



Wake County Joint Board of Education and County Commissioners Meeting

Joint County and WCPSS Long-Range Land Planning

Today's Agenda

- **Partner Priorities**
- **Current Affordability Landscape**
- **Joint Collaboration Process**
- **Takeaways**

School System Priorities

WCPSS Policy 4150

A.1.a-Student Achievement

- minimizing high concentrations of students from low-income families at each school

A.1.c-Proximity

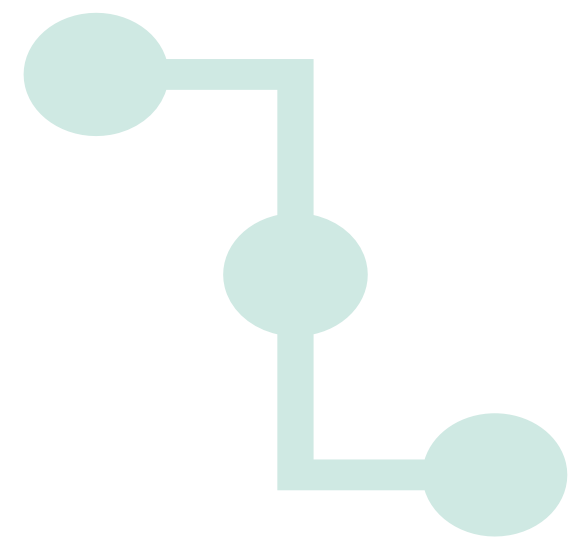
- To the extent practicable, base school assignments will be within a reasonable distance of the student's home

WCPSS Strategic Plan Aims 15, 17 & 19

Housing Patterns - lack of affordable housing options balanced across the county

National bus driver shortage - lack of qualified drivers to meet our needs

Wake County Priorities



Connectivity



**Upward
Mobility**



Affordability



Quality

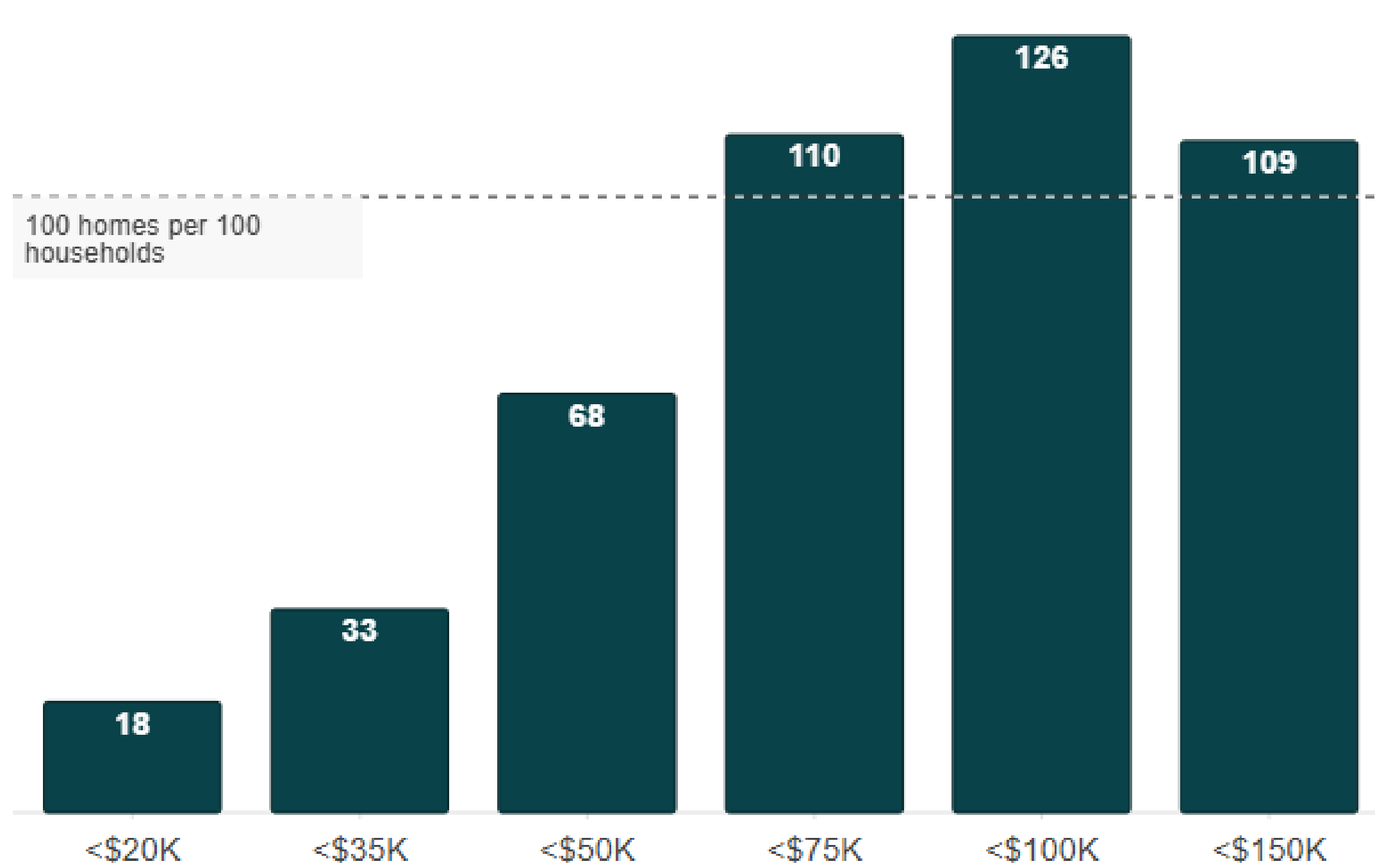
Highlighted in 5 of 6 Focus Areas within the County's Strategic Plan

