



**Saturday, January 24, 2026  
City Council Mid-year Retreat**

RALEIGH CITY COUNCIL MEETING  
08:00 AM - 05:00 PM

Jaycee Park

2405 Wade Ave

---

**A. Retreat Update**

The Raleigh City Council had planned to hold a planning retreat in Wilmington this weekend. Due to inclement weather and in the interest of public safety, the retreat was relocated to Raleigh. Because of logistical constraints associated with the change in location, the agenda has been adjusted to a half-day session on Saturday, from 8:00 a.m. to approximately noon.

The retreat will be held at Jaycee Park and is open to the public. The City is working to provide a limited-quality livestream of the retreat and will post additional details to the calendar listing as they become available.

<https://events.gcc.teams.microsoft.com/event/8ccf2e52-882e-46af-a06f-0823edf56746@f03ae146-d945-4924-95c0-7b661c30ddb>

**B. OPENING REMARKS AND RETREAT INTENTIONS**

**C. BUDGET AND FINANCIAL OUTLOOK**

Page 3

Sadia Sattar, Budget & Management Services  
Allison Bradsher, Finance

**D. PARKING**

Page 50

Paul Kallam, Transportation

**E. BONDS DISCUSSION**

**E.1 TRANSPORTATION BONDS**

Page 91

Paul Kallam, Transportation

**E.2 HOUSING BONDS**

Page 108

Emila Sutton, Housing & Community Development

**F. CITY MANAGER OPERATIONAL UPDATE**

Marchell Adams-David, City Manager  
Patrick Young, Planning & Development

**G. RETREAT WRAP-UP & ADJOURNMENT**

Budget & Management  
Services  
Finance

# 2026 City Council Retreat

January 23, 2026



Raleigh

Item C.



Photo Credit: Keenan Hairston

# Agenda

Item C.

## FY26 Adopted Budget

- Overview of FY26 General Fund Adopted Budget
- Key Investments

## Revenues

- Property Taxes
- Sales Tax and Other Revenues

## FY27 Budget Outlook

- Upcoming Budget Outlook

## Governmental Debt

- Types of Debt
- Steady State / Referendum Timeline

## Long-term Liabilities

- Overview
- Other Post Retirement Benefits (OPEB)

## Internal Controls

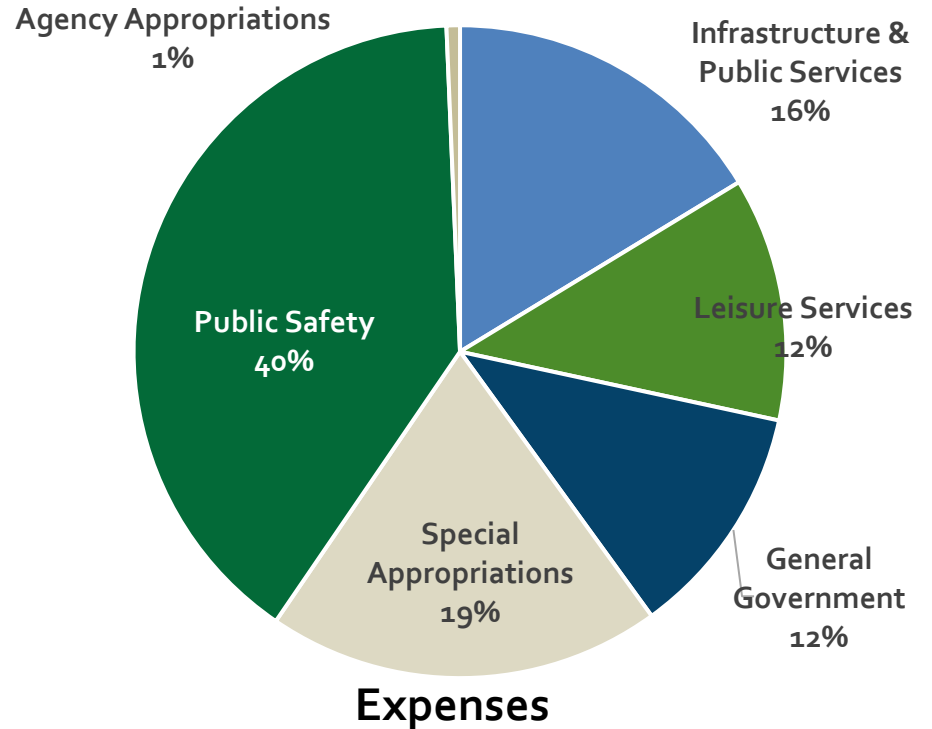
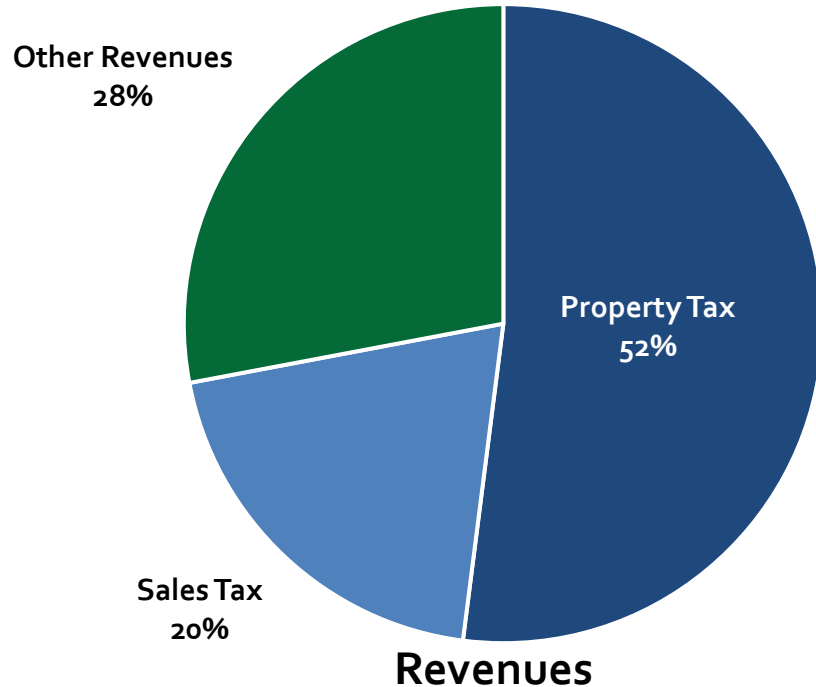
- Types of Internal Controls

## Next Steps

- Budget Notes
- Key Dates

# FY26 Adopted Budget

# FY26 General Fund Budget - \$657.1 M



# FY26 Adopted General Fund Budget

## Key Investments\*



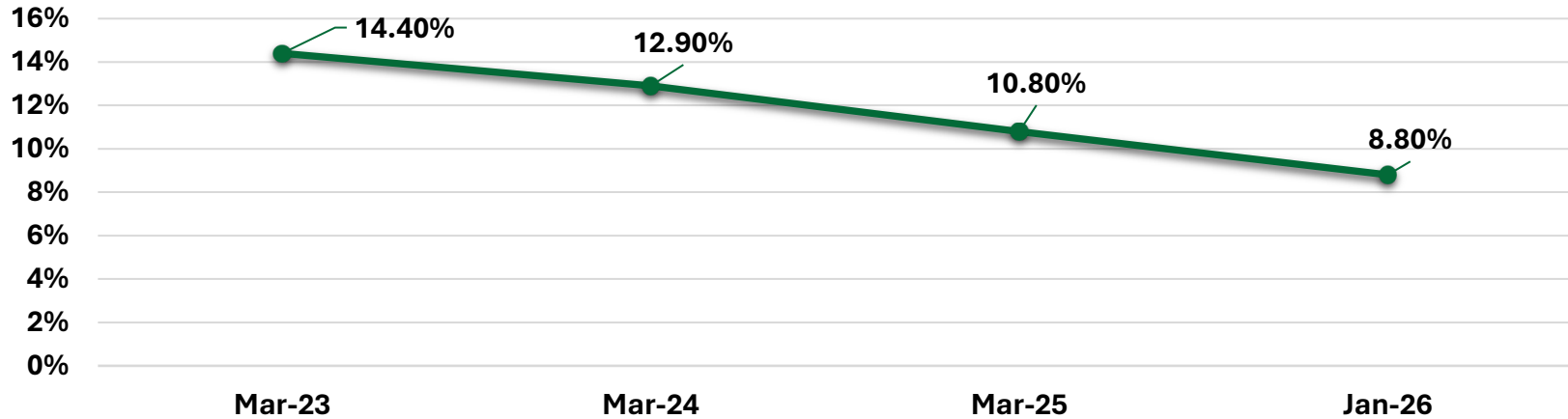
\*General Fund budget shown only.

\*\*Effective September 2025. All Funds budget of \$35 million.

\*\*\*Total investment of \$11.7 million.

# City of Raleigh Vacancy Rate

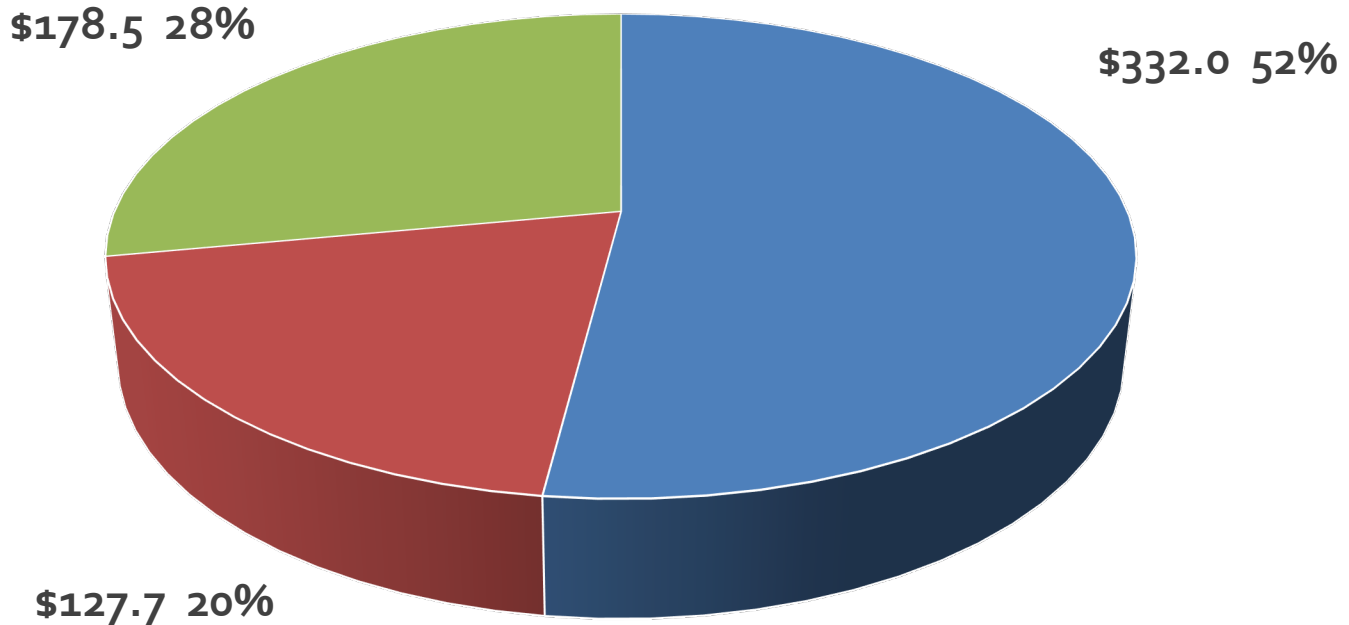
## Full-Time Positions



# General Fund Revenues

# FY26 General Fund Revenue Budget

Item C.

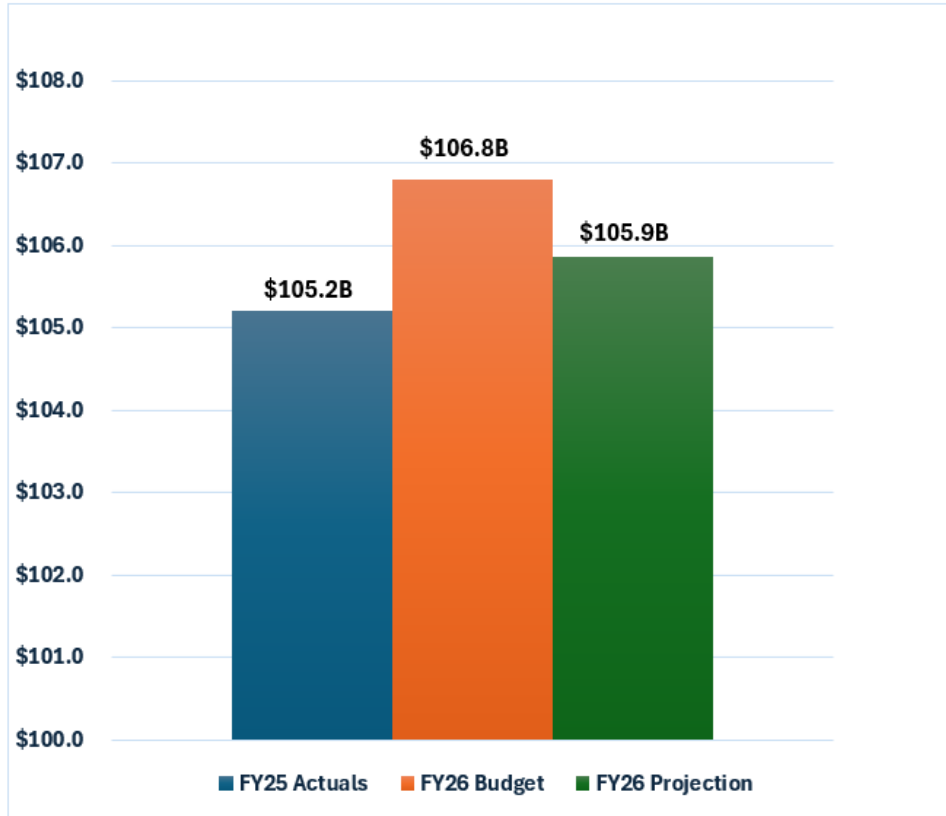


■ Property Tax ■ Sales Tax ■ Other Revenue

Amounts in Millions

# Property Tax – Lower Forecast for Assessed Values

Item C.



## Budget Impacts

Affordable Housing Exemptions

Brownfields Exemptions

Commercial Appeals

Amounts in Billions

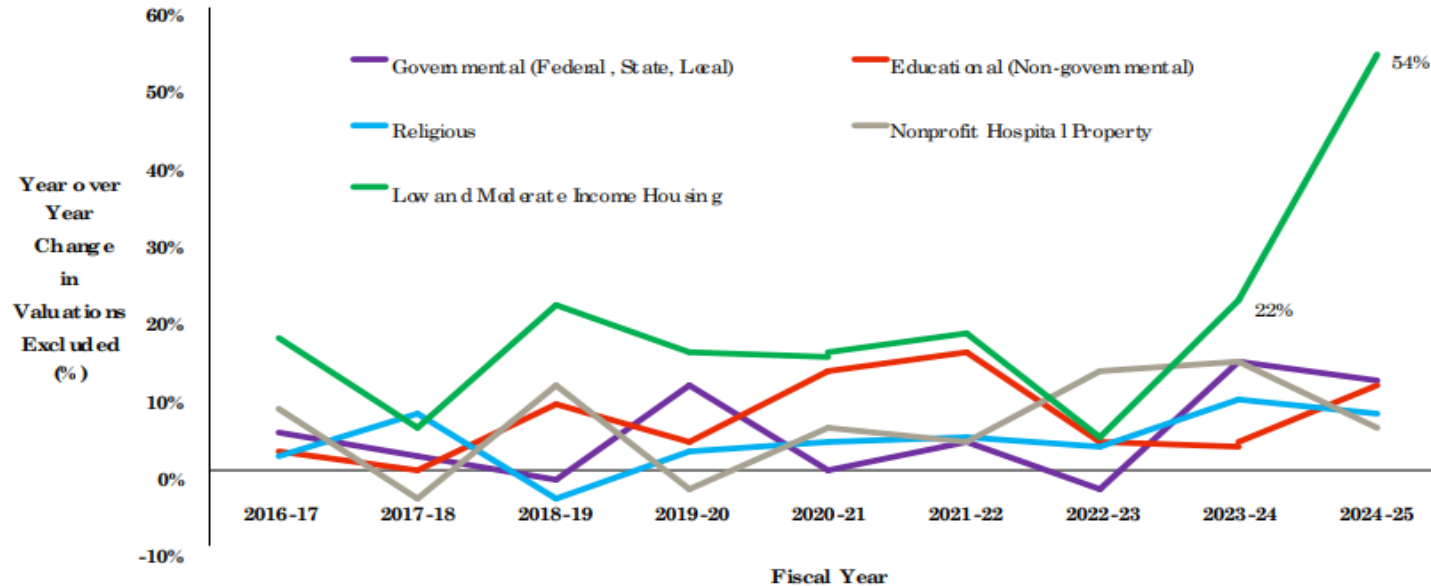
## House Select Committee on Property Tax Reduction and Reform

- Study options to reduce property tax burden
- Balance potential revenue impacts to local government
- Held two Meetings
- Next Meeting February 18

# Property Tax Revenue Impacts

Item C.

## Sizable Increase in Nonprofit Low- and Moderate-Income Housing Exclusion Valuations Recently



Source: N.C. Dept. of Revenue

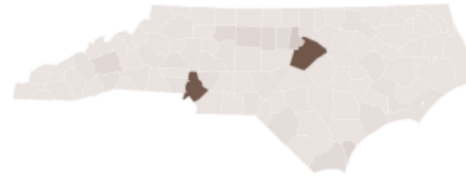
Chart presented to House Select Committee on Property Tax Reduction and Reform 1.14.26

# Property Tax Revenue Impacts

## Nonprofit Low- and Moderate-Income Housing

<b>Legal Authority</b>	G.S. 105-278.6(8)
<b>Examples</b>	N.C. low-income housing apartment development
<b>Total Property Values Excluded</b>	\$6.3 Billion
<b>Total Estimated Local Revenue Loss</b>	\$60 Million
<b>Top 5 Counties in Per Capita Valuations</b>	Wake, Mecklenburg, Durham, New Hanover, Guilford

FY2024-25 Property Values Excluded (\$ in Billions) \$- \$1.80



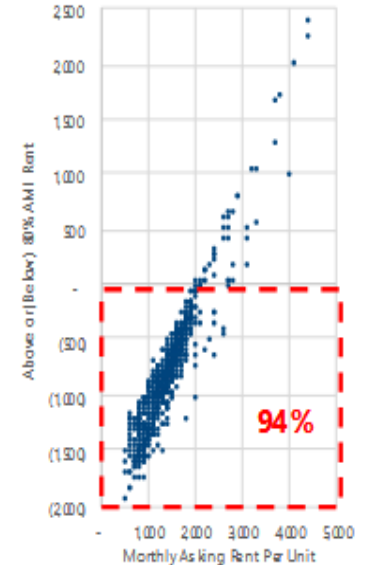
Source: N.C. Dept. of Revenue, OSBM

Source: N.C. Dept. of Revenue, OSBM

## SCALE OF ISSUE IF IT GROWS

### Wake County

	Wake	Cabarrus	Catawba
Multifamily Units	165,843	14,784	9,521
Percentage Below 80% AMI	94%	92%	40%
Units Below 80% AMI Rent	156,050	13,670	3,835
Taxes Per Unit	1,563	1,112	645
Est. Tax Revenue (\$M)	244.0	15.2	2.5
80% AMI Rent	2,157	1,822	1,218



Charts presented to House Select Committee on Property Tax Reduction and Reform 1.14.26

# Property Tax Revenue Impacts

Item C.

Affordable  
Housing  
Exemptions -  
Impact to  
Raleigh

57% Increase  
in Exemptions

73% Increase  
in Units

FY26 Revenue  
Loss ~\$2.5-  
\$3.5M

# Property Tax Revenue Impacts

Item C.

## North Carolina Department of Environmental Quality (DEQ)

### What is a brownfield site?



A brownfields site is any real property that is abandoned, idled or underused where environmental contamination, or perceived environmental contamination, hinders redevelopment. The problem comes from the fact that it is very difficult to obtain loans for redevelopment on these properties because they come with potential environmental cleanup liability. The N.C. Brownfields Redevelopment Section is designed to ease that liability for prospective developers of these properties so as to facilitate the redevelopment of the property.

52 New  
Exemptions

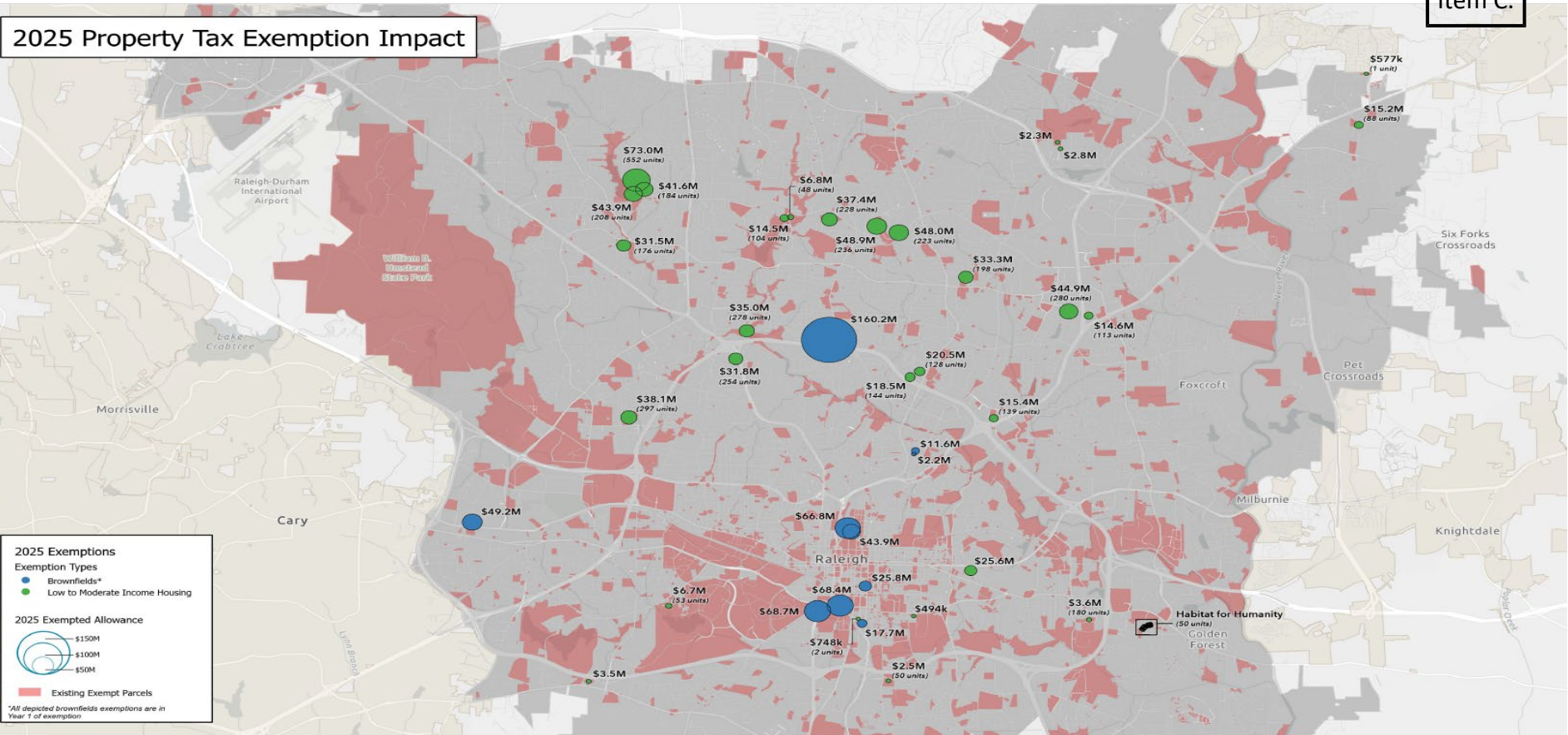
90%  
Exemption  
Year 1

FY 26 Revenue  
Loss ~\$1.0M

# Property Tax - Exemptions

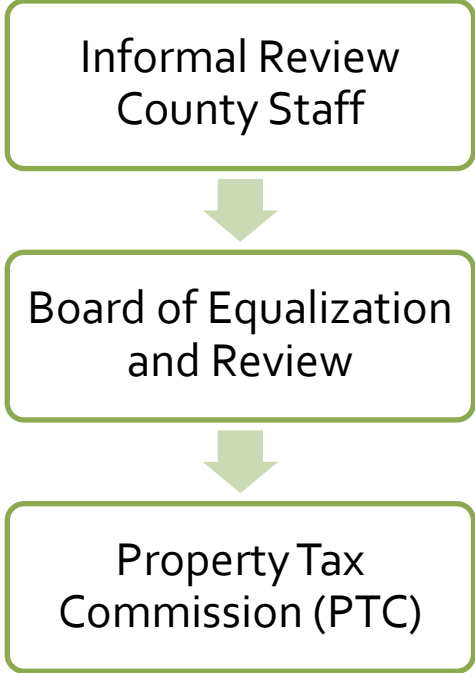
Item C.

## 2025 Property Tax Exemption Impact



# Property Tax Revenue Impacts - Appeals

## Appeal Process



## Pending Value Loss

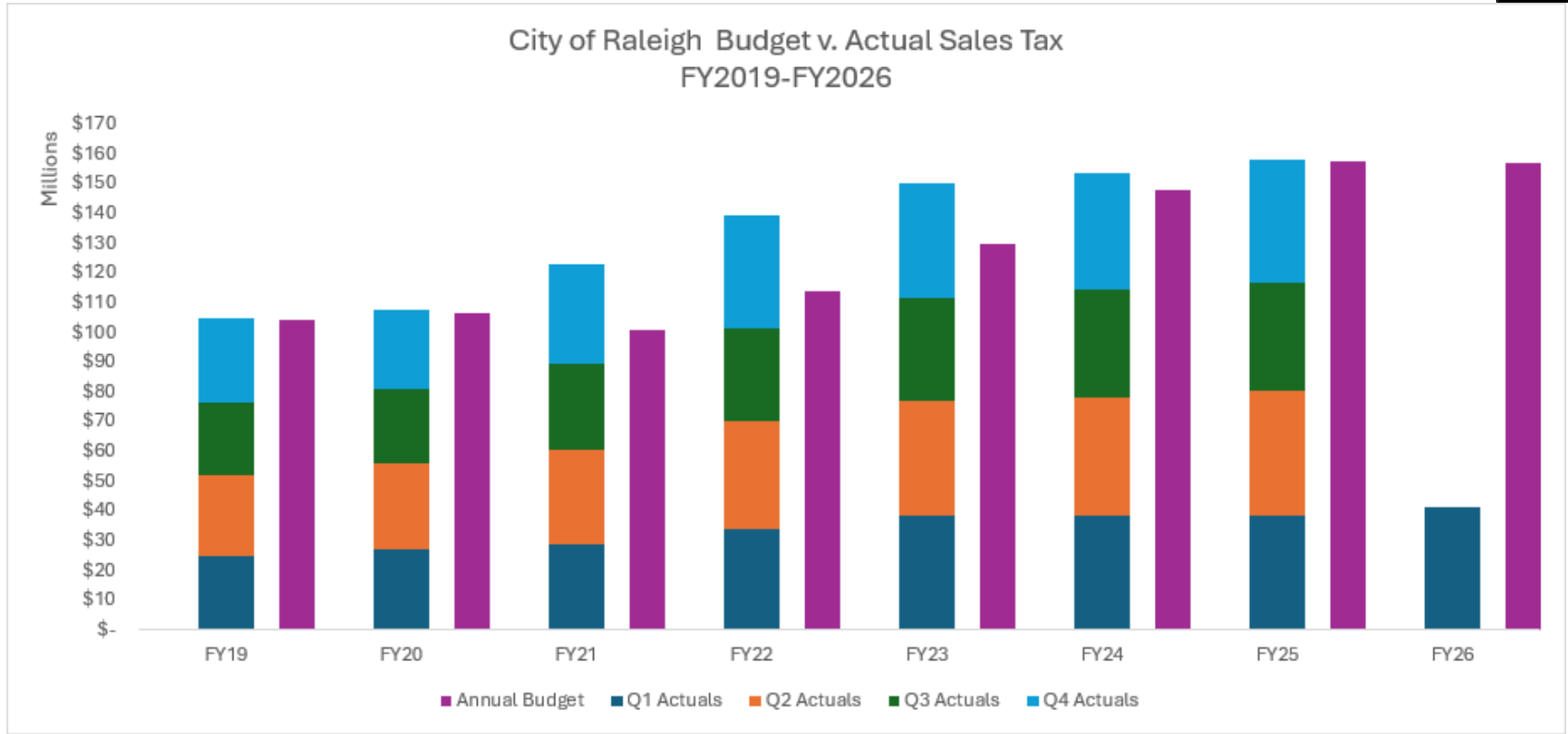


- 147 Commercial ~\$5.8B
- 210 Residential ~\$0.1B
- Projection ~\$2.0M+

Wake County Board of Commissioners voted to change the change revaluation process. Next revaluation 1/1/27 (FY28) and then every two years.

# FY26 Sales Tax

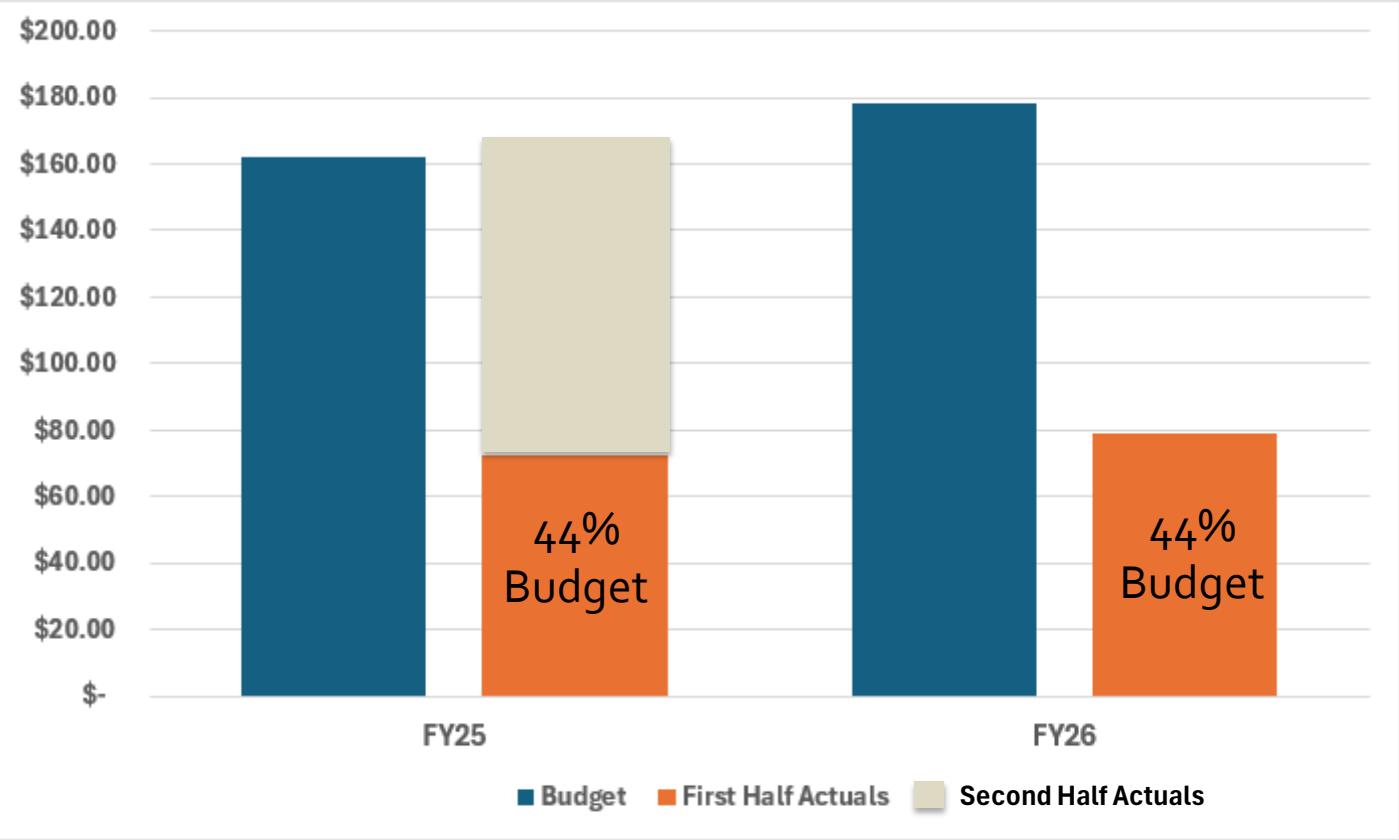
Item C.



Amounts in Millions

# FY26 All Other Revenues

Item C.



On Track

Amounts in Millions

# General Fund Revenue Wrap Up

Item C.

**Monitor FY26  
Revenue  
Collections**

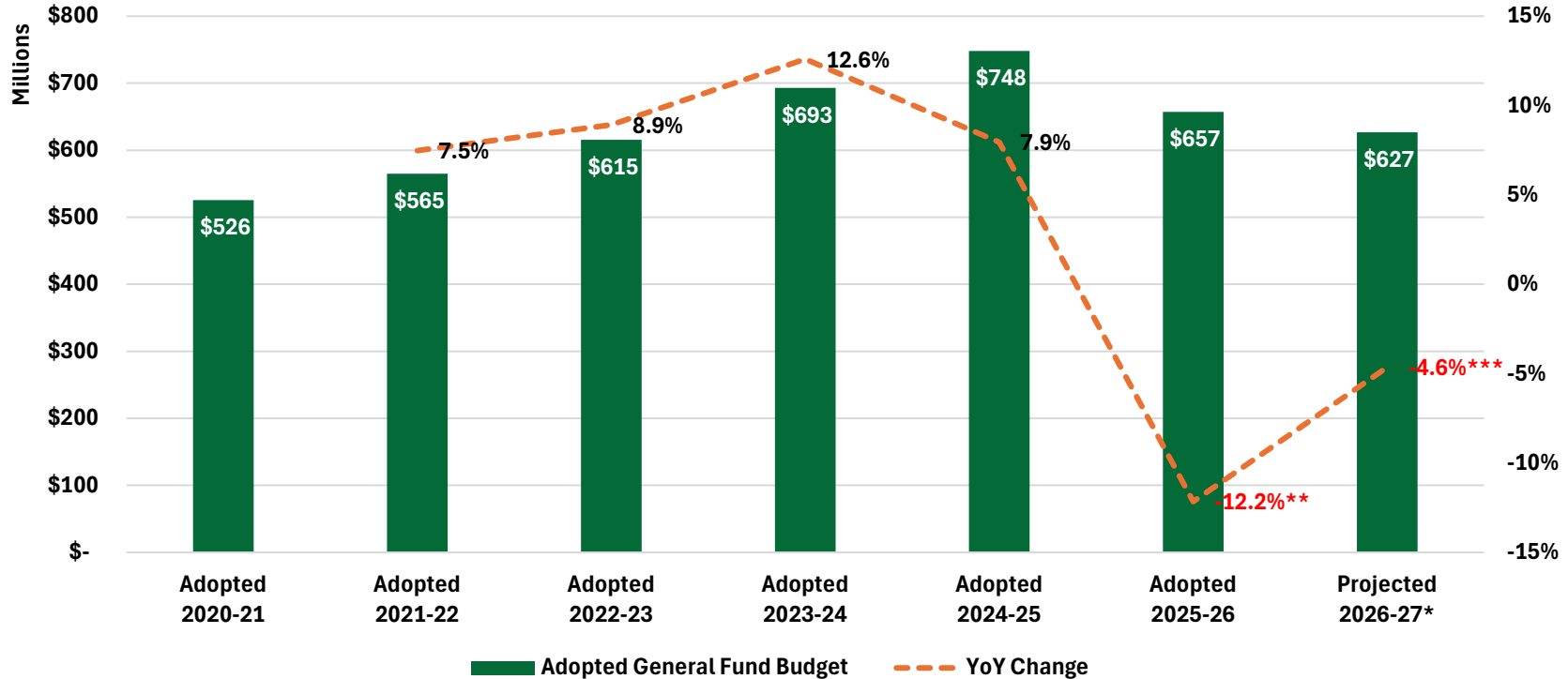
**House Select  
Committee  
Recommendations**

**Support FY27  
Budget Process**

# FY27 Expense Budget Outlook

# Overall Expense Budget Trends (FY21 Adopted to FY27 Projected)

Item C.



\*FY27 Projected Budget shown above includes the base budget only and does not include salary increases or departmental requests).

\*\* FY26 Adopted Budget diverted a portion of revenue to the Capital Improvement Plan for steady state.

\*\*\* The FY27 base budget diverts a portion of revenue directly into Pay-As-You-Go funds in the capital budget.

# FY27 General Fund Base Budget

Our Starting Point = **-\$18.3 million**

## Salaries

**\$3.2 million**

Fully funding the class and comp study

## Benefits

**\$5.6 million**

Employee health increases, Risk, and LGERS, OPEB, and LEOSA

## Operating Expenses

**\$9.5 million**

Utilities, contracts, equipment...

# FY27 General Fund Budget Approach

Our approach for the upcoming budget involves a Citywide methodology of departments looking into

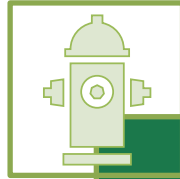


# FY27 General Fund Budget Pressures



## Targeted Staffing Study

- **\$ 5-10 million**
- Evaluate current demands; assess future service needs; and identify opportunities for operational improvements across multiple departments.



## Fire Master Plan

- **\$ 5-10 million**
- Short to mid-term recommendations address staffing gaps, station infrastructure modernization, and adding apparatus, and a new station.



## Employee Salary Increases

- **\$2.1-6.3 million**  
(1% increase = \$2.1M)
- Prior years have seen 5% increases for public safety and non-exempt staff; 3% to 3.5% increases for exempt staff.

# FY27 General Fund Budget Pressures



## Parking Fund

- **\$ 3 million**
- Meet deferred maintenance needs in the City's downtown parking garages.



## Information Technology

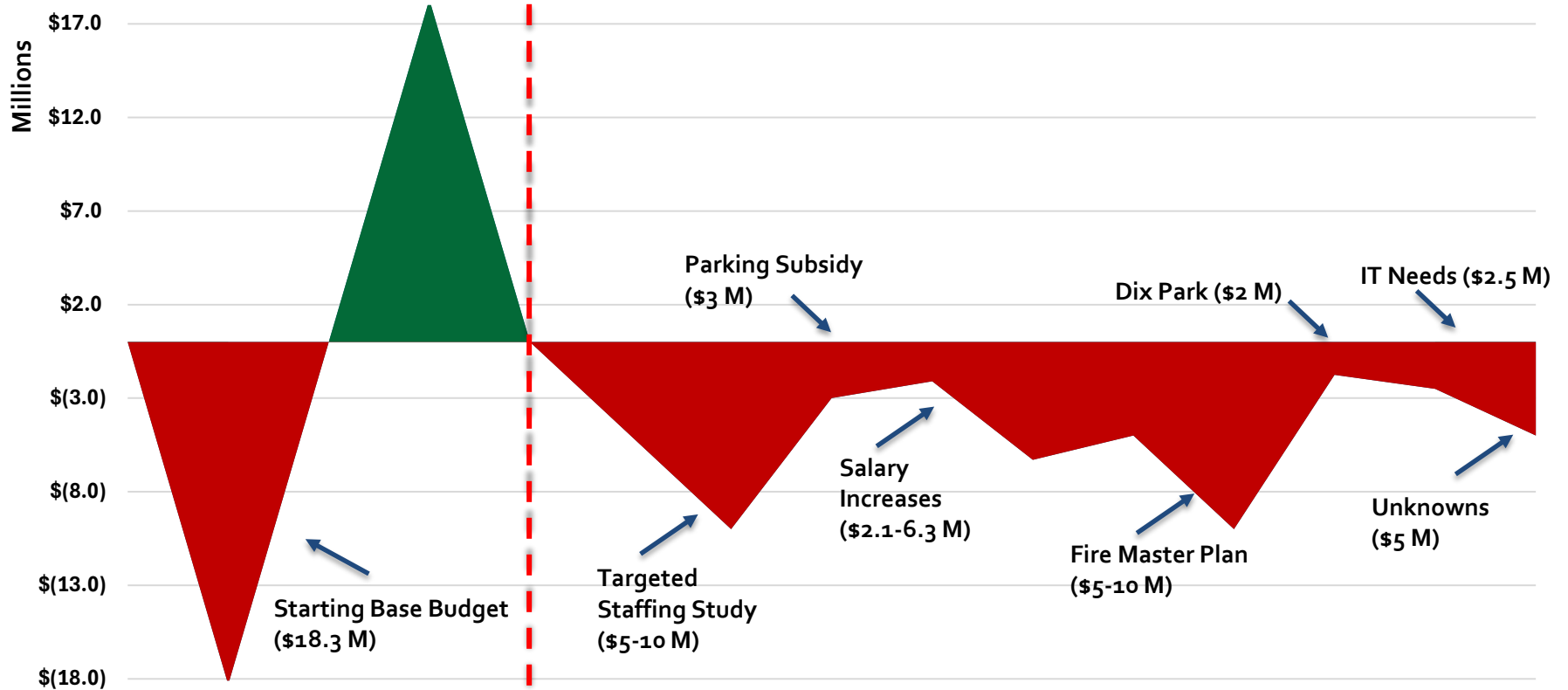
- **\$ 2.5 million**
- Continued investments in infrastructure to protect organizational and customer data.



## Dix Park

- **\$2 million**
- Meet operational demands related to growth in programming and management of entire campus.

# FY27 General Fund Base Budget – Our Starting Point 11.6 C.



*One cent of Property Tax = \$11.8 million*

# General Government Debt

# Types of Governmental Bonds

Item C.



## General Obligation Bond (GO)

Full faith and credit of the taxing power; voted by residents; best interest rate

Examples  
Transportation,  
Parks and  
Housing



## Limited Obligation Bond (LOB)

Security is the financed property; typically, a slightly higher interest rate

Examples  
City and Public  
Safety Facilities

Local Government Commission (LGC) Approval Required

# 2026 Referendum Timeline

Item C.

*Council  
Vote*

*Council  
Vote*

*Council  
Vote*

*Referendum*

*Council  
Vote*

1

2

3

4

5

APRIL

MAY

JUNE

11/3/26

DEC '26

MAY

JUNE

JULY

- Purpose
- Amount

- Bond Orders
- Sworn Statements
- Call Public Hearing

- Hold Public Hearing
- Adopt Purpose
- Adopt Amount
- Call for Referendum

- Declare Results

Based on Board of Elections Timeline

# General Debt Affordability – No Tax Increase

Item C.

## Steady State



\$203M New Capacity



Every 4 Years



Voted Debt



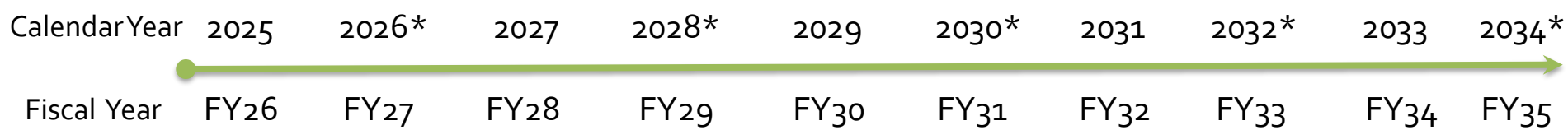
City Infrastructure

City Projects funded with existing capacity: City Hall, Heavy Equipment Shop, Fire Station #1, 3, 15 and Police Evidence Building

# General Debt Affordability – No Tax Increase

Item C.

\* Referendum Years



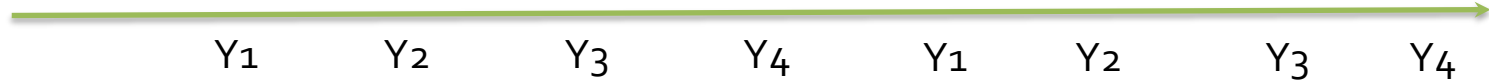
New Steady State

**\$203M**

**\$203M**

**\$203M**

Spending Plan



GO Housing



GO Transportation



GO Parks



LOBs City Infrastructure

# General Debt Affordability Scenarios

Item C.

**One Time LOBs**



Steady State – GO  
\$203M every 4 years



**Steady State LOBs**



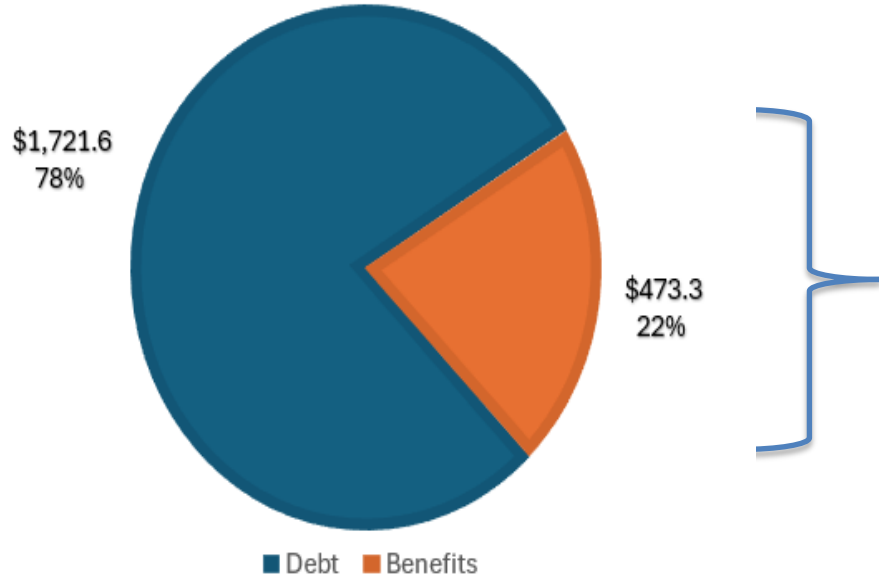
Steady State – GO  
\$203M every 4 years



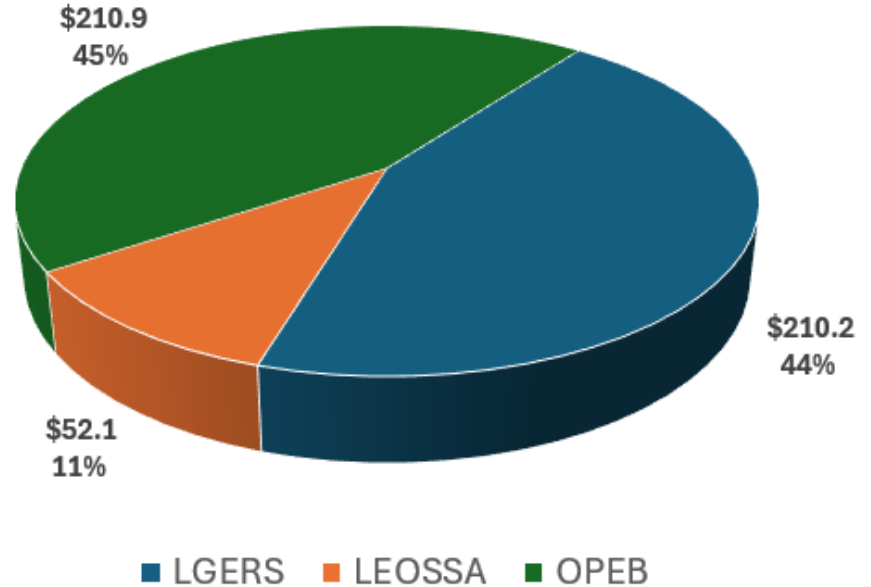
PENNY INCREMENTS	ONE TIME LOBs	STEADY STATE
1/2 penny	\$72M	\$48M
penny	\$142M	\$93M
1 1/2 penny	\$211M	\$136M

# Long Term Liabilities

# Long Term Liabilities



## Future Promise to Pay Item C.

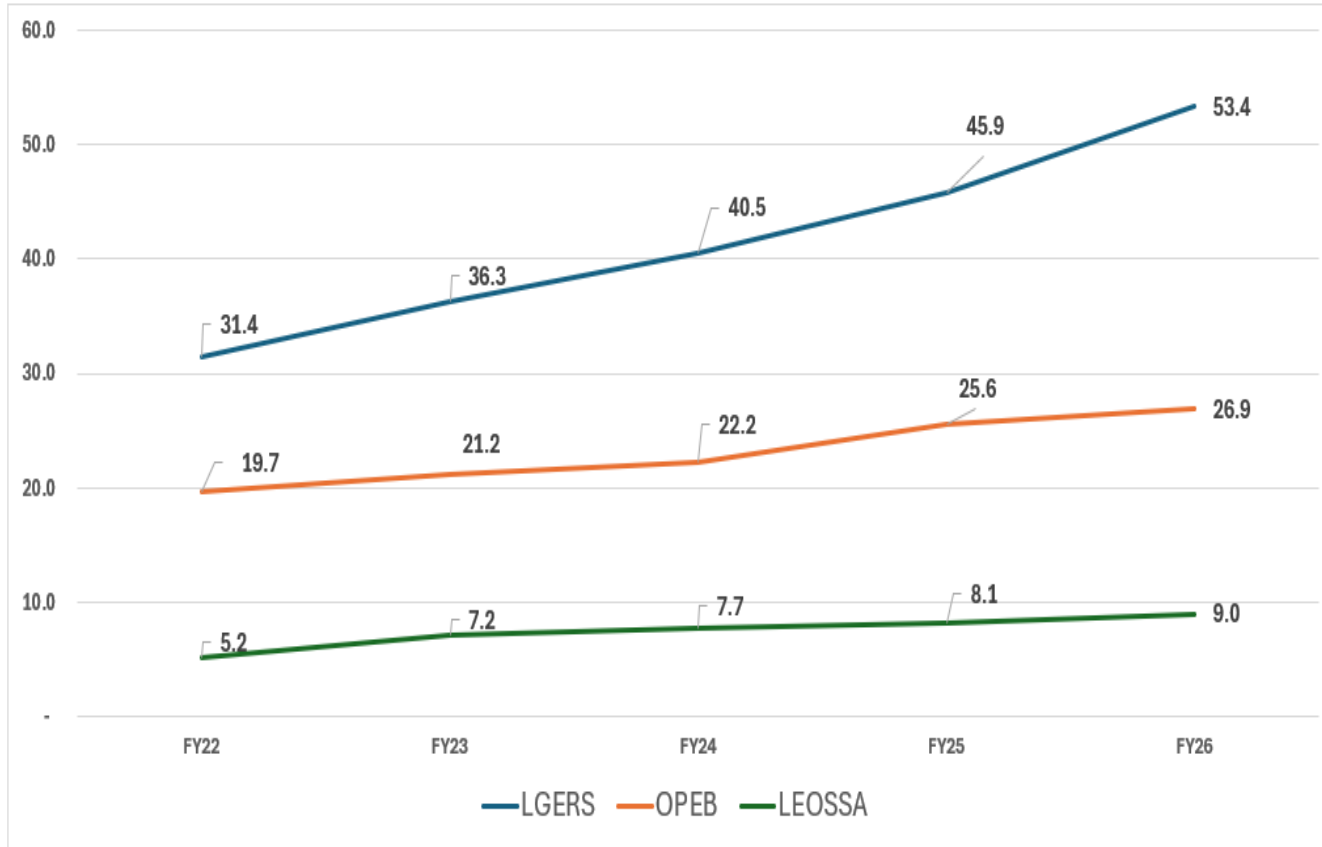


LGERS – Local Government Employees’ Retirement System  
LEOSSA – Law Enforcement Officers’ Special Separation Allowance  
OPEB – Other Post-Employment Benefits (Majority is Retiree HealthCare)

Amounts in Millions

# Long Term Liabilities – Contribution History

Item C.



Annual  
Contribution  
~ \$90.0M

58% Increase  
over last 5 years

# Long Term Liabilities – Benefits

Local Government Employees' Retirement System (LGERS)

Law Enforcement Officers' Special Separation Allowance (LEOSSA)

Other-Post Employment Benefit (OPEB)

- Retiree/Dependent Health Care
- Medicare Supplement
- Life Insurance



**Required by State Statute**



**City Benefit**

# Long Term Liabilities – OPEB

Item C.

---

Other local governments have closed retiree healthcare plans for new hires

---

A closed plan would not impact current employees (grandfather clause)

---

Significantly reduce ongoing operational costs

---

Enables cost containment of the growing liability ~ \$210M

---

Align with many NC peers and private sector companies in Raleigh

# Benchmark Entities - Retiree Healthcare

Item C.

## Closed Plans

- Charlotte (2009)
- Winston-Salem (2010)
- Durham (2009)
- Wake County (2011)
- Mecklenburg County (2010)
- Guilford County (2009)
- Apex (2020)
- Holly Springs (2022)
- Wake Forest (2018)
- State of NC (2021)

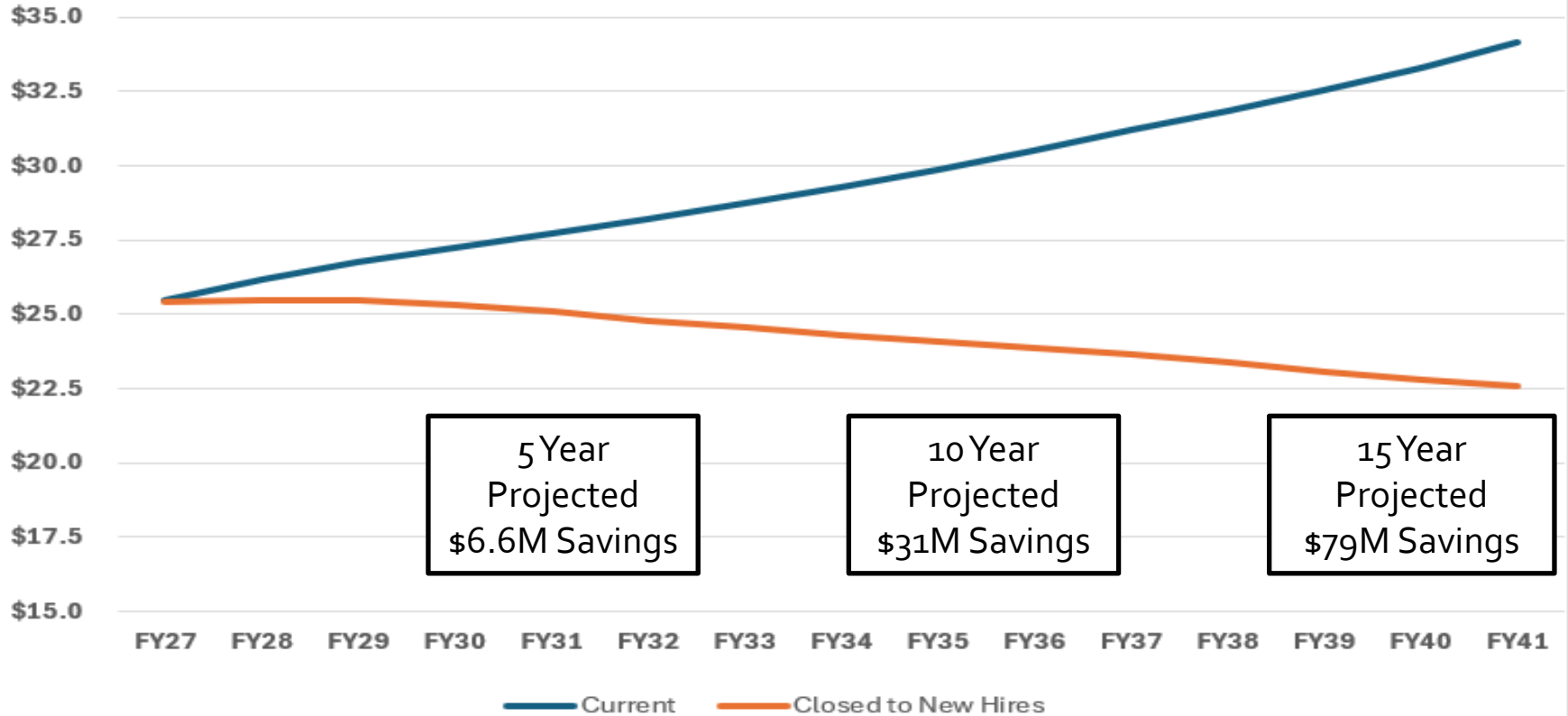
## Open Plans

- **Durham County**
- **Forsyth County**
- **Greensboro**
- Cary
- Garner
- Wendell
- Zebulon
- Knightdale
- Fuquay-Varina

Big 10 Entities Bolder

# Long Term Liabilities – OPEB

Item C.



5 Year  
Projected  
\$6.6M Savings

10 Year  
Projected  
\$31M Savings

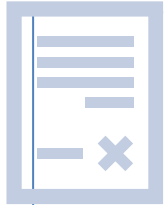
15 Year  
Projected  
\$79M Savings

Amounts in Millions

# Internal Controls

# Internal Controls – Spending

Item C.



Procurement  
(PO/Contracts)



Procurement  
Cards (P-Card)



Travel

# Internal Controls – Approval Processes

Item C.

## PO/Contracts

- Approvals:
  - Department
  - IT, Risk, Procurement
  - CAO to form
- City Manager Office:
  - \$50K and above
- Council Approval:
  - \$300K Services
  - \$500K Construction
- 3 Way Match Process
  - Invoice/PO/Receipt

## P-Card

- Training Required
- Must Attach Receipt
- Approvals:
  - Supervisor
  - Administrator

## Travel

- Travel Authorization
  - Before Travel
  - Department Approval
- Expense Reports
  - After Travel
  - Department Approval
  - Accounts Payable Approval

# Next Steps

# FY27 Budget Notes

- Staff has received one budget note:
  - Bring back funding recommendations for the design and construction of a band stage at City Plaza and for permanent art installation on the City Plaza pedestals.

# FY27 Budget Work Session Topics

## FEBRUARY 16

- FY27 Budget Engagement Overview
- Compensation and Benefits
- Targeted Staffing Study

## MARCH 9

- Enterprise Departments (Raleigh Water; Stormwater; Solid Waste Services; and Parking)

## APRIL 6

- Annual Grants
- FY27 Annual Capital Budget and Five-Year Capital Improvement Plan (CIP)

# Key Dates

Budget Work Sessions - February 16, March 9, & April 6

Balanced proposed budget presented on May 19

Public Hearing scheduled for June 2

Council Budget Work Sessions – June 1, 8, 15, 22\* & 29\*

First possible date of budget adoption on June 15 or June 16. Last case on June 29.

*Note: Dates shown above have been adopted as part of City Council 2026 Meeting Calendar.*

*\* June 22 and 29 budget work sessions will be convened if needed.*

# Comments

# Department of Transportation

## Parking Program Review

City Council Retreat  
January 24, 2026

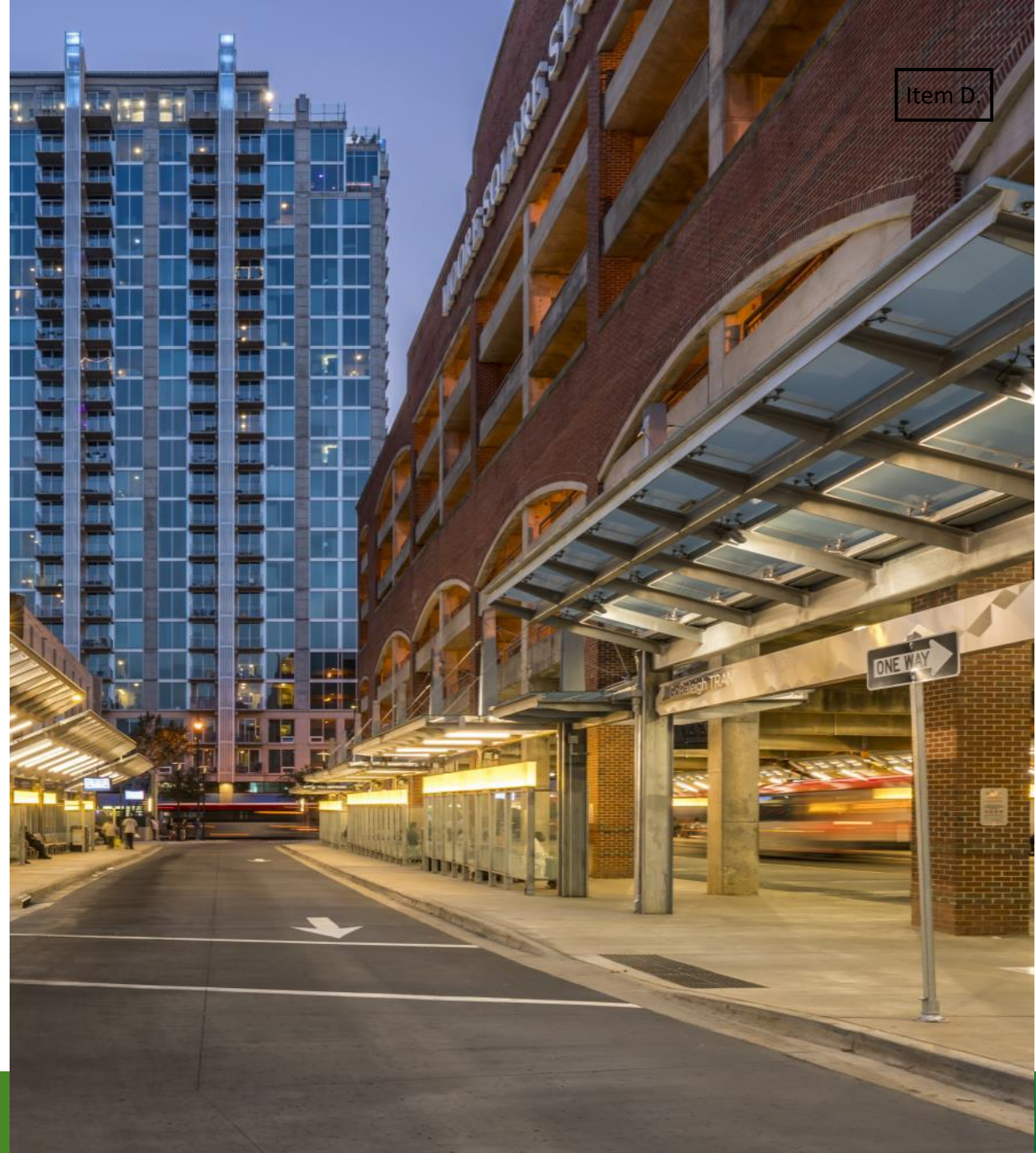


Raleigh



# Agenda

- Parking Program Timeline
- Off-Street Review
- On-Street Review
- Overall Program Summary
- State of Parking Enterprise
- Future Considerations



Item D.

# Key Parking Terms

## **On-Street:**

Any regulated or unregulated parking space within the public right of way. Designed for short-term and high turnover.

## **Off-Street:**

Any designated parking facility or lot located off the public right of way. Designed for long term, event, or commercial parking.

## **Curbside Management:**

Coordinated planning, allocation, and regulation of curb space to balance parking, loading, transit, pick-up/drop-off, micromobility, and temporary uses.

## **Transient Parker:**

Customer who pays for parking on a short-term basis.

## **Monthly Parker:**

Customer who pays for parking on a monthly basis.

## **Metered:**

Parking space in the public right of way which requires payment during time limit.

## **PARCS:**

Parking Access and Revenue Control system

## **P3 Agreement:**

Public-Private Partnership agreement.

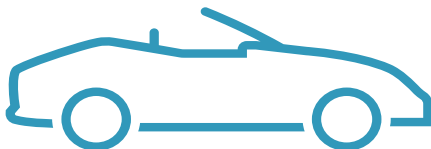
# Timeline

**1984-2007**



City built decks as economic development incentive tool.

Development was at a moderate and manageable pace.



**2007-2012**



Nationwide economic recession

**2017**



Parking study was completed by Kimley Horn.

**2018**



Rate increase for off-street and on-street. Contracted with The Car Park to manage off-street parking services.

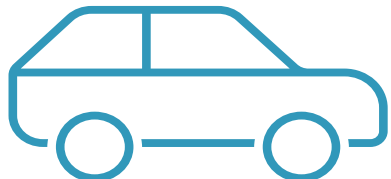


**2020-Present**



COVID Pandemic

- Hybrid work-slowly rebounding



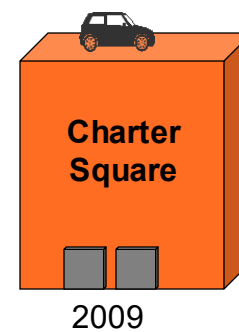
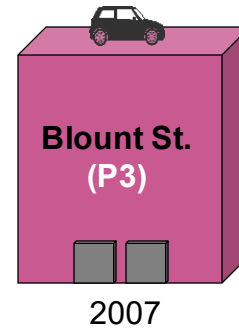
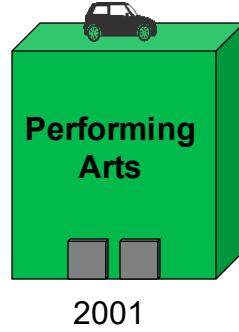
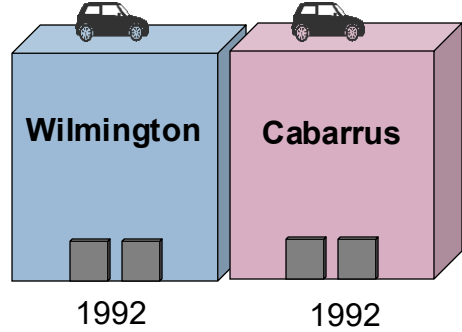
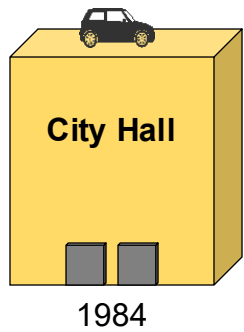
# PARKING ECOSYSTEM



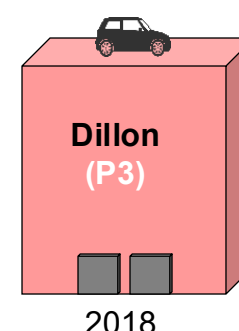
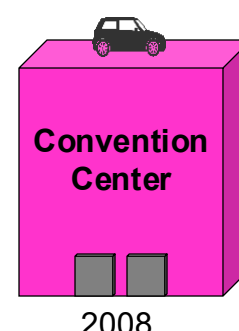
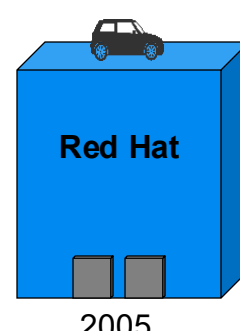
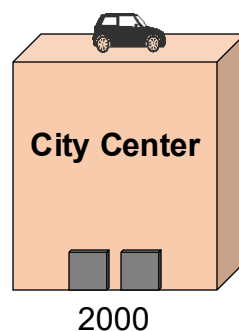
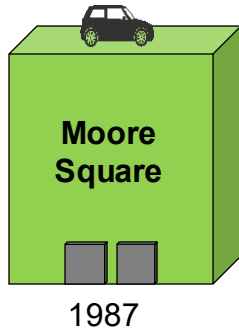
# Off-Street Review



# Garage Construction History



**Land Lease Expires 2030**                      **Lease Expires 2035**





# Off-Street Parking Locations

1. City Hall Deck
2. Wilmington Station
3. Dillon (P3)
4. Moore Square
5. Blount St. (P3)
6. Cabarrus
7. City Center Red Hat
8. Convention Center Charter Square
9. Performing Arts
10. City Market Lot
11. Auditorium Lots (East & West)
12. E. Hargett & E. Martin St. Lots "Pending"
13. Lot G
14. Lot F

# Off-Street Spaces (\*As of 12/1/2025)

Item D.

Facility	Total Spaces
City Market Lot	93
E Martin Street Lot (Lot (8A))	17
Lot F/F2	160
Cabarrus	533
City Hall	602
Moore Square	649
City Center Deck/Red Hat	1,903
Wilmington Street Station	723
Performing Arts	1,041
Convention Center/Charter Square	1,514
Blount Street	707
<b>TOTAL ALL</b>	<b>7,942</b>



# City of Raleigh Rates

Item D.

Garage	Hours/Rate	Daily Max
City Center/Red Hat/City Hall/Wilmington/Moore Square/Blount	M-F, 7a-7p: \$2 after two hours	\$14
Cabarrus	M-F, 7a-7p: \$1/hour, first 2 hours; \$2 per hour after two hours to daily max	\$14
Performing Arts	<b>P2 Level 24/7:</b> \$3/hr w/3 hour max <b>P3 and Above 24/7:</b> \$3/hr	\$9/\$15
Convention Center/Charter Square	24/7; 1 <sup>st</sup> 15 minutes free; \$3 per hour	\$15

\*Special Event Rate: \$10

\*Blount St. not accessible 7p-7a (M-Su)

# Garage Rate: City Benchmark

Item D.

<b>Location</b>	<b>Hourly Rate</b>	<b>Daily Max</b>	<b>Special Event</b>
Raleigh, NC	\$1/\$2/\$3	\$14/\$15	\$10
Austin, TX	\$6	\$35	NA
Richmond, VA	\$2/\$2.50/\$5/\$6	\$10/\$20/\$22	\$5-\$12
Louisville, KY	\$1/\$3/\$4	\$22	NA
Nashville, TN	\$3	\$20	\$5-\$20
Tampa, FL	\$2/\$3	\$14/\$18	NA
*Durham, NC	\$2.25	\$24.75	\$7
Asheville, NC	\$2	\$15	\$9-\$11
Wilmington, NC	Varies	\$14/\$15	\$10-\$20

\*Benchmark cities do not offer 2-hour free parking

\*Durham, NC only city offering free nights and weekends

# Current Programs

- **Small Business Parking Program**
  - Criteria: storefront (restaurant, retail, personal services), less than 50 employees, 10 card max per business
  - 400 program cap; 303 active cards (12/31/25)
- **2-Hour Free Program**
  - Pilot: November 15, 2024-June 30, 2026
  - No charge for first two hours in six specified garages; active from 7a-7p, M-F
- **Electric Vehicle Chargers**
  - Electric charging stations throughout on and off-street; parking pays for electricity
- **Downtown Evening Employee Program**
  - \$20 monthly; 3:00p-6:00a
  - No active participants

# Off-Street Contractual Services

- **The CarPark (Off-Street Parking Services Management)**
  - ~\$2.3M/yr.
  - Operate 10 garages/8 surface lots, manage personnel, resolve patron grievances, support ADA parking access, and manage special events (including golf cart service)
  - Accept and process payments
  - Track and report all parking usage, incidents, complaints, structural or safety issues, and any additional data requested by the City

# Off-Street Contractual Services cont.

## Downtown Raleigh Alliance (Safety & Security)

- **\$488K/yr.**
- Hours of Services: 7 days a week, 5:00am - 12:30am
- Eight (8) dedicated ambassadors on site
- Aid citizens and report concerns to RPD or parking staff

## SkiData (Parking Access Revenue Control System)

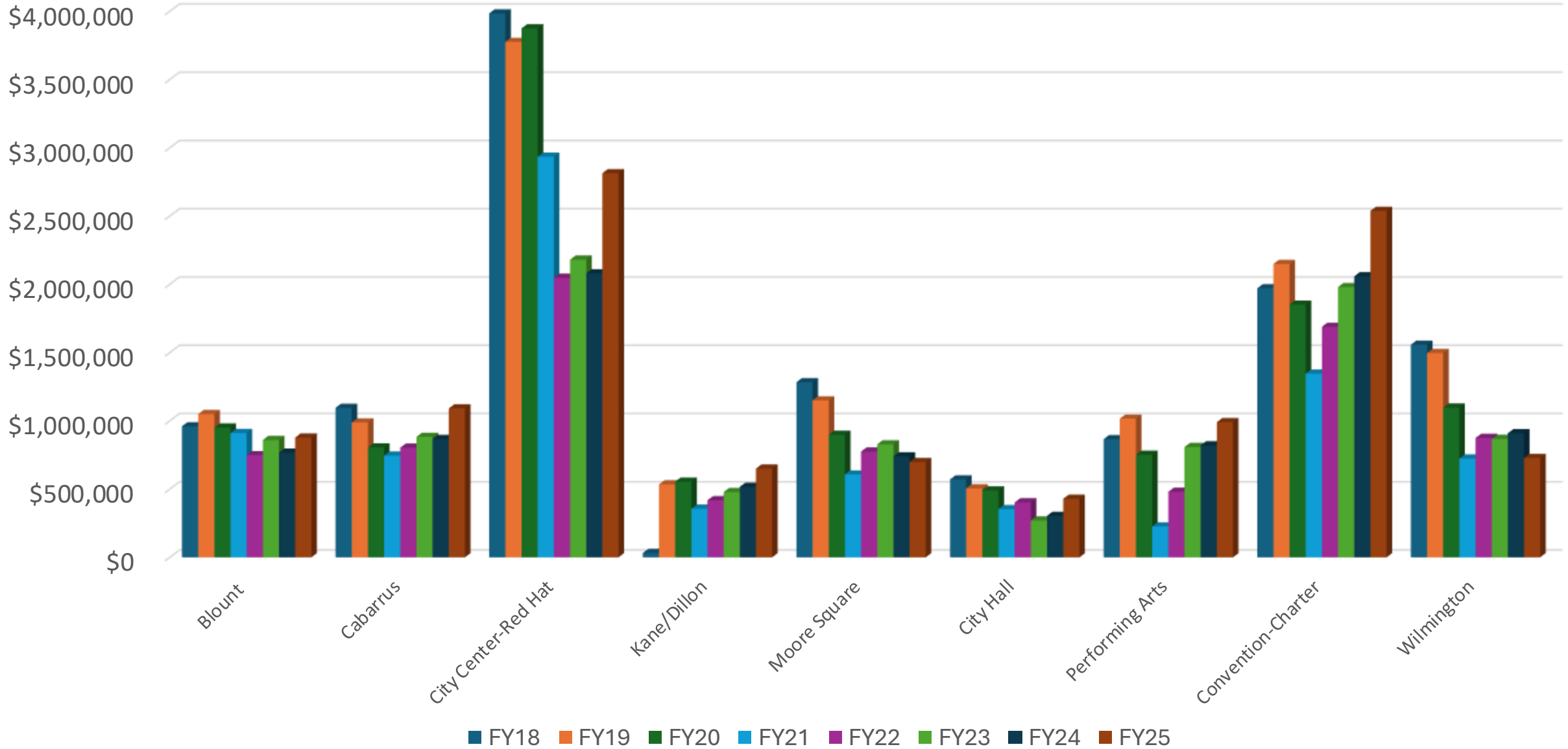
- **\$3.5M+ one-time project installation cost; \$98K/yr.**
- Booth attendants removed, roving ambassadors
- Improved data collection & technology

# Off-Street Revenue

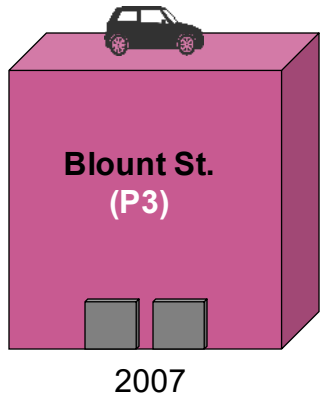


# Garage Revenue FY18-FY25

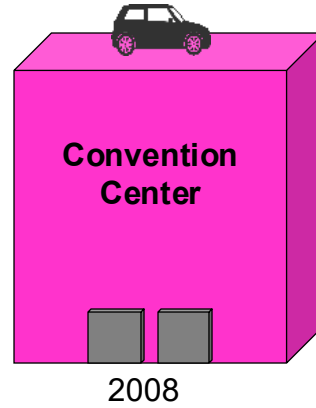
Item D.



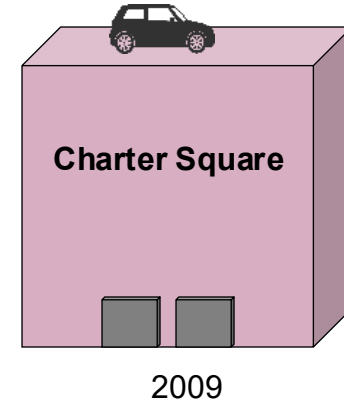
# Garage Debt Service



**\$5,605,000**



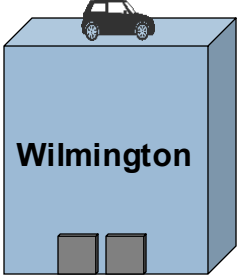
**\$16,746,000**



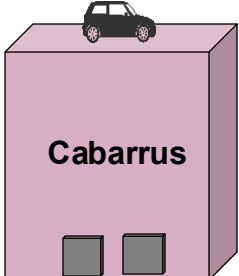
**\$13,955,000**

**Total: ~\$36.3M**

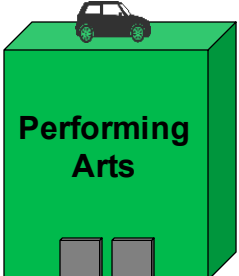
# Identified Maintenance (Priority 1/Total)



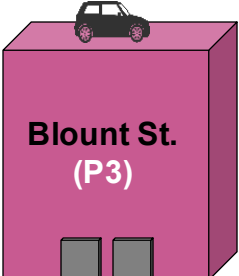
\$150k/\$920k



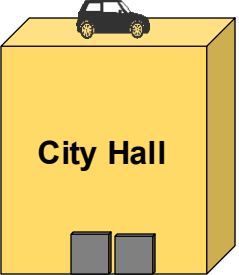
\$80k/\$630k



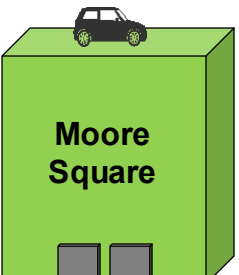
\$410k/\$1.6M



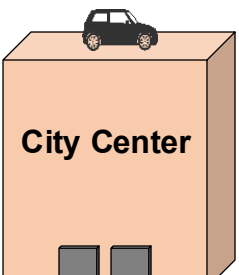
\$530k/\$2.05M



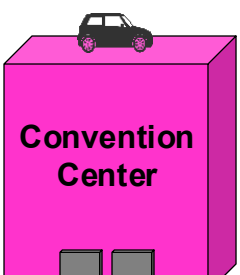
\$1.2M/\$2.2M



\$490k/\$1.3M



\$90k/\$770k



\$170k/\$900k

# Cost of Annual Off-Street Maintenance

Item D.

Category	Lower Range (Per Space)	Upper Range (Per Space)
Structural/Waterproofing	\$150	\$200
Operational	\$180	\$250
Aesthetics	\$20	\$50
Total	\$350	\$500

# Annual Off-Street Maintenance Cost Range

Item D.





# On-Street Review

# On-Street Snapshot

- 280 meters
- 1,885 metered spaces
- 3,400+ unmetered time-controlled spaces
- FY25: 1.1M meter transactions
- FY25: 56% of meter transactions paid by mobile

# City of Raleigh Rates

<b>Hourly Rates</b>	<b>Meter Hours</b>
\$1.25/\$1.50/hr.	8a-6p/8a-8p M-F

# Hourly Meter: City Benchmark

Item D.

<b>Location</b>	<b>Hourly Rate</b>
Raleigh, NC	\$1.25 /\$1.50
Austin, TX	\$2/\$3/\$3.50/\$4/\$4.50/\$5.00
Nashville, TN	\$1/\$2/ \$3/\$4/\$5/\$6
Tampa, FL	\$3/\$4
Wilmington, NC	\$3
Louisville, KY	\$2.25/\$3.35
Durham, NC	\$2.50
Asheville, NC	\$2.50
Richmond, VA	\$2.50

# Citation Fees

Citation Name	Fee	\$200 Fee
Regulatory I (if paid within 5 days)	\$20 (\$15)	
Regulatory II	\$30	
Safety I	\$35	Glenwood \$200 (9p-7a)
Safety II	\$50	Glenwood \$200 (9p-7a)
Controlled Residential Parking Area 11-2182	\$40	\$200 Zones H, F, K
Electric Vehicle 11-2190	\$50	
Handicapped Parking GS20- 37.6(e)(f)	\$200	
Booting	\$50-\$550	

# Current Programs

- Residential Parking Permit
  - 13 zones, 3,400+ spaces, expanded eligibility begins 7/1/26
- Handicap Violations
  - Per city ordinance, revenue goes to Wake County School System
- Streeteries
  - 18 locations, \$1,500 permit/yr.
- iAccess
  - ADA survey, 1<sup>st</sup> city to adopt, 28 ADA meters



# On-Street Contractual Services

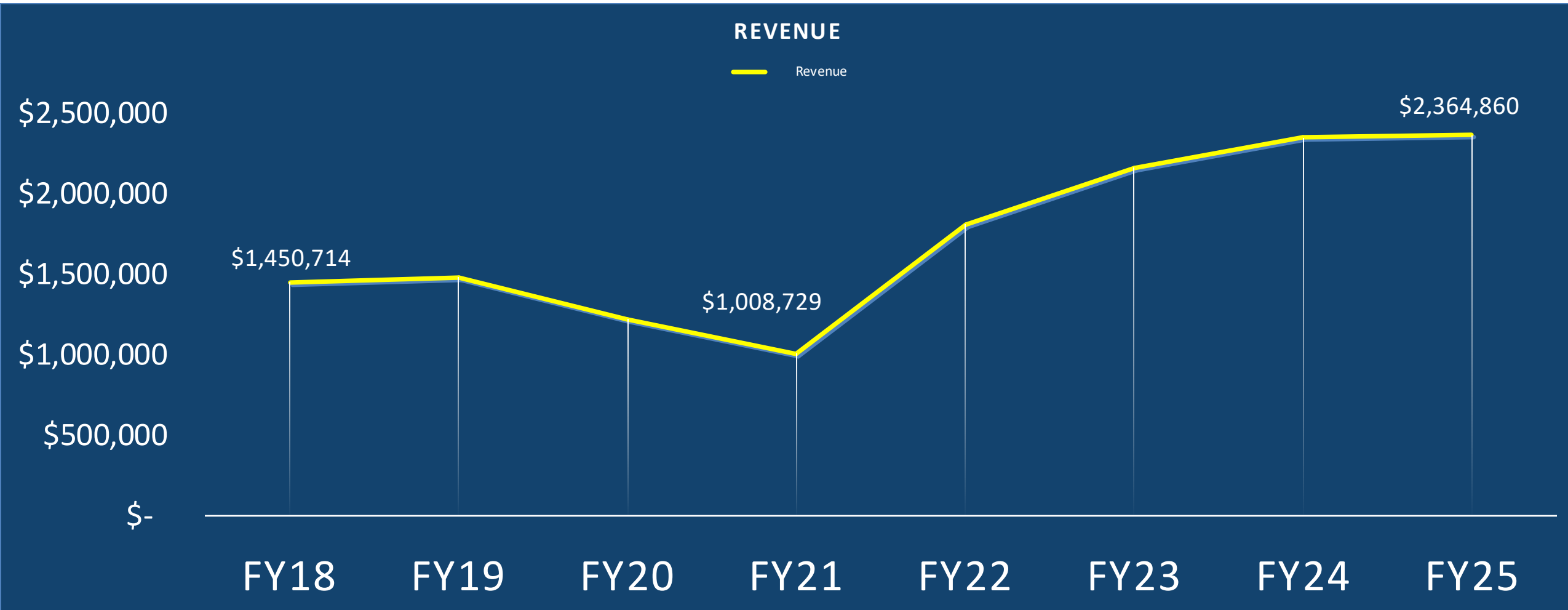
## Passport Mobile

- **\$270K+/yr.**
- Software and licensing for all meter transaction payments

## Passport Enforcement

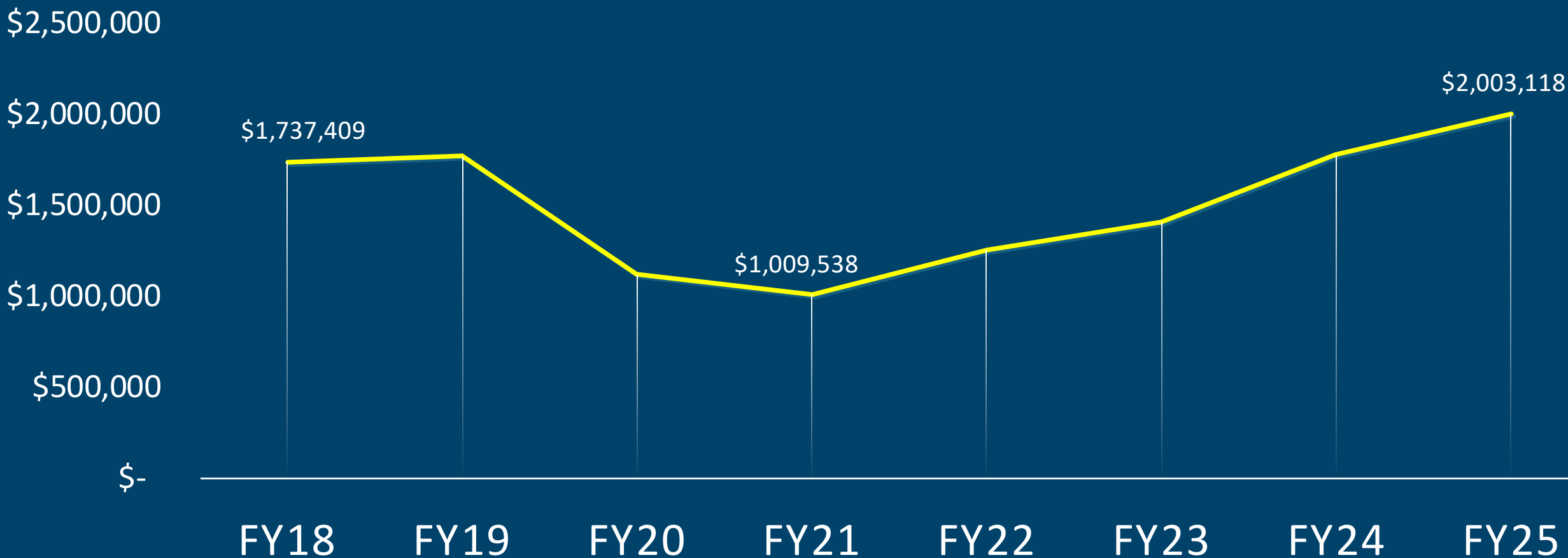
- **\$640K+/yr.**
- Parking management platform for centralized administration
- Permit management, citation processing, appeals management
- Automated notifications for permits, citations, deadlines, and status updates
- Escalation and collections services for unpaid citations

# On-Street Meter Revenue

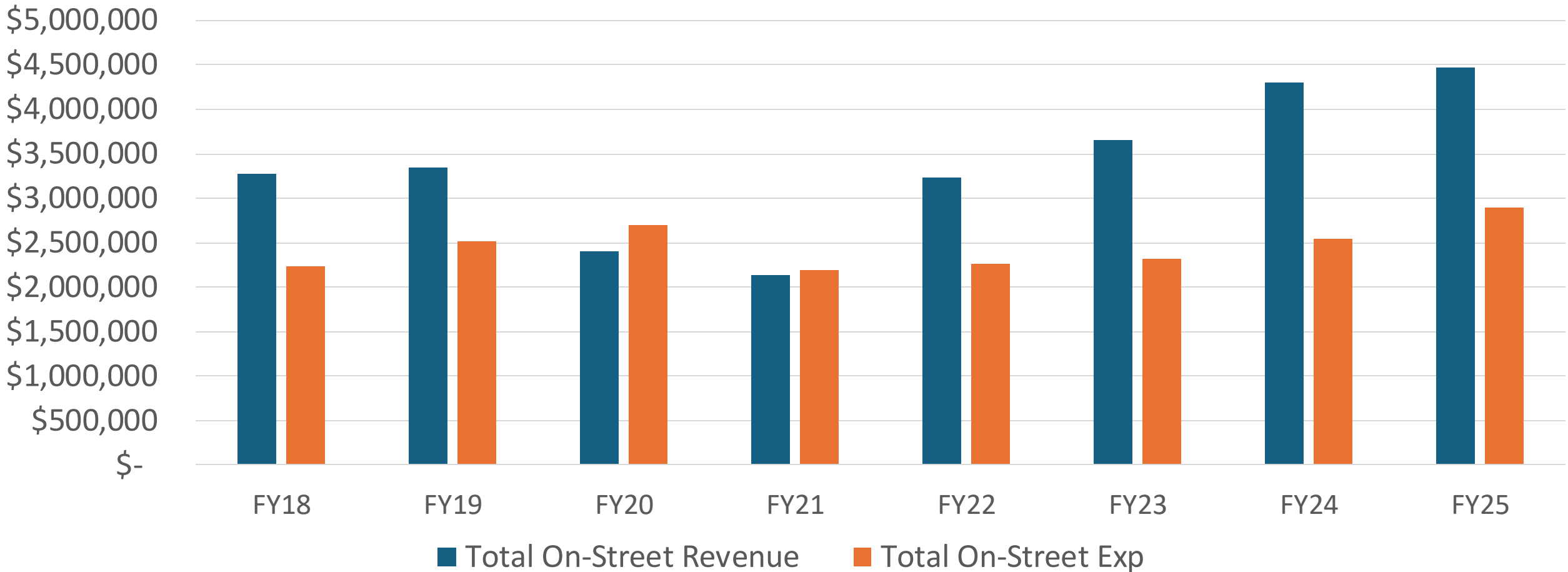


# Citation Revenue

## REVENUE



# Revenue versus Expense





# Overall Parking Summary

# Upcoming Parking Experience Improvements

- Wilmington PARCs install and entry/exits refurbish
- City Branding Project
- Cameras (Moore Square and Charter Square: Expected Install Start March 2026)



# Parking Experience Improvements



# Parking Experience Improvements

Item D.



# Parking Experience Opportunities



# Parking Experience Opportunities



# Parking Experience Opportunities

Item D.



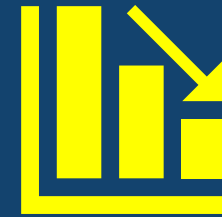
# Breakdown of All Free Parking

<b>Off-Street</b>	<b>Total % of Free Parking</b>
Garages	44%
<b>On-Street</b>	
Metered	70%
<b>Total Parking Program Avg.</b>	<b>57%</b>

# Overall Program Costs

Item D.

- Small Business Parking Program
- 2-Hour Free Program
- Electric Vehicle Chargers
- Residential Parking Permit
- Handicap Violations
- Streeteries



**Total Annual  
Revenue Impact**

**-\$1.5M**

# State of Parking Enterprise

- FY25 General Fund \$2.7M contribution
- FY26 General Fund \$230K contribution
- FY27 Projected Expenses: \$20M+ (fire sprinkler project excluded)
- FY27 Projected Revenue: \$15.7M
- Estimated revenues needed to maintain status quo of customer experience is \$20M+

# Future Considerations

- March 2026 Enterprise Update to Council
  - Parking rates consideration
  - Program considerations
  - Assets strategy
  - Upcoming parking study

Transportation  
Engineering Services

# Transportation Bond Update

City Council Retreat

January 23-24, 2026



Item E.1



# Agenda

- Background
- Lessons Learned
- 2026 Bond Considerations
- Advanced Planning Considerations

# Bond/Project Planning

## Project Origins

- Comprehensive Plan
- Area/Corridor Plans
- Resident/Council Requests

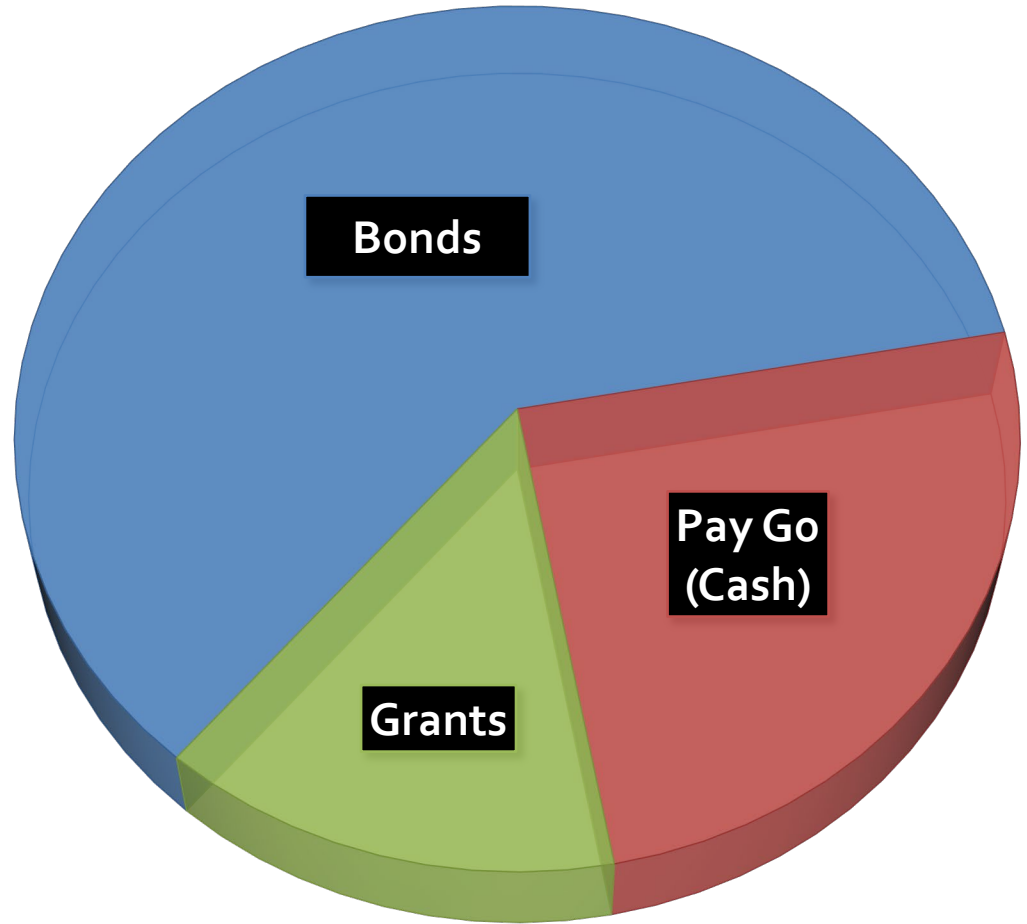
## Scoring

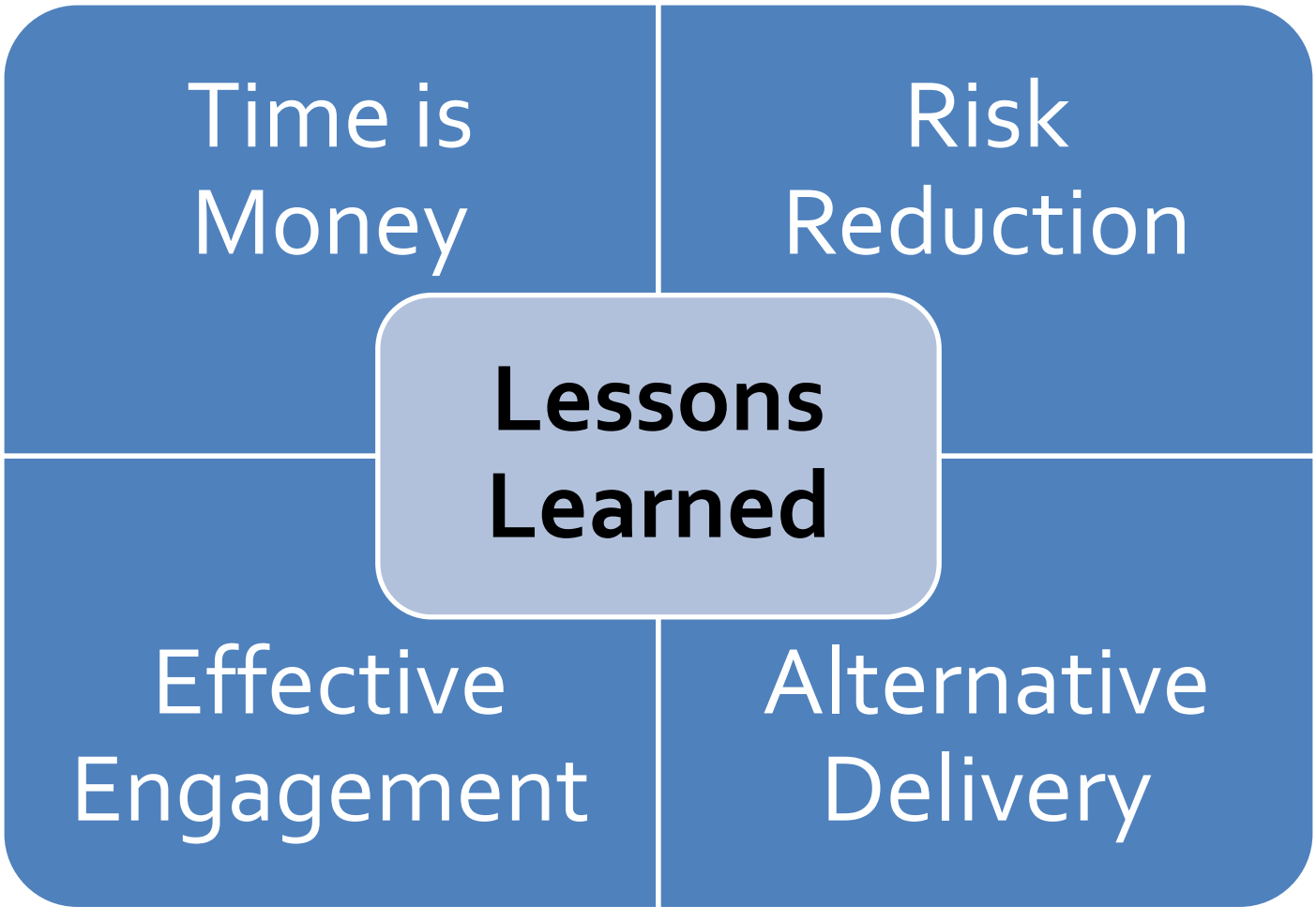
- Safety
- Transit
- Bike/Ped Demand
- Congestion
- Economic Development

## Review

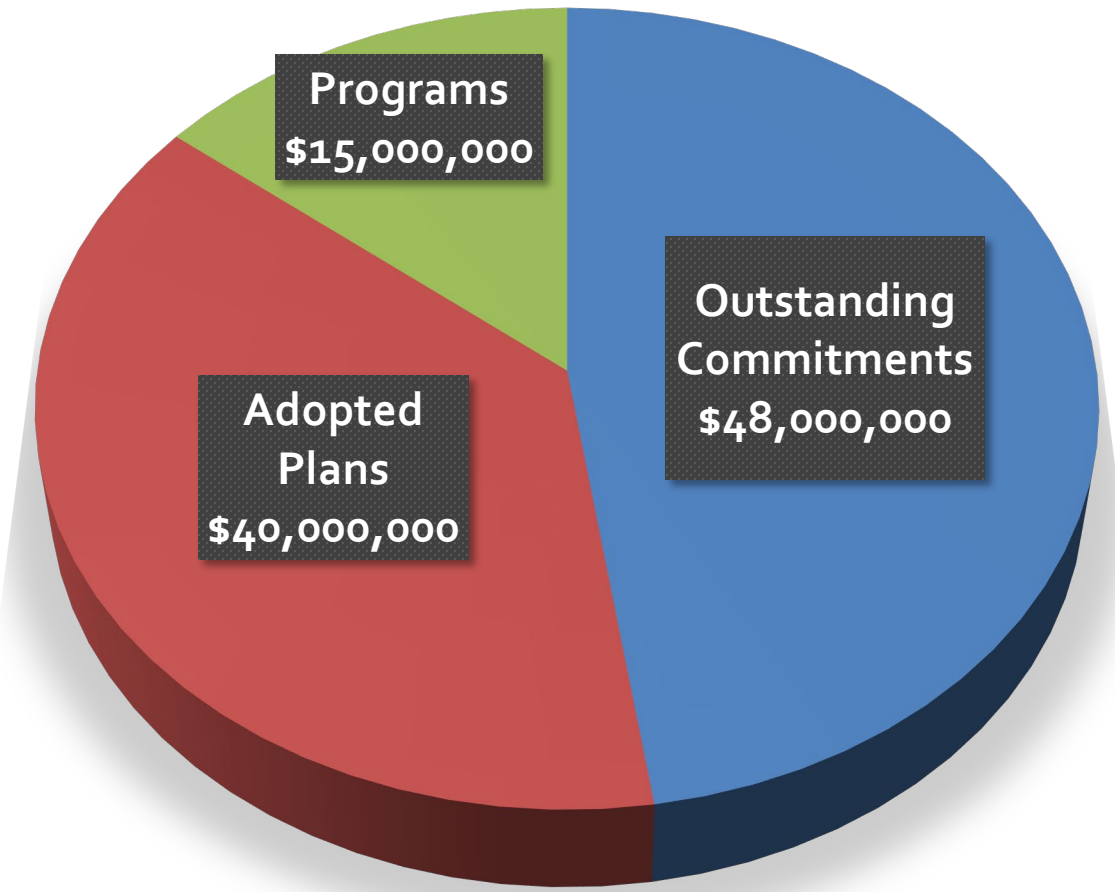
- Annual CIP/Budget process

# Capital Project Funding





# 2026 Bond Considerations



# 2026 Bond Considerations

Item E.1

## Outstanding Commitments (\$48M)

- Marsh Creek Road
- Trawick Road - West
- Ebenezer Church Road
- BRT General Purpose Lanes

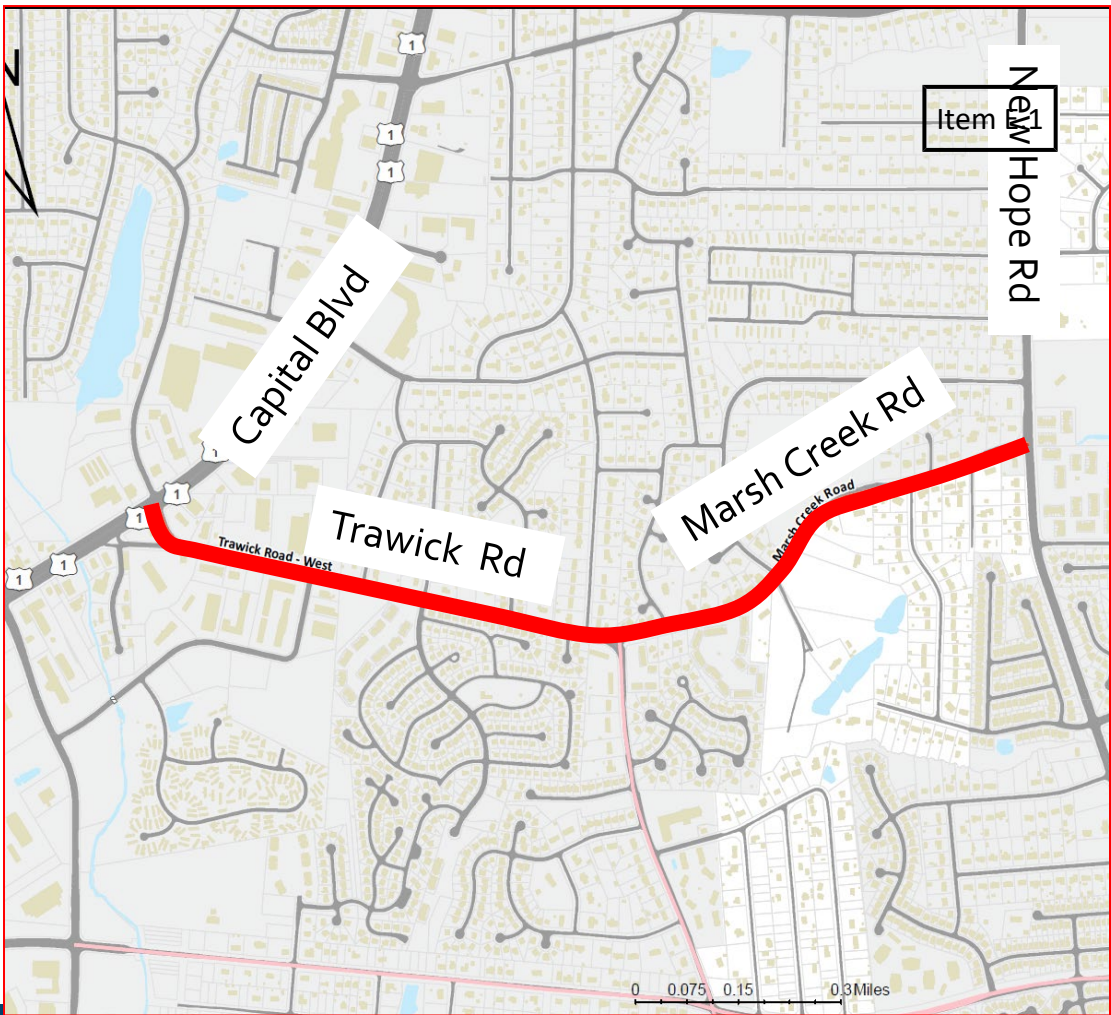
## Adopted Plans (\$40M)

- "Big Jump"
  - Sidewalks
  - Bike Facilities
- Safety

## Programs (\$15M)

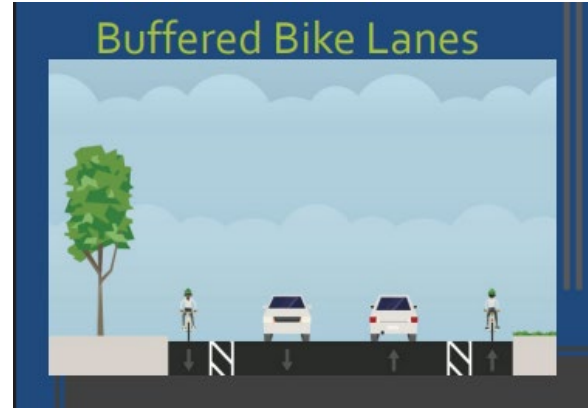
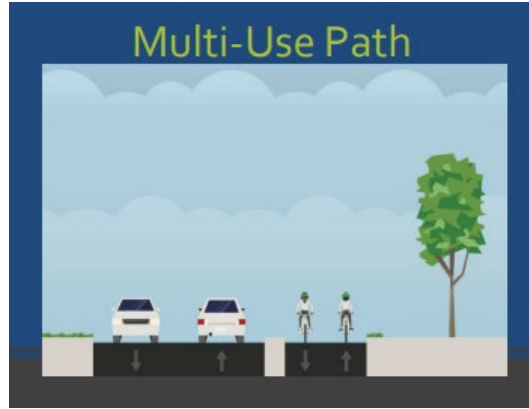
- Neighborhood Traffic Mgmt
- Partnerships
- Advanced Acquisition

# Marsh Creek Road & Trawick Road

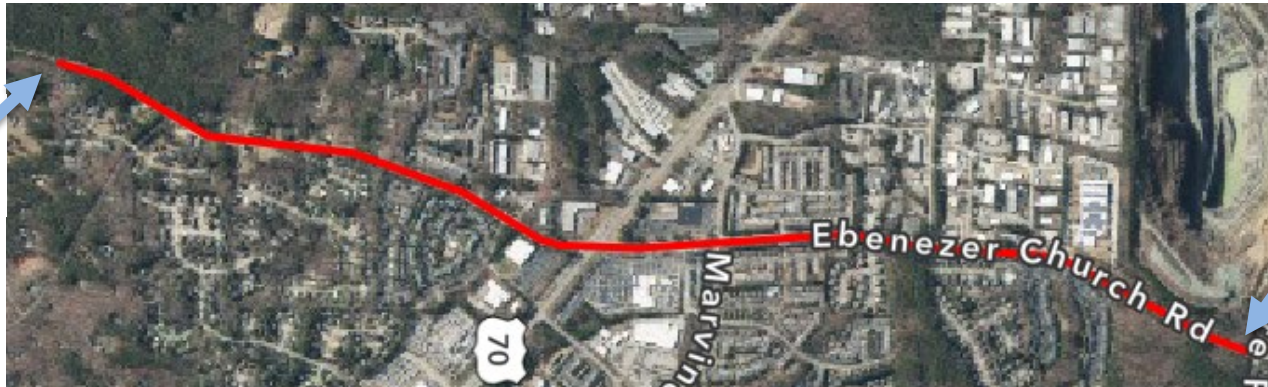


# Ebenezer Church Road

Item E.1



Umstead State Park

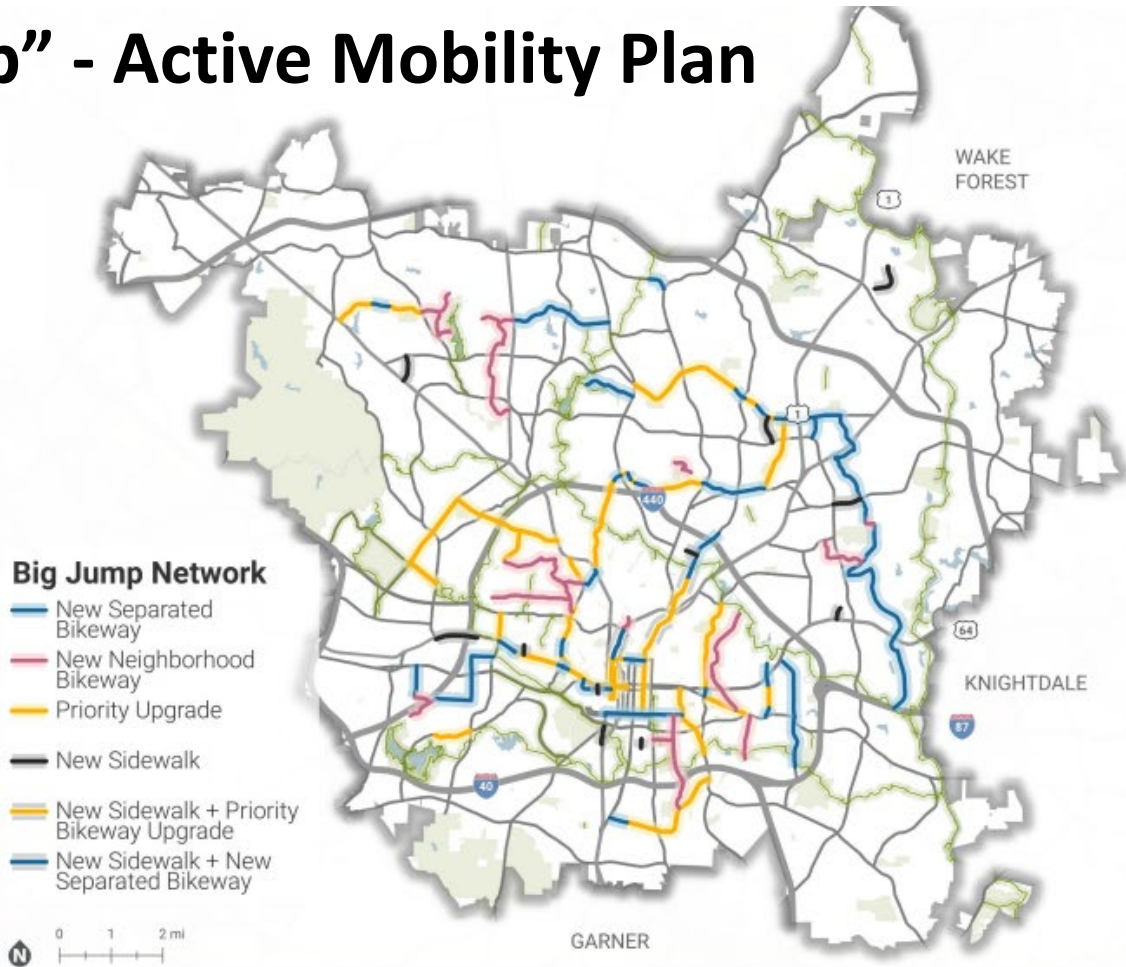


Westgate Rd

# Southern BRT – General Purpose Lanes



# “Big Jump” - Active Mobility Plan



**Big Jump** Item E.1



**5+ MILES  
NEW SIDEWALKS**

**50 MILES  
HIGH-COMFORT  
BIKEWAYS**

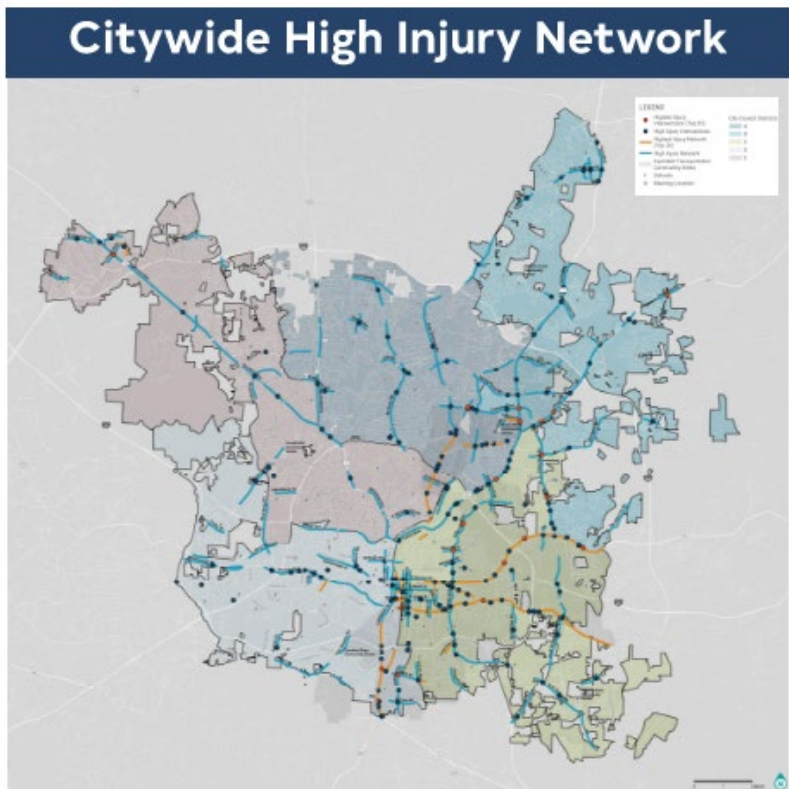
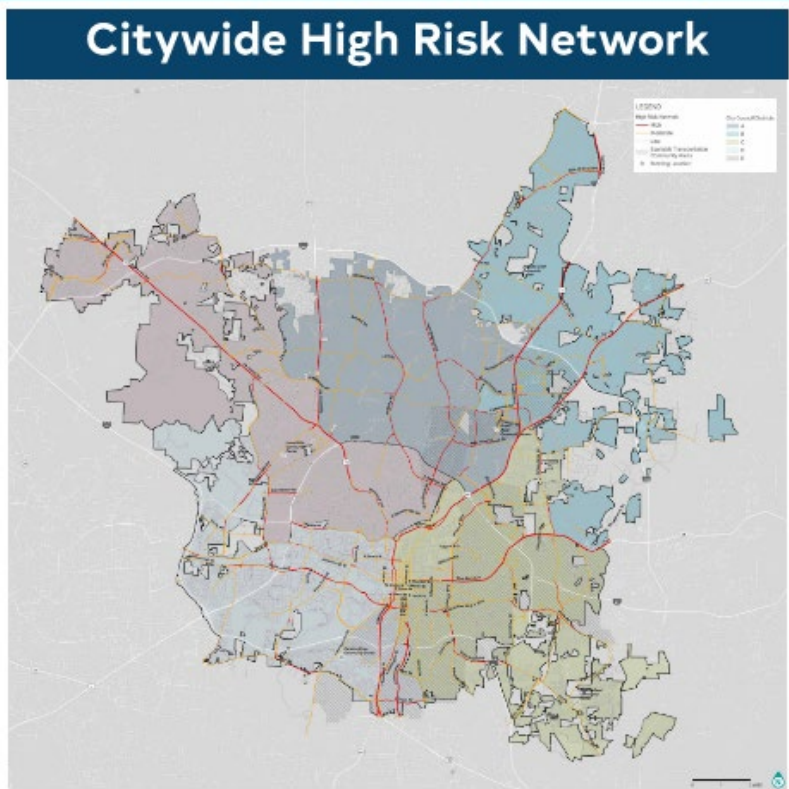


**5  
YEARS**

# Comprehensive Safety Action Plan

Coming March 2026

Item E.1



# Advanced Planning Considerations

Item E.1

**“Big Jump”  
Mobility and  
Safety**

**Capital Blvd  
Corridor Study  
Implementation**

**Southern  
Gateway  
Implementation**

**Tryon Road  
Extension  
Advanced  
Acquisition**

# “Big Jump” – Mobility & Safety

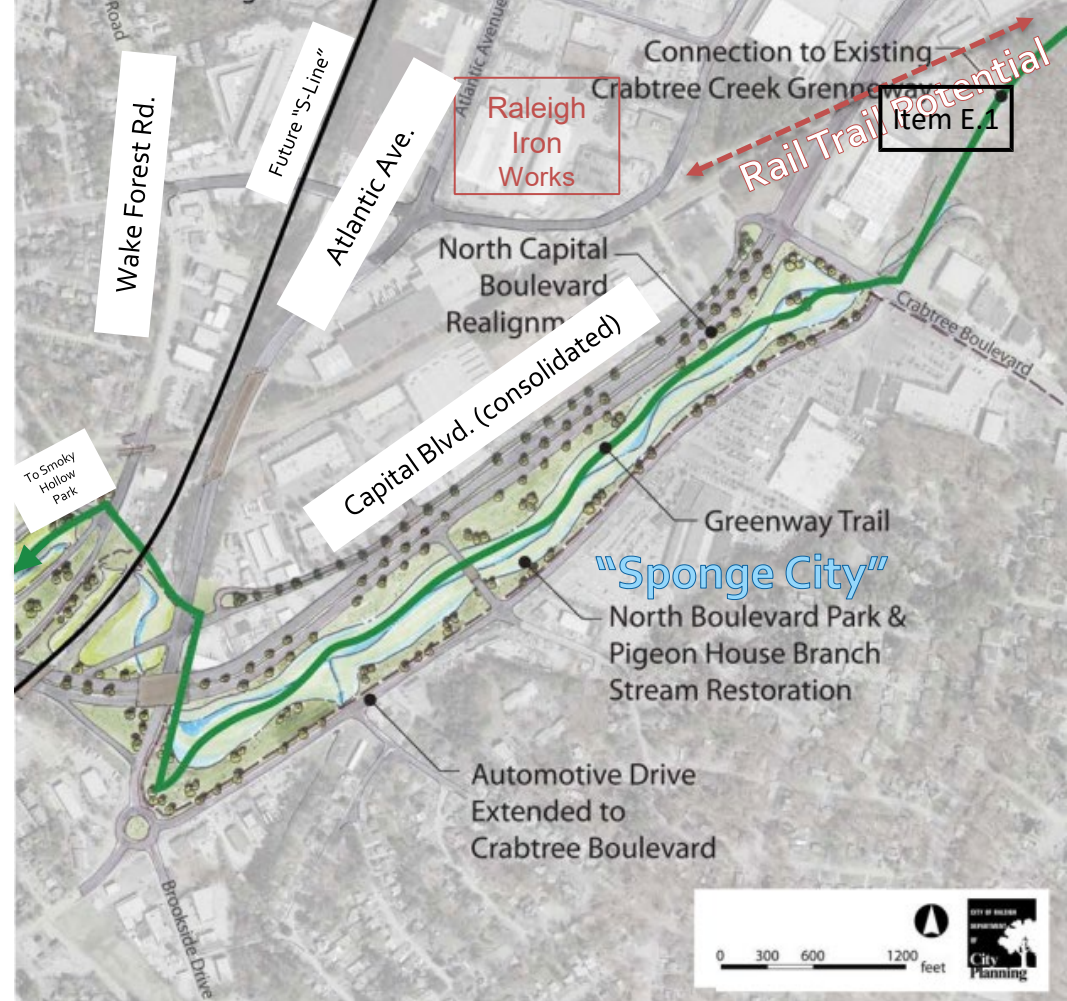
Project Feasibility & Design for Improvements Identified in:

- Downtown Mobility Study (DMS)
- Active Mobility Plan (AMP)
- Vision Zero Safe Streets For All (SS4A)



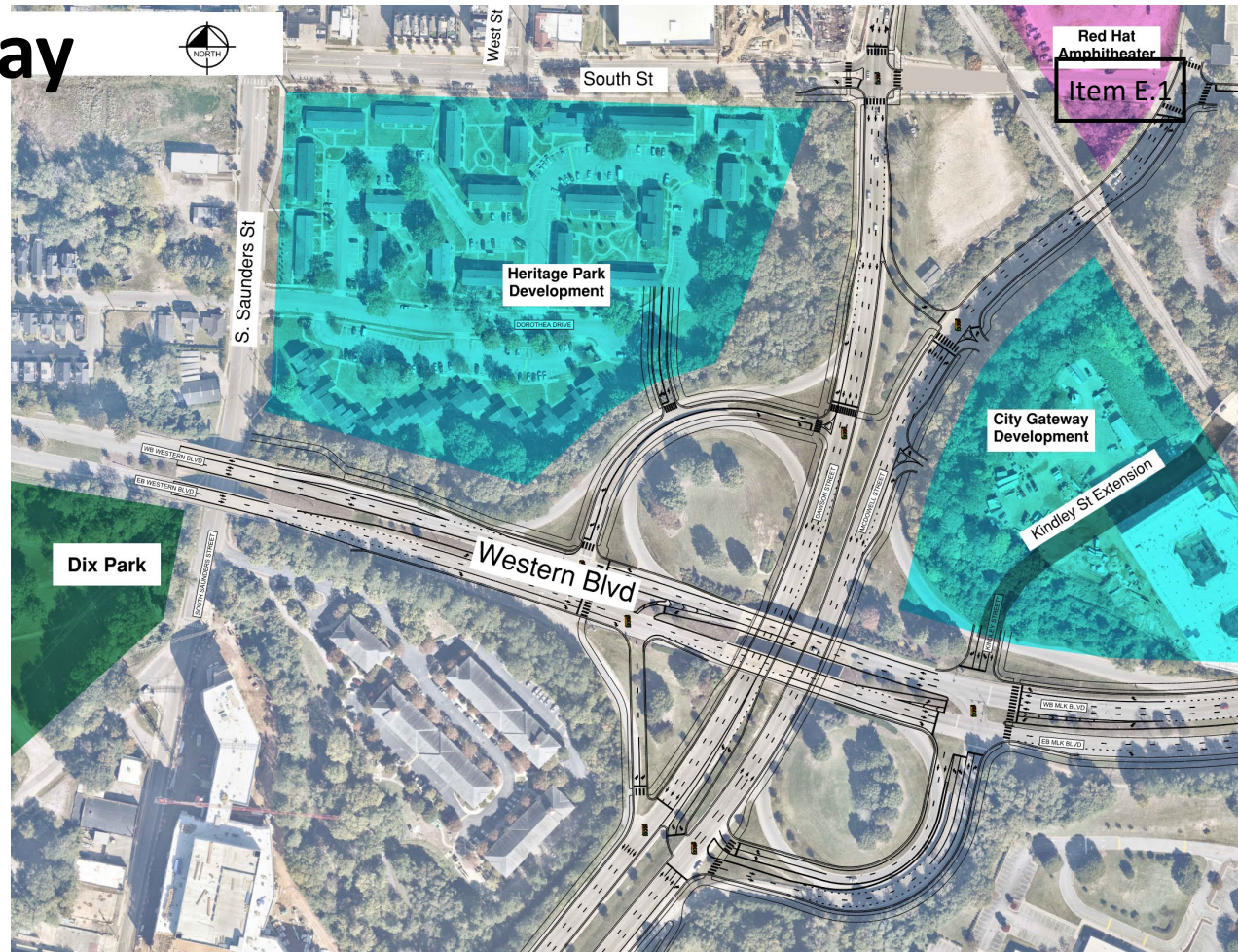
# Capital Blvd. Corridor Study Implementation

- Comprehensive Corridor Vision Adopted 2012
- NCDOT Bridge Replacements (2028)
- "Sponge City" Implementation
- Rail Trail Potential
- New Park and Greenway connection



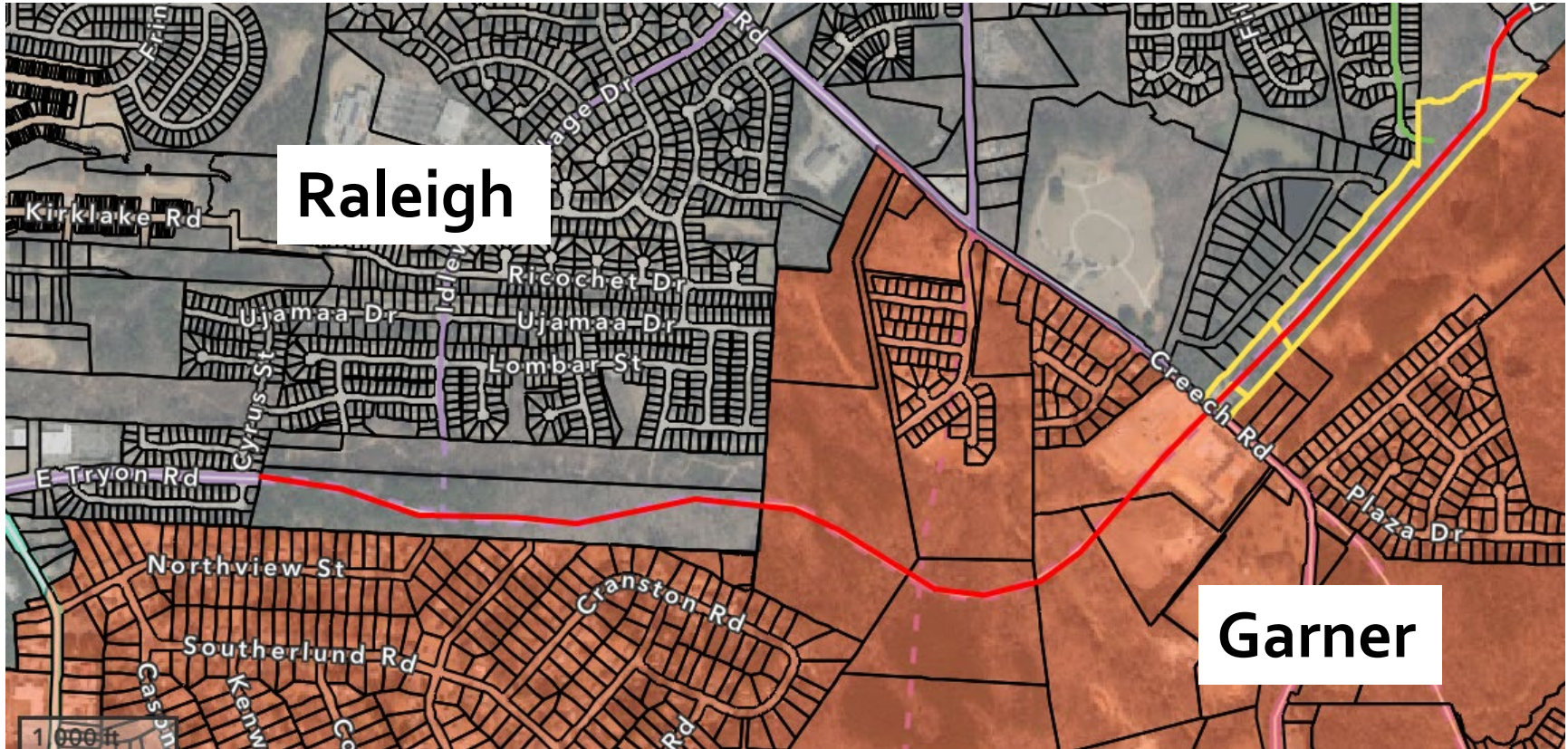
# Southern Gateway Implementation

- Adopted in Comprehensive Plan
- BRT Corridor
- Connectivity to Dix to Downtown
- Partnership Opportunities



# Tryon Road Extension Advanced Acquisition

Item E.1



Raleigh

Garner

Housing and Community Development

# 2026 Housing Bond

City Council Retreat  
January 23-24, 2026



Raleigh

Item E.2



Photo Credit: Chris Council & Emily Chaplin

# Agenda

- State of Current Housing Bond
- Considerations for Next Bond
- Recommendations

# State of Current Housing Bond

# Raleigh's Current Housing Bond

- \$80M bond passed in November 2020 with 5-year spend through FY26.

## Total CIP Affordable Housing Resources (millions)<sup>1</sup>

	Year 1	Year 2	Year 3	Year 4	Year 5
Bond Funds	\$16.0	\$16.0	\$16.0	\$16.0	\$16.0
Designated Penny for Housing	\$6.3	\$7.8	\$7.9	\$11.4 <sup>2</sup>	\$11.6 <sup>2</sup>
<b>Total</b>	<b>\$22.3</b>	<b>\$23.8</b>	<b>\$23.9</b>	<b>\$27.4</b>	<b>\$27.6</b>

<sup>1</sup>Does not include additional General Fund, grant, or other standalone CIP support for housing

<sup>2</sup>Includes allocation from Designated Affordable Housing Funds for homelessness response

# Recap: 2020 Housing Bond **\$80 million**

*With investments in:*

**\$68M**

Housing  
Development  
& Preservation

**\$12M**

Homebuyer  
Assistance &  
Preservation

**\$0M**

Homelessness  
Response

**\$0M**

Mixed-Income  
Development

# Considerations for Next Bond

# 2026 Housing Bond Considerations

- 2020 Housing Bond:
  - 5 years of resources (**\$16M/year**), next bond in 6 years
- 2026 Housing Bond Considerations:
  - Provide 4 years of resources with next bond scheduled for 2030.
  - Maintain unit production numbers from prior bond and incorporate funding to implement Unsheltered Homelessness Response Strategy (**\$20M/year**).
  - Plus one-time capitalization of **at least \$20M** to seed a mixed-income development revolving loan fund

# Recommendations

# 2026 Housing Bond Recommendation: **\$101.5 Million**

*With estimated investments in:*

**\$57.6M**

Housing  
Development  
& Preservation

**\$10.4M**

Homebuyer  
Assistance &  
Preservation

**\$12M**

Homelessness  
Response

**\$21.5M**

Mixed-Income  
Development

Annual Amount  
(each year for 4 years):  
**\$20 Million**

*With estimated yearly investments in:*

***One-time  
capitalization  
(year 1)***

**\$14.4M**  
Housing  
Development  
& Preservation

**\$2.6M**  
Homebuyer  
Assistance &  
Preservation

**\$3M**  
Homelessness  
Response

**\$21.5M**  
Mixed-Income  
Development

# Estimated Production for \$20 Million/Year Bond Item E.2

**\$14.4M**

Housing  
Development  
& Preservation

**160-510**  
units annually

**\$2.6M**

Homebuyer  
Assistance &  
Preservation

**40-50**  
units annually

**\$3M**

Homelessness  
Response

**125+**  
households

**\$21.5M**

Mixed-Income  
Development

**~200**  
units every 3-5  
years

# Investment into a Mixed-Income Revolving Loan Fund

- Center for Public Enterprise provided preliminary market testing on several Raleigh sites
- Estimated **\$10-25M** per project
- Project investments would revolve every 3-5 years
- A one-time **\$21.5M** City capitalization would create a standalone fund that could be immediately deployed and attract additional private and mission-driven capital

# Questions?



Photo Credit: Brian Strickland