



# Raleigh Bus Rapid Transit (BRT): Equitable Development Around Transit

Equity and Affordability Workshop  
October 12, 2019



# Agenda

## 1. Project Overview

## 2. Let's Talk

- Wake County Transit Plan
- Equity
- Housing Affordability
- A Growing City and Region
- Equity Tools





# Wake County Transit Plan: Funded 2016

## Expand Frequent Service

Expand existing frequent (15 mins) bus service from 17 to 83 miles.



## Commuter Rail

Develop 37-mile system with service from Garner to Downtown Raleigh, N.C. State University, Cary, Morrisville and the Research Triangle Park continuing to Durham.

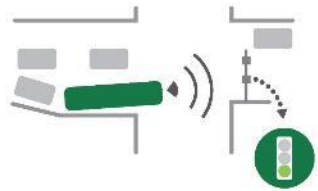


## Bus Rapid Transit

Implement 20 miles of Bus Rapid Transit.



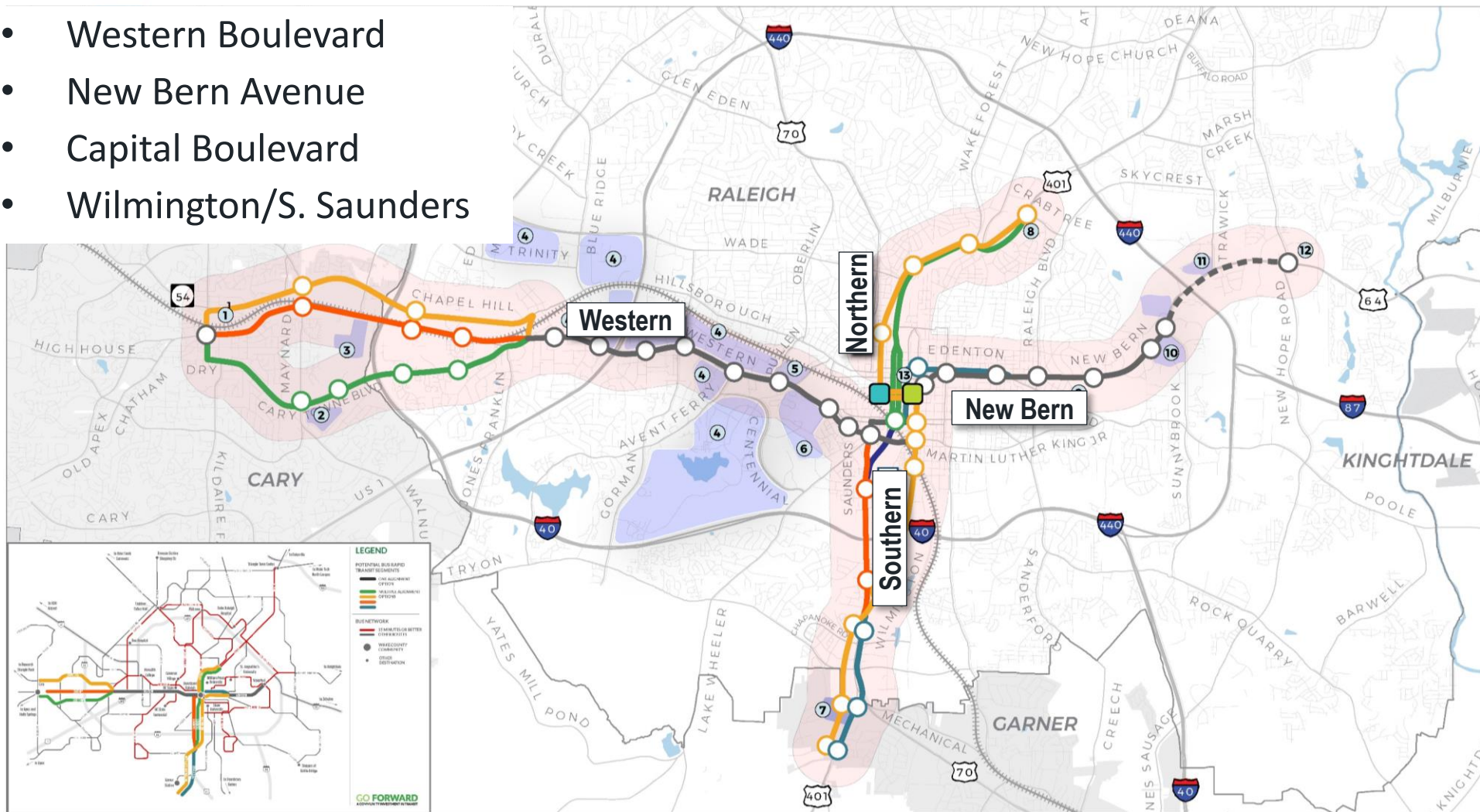
# What is Bus Rapid Transit (BRT)?





# Raleigh BRT Corridors

- Western Boulevard
- New Bern Avenue
- Capital Boulevard
- Wilmington/S. Saunders



<ul style="list-style-type: none"> <li>— Bus Rapid Transit Corridor (Infrastructure Improvements)</li> <li>- - - Bus Rapid Transit Corridor (Service Improvements)</li> <li>— Bus Rapid Transit Corridor (Alternative Alignments)</li> </ul>	<ul style="list-style-type: none"> <li>==== Commuter Rail Corridor</li> <li>■ Half-Mile Buffer along the BRT Corridor</li> </ul>	<ul style="list-style-type: none"> <li>■ Raleigh Union Station</li> <li>■ GoRaleigh Station</li> <li>○ Potential BRT Station Location</li> </ul>	<ul style="list-style-type: none"> <li>■ Key Destinations</li> <li>1. Downtown Cary</li> <li>2. Cary Town Center</li> <li>3. Wake Med Soccer Park</li> <li>4. North Carolina State University</li> <li>5. Pullen Park</li> <li>6. Dorothea Dix Park</li> <li>7. South Station Shopping Center</li> <li>8. Greyhound Bus Station</li> <li>9. Longview Shopping Center</li> <li>10. Wake Med Raleigh Campus</li> <li>11. Tower Shopping Center</li> <li>12. Walmart at New Hope Road</li> <li>13. State Capitol</li> </ul>	<p>0 0.25 0.5 1 1.5 2 Miles</p>
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# Transit Planning - and Planning *With* Transit



Finalizing the BRT routes  
Designing New Bern BRT



Equitable Development around Transit  
Future station area plans

# Equitable Development around Transit

Sustainability

Livability

Opportunity

*Equity*



# Equitable Development around Transit

*How much should Raleigh grow around transit in the future?*

*How do we make sure the benefits of BRT are shared broadly and **equitably**?*





# Equity



“Just and fair inclusion into a society in which all can participate, prosper, and reach their full potential.”