Shared Priorities for Mutual Benefit

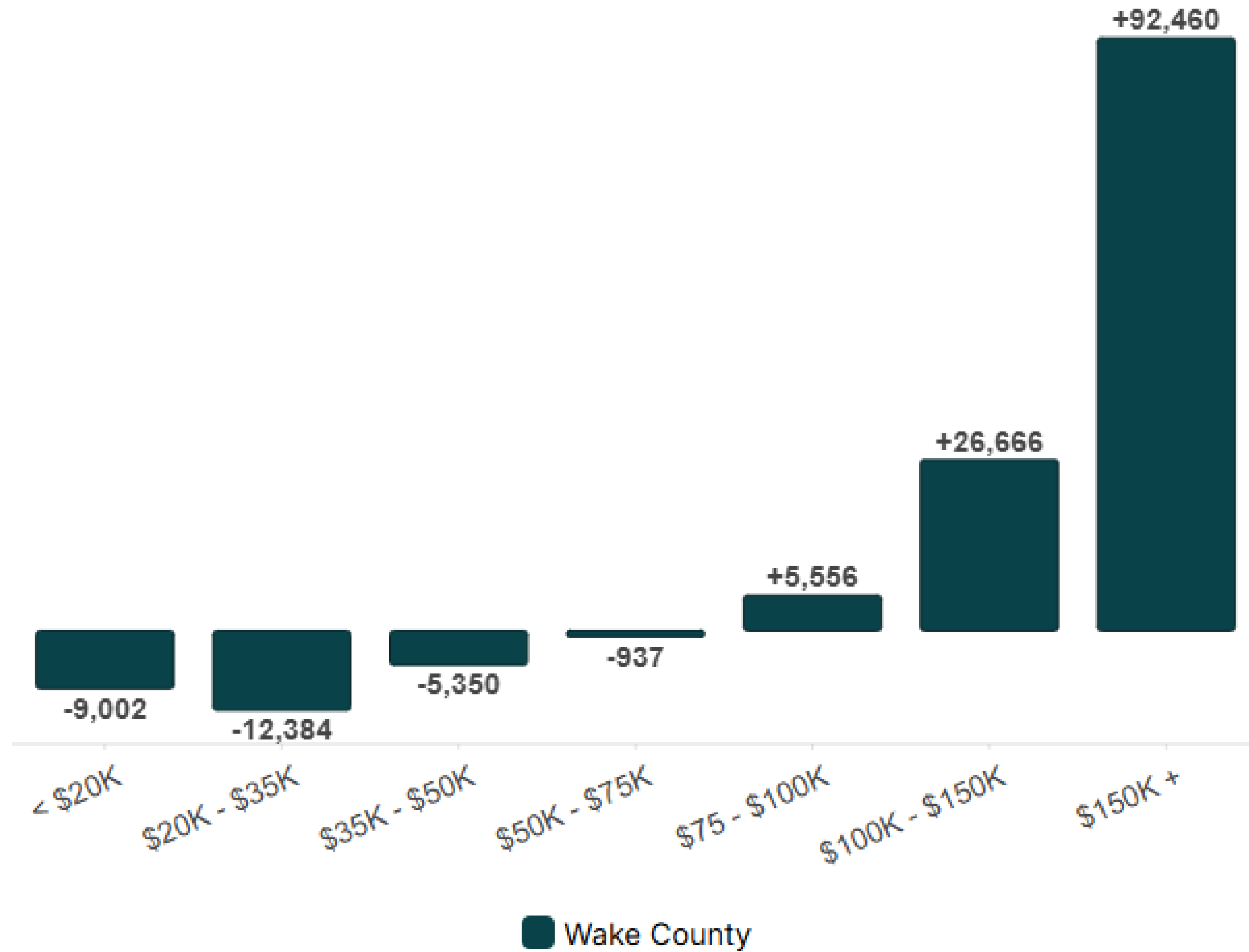


Building Patterns Affect Access

Affordable Rental Homes per 