



Wake County Joint Board of Education and County Commissioners Meeting

**Wake County Housing and WCPSS School Choice Planning
and Assignment**

Agenda

- **Wake County – WCPSS Land Collaboration Background**
- **Land Swap Opportunity**
- **Potential Housing Sites**



Background

WCPSS and Wake County Collaboration

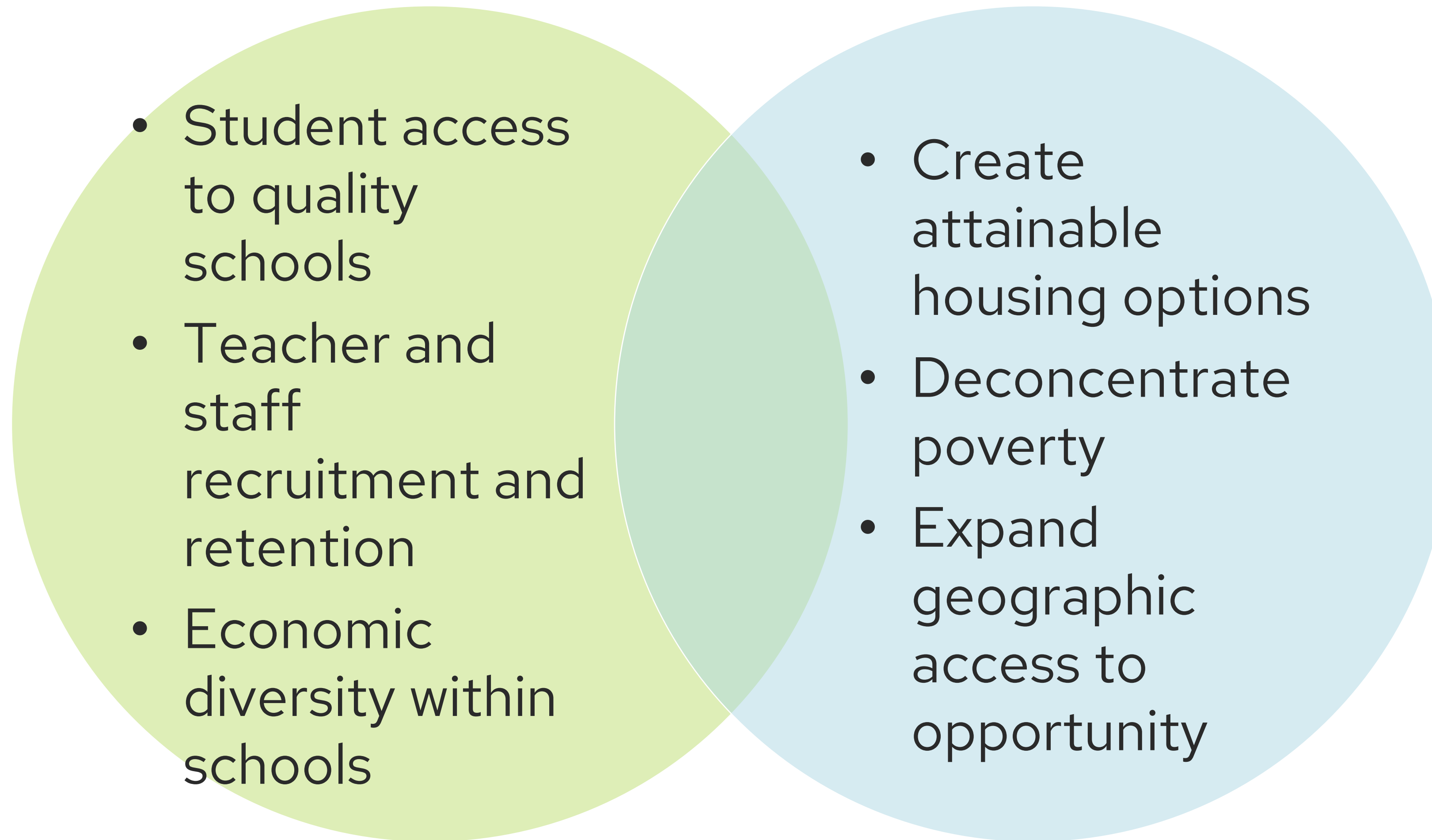
Aligned Priorities

- County and School System staff are in alignment with a need for more affordable housing.
- [Community Survey](#)
- [School Staff Survey](#)
- Wake County Strategic Plan

