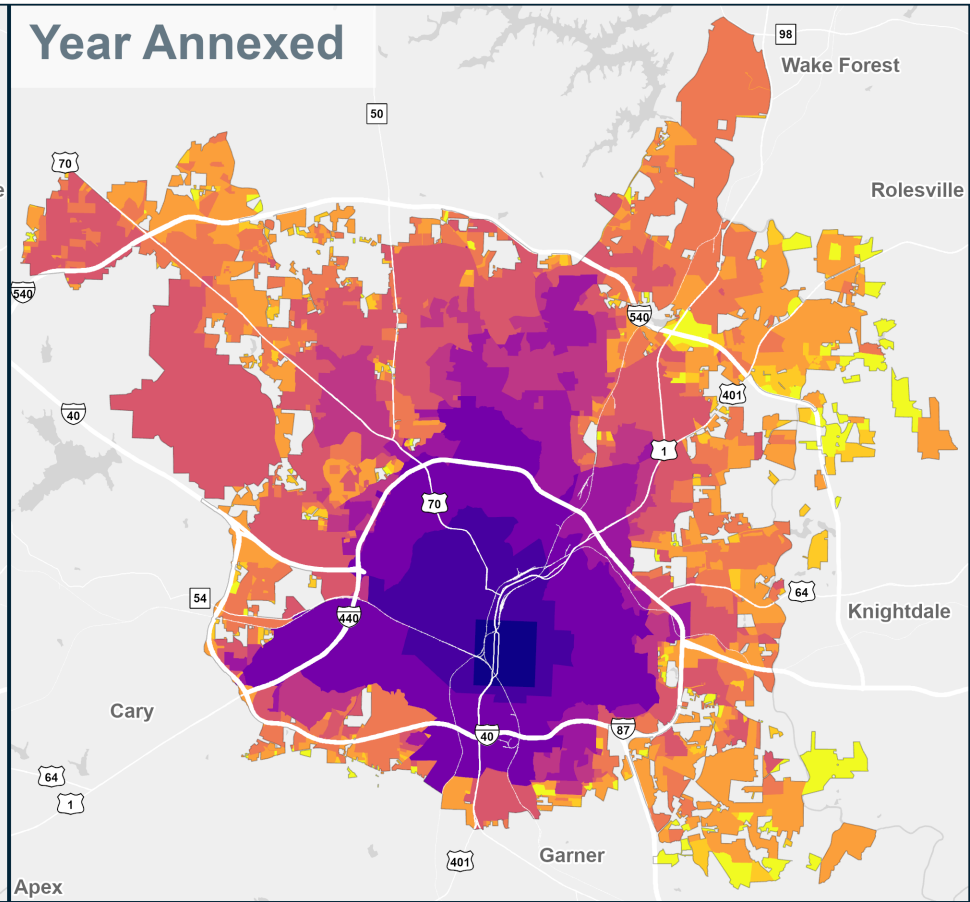
March 2025



Year Built

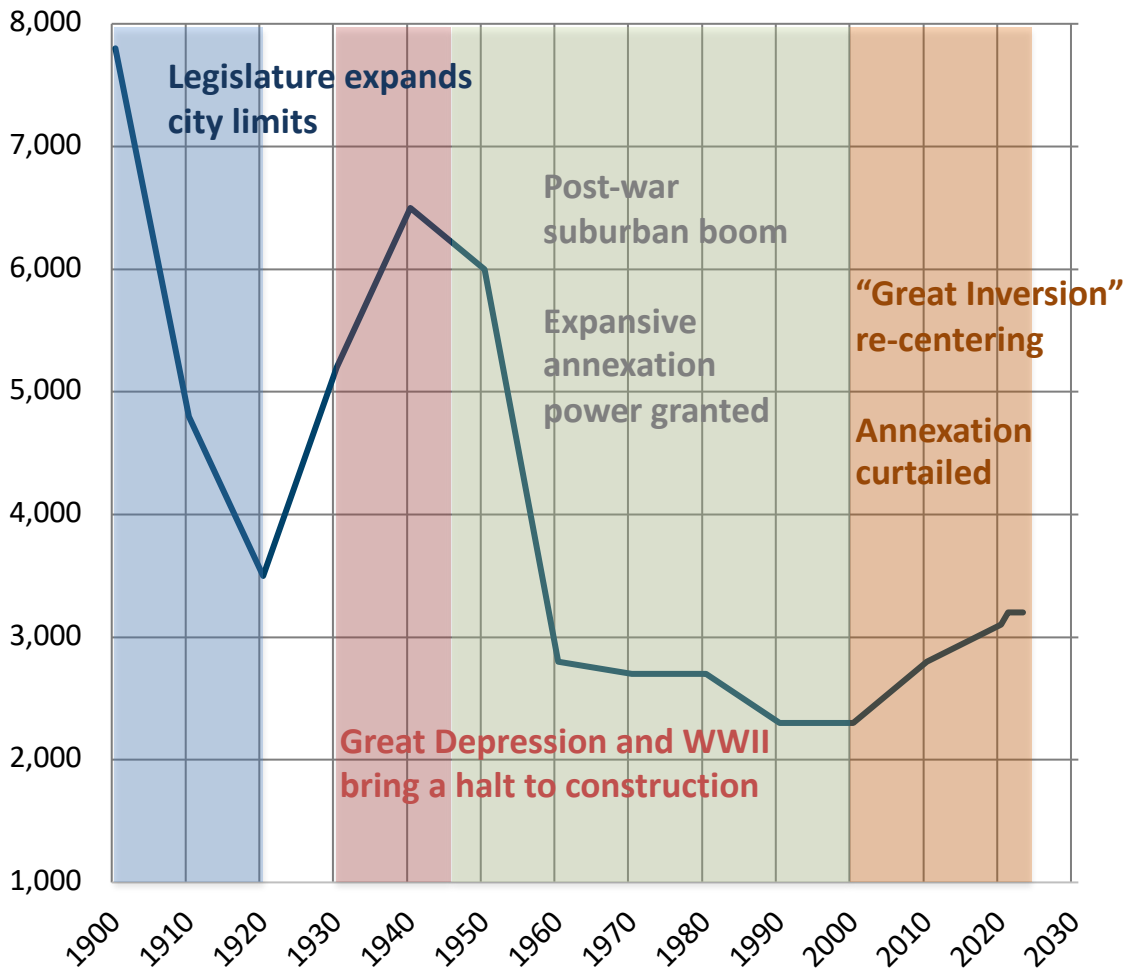


Year Annexed



Population Density in Raleigh

Persons/ Square Mile

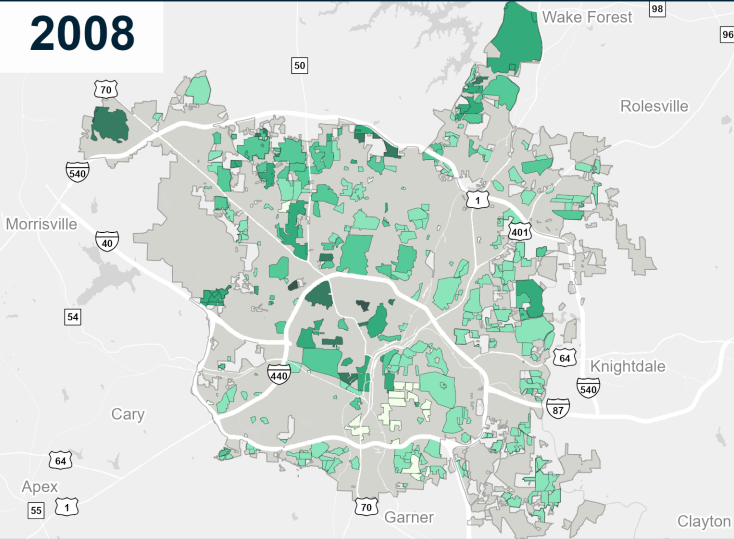


Population Growth in Raleigh

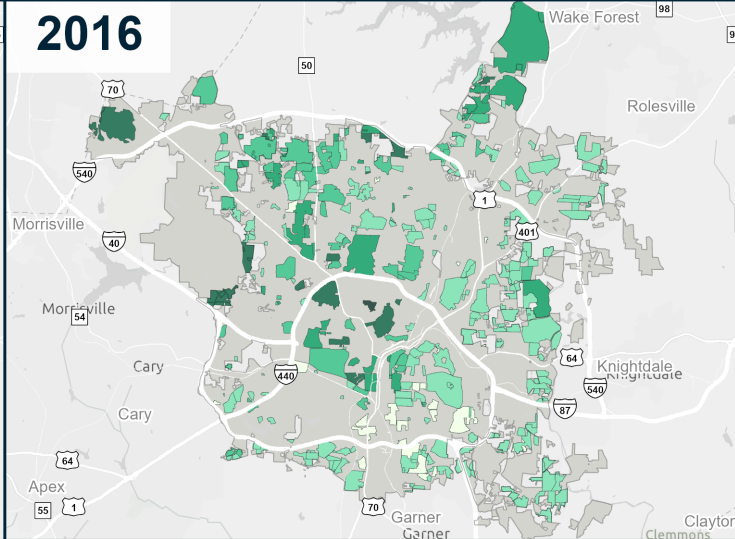


- Raleigh is one of the **fastest growing places** in the nation
- Raleigh ranked at **#2** on the list of the Top 20 Fastest-Growing U.S. Metro Areas
- Raleigh's population has doubled since 2000, reaching a total of **482,295** residents