100 Renter Households by Income
2023



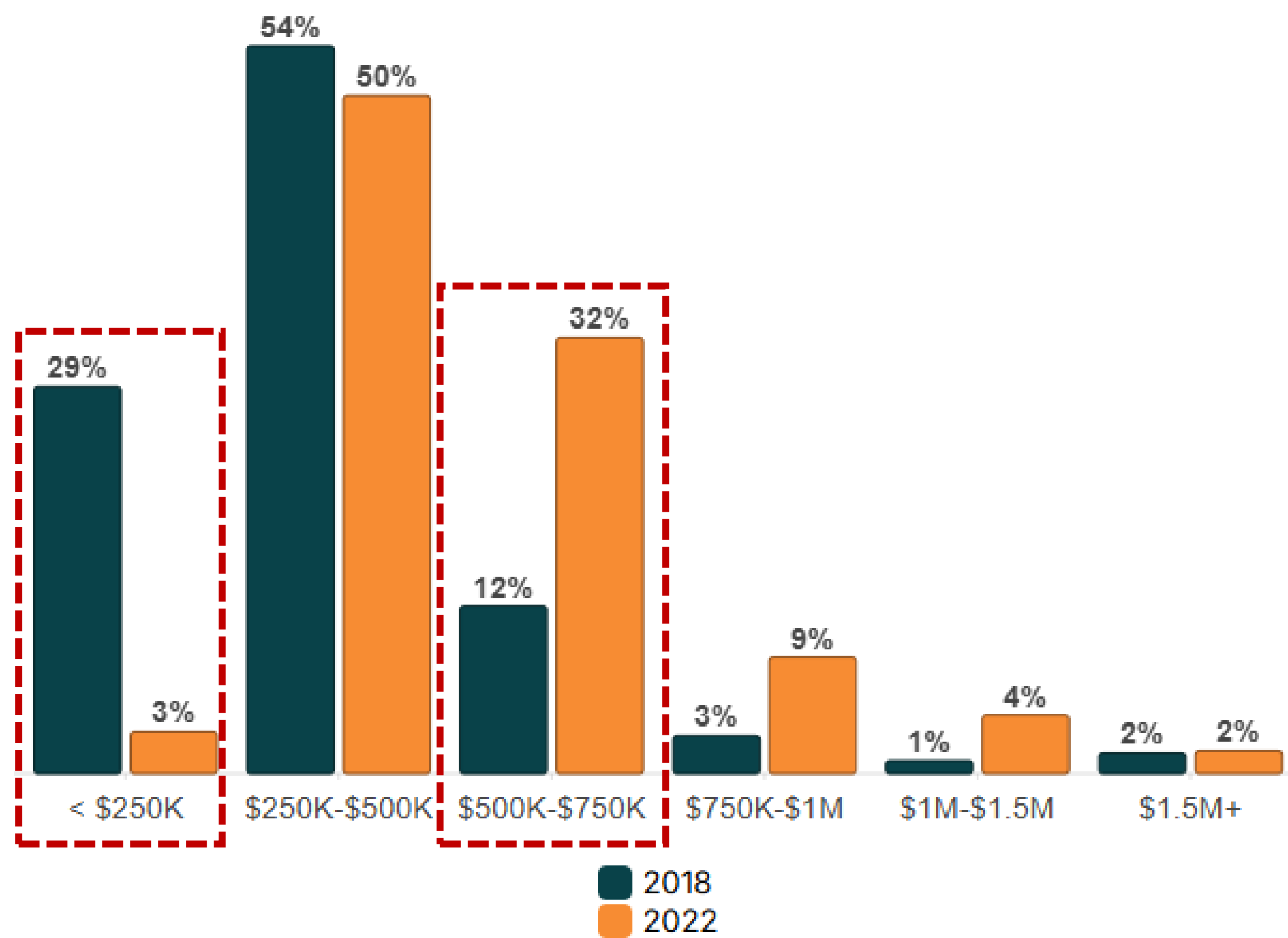
Net Change in Number of Households by Income Band
2013 - 2023