MOU Extension

- WCPSS and Wake County extended a Memorandum of Understanding to continue collaboration on school district land and facilities
 - MOU continues establishment of Core Team to collaborate on future of WCPSS property
 - NCGS 115C-518 allows the County to acquire property for non-education purposes
 - MOU supports staff-level cooperation to pursue housing opportunities

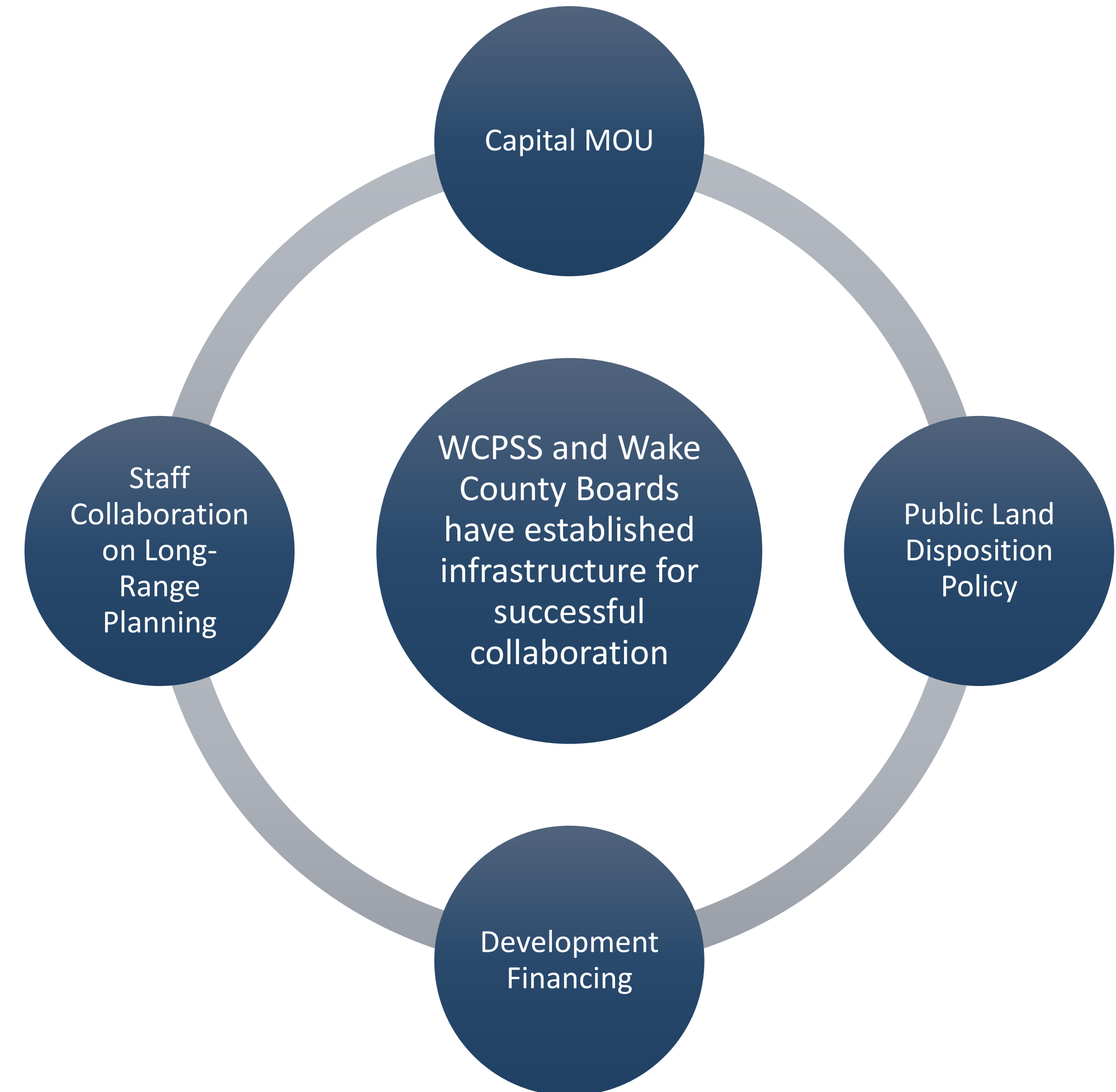
Shared Priorities and Benefits



Platform for Success

Jointly established infrastructure to support collaboration:

- Wake County-WCPSS Core Team
 - Adopted amended MOU for capital planning and investment
- Significant Wake County investments in affordable housing, including:
 - A policy for dispositioning publicly-owned land
 - Financial resources to finance development

