

# Agreements

Be mindful of how much you're talking (take space/make space)

Own your intentions and your impact

Refrain from using acronyms

No one knows everything, together we know a lot

Don't cut others off when they are talking

Be respectful of confidentiality—only share your own story

Leave egos at the door

Cameras on



# **Wake CoC Governance Board Meeting**

May 27, 2021

# Welcome

# AGENDA

- Role Call
- Consent Agenda
- MOU Workgroup
- CoC Priorities & Performance
- CoC Committees & Workgroups
- Emergency Housing Vouchers
- Family Unification Vouchers (FUP)
- Wellington Park
- CoalitionNC Development Proposal



# Board Member Role Call

Facilitator: Jenn Von Egidy

# Role Call

- Role Call is only for CoC Board Members
- Quorum = 12 members
- Other attendees will be captured in the GoToMeeting attendance Report

Allison Strickland	Kelsey Mosley
Ann Oshel	Lamont Taylor
Barkley Sample	Marni Cahill
Chandra Hyacinth	Mary Mosley
David Harris	Melody Battle
Decorba White	Michelle Mozingo
Denis Elliott	Natalie Mabon
Edward Barberio	Nicole Wilson
John Niffenegger	Priscilla Batts
Kathy Johnson	Sharon Bond
Katie Gonzalez	Wendy Clark



# Consent Agenda

Facilitator: Marni Cahill

# Consent Agenda

- April 22, 2021 CoC Governance Board Minutes
- MOU between CoC Board and Raleigh Wake Partnership to End and Prevent Homelessness
- Addition of Public Comment to the Agenda





# MOU Workgroup

Presenter: Jenn Von Egidy



# CoC Priorities and Performance

Presenter: Kim Crawford & Whitney Patterson

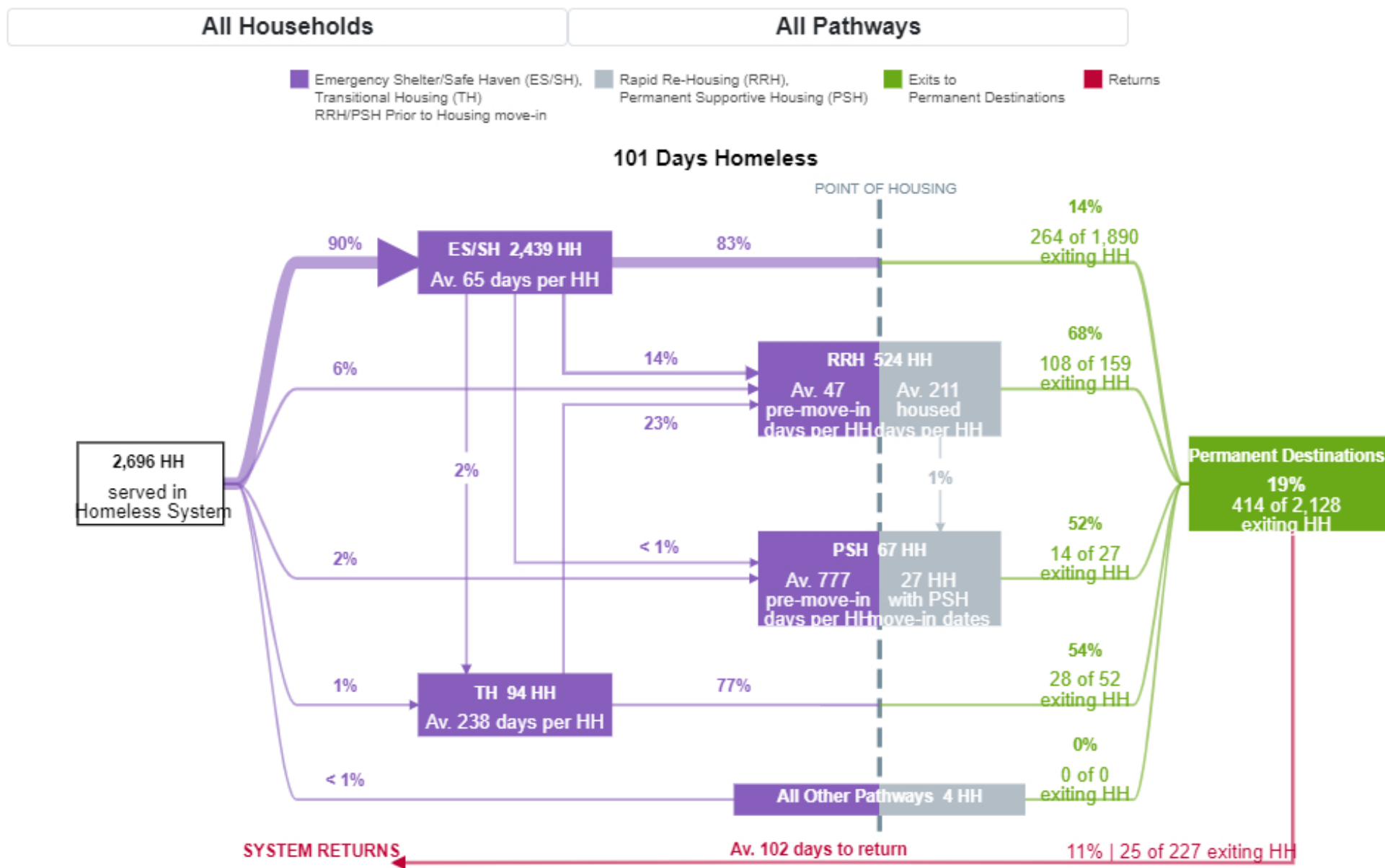
# Defining Outcomes and Targets

Why are we doing this?

- It's a HUD requirement (scored in the CoC Program NOFA)
- It will help us identify areas in need of improvement and develop strategies to support improvements
- It will help us rate and rank projects requesting funding

# System Performance Map

Households use different combinations of project types during the time they are served in the homeless system. These project type combinations are referred to as pathways. Each pathway has different average cumulative days homeless, exits to permanent housing and returns to the homeless system. The system map shows performance for the main project types in the homeless system and can be filtered to show performance for the main pathways.



# How Data Quality affects our CoC

- The PIT counts also provide an estimate of the number of people experiencing homelessness within particular homeless populations such as individuals with chronic patterns of homelessness and veterans experiencing homelessness.
- The PIT estimates of people experiencing homelessness in sheltered and unsheltered locations, as well as the number of beds available to serve them.
- 2021 PIT / HIC data from each CoC deadline submission was May 14, 2021.

# How Data Quality affects our CoC

## 2021 PIT / HIC submission (Emergency Shelter)

Gender Served	Proj. Type	Organization Name	Project Name	PIT Count	Total Beds	Utilization Rate
Females	ES	Urban Ministries of Wake	Helen Wright Center Program	0	38	0%
Children	ES	Haven House	Basic Center Shelter Wrenn House	2	6	33%
Males	ES	Wake County Human Services	SWSC	62	160	39%
Families	ES	Salvation Army of Wake	Emergency Shelter	49	83	59%
Families	ES	Family Promise	Emergency Shelter	13	20	65%
Females	ES	Urban Ministries of Wake	Helen Wright Center Emergency Shelter	21	32	66%
Females	ES	Healing Transitions	Women's Emergency Shelter	15	15	100%
Females & Families	ES	Interact	Support Services	38	37	103%
Families	ES	Families Together	Shelter - State	20	18	111%
				220	409	54%

# How Data Quality affects our CoC

CoC	2020 PIT Count	2020 GIW
Cook County, IL	846	\$13,021,313
Birmingham, AL	848	\$9,111,368
Buffalo, NY	872	\$12,474,826
Gainseville, FL	880	\$776,243
Pittsburgh, PA	887	\$19,581,355
Pasco County, FL	898	\$1,217,677
Deltona, FL	904	\$1,669,036
Central Oregon	913	\$648,980
Vancouver, WA	916	\$1,916,799
Grand Rapids, MI	923	\$6,894,993
Palm Bay, FL	940	\$654,720
Jersey City, NJ	944	\$6,935,175
Milwaukee, WI	970	\$10,434,326
Wake County, NC	974	\$3,319,139
Memphis	1,022	\$6,718,968
Marin, CA	1,032	\$4,469,496
Lynn, MA	1,040	\$2,242,216
Fairfax County, VA	1,041	\$8,854,188
Sarasota, FL	1,044	\$1,206,017
Camden, NJ	1,047	\$3,506,350
Anchorage, AK	1,058	\$3,869,460
Quincy, MA	1,079	\$6,683,791
Cincinnati, OH	1,092	\$21,562,237
Louisville, KY	1,102	\$12,472,323
Rhode Island	1,104	\$7,416,926
Everett, WA	1,132	\$11,094,946
Columbia, SC	1,140	\$3,254,236
South Southeast, PR	1,152	\$6,495,904



- Of the CoCs closest in size to Wake County, the median CoC award is \$6,589,847
- How do we get some of this \$\$!

# What should we focus on?

## I. High Priority CoC Application Questions

Item	CoC Application Question	NOFA Section	Maximum Score Available	CoC Score Received	Percentage
1E(2)	Project Ranking and Selection	VII.B.1.a	18	15	83%
1E(3)	Severity of Needs and Vulnerabilities	VII.B.1.b	4	4	100%
2A(2)	Bed Coverage Rate	VII.B.3.b	6	6	100%
3A(1)	First Time Homeless	VII.B.2.b	3	2.5	83%
3A(2)	Length of Time Homeless	VII.B.2.c	14	8	57%
3A(3)	Successful Permanent Housing Placement	VII.B.2.d	11	9.5	86%
3A(4)	Returns to Homelessness	VII.B.2.e	8	4	50%
3A(5)	Job Income and Growth	VII.B.2 & 6	15	8	53%
3A(6)	System Performance Measures	VII.B.2.h	6	6	100%
3B-1A	CoC Performance and Strategic Planning	VII.B.5.b.2	1	1	100%
4A(2)	Lowering Barriers to Entry Data	VII.B.6.g	7	7	100%
4A(3)	Street Outreach	VII.B.6.h	3	0	0%
4A(4)	RRH Beds	VII.B.6.j	10	0	0%

From the CoC FY19 NOFA:

- Length of time homeless
- Returns to homelessness
- Job income and growth



# Motion?

- Priorities



# **Length of Time Experiencing Homelessness**

Recommendations

# Length of Time Homeless Breakout Group Recommendations

What target can we set for ourselves to reduce the amount of time people experience homelessness?

- Current LOT is 105 days

## Group Recommendation:

- To receive full points, the 2019 NOFA expected a 5% reduction in the length of time individuals and families with children experience homelessness
- Reduce to 95 days
- Data Quality error rate below 8%

# Motion?

- Performance Targets



# Returns to Homelessness

Recommendations

# Returns to Homelessness Breakout Group Recommendations

- We see that almost all of the people who return to homelessness are those who went from Emergency Shelter to permanent housing without any housing intervention.

## Group Recommendations:

- Target of 5% reduction for Emergency Shelter and Street Outreach is determined to be reasonable
- Returns to homelessness after exiting Permanent Housing are below national average and could increase if we prioritize high-barrier households.
  - Those with biggest vulnerabilities should be prioritized for PSH and RRH.

# Returns to Homelessness Breakout

## Group Recommendations

What should we start thinking about to prevent people from returning to homelessness?

### Group Recommendation:

- Homelessness Prevention projects should target persons with previous episodes of homelessness
- Rapid Exit Projects with flexible funds
  - After-care projects paired with rapid exits to include services for comorbidities such as mental health, chronic health, substance use.
  - Connection to workforce programs or SOAR for SSD/I
- Data Quality error rate 8% or lower

# Motion?

- Performance Targets





# **Increasing and Sustaining Income**

Recommendations

# Increasing Income Breakout Group Recommendations

What target can we set for ourselves to improve over the next year for this population?

## Group Recommendations:

- Target of 80% of people with no income at entry will increase income

# Increasing Income Breakout Group Recommendations

- What strategies can we take to help people in RRH obtain employment?  
What strategies can we take to help people in PSH obtain employment?
- What strategies can we take to help people increase income through non-employment sources (SOAR, TANF, etc?)
- **Group Recommendations:**
  - Connection to Mainstream Resources (SNAPs, TANF)
  - Staff receives training to keep clients engaged and encourage to increase income (Motivational Interviewing, Workforce development, etc)
  - Connection to Workforce Development programs and partners
  - Prioritization of agencies with SOAR caseworkers or agreement with outside SOAR Caseworker
  - Data Quality (error rate of 8% or lower)

# Motion?

- Performance Targets



# Committees and Workgroups

Presenter: Marni Cahill

# Committees and Workgroups

- In establishing committees, the Board will include categories of expertise and/or stakeholder groups it desires to include on each committee.
- The Membership Committee will be charged with seeking individuals to fill these slots and then presenting the names and qualifications to the Board, which will vote to approve them.
- Committee membership should reflect the diversity of the community. To the extent feasible, persons with lived experience and at least one Board member should be part of every committee.
- Committees will be open to persons (CoC members, Collaborative Applicant staff, and others) who have expertise and interest in the subject matter of the committee, as well as persons with lived experiences.
- Committees may elect a chair, subject to ratification by the Board, except for the Membership/Nominating Committee, which will be chaired by the Vice-Chair of the Governing Board.



# Membership Committee

# Membership Committee

- Create recruitment activities to engage diverse stakeholders in the CoC.
- Recruit for participation and membership on the CoC committees and CoC Governing Board.
- Develop qualifications deemed necessary for membership in CoC entities in collaboration with the CoC Governing Board.



# Membership Committee

- Committee Chair: Denis Elliott
- The following CoC Members have expressed interest in serving on this committee:
  - Kelsey Mosley, Haven House Services
  - Natalie Mabon, Capital Area Workforce Development
  - Lakeisha George, The Green Chair Project
  - Rick Miller-Harraway, Community Advocate
- Discussion, or motion to approve?



# Encampment Workgroup

# Encampment Workgroup

- Recommendations for representatives from the following:
  - Governance Board Member
  - Street Outreach Service Providers
  - Lived Experience



# Gaps Analysis Workgroup

# Gaps Analysis Workgroup

- Facilitated by HUD TA provider, Whitney Patterson
- Recommendations for 5-8 representatives from the following:
  - Wake County Government
  - City of Raleigh Government
  - Housing Authority of the County of Wake
  - Raleigh Housing Authority
  - