City of Raleigh Affordable Housing Location Policy

Objectives

The purpose of the Affordable Housing Location Policy is to set forth desired outcomes relative to the creation or preservation of affordable multi-family rental housing with the overall goal of affirmatively furthering fair housing choice for all residents. Specific objectives of the Policy include the following:

- To increase the supply of affordable housing in underserved locations near employment and commercial centers;
- To encourage the development of affordable housing near existing and proposed transit services;
- To provide for affordable housing in and near downtown Raleigh and in neighborhoods having approved revitalization plans; and,
- To prevent further concentrations of minority and low-income persons and subsidized housing.

Exemptions

This policy shall apply to any multi-family rental development that is funded in whole or in part by the City of Raleigh or requires the approval of City Council with the following exemptions:

- The rehabilitation of existing units.
- Developments serving elderly or disabled populations.
- The replacement of affordable rental units lost to demolition or conversion subject to a determination by the Housing and Neighborhoods Department and subsequent approval by City Council that the proposed replacement housing will serve the same market area or neighborhood.

Geographic Applicability and Exceptions

As a means of implementing this policy, newly constructed subsidized multi-family housing developments will not be allowed in census tracts having a concentration of minority or low-income persons or subsidized rental housing unless the proposed project qualifies for one or more of the following exceptions:

- Developments located within a one-half mile radius of a proposed rail or bus rapid transit station;
- Development located within one-half mile of a transit stop served at intervals of 15 minutes or better in each direction throughout the day;
- Developments located within the boundaries of the Downtown Element in the Comprehensive Plan; or
- Developments which are implementing elements of a mixed-income neighborhood revitalization plan approved and funded by City Council.

Waiver Process
City Council has the authority to grant waivers on a case-by-case basis. Developers seeking a waiver shall submit a written request to the Housing and Neighborhoods Department. Department staff will evaluate the request and submit an analysis and recommendation to Council.

Definitions
For purposes of this policy, the following definitions apply:

1. **Multi-Family Housing** – Housing developments consisting of greater than 24 residential units.
2. **Subsidized Multi-Family Housing** – Any multi-family housing development consisting of greater than 24 residential units financed in whole or in part with local, state or federal financial assistance where the subsidized housing units are restricted to serve households earning 60% or less of the area median income (AMI).
3. **Disabled** – Having a physical or mental disability that substantially limits one or more major life activities, having a record of such impairment or being regarded as having such an impairment.
4. **Elderly** – Housing occupied by one person who is 55 or older in at least 80% of the occupied units.
5. **Concentration of Minority and Low Income Persons** – Census tracts in which the percentage of minority residents equals or exceeds 50% and/or census tracts where the percentage of households living in poverty equals or exceeds 30%.
6. **Concentration of Subsidized Rental Housing** - Census tracts in which subsidized multi-family housing and rental units occupied by households with tenant-based Section 8 vouchers* equals or exceeds 8% of the total rental stock, excluding housing for the elderly or disabled.

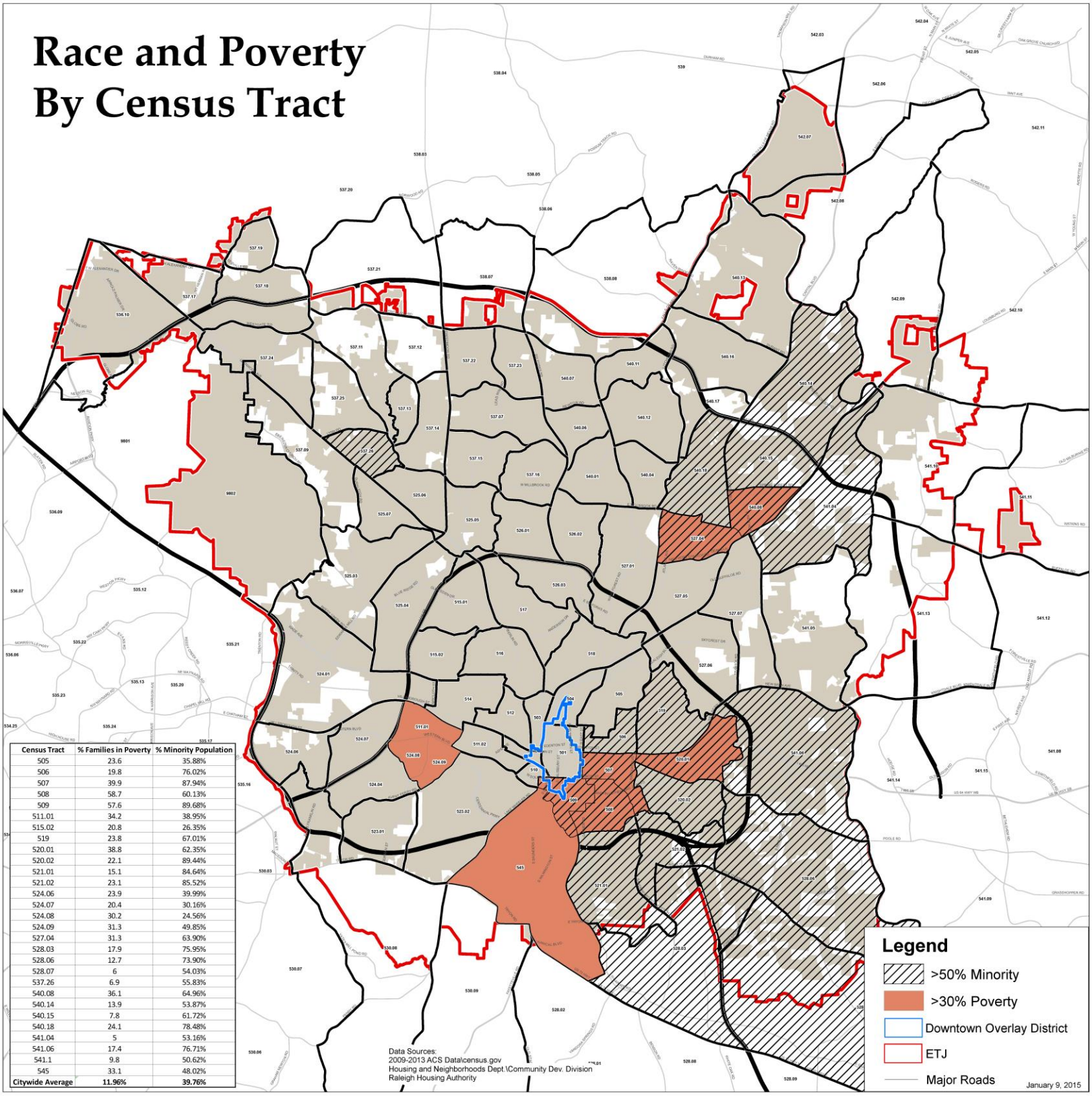
   *Data provided by RHA in 2014.

Review Procedures
The Housing and Neighborhoods Department shall be responsible for reviewing all proposals for the development of subsidized multi-family housing to determine compliance with this Policy.

Policy Updates
Maps depicting areas of concentration will be updated not less than every five years in conjunction with updates or revisions to the Housing Element of the Comprehensive Plan.

