

Wake County Planning Board

August 2, 2023

Terry Nolan, Planner III



@wakegov



wakegov.com

Request

- Amend the Unified Development Ordinance to prohibit Tobacco & Hemp retail within 1,000' of elementary, middle, and high schools, parks, residence, other tobacco & hemp
- Restrict Tobacco & Hemp retail to the following zoning districts: General Business, Heavy Commercial, Industrial, Special Districts

What is Tobacco & Hemp Retail?

Where sales of Tobacco and/or Hemp is the *Principal* use

- Any product that contains tobacco or nicotine
 - Includes synthetic
- Any product that contains a certain level of THC
 - Includes Delta 8 & Delta 9
- Any product that contains Kratom
- Electronic devices that deliver nicotine, THC, or other substances

Tobacco/Hemp Retail



- Specialty retail
- Small storefront
- Found along major corridors and downtowns
- None found in unincorporated Wake County

Background/Purpose

- WCPSS approached Wake County
 - Reduce availability to youth through land use regulation
- Planning and Public Health staff met to discuss the request
 - HHS has a robust program that targets youth
 - Wake County is a leader in implementing Tobacco policies
- Planning staff evaluated data provided by the Poe Center:
 - Data set includes retail that sells tobacco as an accessory use
 - ~800 stores selling tobacco products
 - ~30 of the 800 are in unincorporated Wake County

Municipal UDOs in Wake County

Municipality	Distance from schools	Distance from other uses
Apex	1,000 feet	No restrictions
Fuquay Varina	500 feet	Other tobacco/hemp retail, daycare
Knightdale	1,000 feet	Other tobacco/hemp, park
Rolesville	1,000 feet	Other tobacco/hemp
Zebulon	500 feet	Other tobacco/hemp, pawn, religious institution, daycare, parks, adult business, nightclub, pool hall