Erosion of Affordability

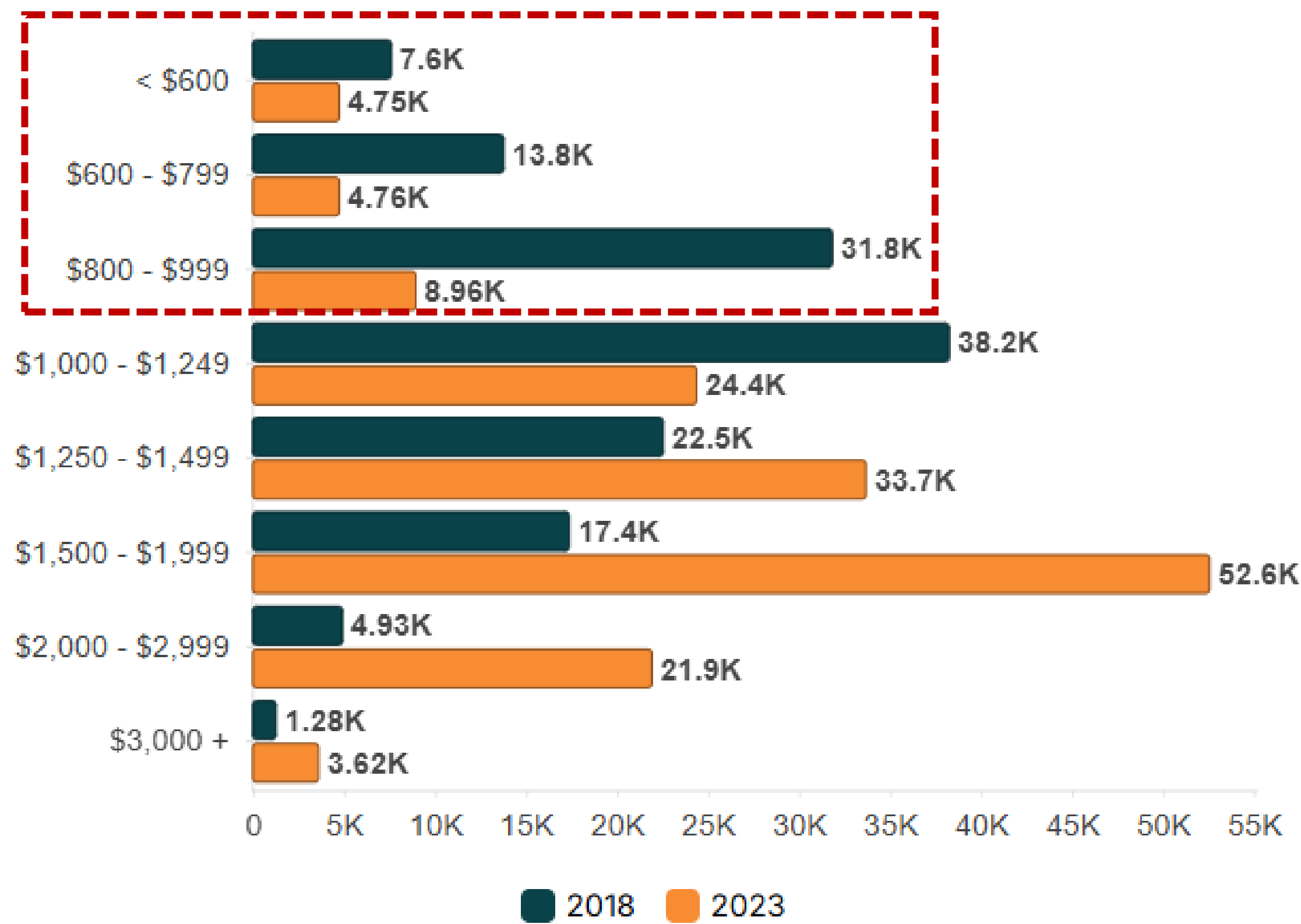
Share of Total Homes Sold by Price Bracket