# Equity



# Keys to Equity with BRT

- Ensuring that communities are at the center of decisions
- Ensuring that the communities along BRT corridors benefit from the investment
- Ensuring access to BRT, which provides access to opportunity across the city and region
- Ensuring affordability exists along the BRT corridors and minimizing displacement
- Ensuring safe streets for people walking to BRT

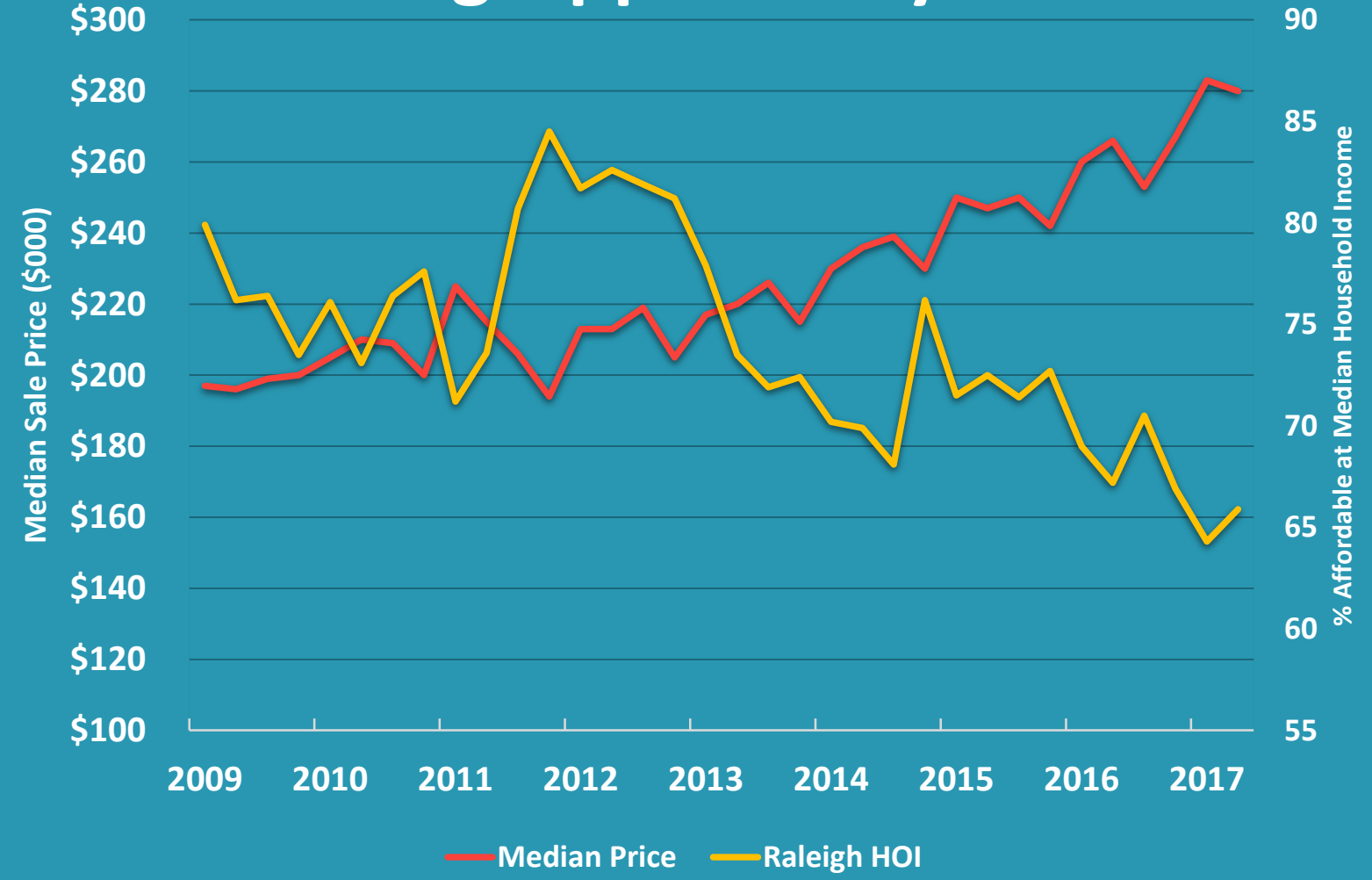


# Affordability today



# Affordability Is a Growing Issue

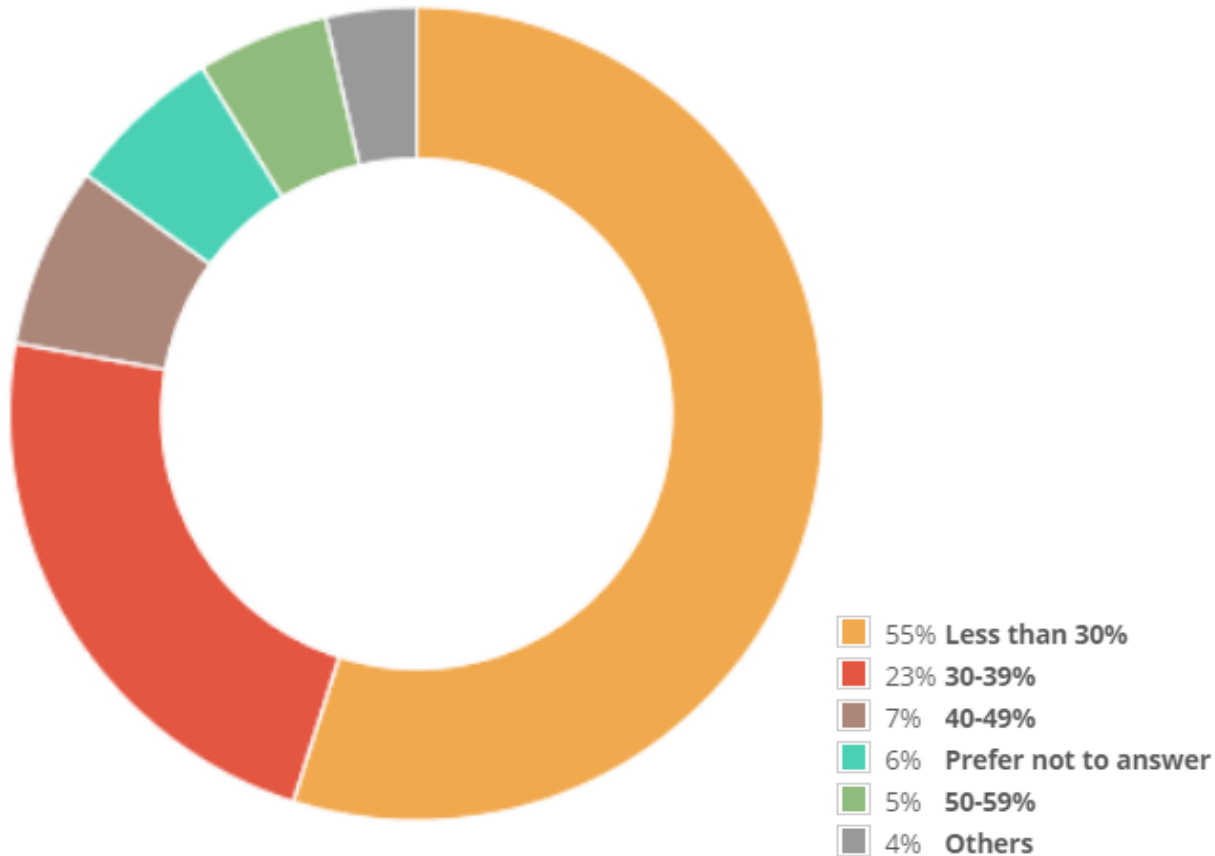
## Housing Opportunity Index



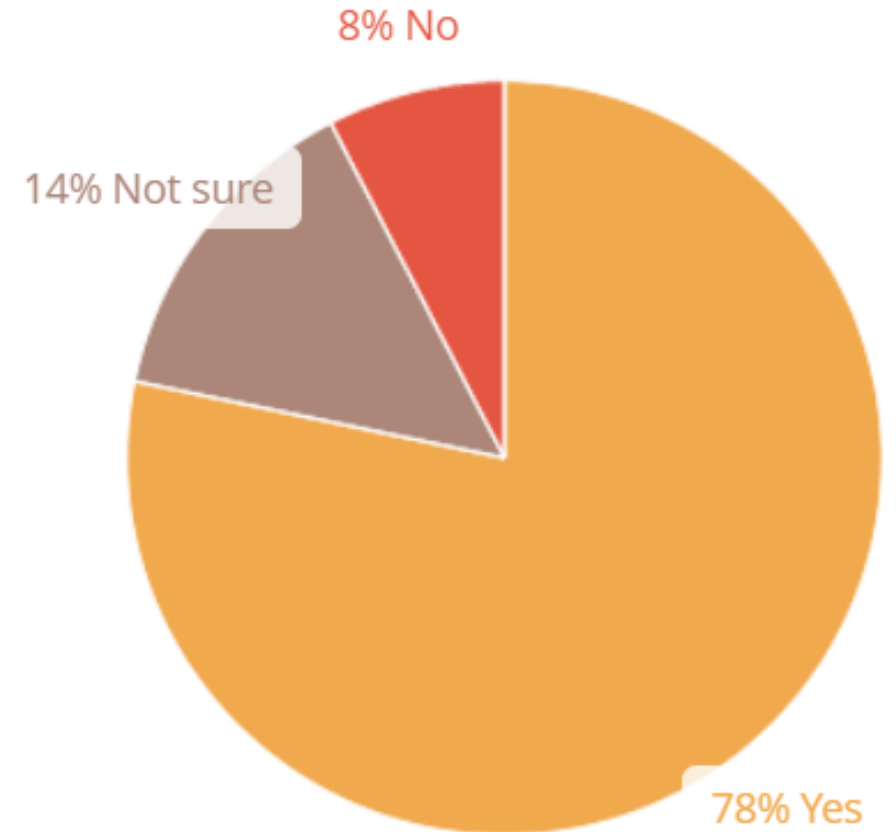