We Know What Works



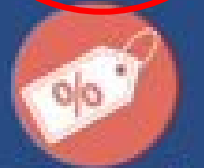
Vaccine Booster



Land Use
Restrictions



Availability



Pricing and
Promotion



Advertising and
Display bans

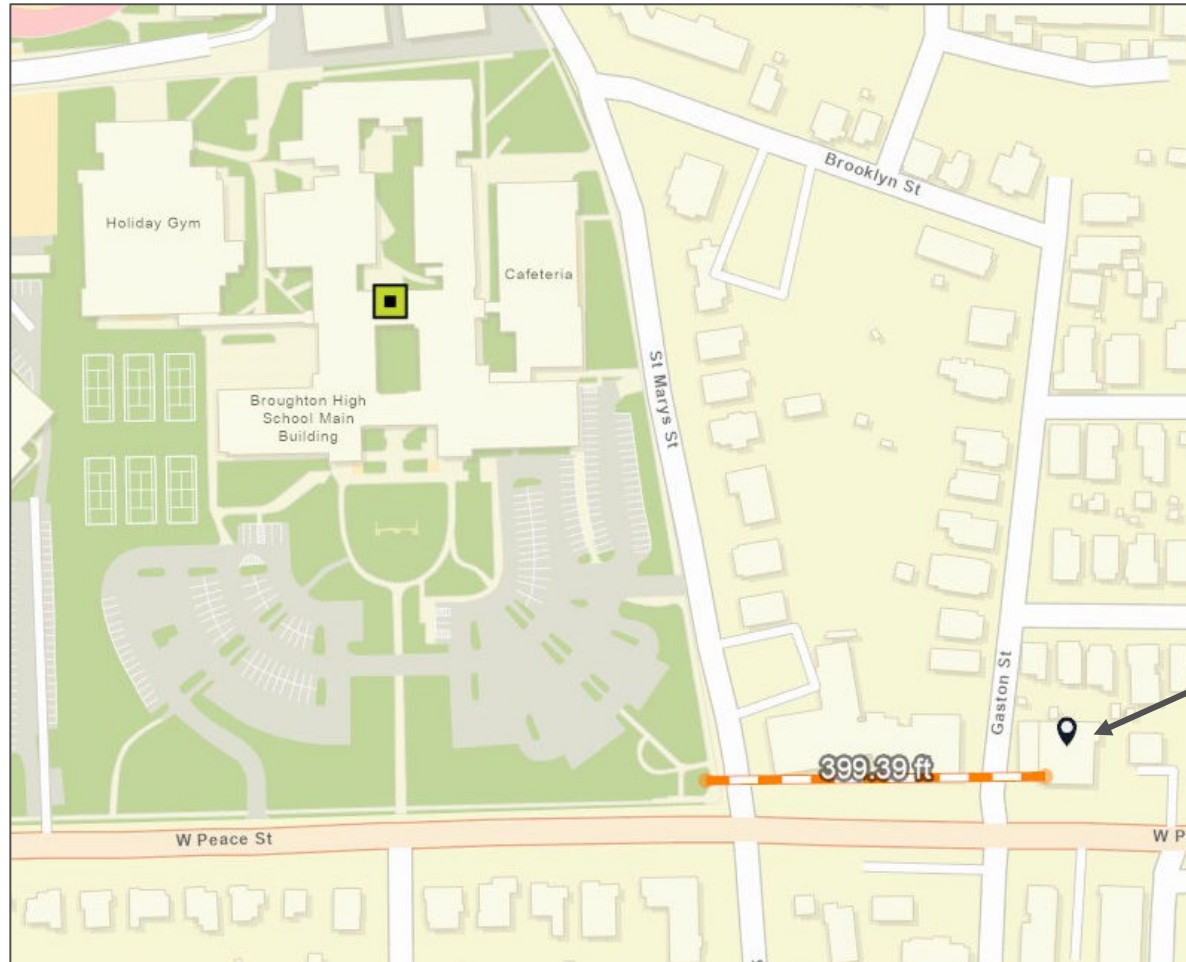


Age of Sale



Retail Licensure

Example: Tobacco Proximity to a School



Less than 400' from Broughton High School property



Proposed Amendment Article 4-57

- 4-57-1 The site of the establishment must be located at least 1,000 feet—measured in a straight line from property line to property line—from the site of any other Tobacco and Hemp Retail establishment that exists or has been permitted;
- 4-57-2 The site of the establishment must be located at least 1,000 feet —as measured in a straight line from property line to property line— from any of the following use types: public or private elementary, middle, or high school, public park, greenway, or residence.
- 4-57-4 There shall not be more than one use subject to these standards on the same property or in the same building, structure, or portion thereof;

Proposed Zoning Districts

This is a simplified Use Table

S* = Special Use in Multi-Use District

S = Special Use

P = Permitted

Use	Residential	Highway District	Office	General Business	Heavy Commercial	Industrial
Neighborhood retail	S*	P	P	P	P	P
Outdoor sales/storage		P	P	P	P	P
Tobacco/Hemp				P	P	P
Sexually oriented business				S	S	S

Impact Analysis

Six Schools have Wake County commercially zoned land within 1000':

- Endeavor Charter (Capital & Burlington) – would prohibit
- Jones Dairy Elementary (Jones Dairy Rd.) – would *impact*
- Wendell Middle (97 & Wendell Blvd) - would *impact*
- Turner Creek Elementary (NC 55 & Lewey Dr.) - would prohibit
- Willow Springs Elementary (HWY 42) – would prohibit
- Vance Elementary (Ten Ten) - would prohibit

Timeline

- Public Health Committee – August 18th
- Health and Human Services Board – August 24th
- Planning Board – September 6th
- Board of Commissioners – October 9th or 23rd

Staff Findings

- The proposed changes do not impact any existing Tobacco/Hemp establishments in unincorporated Wake County
- The proposed standards align the County's land use policies with HHS efforts on youth tobacco/hemp activity
- Several municipalities have already established similar standards for this type of use



Questions?