- Increasing population increases demand for places to live

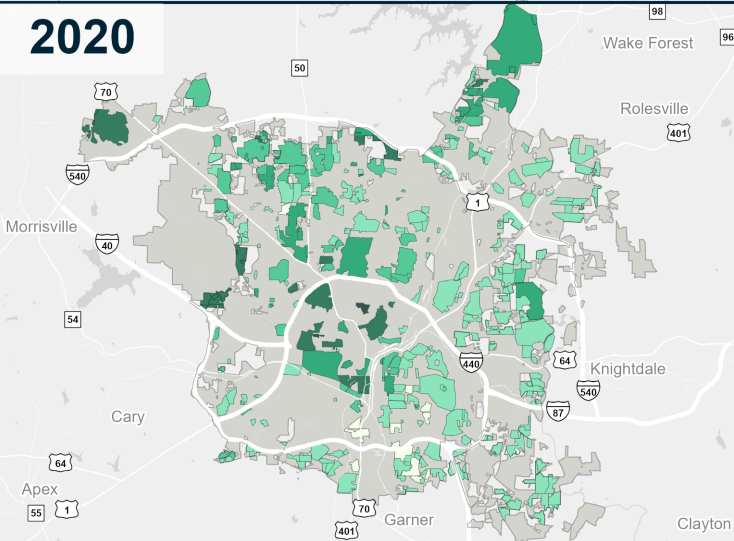
2008



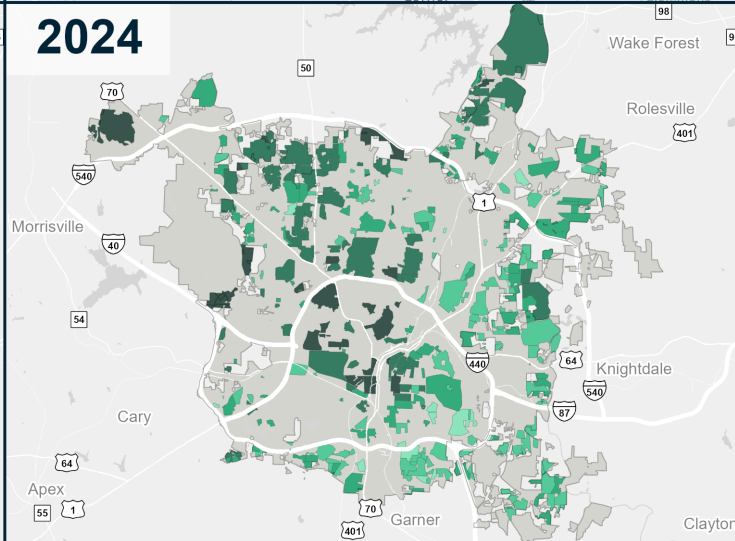
2016



2020



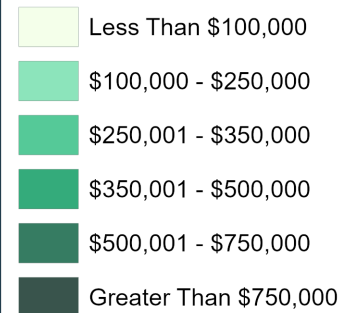
2024



Property Values

Raleigh Neighborhood Registry*

Median Property Value of Single Family Homes



**Only single family neighborhoods listed on the Raleigh Neighborhood Registry are shown. Data calculated from Wake County Historical Parcel Data, showing reassessment years.*