# What We've Heard

## Percentage of Income for Housing



## Should Affordable Housing Investments be Prioritized Near Transit?





# What is Affordable Housing: Affordable to Who?



## Home Health Aide

Single parent, three children  
Income \$27,800  
Below 30 percent of area median income



## Electrician

Two parent, two children  
Income \$43,100  
50% - 60% of area median income

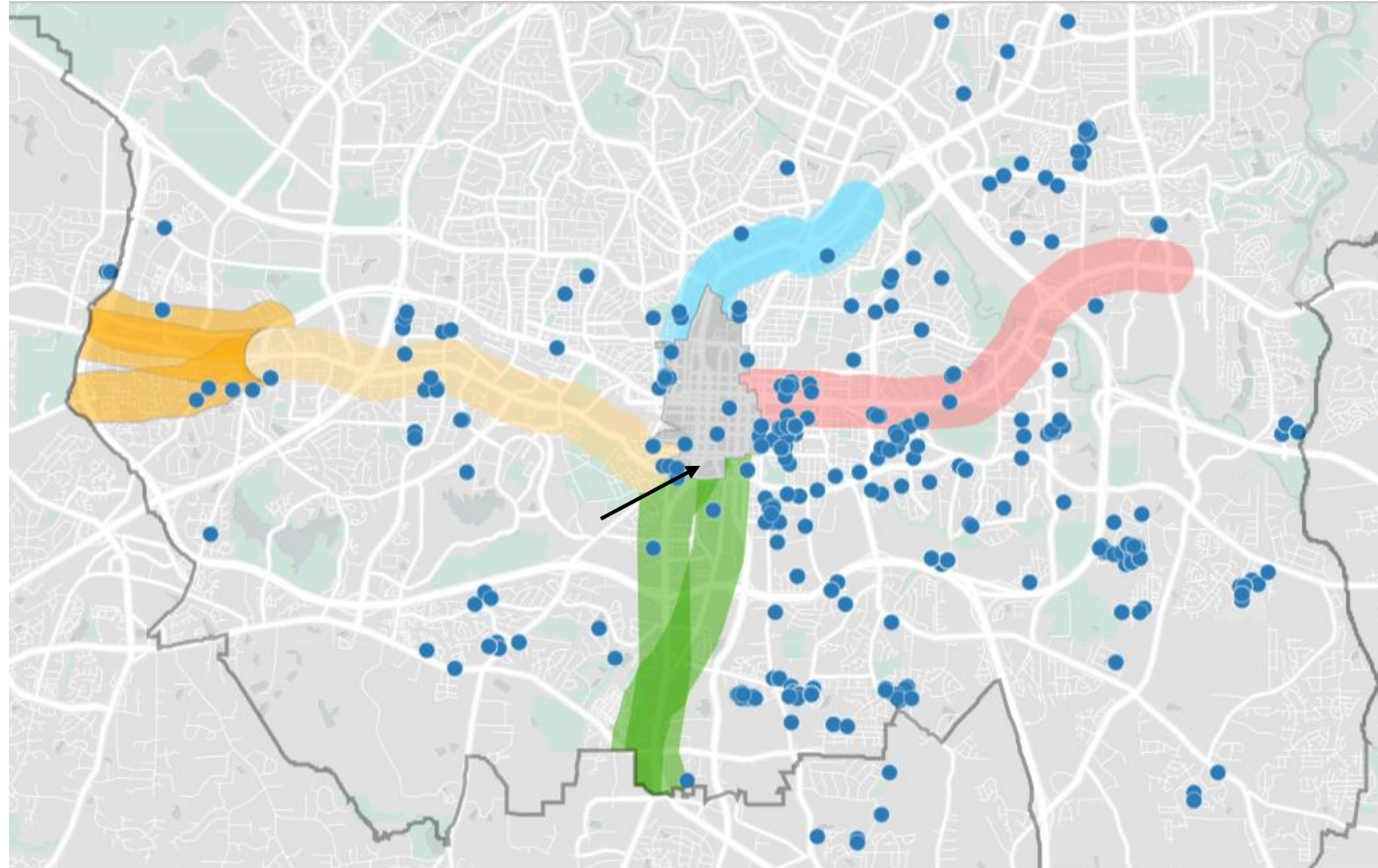


## Media Specialist

Two parent, two children  
Income \$64,100  
70% - 80% of area median income



# Existing Subsidized Affordable Housing



Legend	
Grey	Downtown Raleigh
Orange	Western Boulevard
Blue	Capital Boulevard
Red	New Bern Avenue
Green	S. Wilmington Street/ S. Saunders Street
Black line	Raleigh City Limits
Blue dot	Building Containing Subsidized Units