Department of Housing Affordability & Community Revitalization

Wake County Planning Board

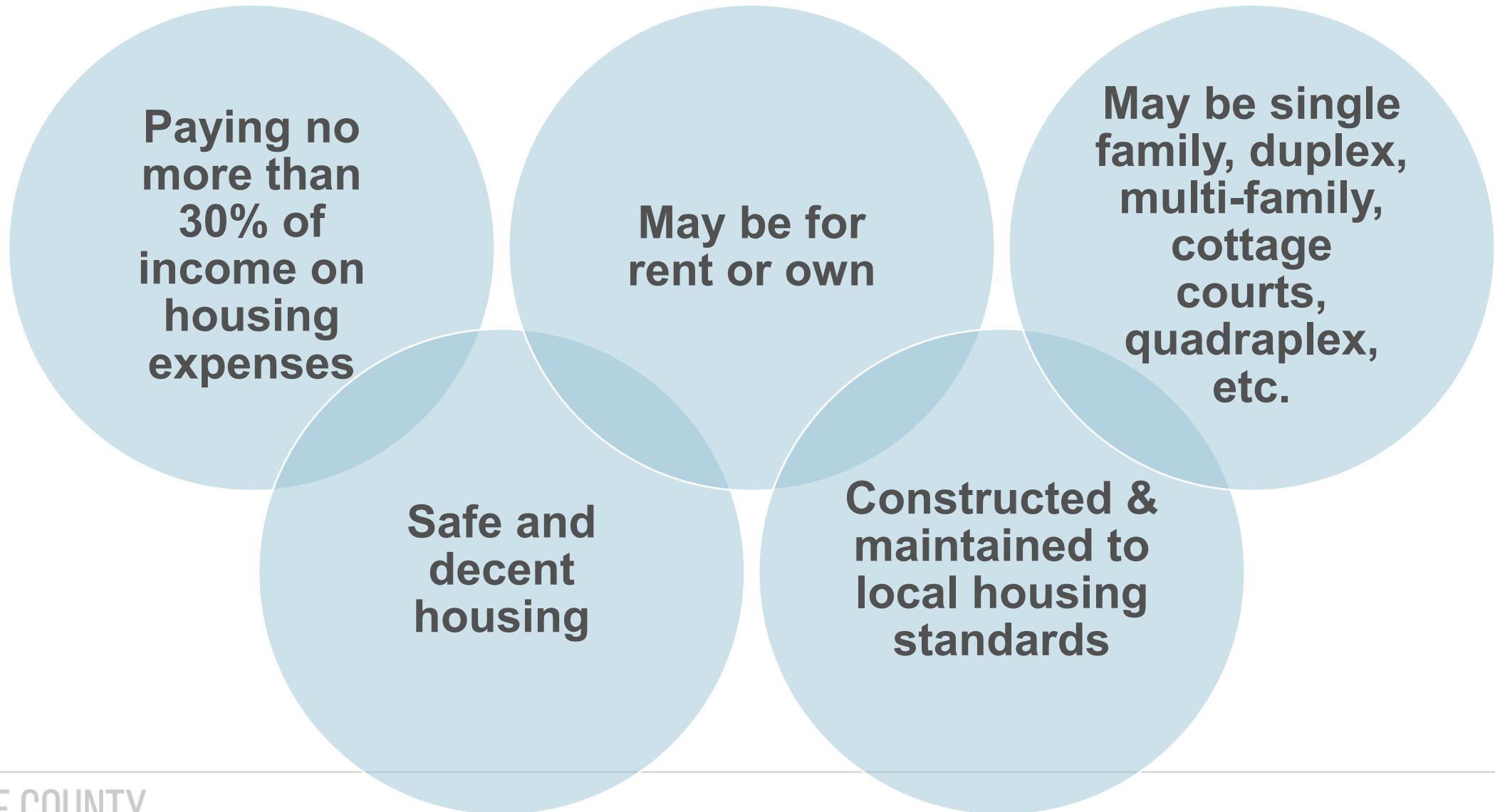


Alicia Arnold, Deputy Housing Director for Operations

@wakegov    

wakegov.com

What Is Housing Affordability?



Who does it serve?



Home Health Aide

Single parent,
3 children

Salary: \$26,435

<30% AMI

Rent: \$495



Retail Associate

Single person,
0 children

Salary: \$30,150

30-50% AMI

Rent: \$565



Preschool Teacher

Single parent,
1 child

Salary: \$38,105

30-50% AMI

Rent: \$715



Firefighter

Two parents,
2 children

Salary: \$57,000

50-60% AMI

Rent: \$1,070

Why is Housing Affordability important?