Property Values

Census Block Groups

Less Than \$100,000

\$250,001 - \$350,000

\$500,001 - \$750,000

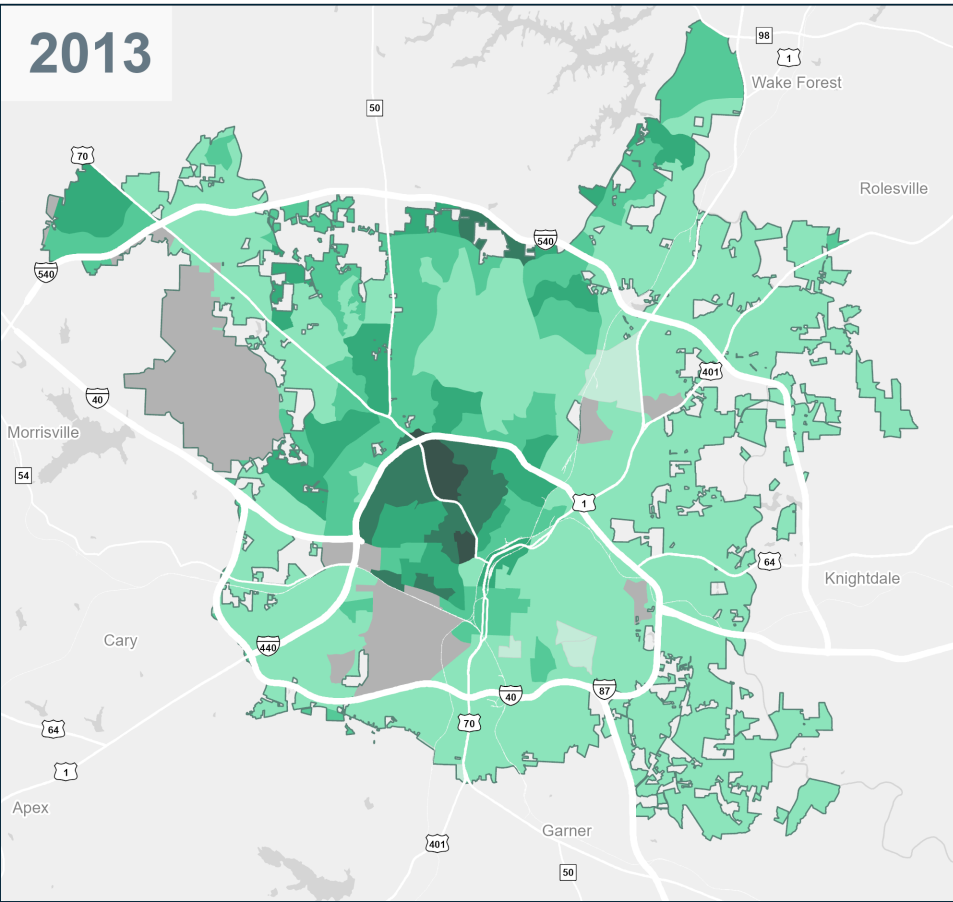
No Data*

\$100,000 - \$250,000

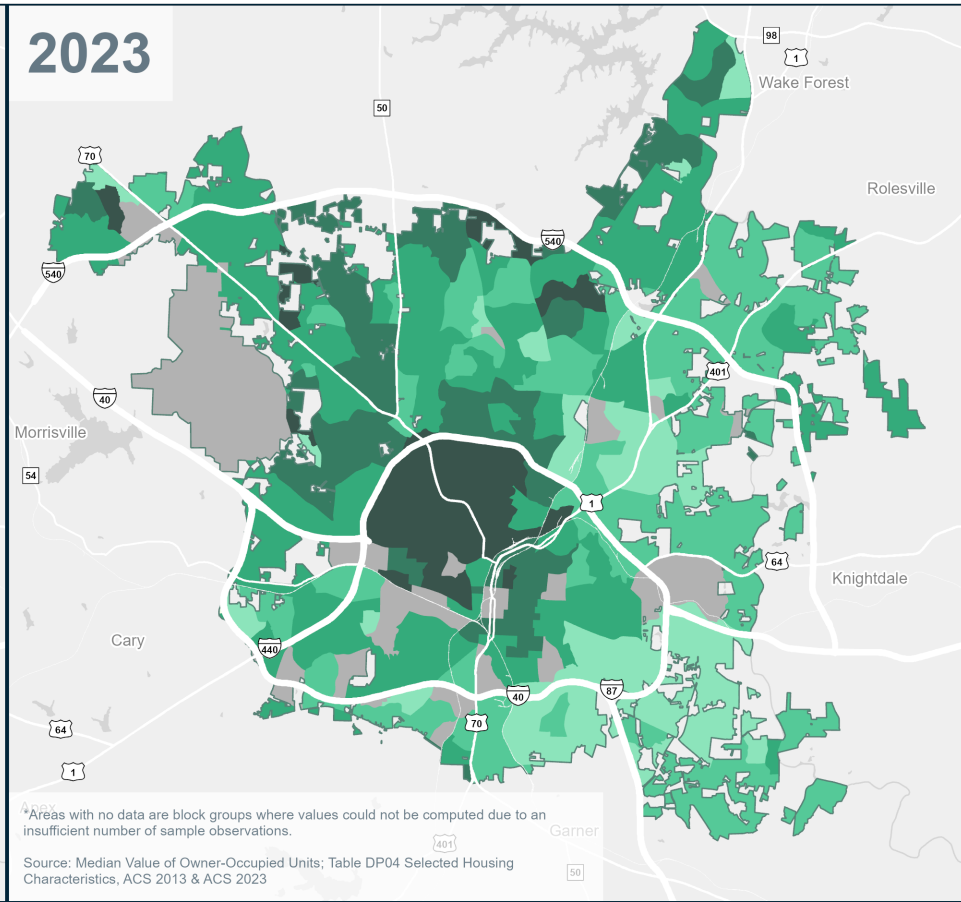
\$350,001 - \$500,000

Greater Than \$750,000

2013



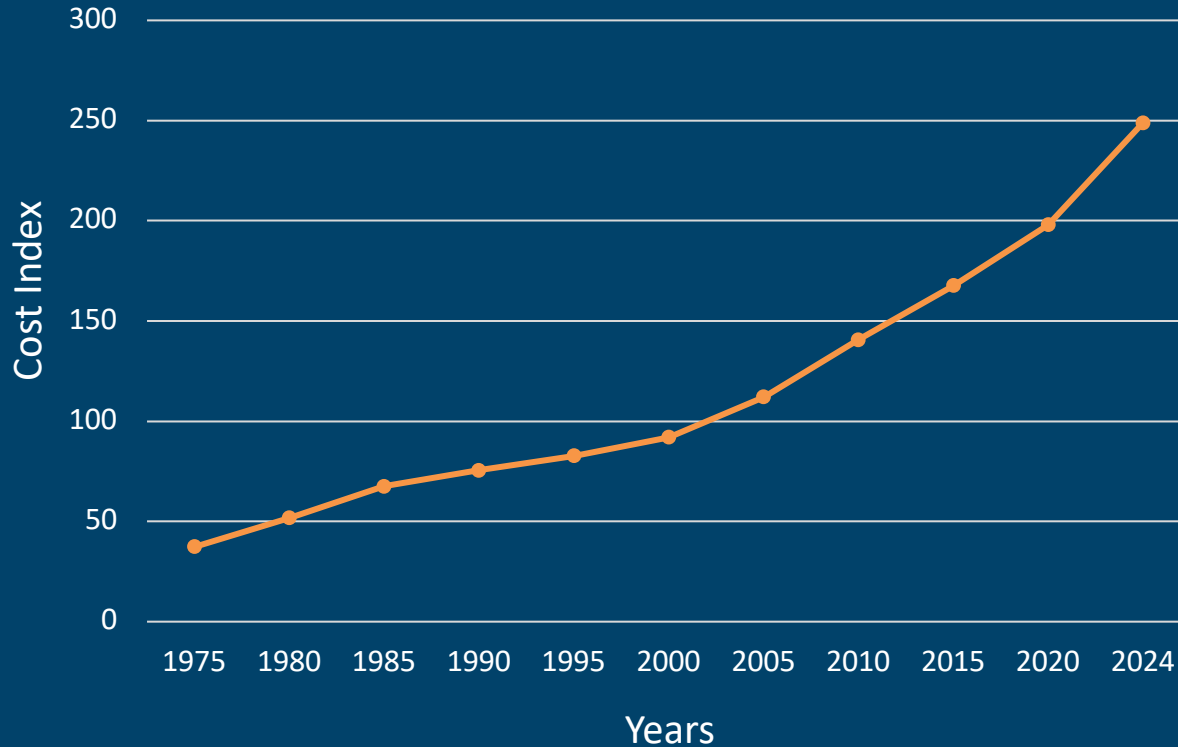
2023



*Areas with no data are block groups where values could not be computed due to an insufficient number of sample observations.