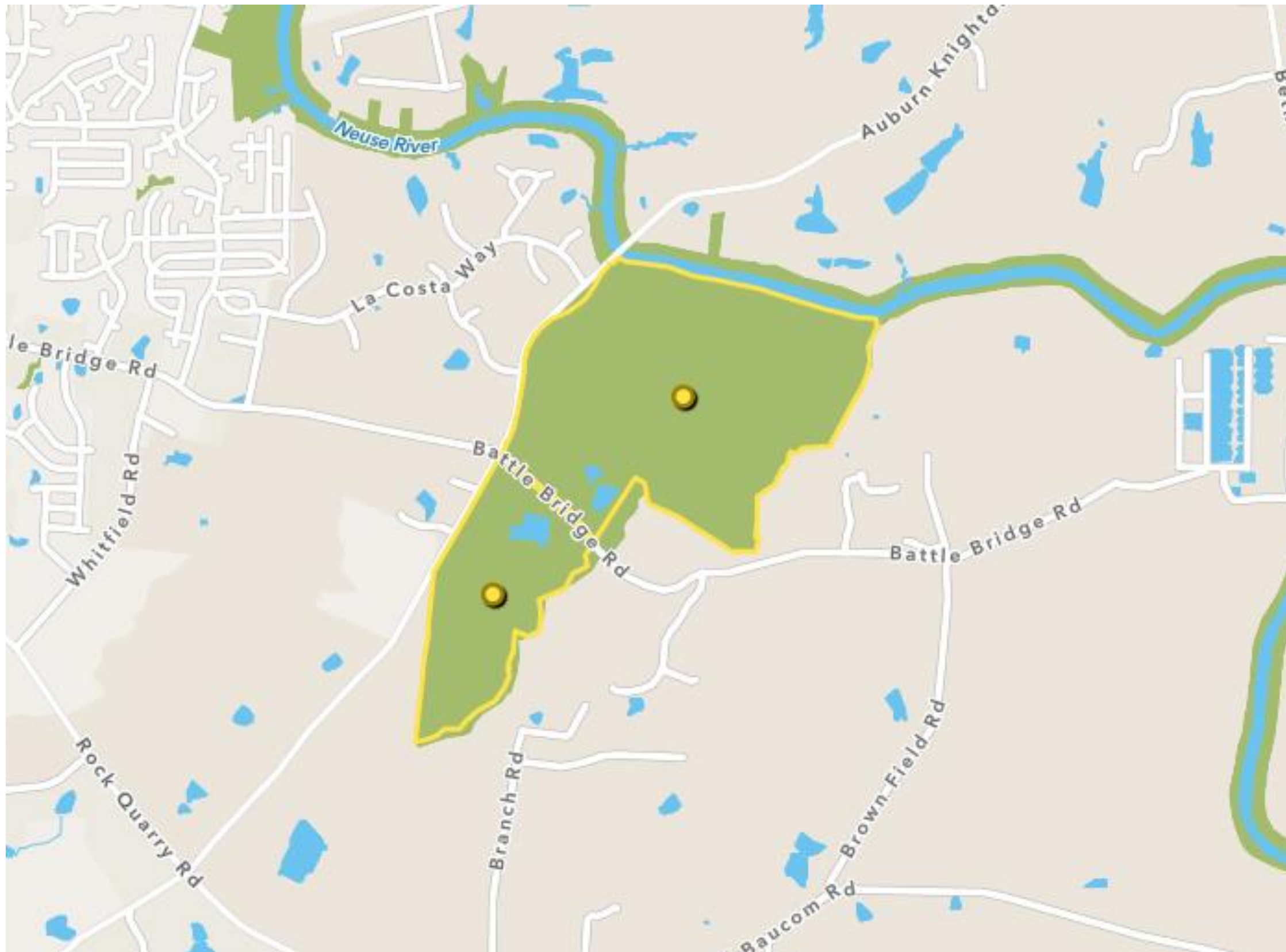




Land Swap Opportunity

Randleigh Tract

Joint Ownership between City of Raleigh & Wake County



- Total of 415 acres at intersection of Battle Bridge Road and Auburn Knightdale Road
- Wake County controls the planning and utilization of 107 acres south of Battle Bridge under per ILA with Raleigh