Families & Individuals

Fulfills Basic Human Need for Shelter

Improves Mental & Physical Health

More money for health care, child care, food & other necessities

Community Impact

Reduces Homelessness

Creates Diversity

Helps Ensure a More Vibrant Community

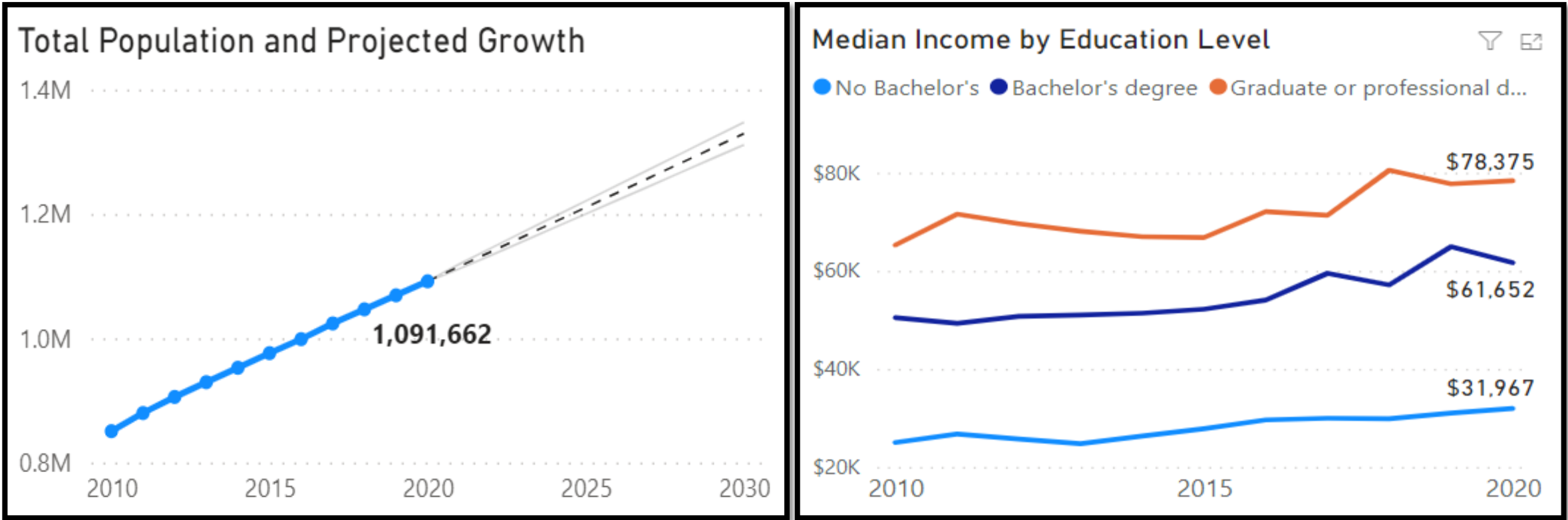
Business Advantage

Employee Retention

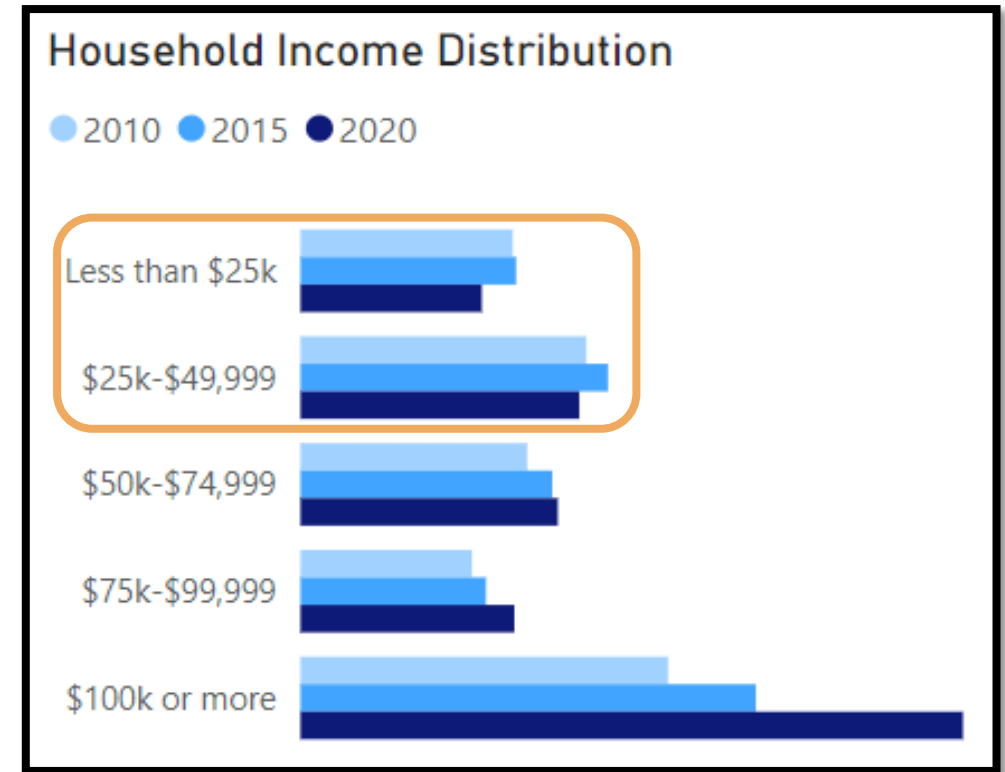
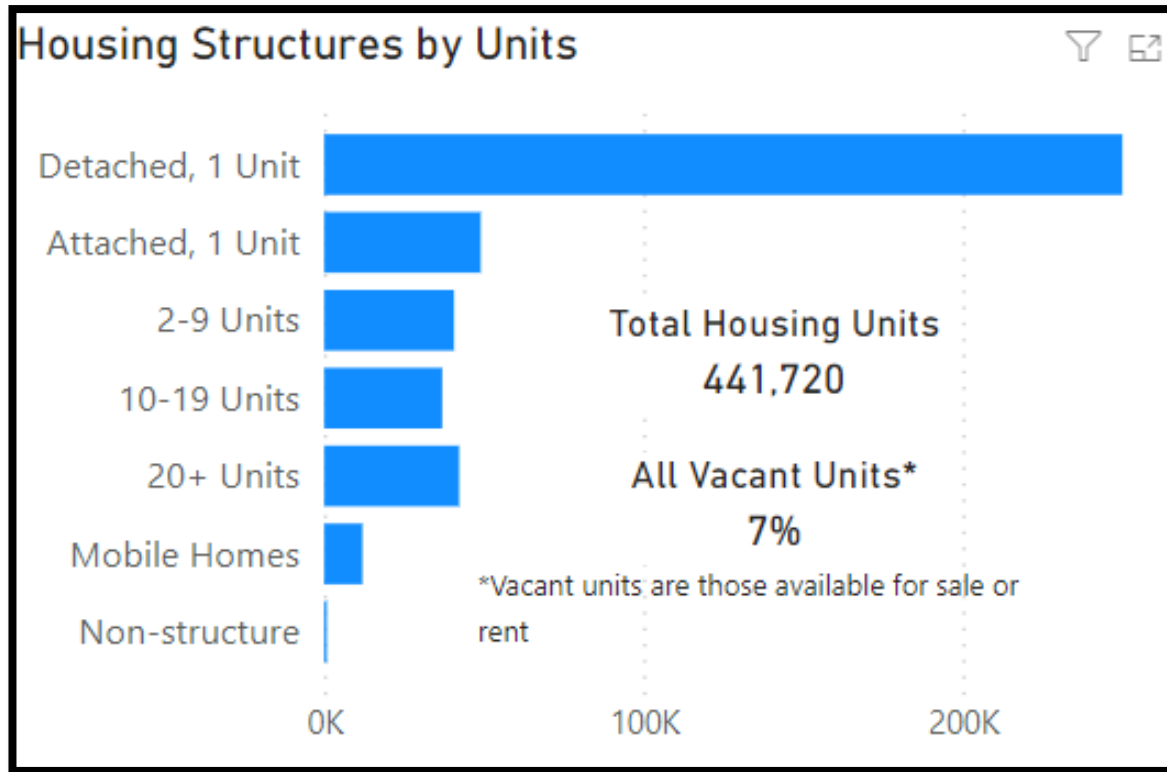
Competitive Recruitment