Source: Median Value of Owner-Occupied Units; Table DP04 Selected Housing Characteristics, ACS 2013 & ACS 2023

Construction Costs Have Accelerated



High-Income Earners Moving to the Triangle



Fujifilm to break ground on Holly Springs facility that will bring 725 jobs, \$2 billion investment



Google picks Durham for new Google Cloud Hub; hub to 'eventually support' 1,000+ jobs



Apple unveils \$1B investment to build east coast hub in Research Triangle

Raleigh Has a Housing Affordability Crisis

A community's affordability is influenced by four factors:

Housing
Demand

Housing
Supply

Development
Costs

Household
Income

Significant shifts in these four factors have reduced Raleigh's affordability and have contributed to growing homelessness.

The Housing Crisis Requires Action on Three Fronts:

Improving Housing Affordability

*across Raleigh's entire
housing supply*

Increasing Affordable Housing

*or the supply of income-
restricted units*

Addressing Homelessness

*preventing and ending
homelessness with
evidence-based, data-
driven practices*

As of June 30, 2024, the City of Raleigh had built or preserved 3,848 affordable units since 2016, and another 3,300+ were in the pipeline.

Expanding Housing Supply – Regulation Change

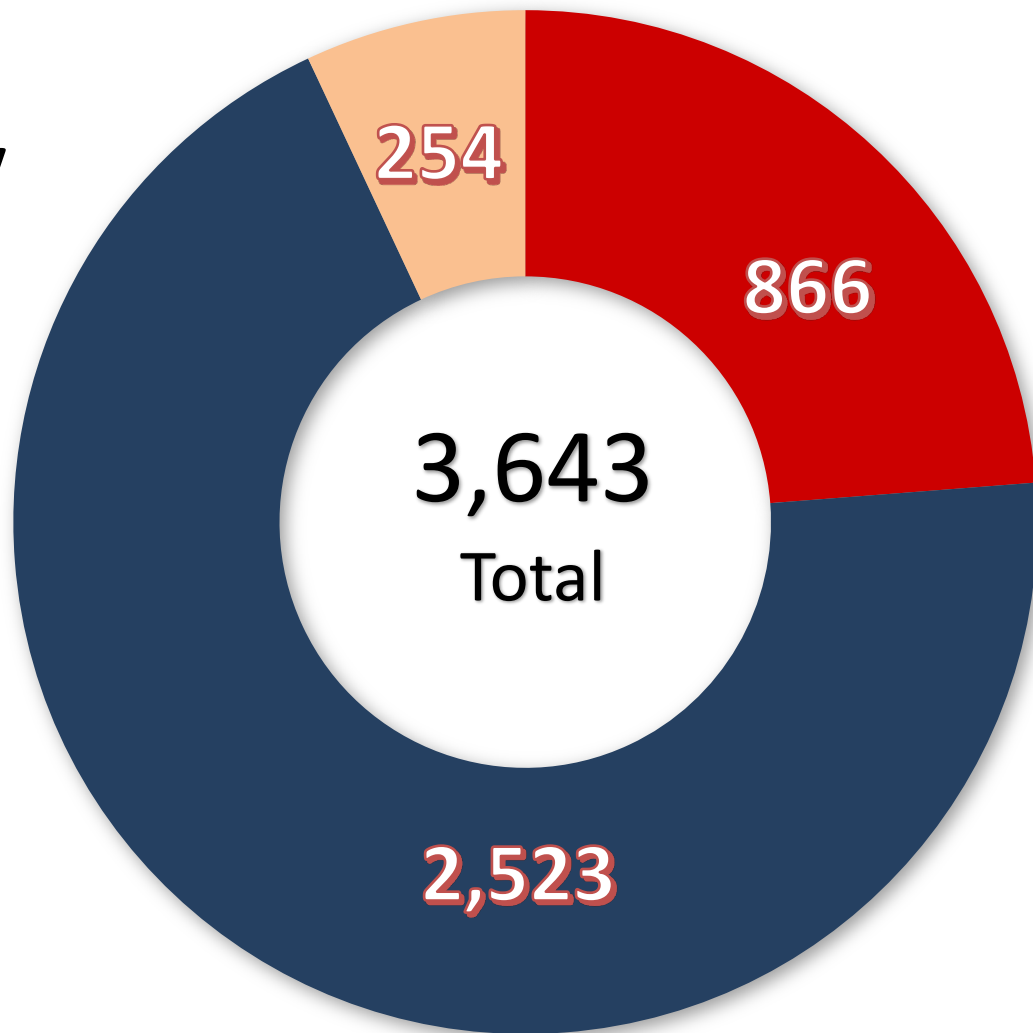
- Allow More Types of Housing
 - Accessory Dwelling Units
 - Duplexes
 - Townhouses
 - Apartments
 - Tiny Houses
- Increase Allowed Density
- Reduce Lot and Site Widths
- Allow Flag Lots
- Frequent Transit Development
- Compact & Conservation Development