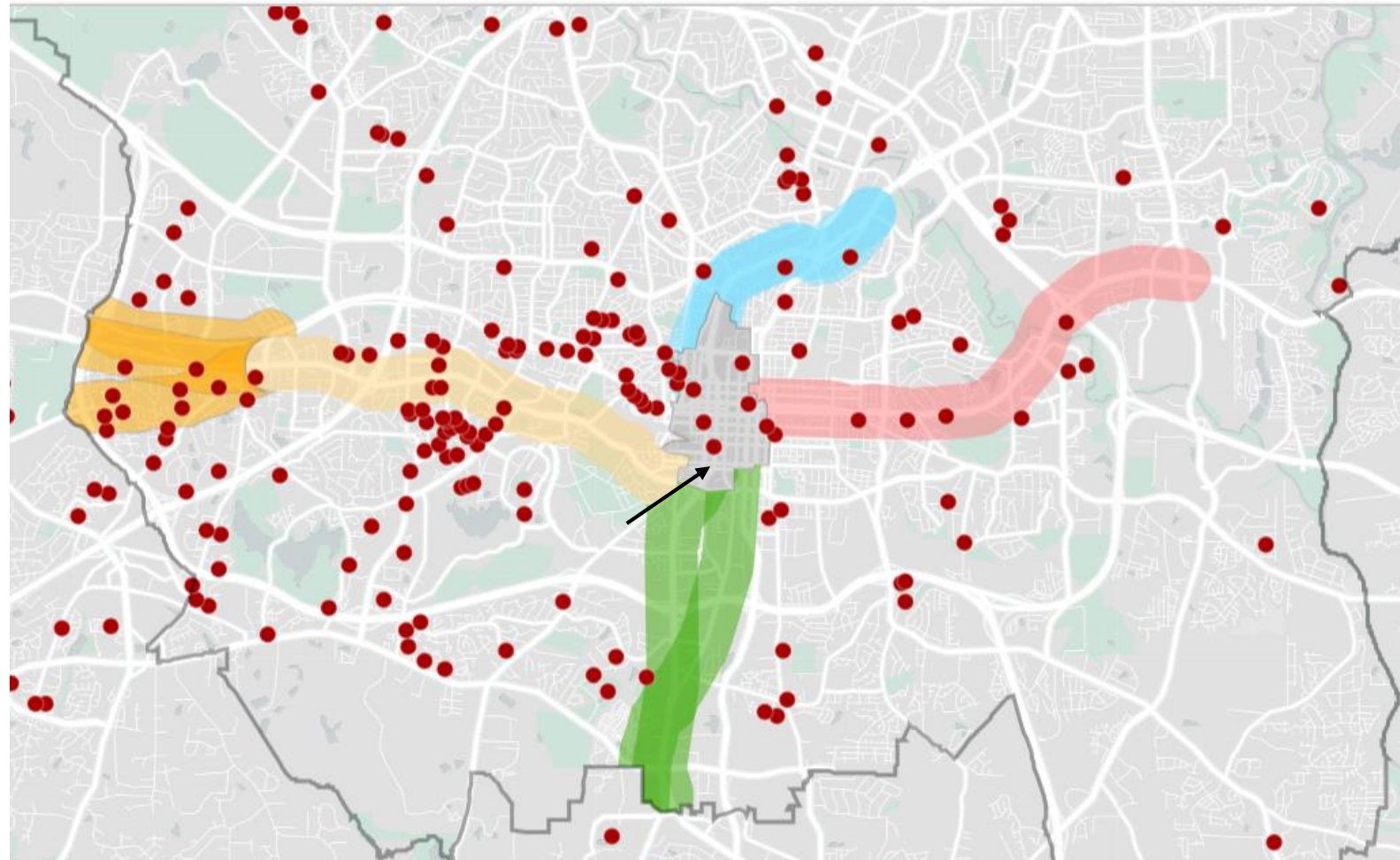
HR&A Advisors, Inc.

The corridors and Downtown contain 14% of total dedicated affordable units in the city – 1,300 out of 9,400. Nine percent of housing in these areas is dedicated affordable.





# Existing “Naturally Occurring” Affordable Housing



Legend	
Grey	Downtown Raleigh
Yellow	Western Boulevard
Blue	Capital Boulevard
Pink	New Bern Avenue
Green	S. Wilmington Street/ S. Saunders Street
Grey outline	Raleigh City Limits
Red dot	Building Containing NOAH Units

HR&A Advisors, Inc.

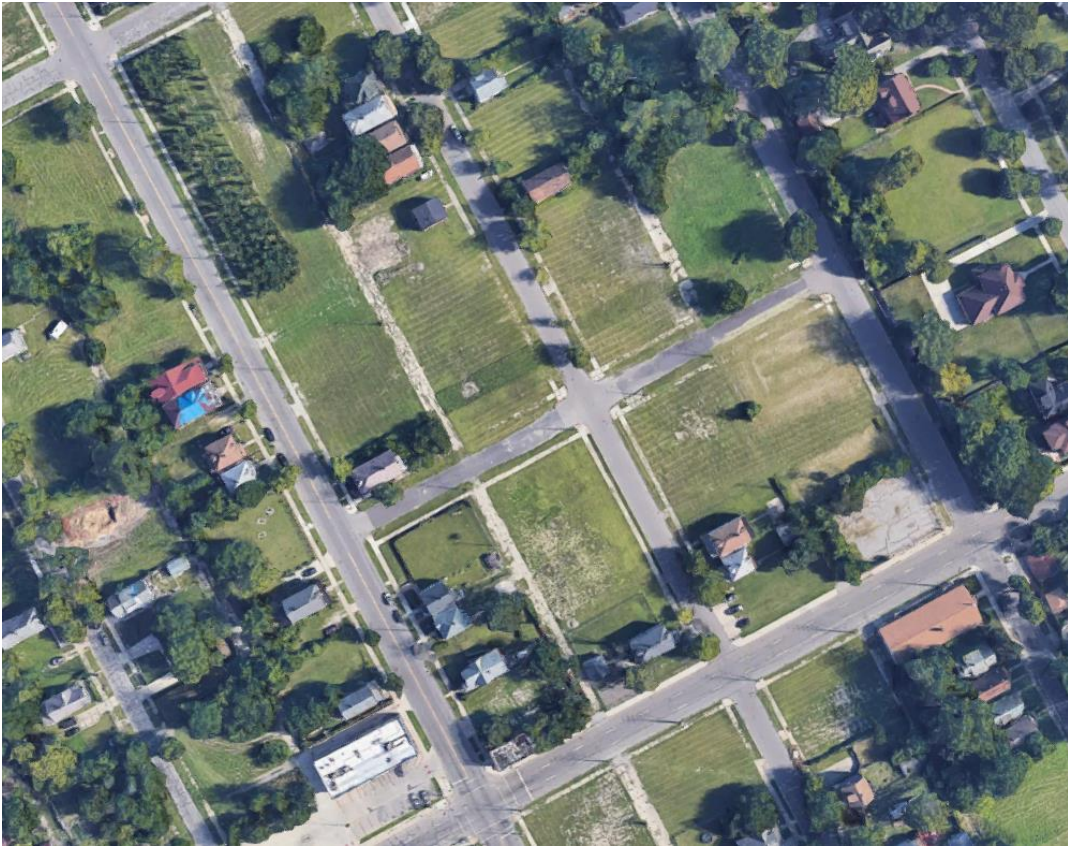
Only larger apartment complexes are shown – other units do exist  
The corridors and Downtown contain 6% of total NOAH units in the city – 3,400 out of 54,000  
24 percent of the housing in these areas is “naturally occurring”