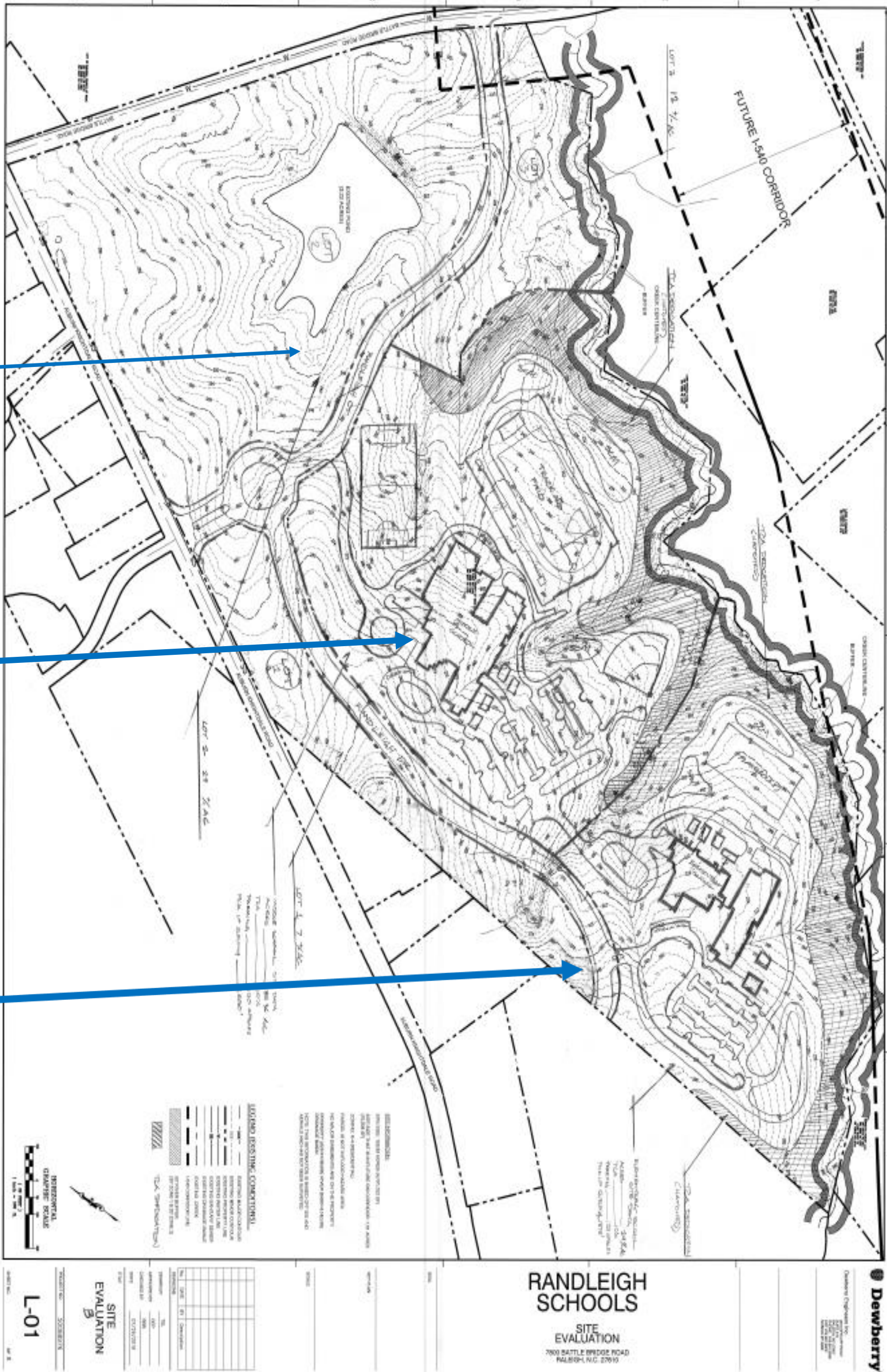
Randleigh South – 110 Acres

2019 Schools Concept Plan
Wake County Animal Center Site approved 2026

Planned Wake County Animal Center

Potential Middle School

Potential Elementary School



1351 Sunday Drive (WCPSS-owned)

- 8,439 square-foot office space near intersection of Trinity Road and Edwards Mill Road (Raleigh)
- Under consideration for swap for County additional office space



Additional Sites

- **Swap can support additional sites to achieve equal value transaction**
 - Appraisals to be completed on additional surplus sites
- **WCPSS School Choice Planning and Assignment and Wake County staff evaluated WCPSS surplus sites for affordable housing**
 - Disposition and development through existing Wake County programs; WCPSS teachers and employees prioritized for housing opportunities
- **Land swap likely to appear on Board agendas fall 2026**

2100 Morrisville Pkwy. – Carpenter ES

Site Overview

- Site located in Cary in a very high-opportunity area
- Site could be rezoned to support a variety of residential uses
 - Patio homes
 - Townhomes
 - Detached single-family
 - Multifamily
- Partnership Opportunities
 - Town of Cary has partnered in affordable housing development
- **Easternmost site would need to be declared surplus**