Total Missing Middle Dwelling Unit Count by Review Status

■ Under Review: 866 DUs

■ Approved: 2,523 DUs

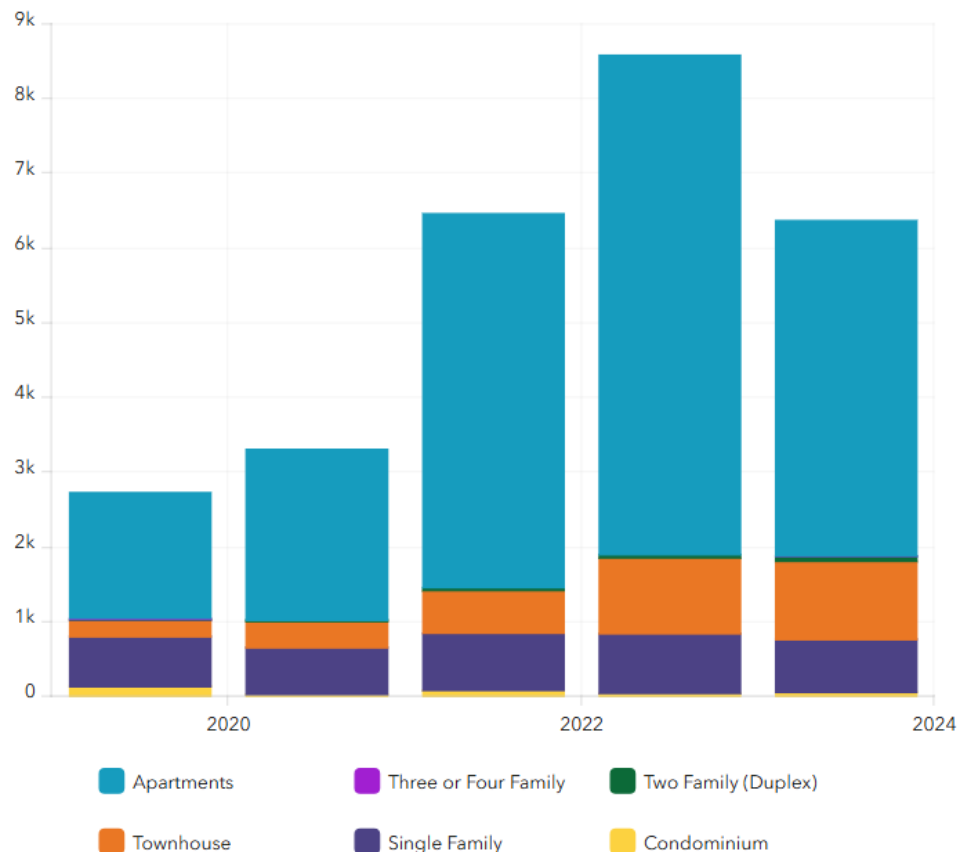
■ Constructed: 254 DUs



Expanding Housing Supply

- More than 26,000 new units permitted in the last 5 years

Residential Units Permitted



Source: (4) City of Raleigh Building Permit Data

Since 2021
Vacancy is Up;
Rents are
Down



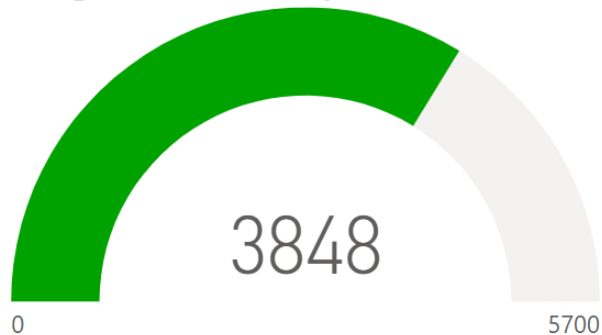
Commitment to Increasing Affordable Housing

Create, preserve, and encourage development

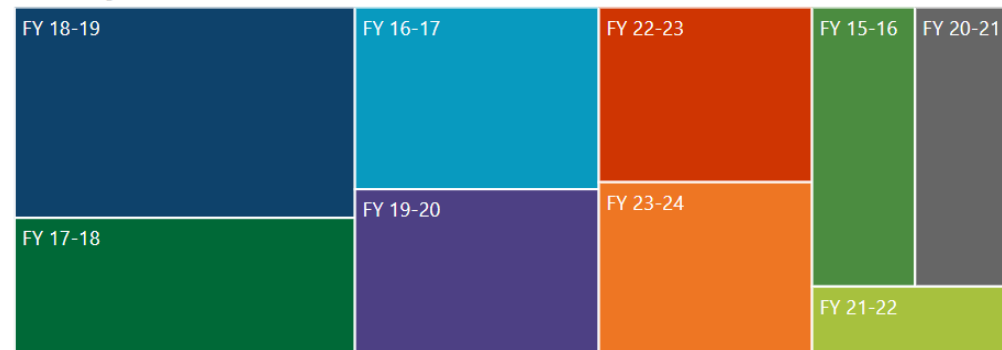
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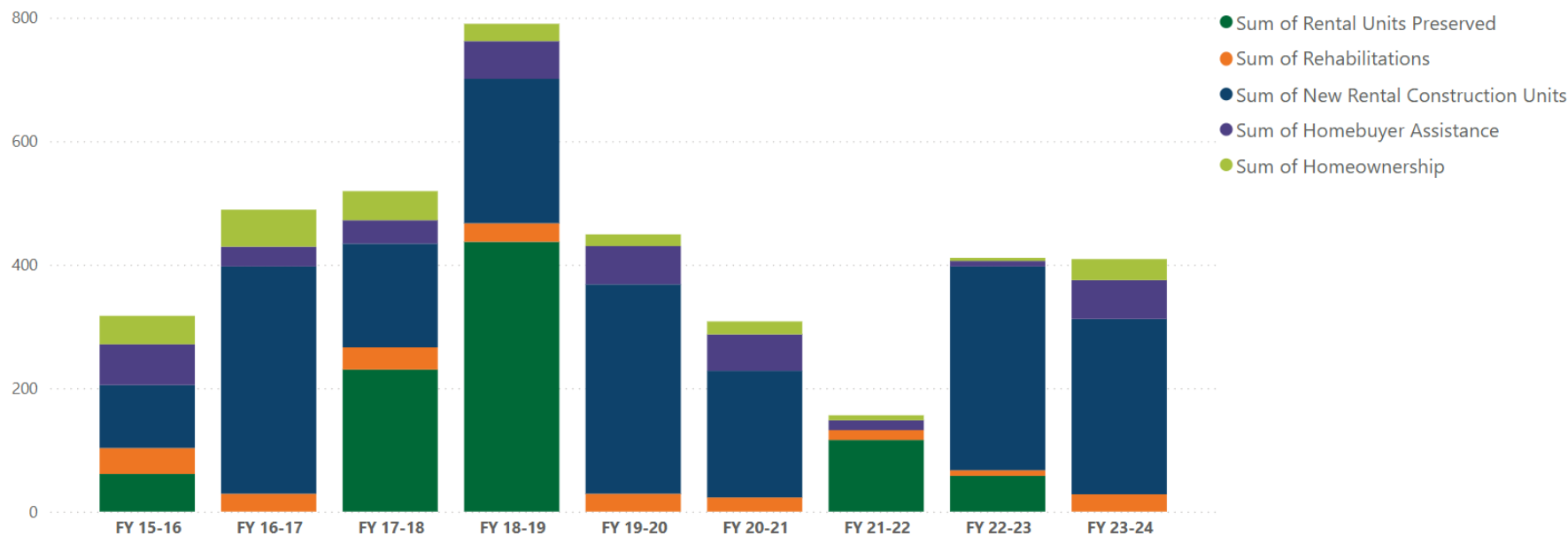
Housing Production - Completed Units