Economic Growth

Our Size and Prosperity Continues to Grow



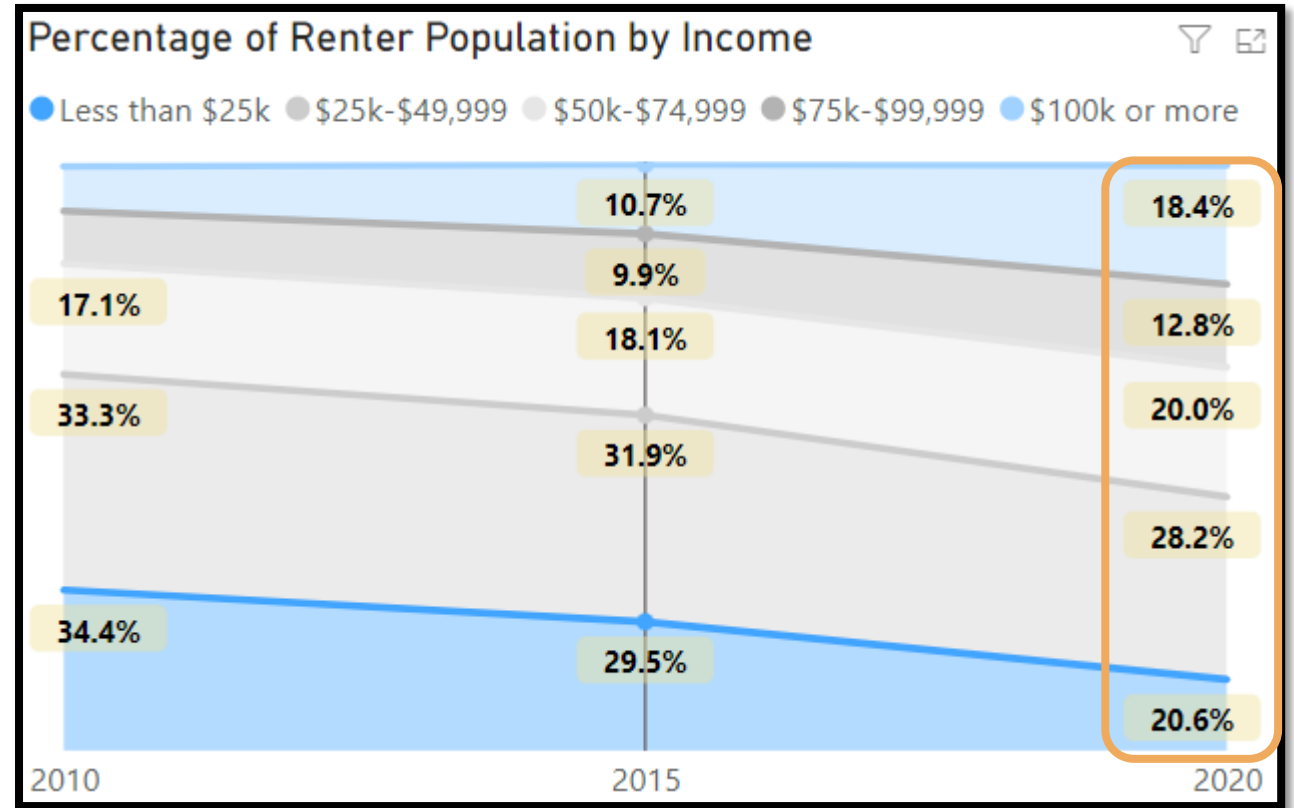
Does our Construction Match our Need?



According to Redfin, the June 2023 median sales price for a single family home in Wake County is \$500,000. With a \$100,000 down payment, the estimated monthly payment is \$3,093. **We may need to rethink what a “starter home” is and looks like.**

As ownership becomes out of reach, more residents turn to renting...

or they leave our market.



	Avg. Renter Hourly Wage	Hourly Wage to Afford 2-bedroom
Wake County	\$18.96	\$23.08
NC	\$16.37	\$18.46

Displacement is a Reality in Wake County

Direct displacement occurs when residents can no longer afford to remain in their homes due to rising housing costs. Residents may also be forced out by lease non-renewals, evictions, eminent domain, or physical conditions that render homes uninhabitable as investors await redevelopment opportunities.

Total Evictions 2022 WCSO (N=5,121)

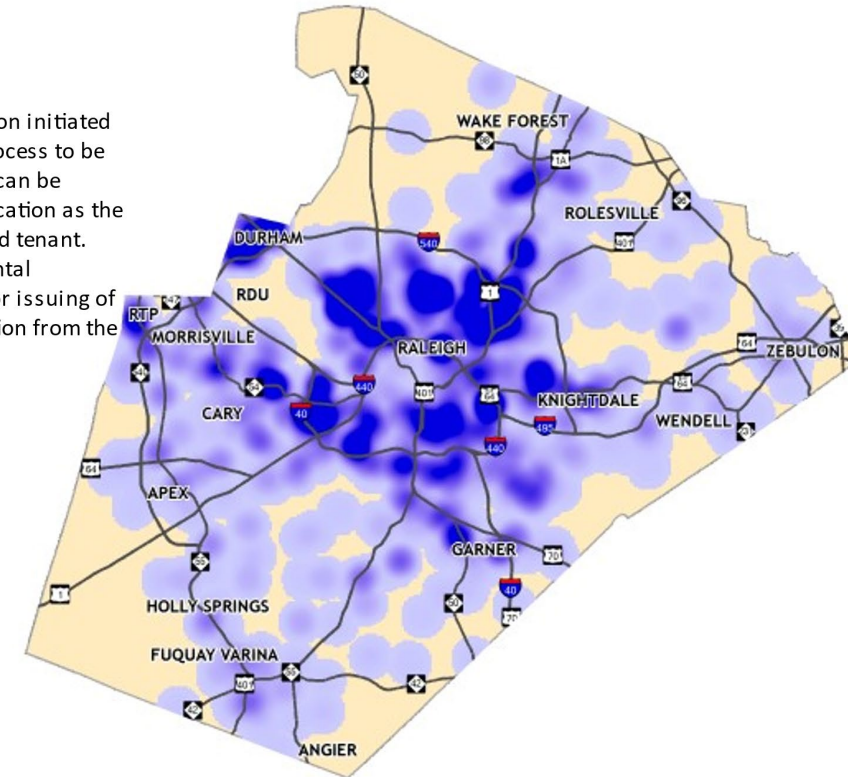
The Magistrate Summons is the pre-eviction notification initiated by the landlord and submitted by the court for the process to be carried out by the Wake County Sheriffs office. There can be duplicate magistrate summons issued to the same location as the rent agreement is negotiated between the landlord and tenant. Upon issuing the magistrate summons, should the rental agreement fail, the landlord responds to the courts for issuing of the Court Ordered Writ of Possession, or actual eviction from the property, carried out by the sheriffs' deputies.