**How did we get  
here – and where  
do we go?**



# Do Buildings Bring People or Do People Bring Buildings?



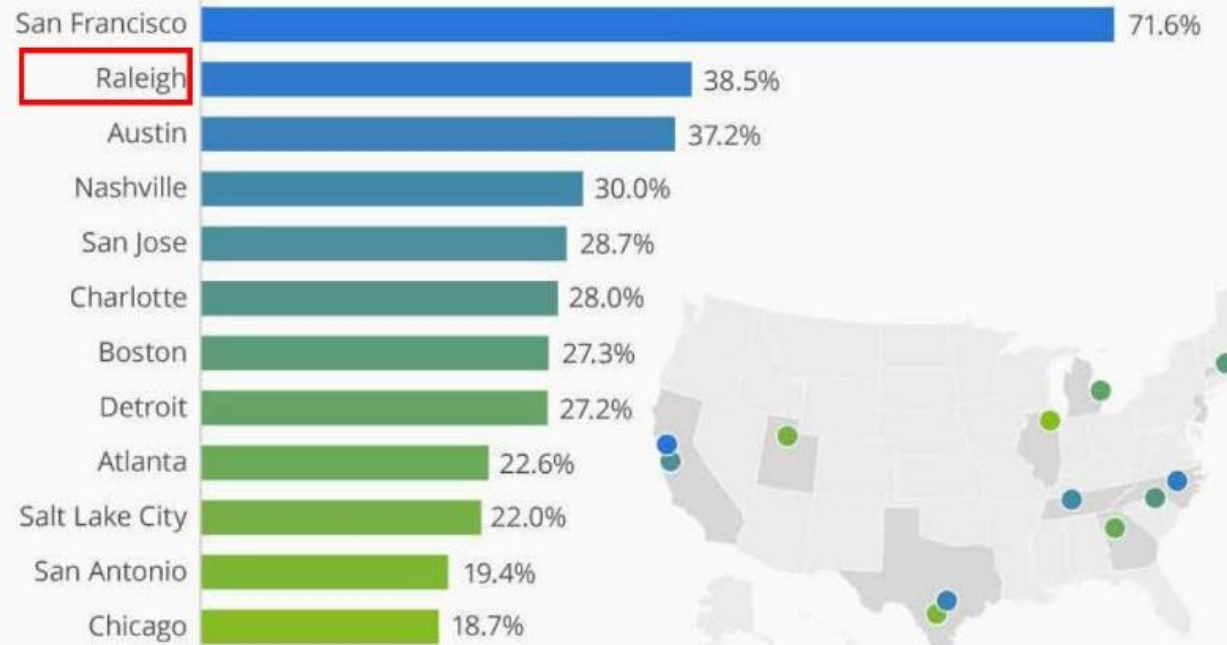


# Why Plan Around BRT? Opportunity = Growth



## America's Top Spots for Tech Jobs

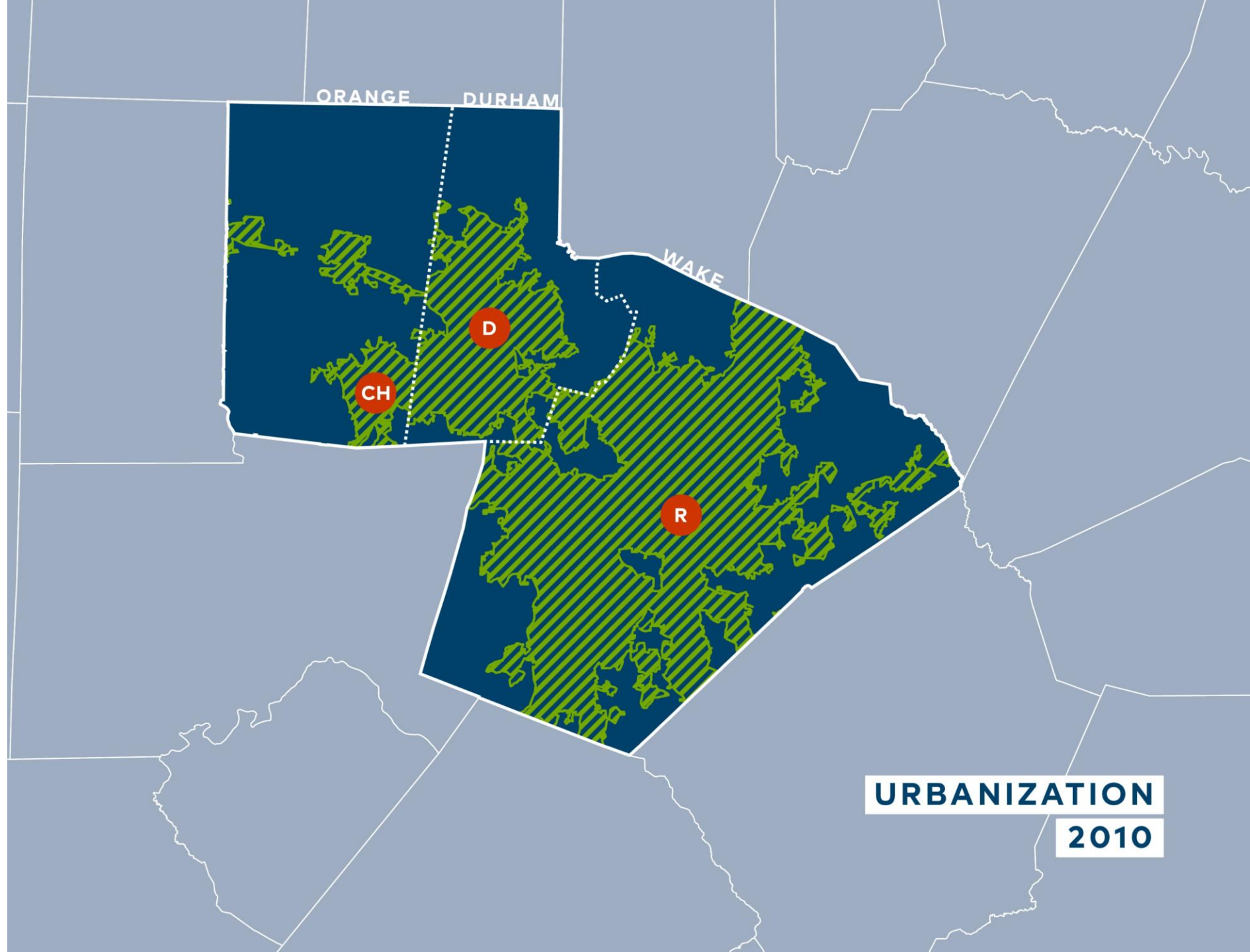
Areas with the greatest increase in technology jobs (2010 to 2015)