Units by Fiscal Year



Unit Details by Fiscal Year



Unsheltered Homelessness Response

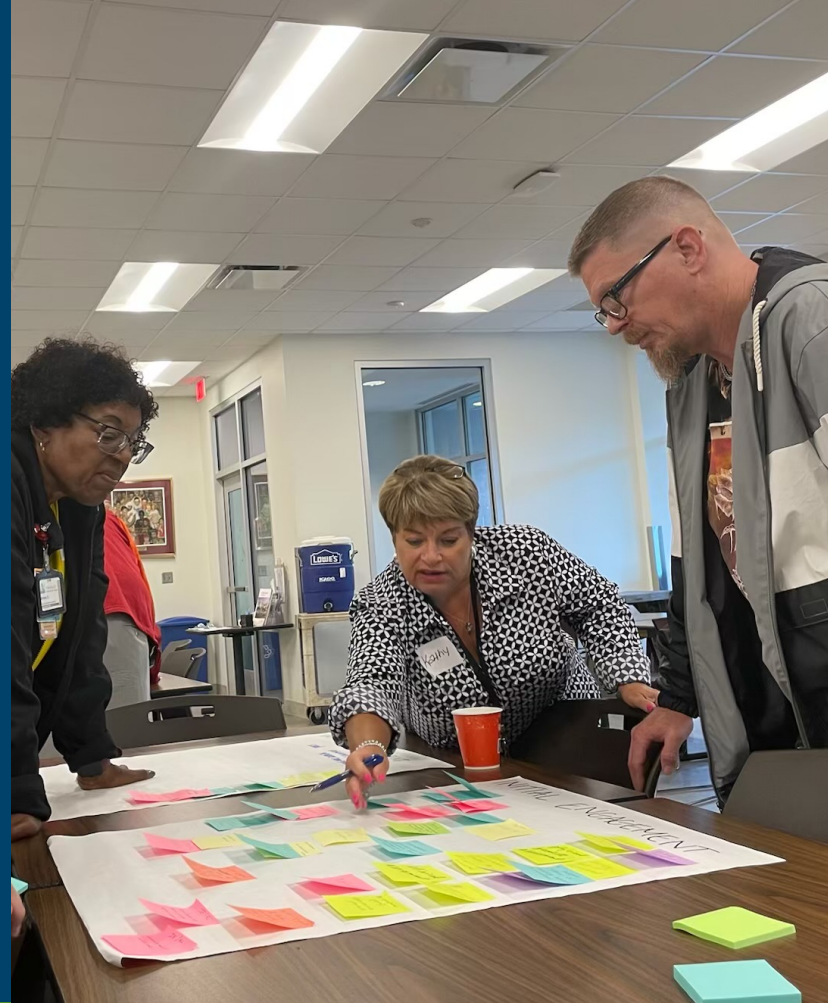
Pilot Program and Planning Initiative

- Financial Assistance for Housing
- Homelessness Support Services
- Coordinated Community Response



Unsheltered Homelessness Response

- Led by steering committee of community leaders, partners, people with lived experience
- Identifying strategies to reach “functional zero” for unsheltered homelessness
- Camp decommissioning toolkit, strategy, and operations guide



Public Project Community Support Fund

Established July 1, 2023

- Funded with \$1.5M every fiscal year
- Provides funding to areas where public investments are being made
- Support for Business, Housing and Neighborhood Stabilization and Capacity Building
- Infrastructure investments that will increase community benefit of public investments

Ongoing Partnerships

Business Stabilization & Capacity Building



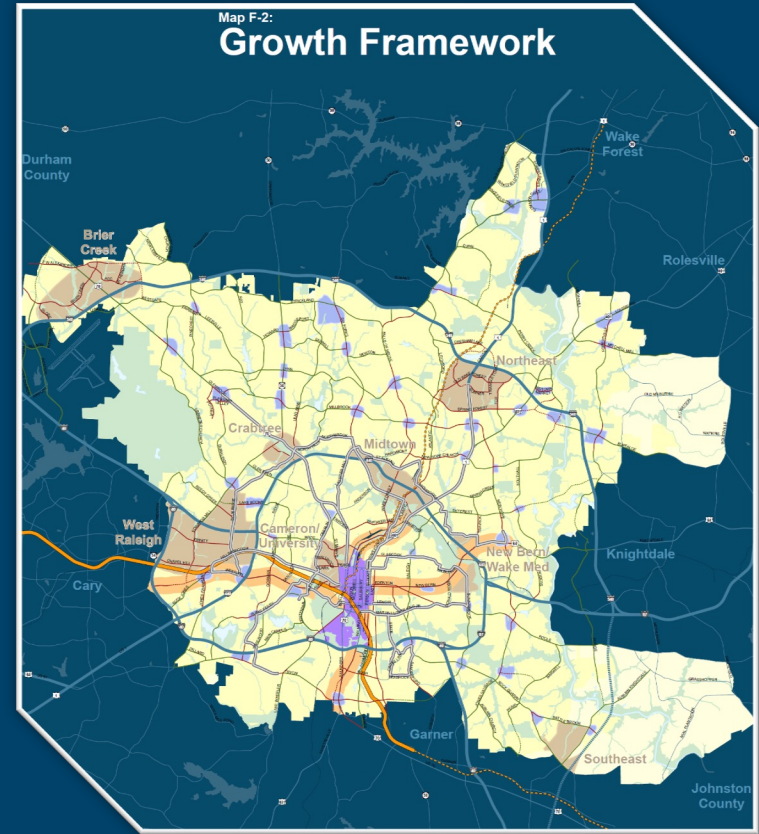
Housing Stabilization & Community Building



City initiatives are moving the
needle on housing affor

2030 Comprehensive Plan

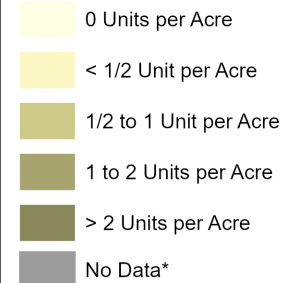
- Direct 60% of future growth into downtown and eight city growth centers, four BRT corridors, and 40+ mixed-use community centers, connected via a network of parkways, frequent bus service routes, and urban streets.
- Half of the 60% should be accommodated within the four BRT corridors.