2018 - 2022

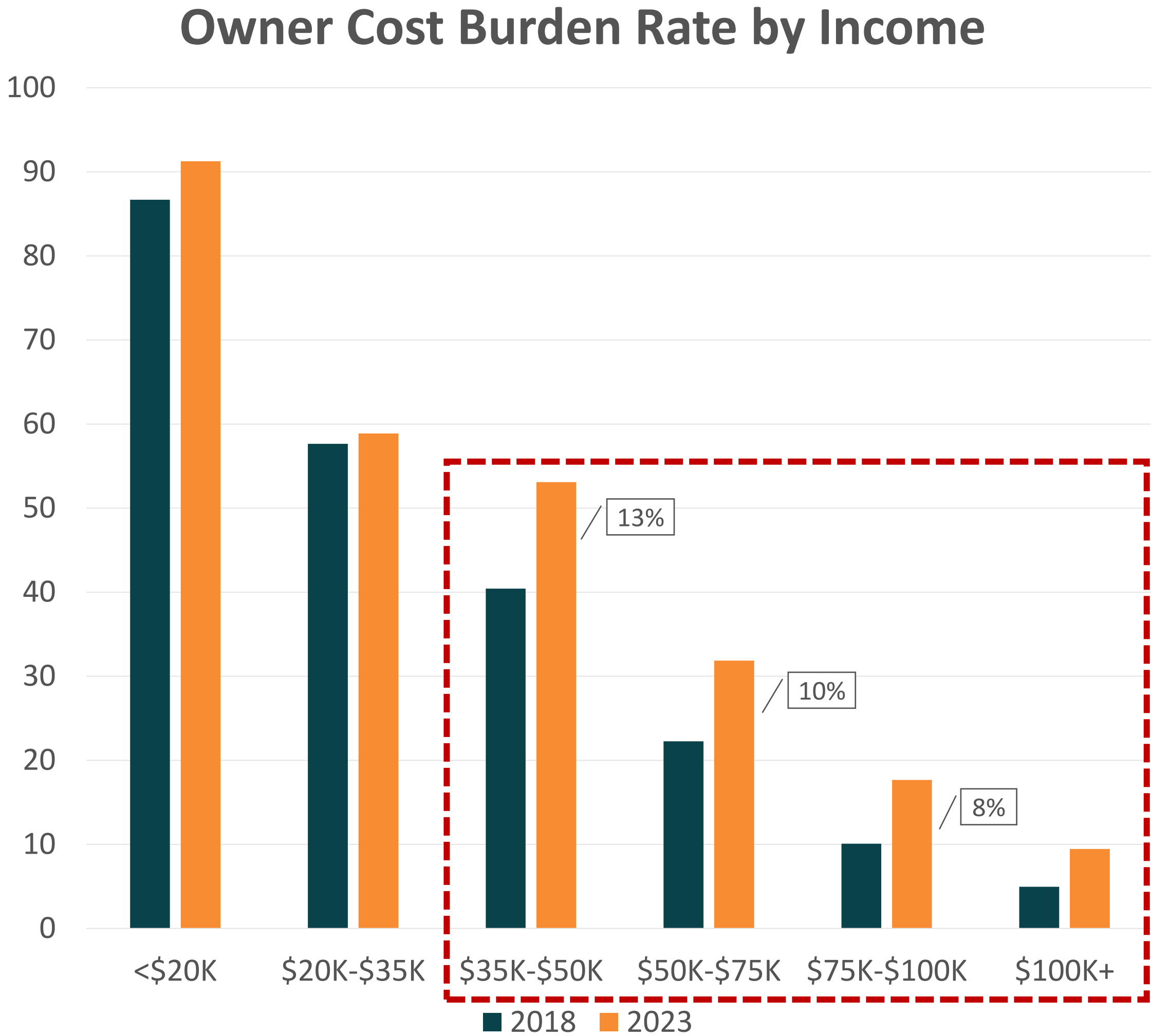