1519 Morrisville Pkwy. – Morrisville ES

Site Overview

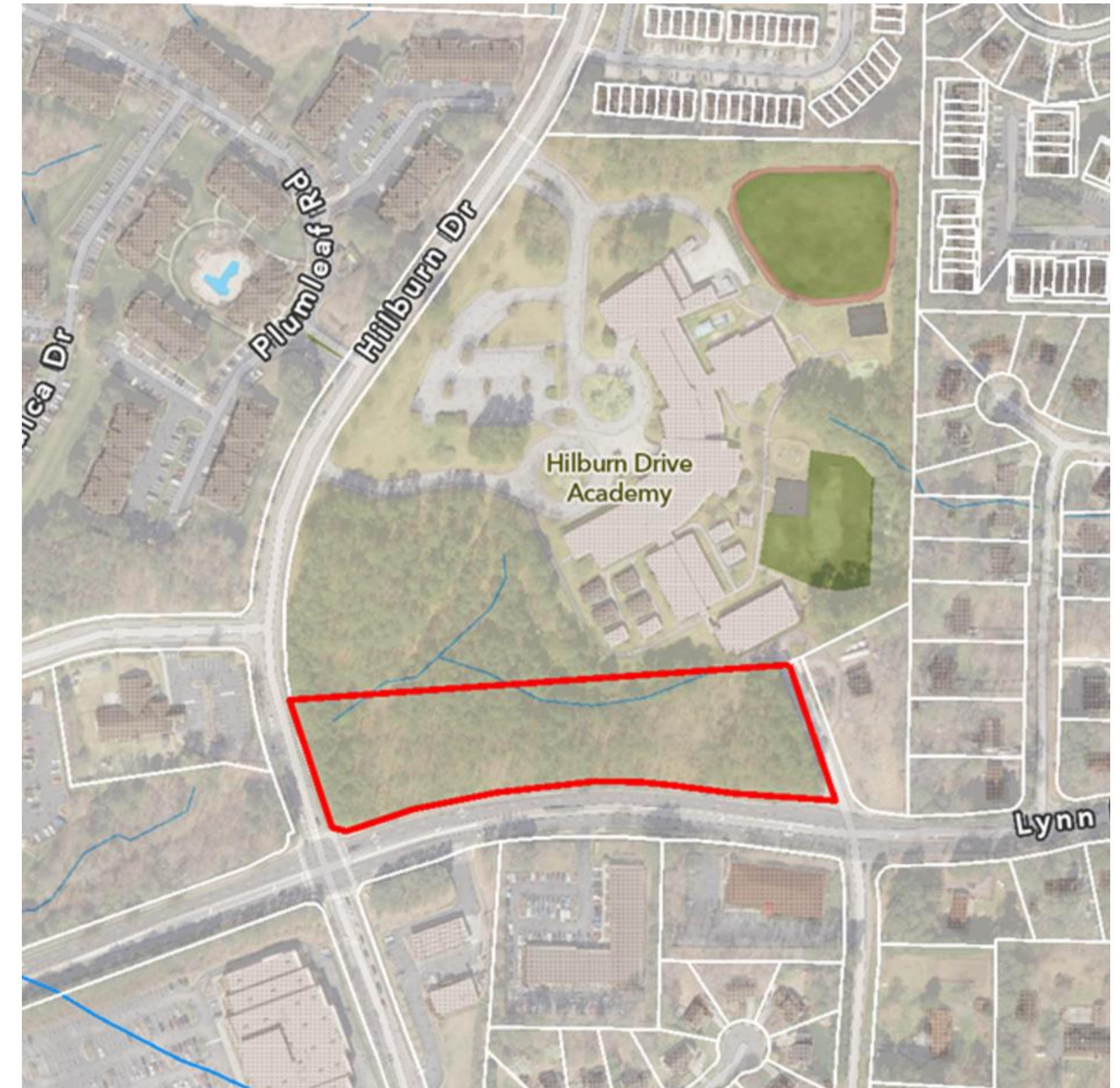
- Site located in Morrisville in a high-opportunity area
- Site could be rezoned to support a variety of residential uses
 - Small-scale multifamily
 - Townhome
 - Attached or detached single-family
- Partnership Opportunities
 - Town of Morrisville engaging in more affordability work
 - Town staff have been engaged on this site and support affordable housing development



7100 Hilburn Dr. – Hilburn Drive Academy

Site Overview

- Site located in Northwest Raleigh
 - Limited affordable housing options in this area
- Site and surrounding context supports a variety of residential uses
 - Cottage Court
 - Multifamily
 - Townhome
 - Attached or detached single-family
- Partnership Opportunities
 - City of Raleigh is a strong development partner



0 Foundation Dr. – Heritage High School

Site Overview

- Site located in Wake Forest
 - Fast-growing community with limited affordable housing options
- Site and surrounding context supports a variety of residential uses
 - Multifamily
 - Townhome
 - Attached or detached single-family
- Partnership Opportunities
 - Town of Wake Forest actively supports affordable housing



