



Tuesday, October 9, 2018
REGULAR MEETING - SECOND TUESDAY - WORK SESSION

RALEIGH CITY COUNCIL MEETING
4:00 PM
ROOM 201
CITY COUNCIL CHAMBERS
222 WEST HARGETT STREET
RALEIGH, NORTH CAROLINA

Nancy McFarlane, Mayor
Corey D. Branch, Mayor Pro Tem
David N. Cox
Kay Crowder
Stef Mendell
Russ Stephenson
Nicole Stewart
Dickie Thompson

NOTICE TO HEARING IMPAIRED

Assistive listening devices are available upon request. Interpreters for deaf and hearing impaired persons are available. If needed, please provide a 24-hour notice by calling 996-3100 (voice) or 996-3107 (TDD).

A. MEETING CALLED TO ORDER BY THE MAYOR

Subject 1. ULI Housing Summit Agenda and Event Update

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Category A. MEETING CALLED TO ORDER BY THE MAYOR

Type Information

Larry Jarvis, Housing & Neighborhoods

The Triangle chapter of the Urban Land Institute (ULI) will hold its annual Emerging Trends in Real Estate Program and a Housing Summit November 8, 2018 at the Raleigh Convention Center. Elected officials throughout the Triangle are invited to attend.

A featured speaker at the day-long event is Mac McCarthy, President and CEO of the Lincoln Institute of Land Policy. Before joining the Lincoln Institute in 2014, Mr. McCarthy directed Metropolitan Opportunity at the Ford Foundation. Included with the agenda materials is a draft of the November 8 ULI agenda as well as a brief biography of the featured speaker.

File Attachments
[20181009HNULITrendsProgramOutlineAndBio.pdf \(863 KB\)](#)

Subject 2. Transit Oriented Development and Affordable Housing Coordination Update

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Category A. MEETING CALLED TO ORDER BY THE MAYOR

Type Discussion

Tansy Hayward, City Manager's Office
Ken Bowers, City Planning
Larry Jarvis, Housing & Neighborhoods

At the July 3, 2018 meeting the City Council authorized a motion that directed staff to:

1. Provide an overview of best practices regarding the coordination of transit, land use and affordable housing; and
2. Present a work plan and next steps that would:
 - Update/align the comprehensive plan with adopted Wake Transit Plan
 - Perform transit corridor area planning and map Transit Overlay Districts in areas where we should ensure transit-compatible uses and development
 - Set affordable housing goals specific to transit corridors
 - Identify priority sites for the development of affordable housing
 - Create strategies and funding sources to incentive the development of affordable housing on transit corridors, including a recommendation for an Affordable Housing Bond
 - Identify Community and Economic Development strategies that will assist existing residents and businesses in BRT and CRT corridors.

Since then an inter-departmental work team has been developed which includes the Assistant City Manager(s); Director of Transportation and staff representing both Transit and Transportation Planning functions; Planning Director and staff representing Planning & Zoning, Urban Design Center, and Real Estate functions; Housing and Neighborhoods Director and Assistant Director; Economic Development and Innovation Manager and staff; and Chief Financial Officer and staff. The work team has created a draft internal work plan to achieve the items identified by the July 3rd motion, which is attached for context.

The work session update October 9 will briefly address the team and its work plan; provide a brief overview of best practices both by summarizing the work of a staff white paper, which is included with the agenda materials, and an update of benchmarking of other communities to date; and will identify policy considerations for a number of short-term actions that are included in early phases of the staff work plan. Some of the key policy considerations that will be introduced to the Council include:

- Comprehensive plan updates to reflect Wake Transit Plan (included with the agenda materials)
- Timing and approach to TOD Overlay Mapping
- Net Affordable Housing Data Methodology Proposal
- Affordable Housing Conditions in Conditional Zoning
- Affordable Housing Goal Feedback for Transit Corridors
- Affordable Housing Bond Timing

Staff is not recommending any action by the City Council at this time.

File Attachments

[20181009CPTTransitLandUseAlignmentInternalWorkgroup1.pdf \(820 KB\)](#)

[20181009CPLandUseTransitAlignmentWhite Paper.pdf \(10,085 KB\)](#)

[20181009CPSummaryofTransitChangesinComprehensivePlanUpdate.pdf \(3,058 KB\)](#)

Subject	3. Homestays and Short Term Rentals
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Category	A. MEETING CALLED TO ORDER BY THE MAYOR
Type	
Robin Tatum Currin, City Attorney's Office Travis Crane, City Planning	

At the June 5, 2018 Council meeting, the Council referred consideration of potential regulations concerning homestays to a work session. The City Attorney's Office has updated its prior report on homestay regulations to include additional information; the detailed April 19, 2018, report and analysis previously provided by the Office of City Planning is included with the agenda materials for reference. In addition to homestay regulations, the Council has expressed interest in discussing regulations for other forms of short-term rentals, such as whole-house rentals. The City Attorney and Planning staff will be present to discuss these issues.

File Attachments

[20181009CAOHomestaymemo.pdf \(68 KB\)](#)

[20181009CAOHomestaysFinalReport.pdf \(1,015 KB\)](#)