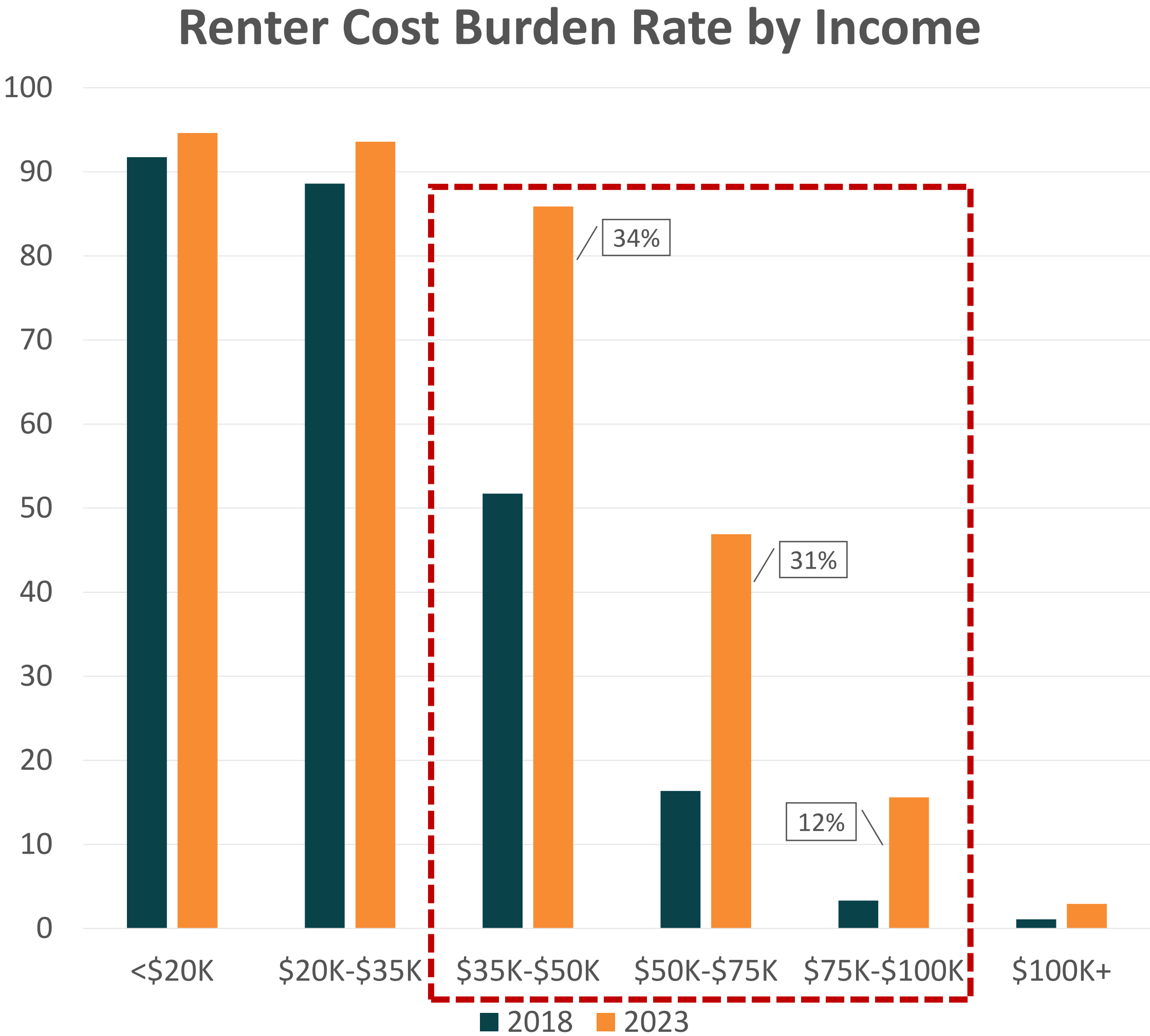


