

THE CITY OF RALEIGH SCATTERED SITE POLICY
GUIDE TO LOCATIONS FOR ASSISTED HOUSING
(5/3/2005)

Purpose Statement

The purpose of the Scattered Site Policy is to guide the distribution and location of assisted rental housing in the City of Raleigh. – This policy is aimed at the following objectives.

1. To promote greater rental housing choice and opportunities for low income households;
2. To avoid undue concentrations of assisted rental housing in minority and low-income neighborhoods; and
3. To further community revitalization efforts by encouraging the rehabilitation of older housing.

Definition of Terms

Definition of Low Income: Individual or family making 60% or less of the Wake County MSA median income, adjusted for family size.¹

Definition of Moderate Income: Individual or family making between 61% and 80% of the Wake County MSA median income.

Definition of Assisted Housing: Assisted housing is defined as any housing development receiving any public financial assistance, including federal, state, city and county financing. Examples are HOME funded developments, HOPE VI, or projects developed with federal or state low income housing tax credits and tax exempt bond funded projects without tax credits.

The Policy recommends distribution of assisted rental units based on geographical priority using the following criteria.

1. **First Priority Areas:** Includes areas which are continuing to experience growth in population and housing units, provides proximity to retail and office development, and have relatively low percentages of minority populations and low-income residents.

The following Census Tracts are First Priority Areas:

¹ For example, in 2005 the income levels for families/individuals at or below 60% of median income are as follows:

Median income: \$69, 800					
1 person	2 person	3 person	4 person	5 person	6 person
\$29,940	\$34,200,	\$38,520	\$42,780	\$46,200	\$49,620

Census Tracts: 536, 537.03, 537.09, 537.10, 537.11, 537.12, 537.13, 537.14, 525.03, 525.04, 524.01, 524.04, 514, 515.01, 515.02, 516, 517, 526.01, 526.02, 537.15, 537.07, 537.06, 538.02, 540.07, 540.03, 542.01, 542.02, 530.02

2. Second Priority Areas: Includes those areas which meet some of the criteria as First Priority areas but are considered to be racially mixed. These tracts are not predominantly low-income. Racially mixed areas are census tracts that have a minority population level more than 23% and less than 60%. Assisted housing developments in areas that are racially mixed will be limited.

The following census tracts are Second Priority Areas:

Census Tracts: 501, 503, 504, 505, 510, 512, 518, 522.01, 522.02, 523.01, 523.02, 524.02, 524.05, 525.01, 526.03, 527.01, 527.03, 527.05, 528.02, 528.03, 528.04, 535.01, 535.10, 537.16, 540.01, 540.04, 540.06, 540.09, 540.10, 541.02, 541.04, 541.05, 541.06

3. Special Objective Areas (Third Priority Areas): Are redevelopment areas and special objectives areas where the goals are the revitalization of older neighborhoods and to provide replacement housing to community residents. Projects located in Third Priority Areas must be done in conformance with the goals and objectives of redevelopment plans adopted for the area. Redevelopment Areas are: Thompson-Hunter, Stages I and II, Downtown East, College Park, Garner Road, South Park, New-Bern Edenton and Jamaica Drive. Special Objective Areas are older public housing demolition and redevelopment projects funded with HOPE VI and other funds for the improvement and deconcentration of public housing developments. Upon adoption of any new redevelopment plan or Special Objective Areas, these areas will become Third Priority Areas and incorporated into the Scattered-Site Policy.

4. Fourth Priority Areas: Are census tract areas that minority concentrated and low-income. Minority concentrated areas are those census tracts that, according to the latest Census information available, have concentrations of minority population greater than 60%. Low-income areas are those census tracts that have more than a 50% concentration of population earning less than 60% of median income based on most recent Census information available. Assisted housing developments in these areas are not permitted.

The following census tracts are minority concentrated and low-income and will be Priority IV areas.

Census Tracts: 506, 507, 508, 509, 511, 519, 520.01, 520.02; 521.01, 527.04, 540.08

Applicability of Policy

This policy shall apply to all assisted housing projects within the city limits of Raleigh, or in the extraterritorial jurisdiction when the proposed housing development will use City utilities and/or be annexed.

Size Limitation for New Construction Projects

Assisted family developments will be limited to 50 units per site in all Priority areas. An exception will be made in Priority I and II areas for developments of up to 80 units per site where there is a full time on-site manager.

Elderly Projects

Elderly projects will be exempt from the unit size and scattered site location criteria. Elderly housing will be defined as housing if a dwelling is specifically designed for and occupied by elderly persons under a Federal, State or local government program or it is occupied solely by persons who are 62 or older or it houses at least one person who is 55 or older in at least 80% of the occupied units, and adheres to a policy that demonstrates intent to house persons who are 55 or older.

Assisted Housing Proposals in Priority III Redevelopment Areas and Special Objective Areas

Assisted Housing Proposals in Priority III areas have been exempted from the scattered-site policy and the housing evaluation criteria. Any proposal for new construction must be done in conformance with the approved redevelopment plans for the area.

Size Limitation for Rehabilitation Projects

Assisted housing projects rehabilitated with moderate or substantial rehabilitation funds from federal, state or local funds will be limited to **100 units per site**. It is intended that this size limitation will not apply to the following rehabilitation projects:

- A. Projects exclusively serving elderly and/or disabled households.
- B. Existing projects which are publicly owned or managed or are assisted by other public subsidies.
- C. Projects located in redevelopment areas where the goal is to preserve and upgrade older, inner-city communities.
- D. Rehabilitation of units in projects in Priority I and II areas if a full time manager is employed on site

Assisted Housing Ranking Criteria:

The following criteria will be used to evaluate assisted housing proposals. If there are competing proposals, then the projects will be ranked and compared. If there are not competing proposals, then the sole proposal will be ranked. In either case the following rankings will be used. (1) Most desirable; (2) Acceptable; and (3) Unacceptable. Criteria to rank proposals will include the following:

1. Location of Existing Assisted Units: Score
Federally assisted Housing projects (exclusive of redevelopment areas)

- Within ½ mile of another project (1)
- No projects within ½ mile radius (3)
- No projects within ¾ mile radius (5)
- 2. Transportation
 - No transportation services (CAT bus, CAT connector) or other transit line within one-mile radius (1)
 - Transportation services within ½ mile (3)
 - Transportation services within three walking blocks to site (5)
- 3. Priority Areas:
 - Location in Priority II Areas (3)
 - Location in Priority I Areas (5)
- 4. Zoning:
 - Proposed site will necessitate rezoning for developing project (3)
 - Site is appropriately zoned for intended use (5)
- 5. Management
 - Project proposal makes no plans for on-site management (1)
 - Part-time manager on site less than 2 days per week (3)
 - On-site manager minimum of 5 days per week (5)
- 6. Project Design and Appearance
 - Proposal lacks architectural appeal and landscaping (1)
 - Proposal incorporates some architectural appeal and landscaping but proposed units are not comparable to size and quality of market rate units in the community (3)
 - The building design and use are compatible with the surrounding community and incorporates a high degree of architectural appeal and landscaping. The proposal is of comparable size and quality of market rate units. (5)

A score of 25-30 or more points would make a proposal MOST DESIRABLE. Proposals receiving less than 25 points would receive an ACCEPTABLE ranking; except that proposals receiving three (1) rankings would be undesirable and would not be approved by the City.

Adopted: May 3, 2005