Residential Growth

2010 to 2025

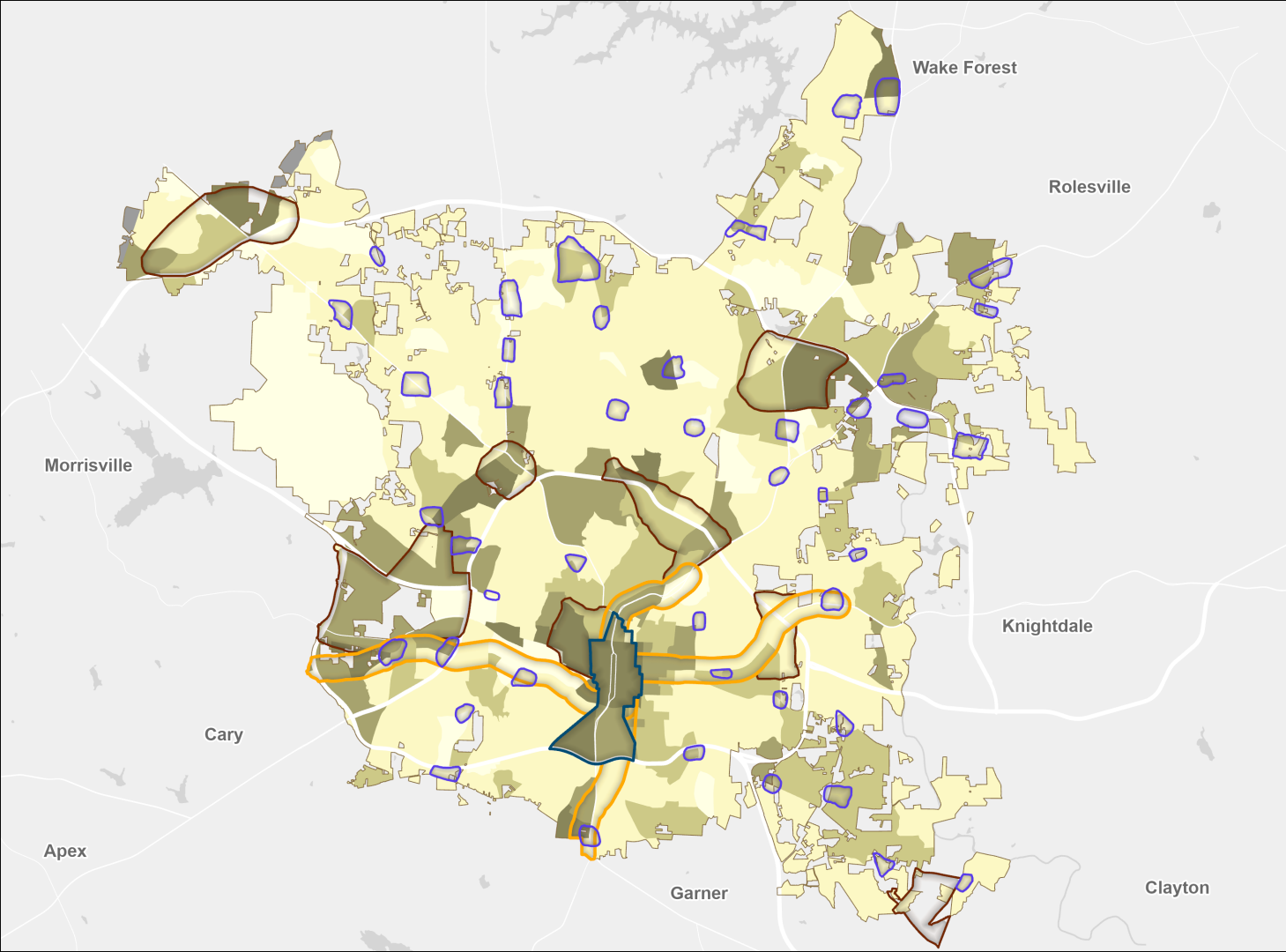
Housing Units Added per Acre by Census Block Group



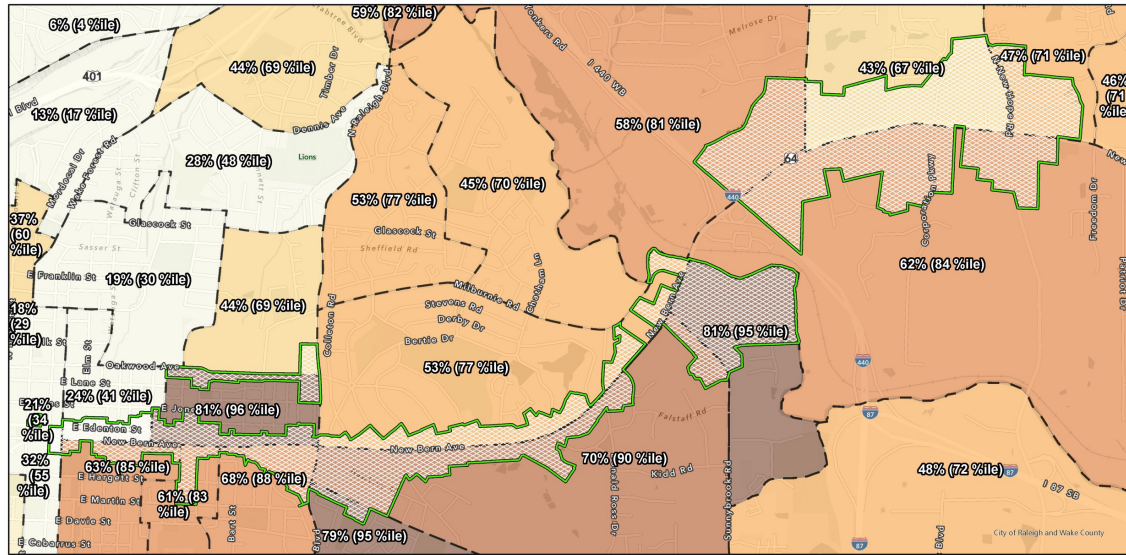
Growth Framework Centers



**Year Built data not available in Durham County. Data calculated from Wake County Real Estate Data File (<https://www.wake.gov/departments-government/tax-administration/data-files-statistics-and-reports/real-estate-property-data-files>) and summarized by 2020 Census Block Groups.*



General Demographics



Demographic Index

- Less than 50%ile
- 50-60%ile
- 60-70%ile
- 70-80%ile
- 80-90%ile
- 90-95%ile
- 95-100%ile

Demographic Index: The Demographic Index in EJSCREEN is created using the two demographic indicators, low-income and people of color. For each Census block group, these two indicators are simply averaged together: $\text{Demographic Index} = (\% \text{ people of color} + \% \text{ low-income}) / 2$

(Source: EPA; Calculated based on Census ACS 2016-2020)