Homes by Rent

2018 - 2023



Increased Economic Strain and Instability



Collaboration and Solutions



WCPSS and Wake County Collaboration

Aligned Priorities

- County Community Survey
 - 63% of respondents believe cost of living should be Wake County's top priority; 56% said affordable housing
- WCPSS Employee Housing Survey
 - 52% of respondents agreed they could not afford to live in Wake County
 - 38% of respondents considered leaving WCPSS due to housing costs

MOU Extension

- WCPSS and Wake County extended a Memorandum of Understanding (MOU) to continue collaboration through Core Team
 - MOU includes commitment to jointly plan and regularly review site for mutually beneficial opportunities
 - Core Team will implement the collaboration process in a work plan
 - Process informed by legal staff and UNC School of Government

WCPSS and Wake County Collaboration

WCPSS and Wake County staff are actively discussing mutually beneficial opportunities to create housing.

- A proposed land swap will be brought forward at a later date
- Staff are evaluating sites to determine development feasibility and priority alignment
- **Both organizations are committed to transactions that are equitable and best meet the needs and priorities of all parties and the community**

Site Development Process

Developing surplus land depends on several factors:



Staff Capacity

- Site acquisition or exchange process
- Development project management



Local Government Financing

- Wake County development financing
- Municipal development financing



Developer Capacity and Interest

- Cost and feasibility vs. other opportunities
- Private capital availability and pricing

Prospective Development Timeline

Development of exchanged sites is a time-intensive process.

Prospective timeline for development of a site with a mid-size multifamily building:



Total Timeline: 45 months / 3.75 years

Prioritizing Employees

Employment or profession is not a protected class under the Fair Housing Act (FHA); restricting housing only to school system or public employees would violate the FHA.

Prioritizing Through TSP

School system and public employees may be prioritized under a tenant selection plan (TSP):

- TSP clearly defines public employee eligibility criteria and set-aside process
- TSP considers “disparate impact”
- Units are marketed directly to employees, but units may be occupied by other qualifying residents