6150 Old Jenks Rd. – Salem MS

Site Overview

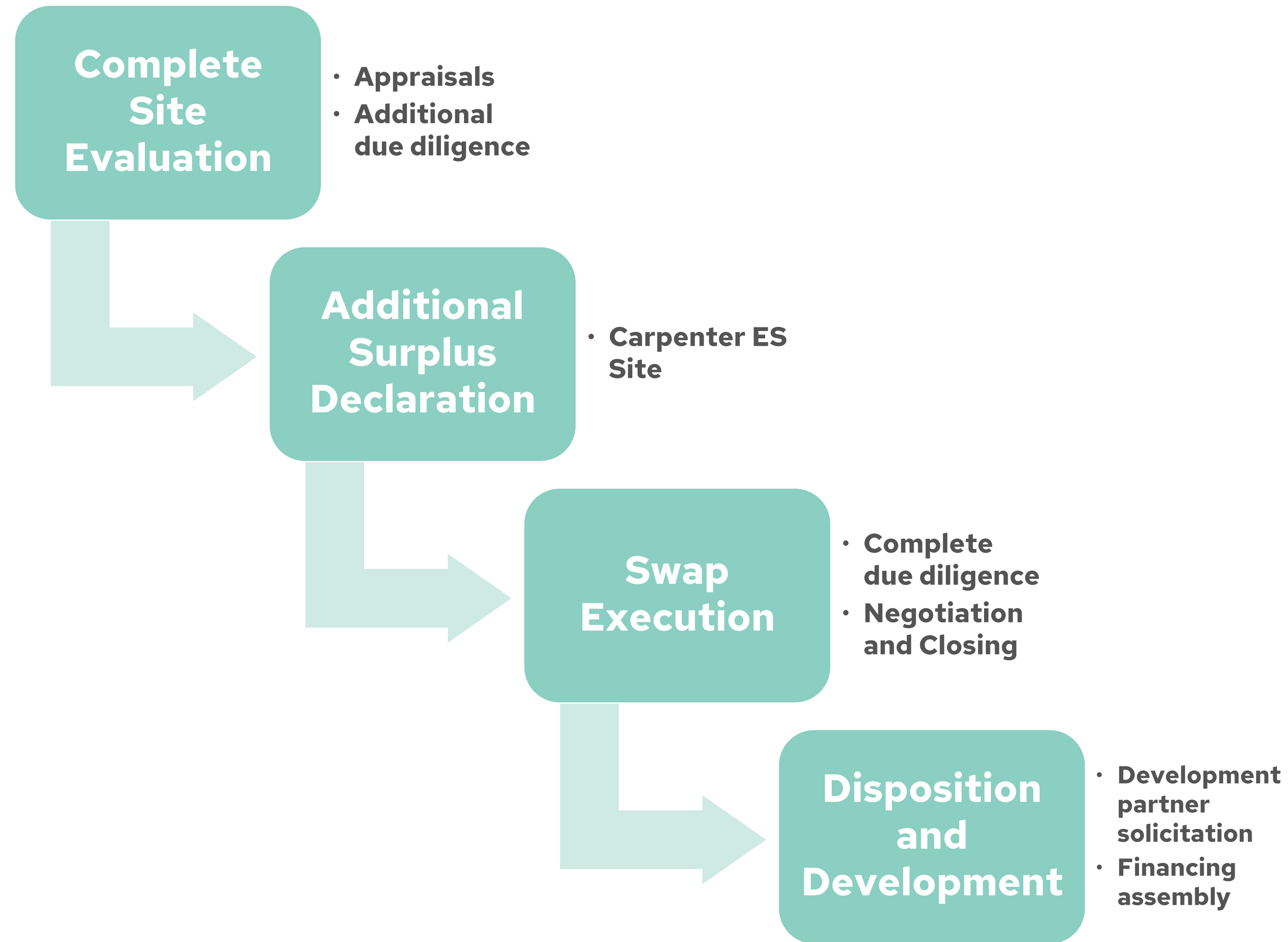
- Site located in Apex in a high opportunity area
- Site can be rezoned to support a variety of residential uses
 - Attached or detached single-family
 - Townhomes
 - Multifamily
- Partnership Opportunities
 - Town of Apex has supported affordable housing development





Next Steps

Site Selection and Swap



Prospective Development Timeline

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



Total Timeline: 41 months / 3.4 years

Timeline can be impacted by development type, local context, and financing availability **but development is always time-intensive.**

Discussion