Total Magistrate Summons:

2022: 17,986
2021: 11,201
2020: 10,987
2019: 23,859
2018: 21,441
2017: 19,118

Total Court Issued Evictions:

2022: 5,121 28%
2021: 2,821 25%
2020: 2,471 23%
2019: 5,678 24%
2018: 5,514 26%
2017: 4,671 24%



Displacement's Disproportionate Affect

Who is most vulnerable to displacement?



Persons of Color



People 25 and older without a Bachelor's Degree



Renters



People making at or below 80% Median Family Income



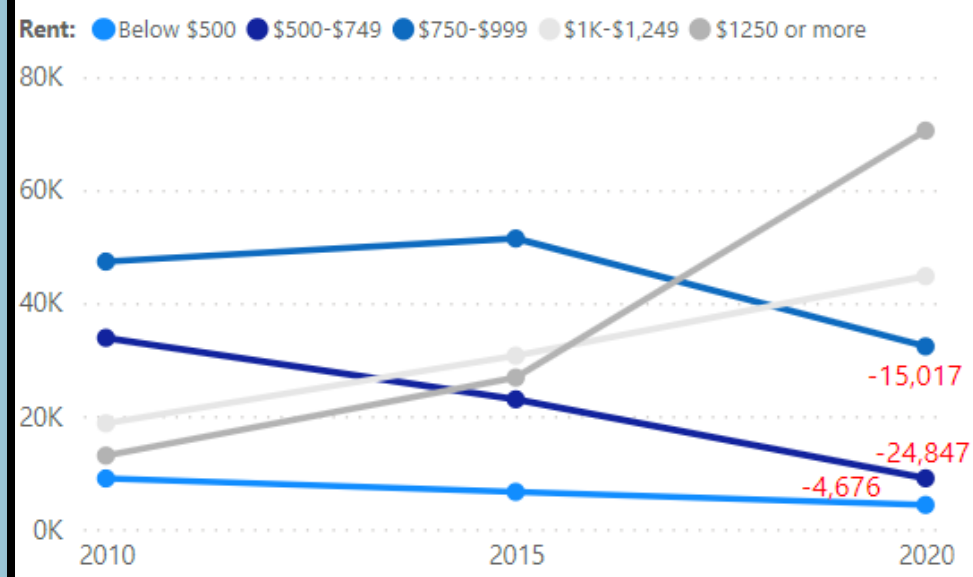
Households with children in poverty

Indirect displacement refers to changes in who is moving into a neighborhood as low-income residents move out.

Cultural displacement occurs as the scale of residential change advances by shifting services focused on new, different demographic of residents.

Affordability is eroding within our market.

Loss of Affordable Housing



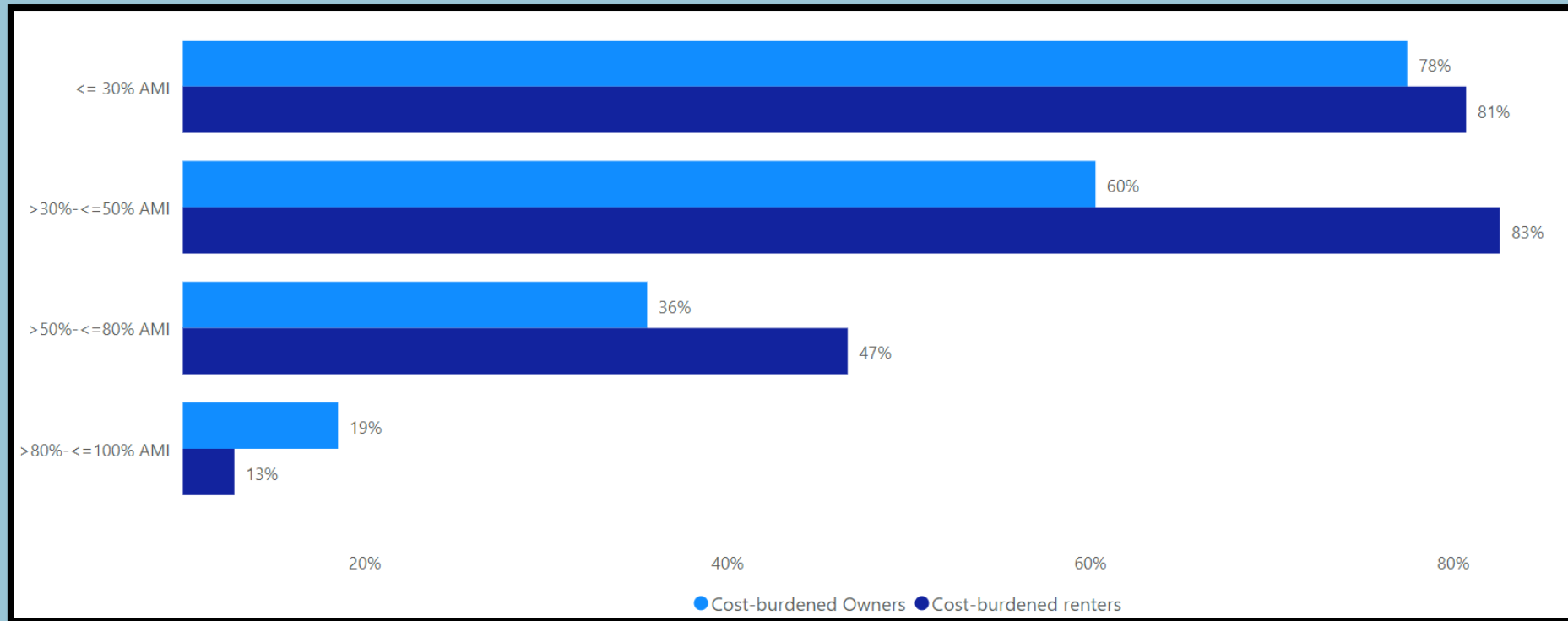
Wake County **lost 46%** of rental units priced below \$1,000 a month since 2010, which is considered affordable rent for household incomes at or below \$40,000. The population within this income range only decreased by approximately 11% in the same time period.