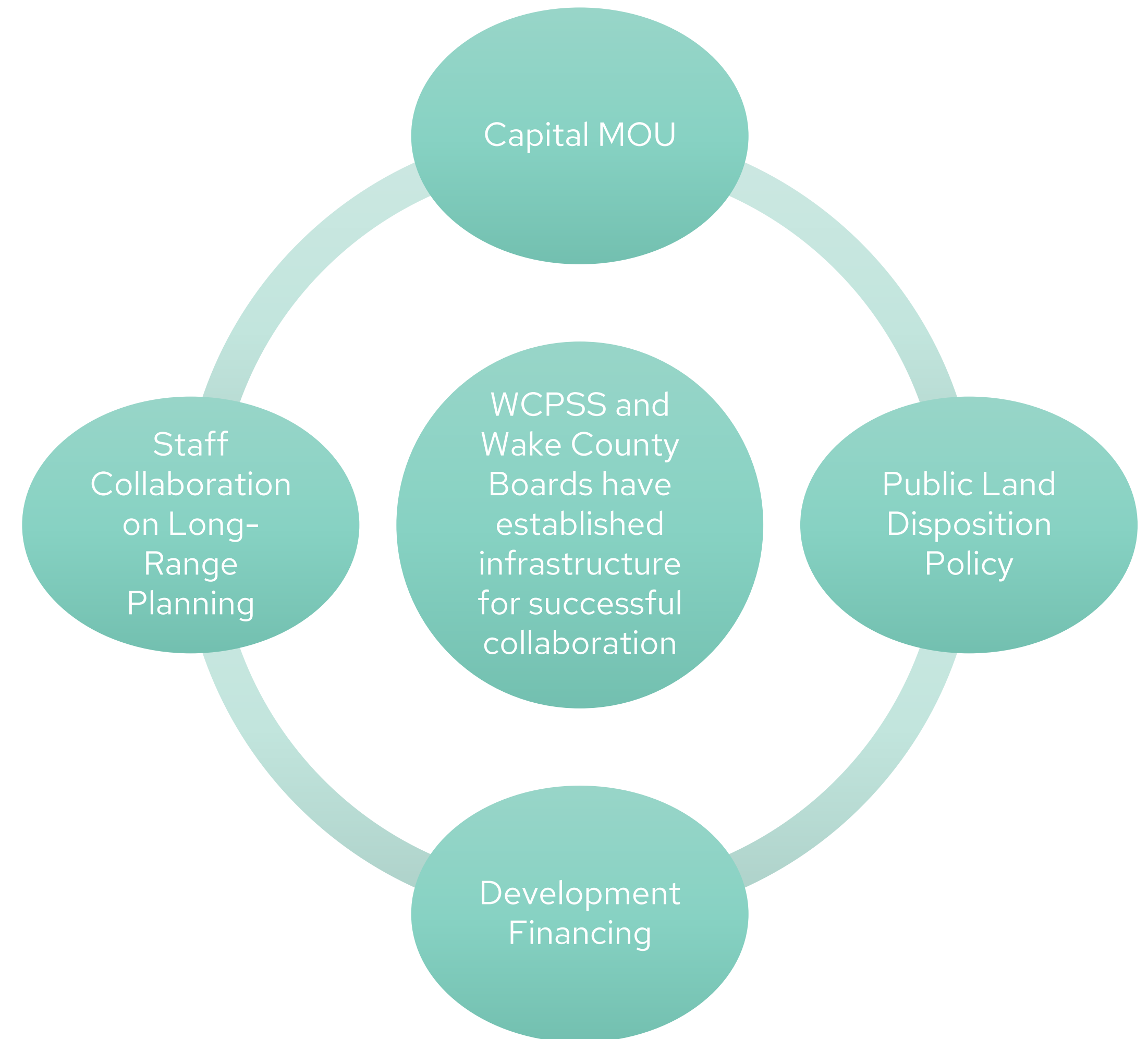
North Carolina Precedent

- Bertie, Buncombe, Dare, Hertford, Hoke, Durham, and Charlotte-Mecklenberg have or are working to implement school system housing
- Legislation can be filed to authorize counties and school districts to provide affordable housing for educators and other employees

Platform for Success

Jointly established infrastructure to support collaboration:

- Adopted amended MOU for capital planning and investment
- Regular staff engagement
- Significant investments in affordable housing, including:
 - A policy for dispositioning publicly-owned land
 - Financial resources to finance development



Takeaways

Wake County faces a deficit of housing affordable to families below median income which negatively impacts on our community and schools

Leveraging school system surplus land for affordable housing has precedent and legal support in North Carolina

Collaboration between WCPSS and Wake County is mutually beneficial to reach both organizations strategic goals

Staff are actively engaged in identifying opportunities

While development takes time, our partnership is paving the way for new housing that uplifts teachers and families

Discussion