@StatistaCharts Source: NY Times



# Raleigh's History: Growing Outward





# Population and Urban Growth: 1950-2000

Population

480%

Land Area

1,670%



# Implications: Housing Affordability

**As commutes grow longer ...**



**Demand for places closer to opportunity goes up**

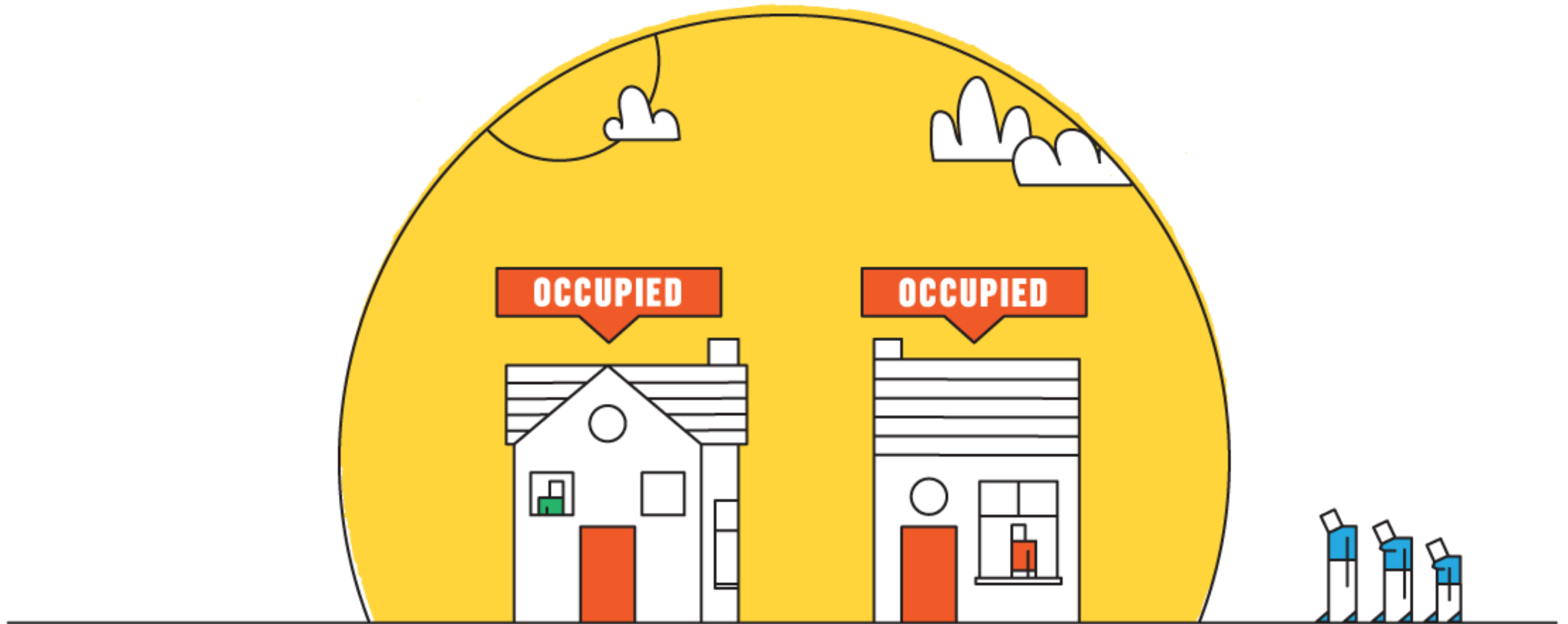


# Housing: Why is the Rent So High?





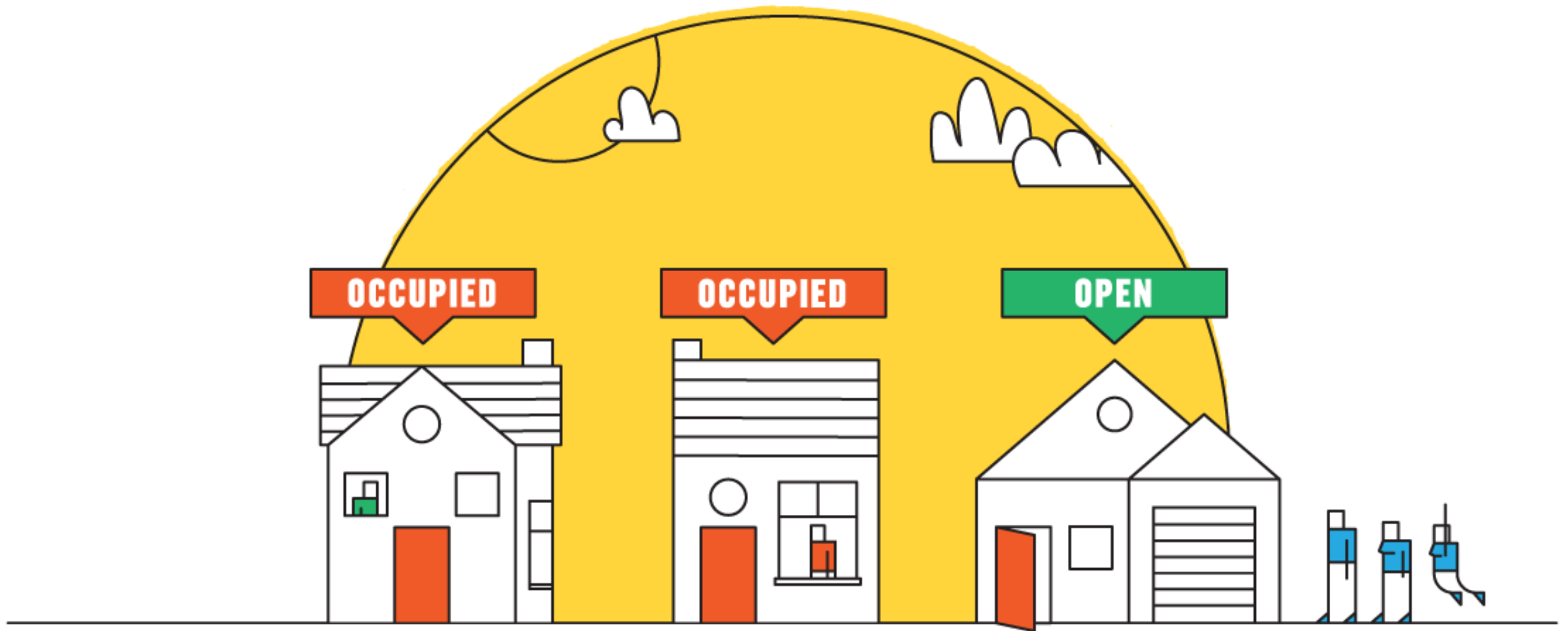
# One Reason: When There Aren't Enough Homes, Everyone Competes For Them – and Rent Goes Up