Since 2010, the number of rentals priced over \$1,000 has increased by 163%.

American Community Survey

The **majority** of owners and renters earning less than 50% of the Median Income (\$56,650 for a family of four) are Cost Burdened.

More than **one third** of those under 80% of the Median Income (\$90,650 for a family of four) are Cost Burdened.



Wake County's Leaking Affordable Housing Bucket

Loss of
Affordability
through Sales &
Redevelopment

Acquisition &
Preservation
of Housing
Affordability



We have a Roadmap: Comprehensive, 20-year Plan



Board of Commissioners:

- 📅 September 2016 – created Affordable Housing Steering Committee
 - 32 Committee Members
 - 9 month process
- 📅 October 2017 – approved Wake County Affordable Housing Plan

Highest Priority Recommendations

THREE ESSENTIAL STRATEGIES

Land Use

- County and Municipal Land Use Policy, including:
Affordable Housing Incentive Overlays
Expanded Capacity for Accessory Dwelling Units

Leveraged Programs

- Acquisition Fund
- Enhanced County Rental Production Loan Program
- Preservation Fund
- Preservation Warning System & Annual Report
- Affordable Mortgage Program
- “Familiar Faces” Permanent Supportive Housing Pilot Project
- Enhanced Housing Placement & Coordination System

New Public Resources

- Public Land Disposition Requirements
- New Local Funding Sources for Affordable Housing

Housing Affordability Goal & Core Principals

“To ensure that quality, affordable housing is available for all Wake County residents”

**Maximum Benefit from
Public Resources**

**Support Overall
Housing Growth**

**Focus on Populations
in Greatest Need**

**Pursue Locally
Appropriate Solutions**

**Use Housing as Platform
for Economic Opportunity**

Housing Plan Implementation

2019

- **AHDP**
- Land Use Policies
- Veterans Homelessness
- Women's Shelter
- PSH Staff & Training

2020

- **AHDP**
- Wake Prevent!
- **Public Land Disposition**
- Administrative Structure
- COVID-19 Response
- House Wake

2021

- Preservation Warning System
- **Affordable Mortgage**
- **Acquisition & Preservation Fund**
- Wake Prevent!
- SWSC
- Landlord Partnership
- Coordinated Entry
- PSH Staff