New Bern Avenue Station Area Plan Rezoning

Map Created: 4/12/2023
by Raleigh Planning and Development

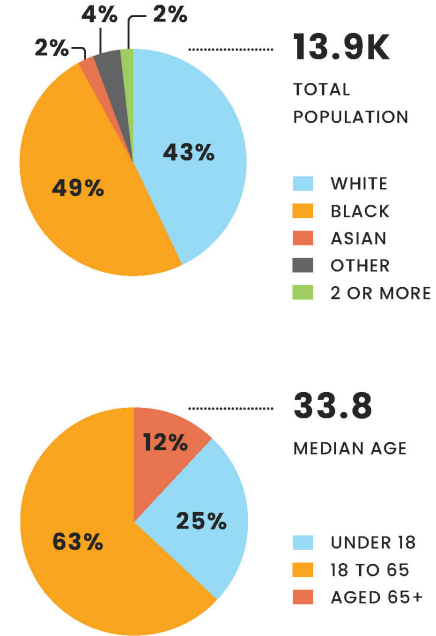
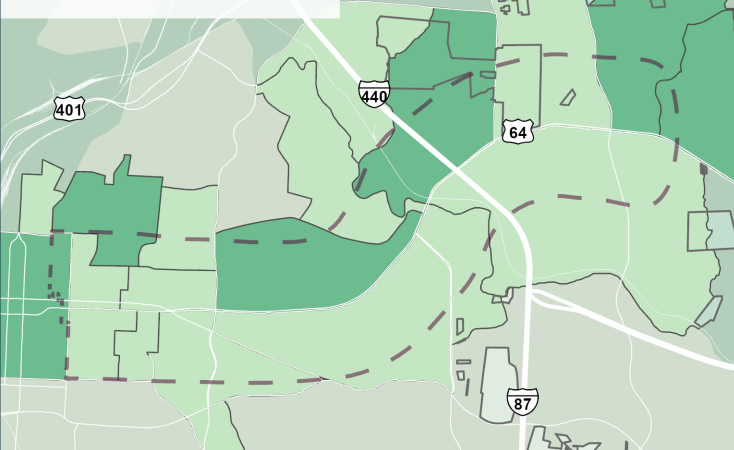
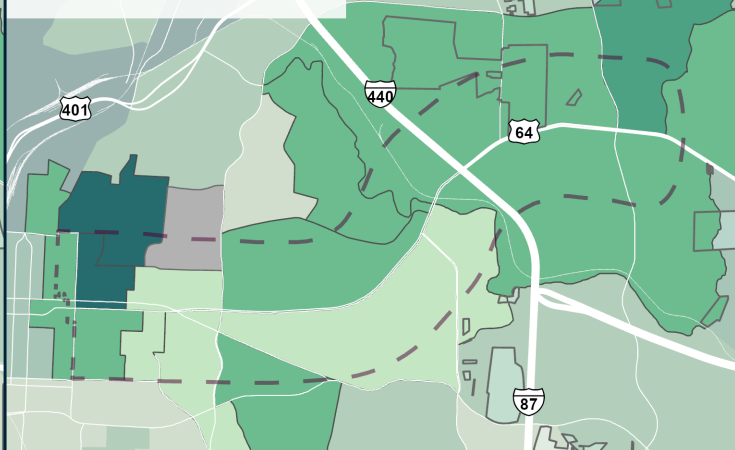


FIGURE 4.3.A
CORRIDOR WIDE DEMOGRAPHICS SNAPSHOT

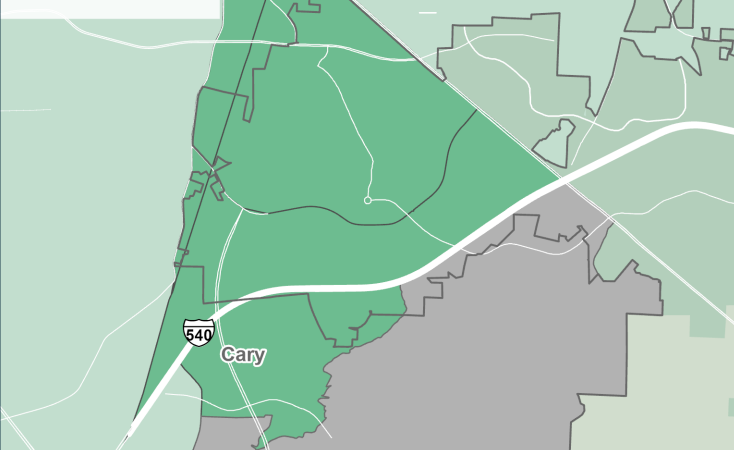
**New Bern Corridor
2013**



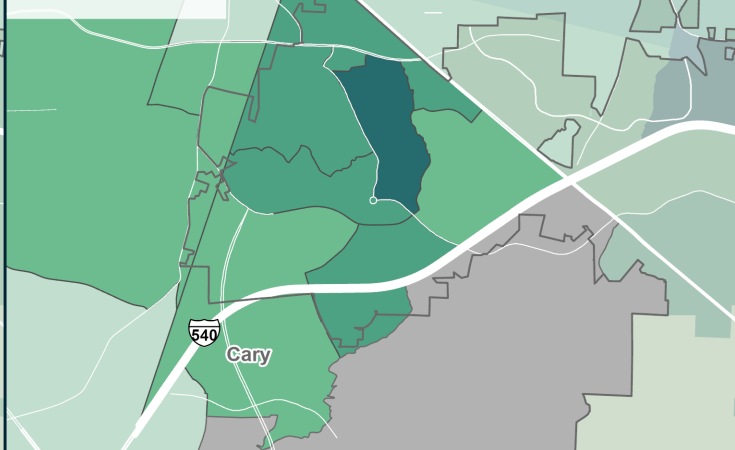
**New Bern Corridor
2023**



**Brier Creek
2013**



**Brier Creek
2023**

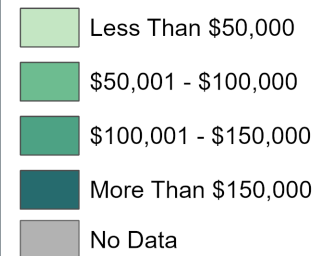


Change in Household Income

 New Bern Corridor

Median Household Income

In Inflation Adjusted 2023 USD



New Construction: Pender Hill

2007



Address	1125 Boyer St	103 Pettigrew St	105 Pettigrew St
Zoning	R-10	R-10	R-10
Year Built	1935	1959	1950
Heated Area	900	983	544
Date Sold	2007	1951	1989
Sales Price*	\$110,330	-	-

**adjusted for inflation to 2023 \$*

New Construction: Pender Hill

2011



Address	1125 Boyer St	103 Pettigrew St	105 Pettigrew St
Zoning	R-10	R-10	R-10
Year Built	-	-	-
Heated Area	-	-	-

New Construction: Pender Hill

2022



Address	1125 Boyer St	103 Pettigrew St	105 Pettigrew St
Zoning	R-10	R-10	R-10
Year Built	2016	2017	2015
Heated Area	1,548	1,720	1,234
Date Sold	2017	2018	2015
Sales Price*	\$408,648	\$463,858	\$239,303

**adjusted for inflation to 2023 \$*



Address	625 New Bern Ave	10 Seawell Ave	810 New Bern Ave
Zoning	OX-3-GR w/NCOD	OX-3-GR w/NCOD	OX-3-GR w/NCOD
Year Built	1980	1928	1930
Number of Units	non-residential	1	7
Date Sold	2019	2019	2019
Sales Price*	\$2,177,002	\$541,315	\$1,264,663

*adjusted for inflation to 2023 \$



2022

Address	625 New Bern Ave	10 Seawell Ave	810 New Bern Ave
Zoning	OX-3-GR w/NCOD	OX-3-GR w/NCOD	OX-3-GR w/NCOD
Year Built	2021-2022	2022	2022
Number of Units	18	10	10
Date Sold	2021-2022	-	-
Total Sales*	\$10,751,237	-	-
Avg. Price per Unit*	\$597,291	-	-

*adjusted for inflation to 2023 \$

Upcoming Events

Rooted & Growing: Ask-A-Planner

April 28 | 3-6 p.m.
Method Community Center

April 30 | 3-6 p.m.
Tarboro Road Community Center

May 6 | 3-6 p.m.
Virtual

Sustain-a-City: Infrastructure & Services

May 29 | 6-8 p.m.
Keynote & Panel at Life Enrichment
Center at Wake Chapel Church

June 5 | 6-8 p.m.
State of the City & Conversation
at McKimmon Center