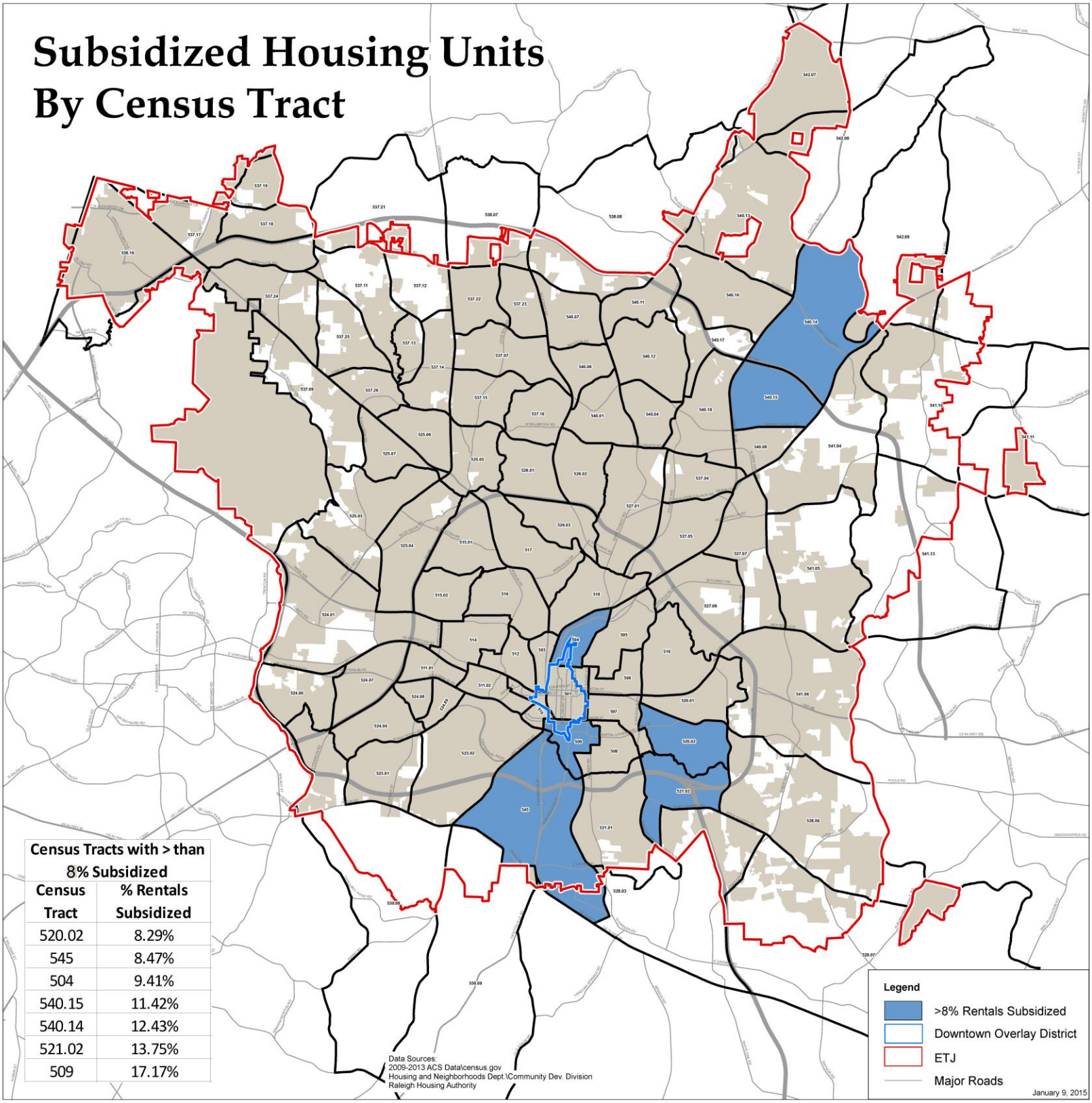
Attachments
Race and Poverty by Census Tract (Map)
Concentrations of Subsidized Rental Housing by Census Tract (Map)

Race and Poverty By Census Tract



Census Tract	% Families in Poverty	% Minority Population
505	23.6	35.88%
506	19.8	76.02%
507	39.9	87.94%
508	58.7	60.13%
509	57.6	89.68%
511.01	34.2	38.95%
515.02	20.8	26.35%
519	23.8	67.01%
520.01	38.8	62.35%
520.02	22.1	89.44%
521.01	15.1	84.64%
521.02	23.1	85.52%
524.06	23.9	39.99%
524.07	20.4	30.16%
524.08	30.2	24.56%
524.09	31.3	49.85%
527.04	31.3	63.90%
528.03	17.9	75.95%
528.06	12.7	73.90%
528.07	6	54.03%
537.26	6.9	55.83%
540.08	36.1	64.96%
540.14	13.9	53.87%
540.15	7.8	61.72%
540.18	24.1	78.48%
541.04	5	53.16%
541.06	17.4	76.71%
541.1	9.8	50.62%
545	33.1	48.02%
Citywide Average	**11.96%**	**39.76%**

Subsidized Housing Units By Census Tract



Census Tracts with > than 8% Subsidized	
Census Tract	% Rentals Subsidized
520.02	8.29%
545	8.47%
504	9.41%
540.15	11.42%
540.14	12.43%
521.02	13.75%
509	17.17%