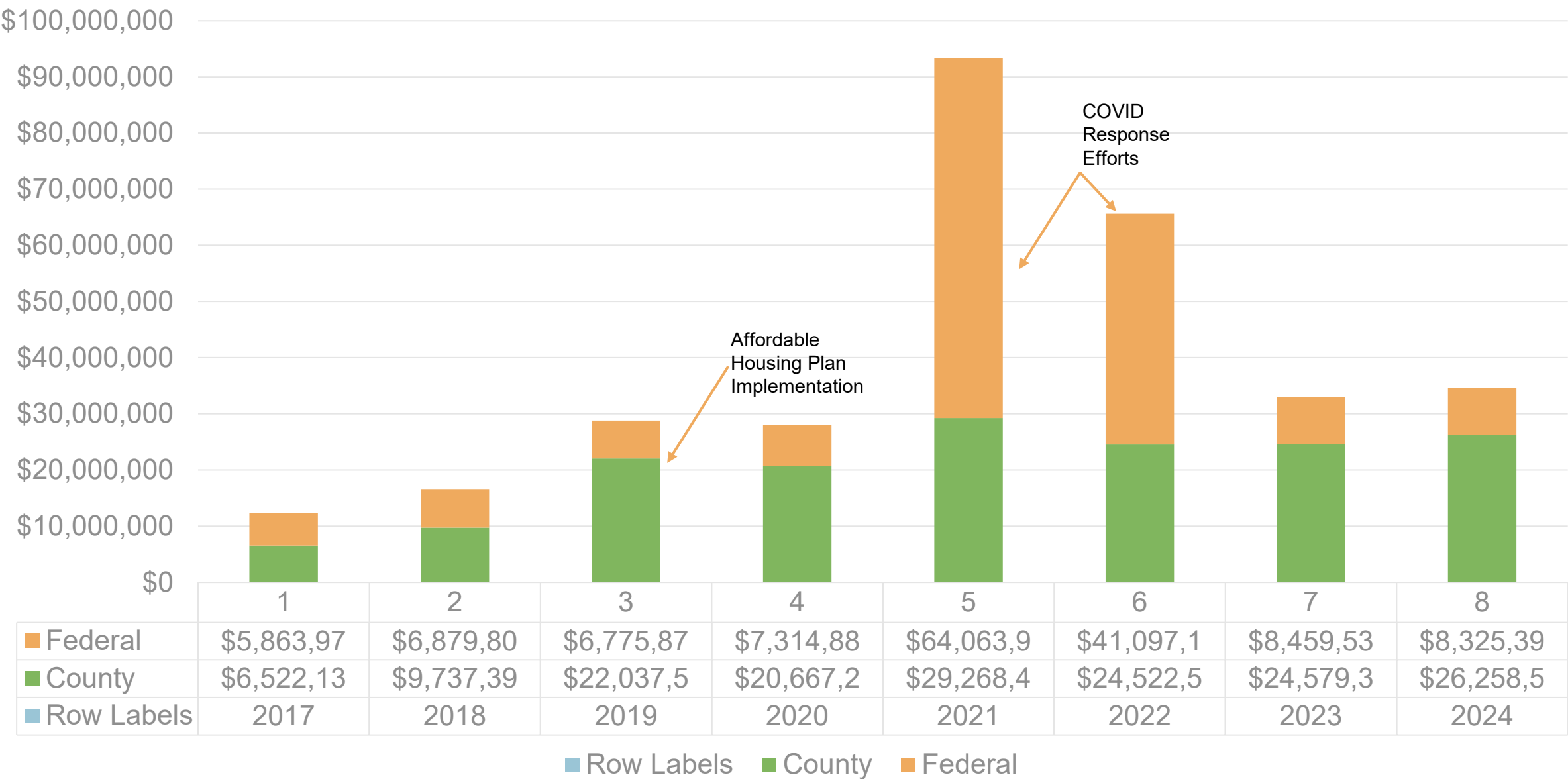
2022

- **Affordable Mortgage**
- PSH Staff
- Administrative Structure
- **PSH Pilot Project**
- Cornerstone Reimagination

2023

- **AHDP: Public Housing**
- Cornerstone Reimagination
- **Community Land Trust**
- **Rehabilitation**

Investment in affordable housing



Housing Department Structure

Department Leadership, Business Management & Compliance

Equitable
Housing &
Community
Development

Affordable
Housing
Development

Home
Ownership &
Rehabilitation

Strategic
Community
Investments

Homeless &
Prevention
Services

Wake
Prevent!

South
Wilmington
Street Center

Housing
Service
Grants

Permanent
Housing &
Support
Services

Rental
Assistance

Housing
Services

Permanent
Supportive
Housing

Veterans
Services

Benefits &
Care

Education &
Training

VA Loans &
Documentation

Research, Data,
& Systems

Data Analysis
& Research

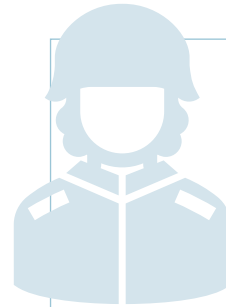
Landlord
Engagement
Team

Bridge 2 Home

FY24 HACR Initiatives



Ending
Homelessness



Serving Veterans



Preserving &
Creating Affordable
Housing



Maintain Compliant
& Efficient
Operations

FY24 Priorities & Common Threads

- **Plan for the Next Five Years:** The Housing Department has grown rapidly. Initiatives reflect desire to stabilize or complete existing efforts. Programs have been reevaluated due to market shifts and community engagement feedback. Several requests reflect reallocation of existing resources to meet community needs.
- **Community Input & Direction:** All efforts are heavily influenced by community input and engagement; initiatives reflect a shared direction. We will continue to align vision with community needs. This includes partnering with other departments for efficient operations.
- **Equity:** Wake County is a made up of a diverse community of residents. An intentional focus on equity within our organization as well as the programs that we manage, launch or fund will help to ensure that all groups of people are equally represented and served within our community.
- **Encouraging Municipalities:** Careful engagement has been ongoing to respect Town visions and support their affordability journey. As they start to engage in efforts, we must be prepared to supports efforts and advance a collective vision.
- **Finish What We Started:** Completing the Affordable Housing Plan and Veteran Task Force recommendations are extremely important to the success of the department. We are in the last year of the 5-year Housing Plan implementation timeline. The department will continue to leverage partnerships in completion of outstanding recommendations.

Wake County Department of Housing Affordability & Community Revitalization Leadership Contact Information:

Lorena D. McDowell, Housing Department Director: lorena.mcdowell@wakegov.com

Vacant, Housing Affordability & Community Revitalization Deputy Director:

Alicia Arnold, Housing Affordability & Community Revitalization Deputy Director: alicia.arnold@wakegov.com

Mark Perlman, Equitable Housing & Community Services Division Director: mark.perlman@wakegov.com

David Harris, Homeless & Prevention Services Division Director: dharris@wakegov.com

Vacant, Permanent Housing & Supportive Services Division Director:

Vanessa Kopp, Research, Data & Strategy Division Director: vanessa.kopp@wakegov.com

Siobhan Norris, Veteran Services Division Director: siobhan.norris@wakegov.com

Cicely Childs, Department Business Manager: cicely.childs@wakegov.com

Renee Moyer, Contracts & Compliance Manager: renee.moyer@wakegov.com

Moniquè Merriweather-Yarborough, HR Business Consultant: monique.yarborough@wakegov.com