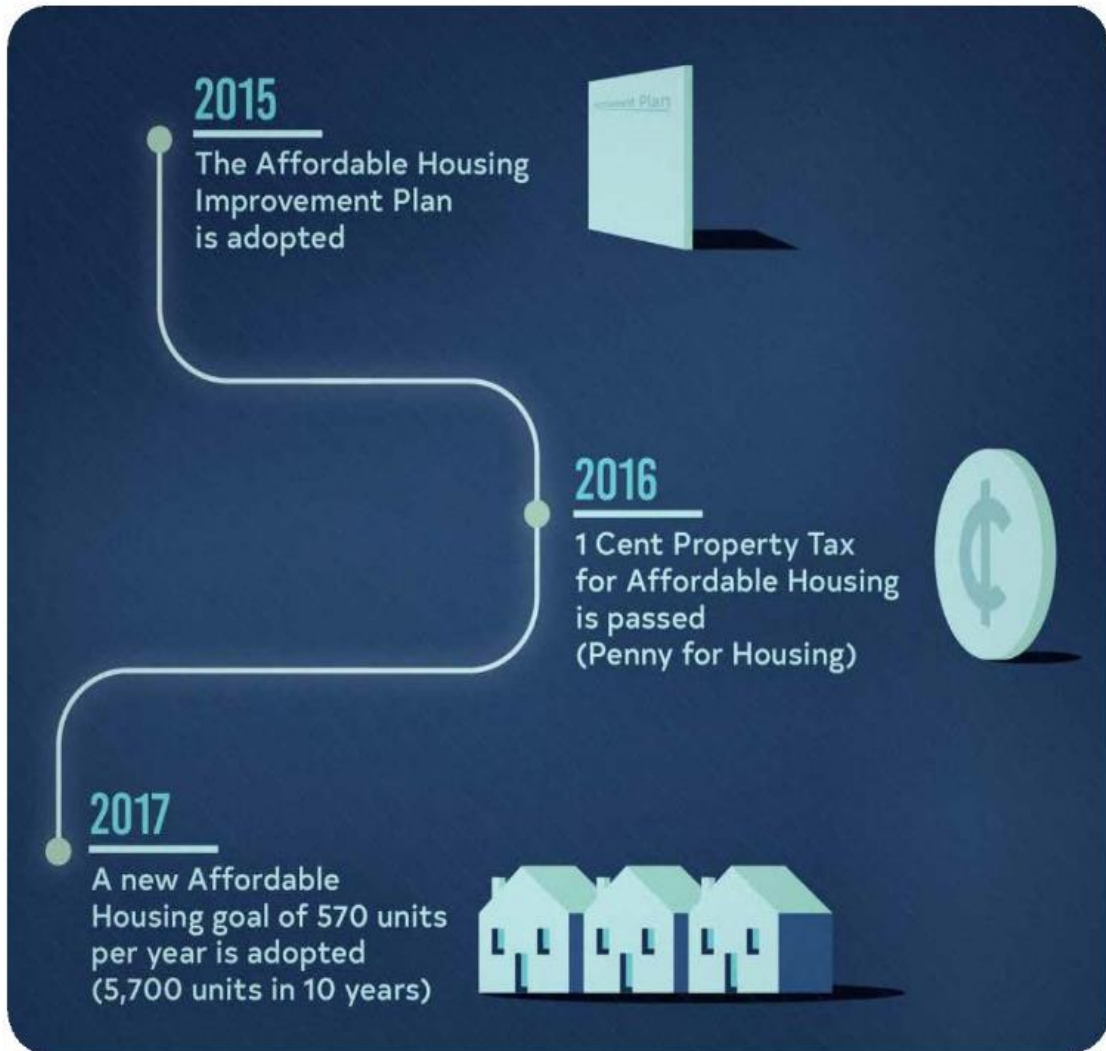
# People Get Priced Out of the City and Travel Farther to Get to Work



# More Housing is Part of the Solution (But Not the Only One)



# Current City Programs



- ◀ **HOMEBUYER ASSISTANCE**
- ◀ **HOMELESS PROGRAM ASSISTANCE**
- ◀ **SUBSIDIES FOR BUILDING AFFORDABLE RENTAL UNITS**





# Transit and equity: Other cities

# Transit: Increasing Access to Opportunity

Hartford: **6,000** MORE JOBS ACCESSIBLE BY TRANSIT

CREATED **4,000** CONSTRUCTION JOBS

CUT TRAVEL TIMES **IN HALF**



# Transit: Reducing Household Expenses

Portland: Households living within a half-mile of rail transit spend **10 percent less** on housing/transportation expenses

Households without cars save **\$9,500** annually

# Diving into Equity

Denver: Created a TOD fund to purchase land for affordable housing near stations

More than **1,300** homes, a new **library**, and commercial and nonprofit space



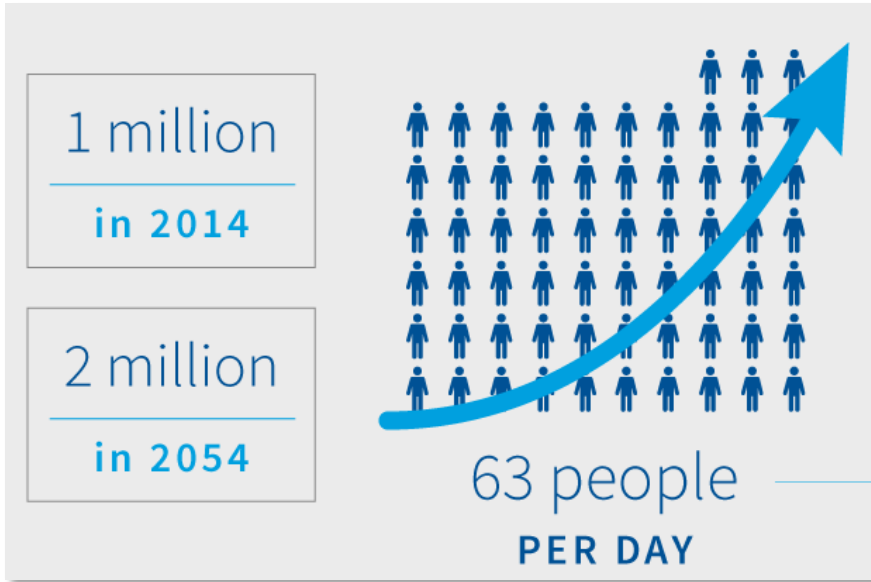


# Diving into Equity

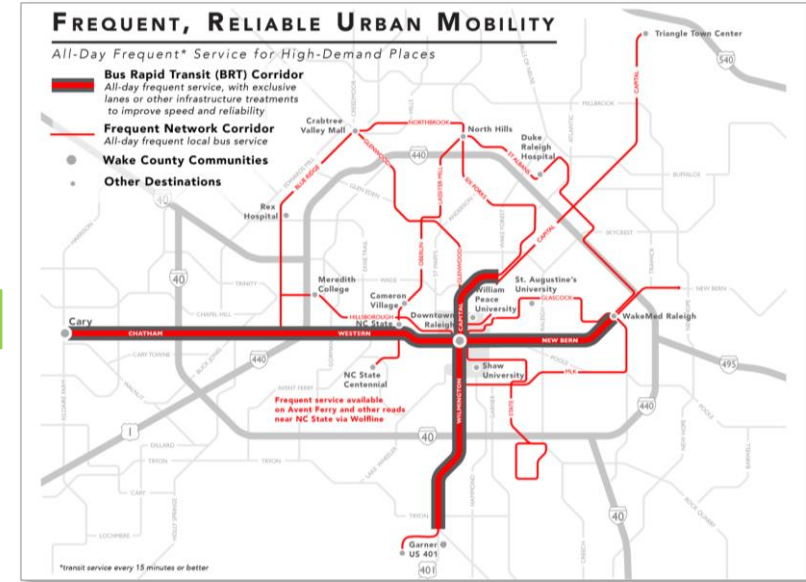
## Charlotte: Zoning for Affordability

More height if **affordable housing** included  
Removing **parking requirements** that drive up housing cost





## ISSUE



## OPPORTUNITY

# Equitable Development around Transit



# Goal: The Equitable Community

- Housing choice
- Housing security
- Access to opportunity
- Community health
- True civic participation
- Valuing and celebrating diversity
- Thriving and community-rooted small businesses along corridors
- Strong community organizations



Avoiding Displacements of Existing Homeowners and Renters



Preservation of Existing Housing



New Housing and Supportive Land Uses



Job Opportunities and Support of Local Businesses



Equitable TOD



# Last Note Before Our Conversation: Next Steps

## **Workshop 2: Growing Around Transit (Oct. 26)**

- Saturday, October 26, 10 a.m. Martin Street Baptist Church
- Or take our online survey! Go to [planningforraleigh.com](http://planningforraleigh.com) and click on “Bus Rapid Transit (BRT) Projects”

## **Open House/Prioritization (Early 2020)**

- Draft plan and tools to make it happen

## **Planning Around Stations (2020-onward)**

- Smaller conversations about what kind of scale and uses are right for BRT station areas



# Planning Transit

## New Bern Avenue Design

- A BRT route that connects downtown with WakeMed and New Hope Road.
- Meeting on Tuesday, October 29 at 4-7 p.m., Martin Street Baptist Church

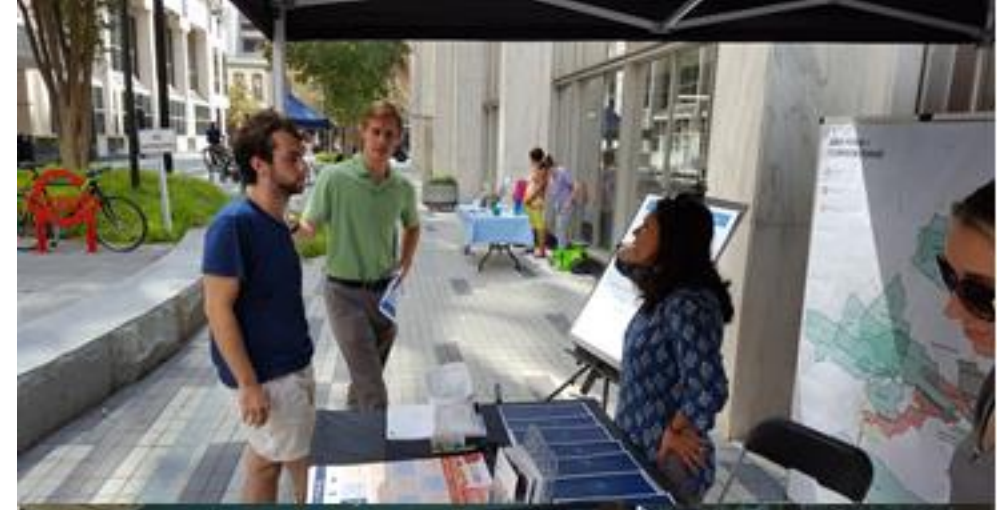
## Western Boulevard Corridor Study

- Considering the best route from Raleigh to Cary
- Land use along the corridor
- Open house on November 12 from 4-8 p.m. at the McKimmon Center



# Today's Work: Let's Talk

- We'll start with table discussions
- With your friends (and new friends), let's have conversations
- Each table will report out main conclusions. Choose a person to report your group's thoughts
- We have some questions we'd like to explore. Those questions involve setting city priorities for addressing the issue
- We know you have other thoughts and issues on your mind, and we want to hear those as well
- After the tables: open mic for anyone who didn't have a chance to speak





# Today's Work: Let's Talk

- How important is it to ensure affordable housing exists near BRT stations? Should it be prioritized there or spread evenly across the city?
- Is there a particular corridor where we should prioritize affordable housing investment? Explore reasons why.
  - *Perception of available land?*
  - *Heightened risk of displacement along corridor and desire for residents to remain in neighborhood?*
  - *Greatest access to opportunity?*
- Should we prioritize deeper affordability (down to 30 percent of AMI) or more units?
- Would you support moderately taller buildings if that meant more affordable housing could be provided?
- What does an equitable community look like?



# Let's Hear from You!

- Each group pick a spokesperson
- Come up up to the microphone
- Please limit time to 2 minutes, so other groups get a chance as well
- After the groups go, we'll have open mic for anyone else
- At noon, we'll wrap up
- Thanks for coming!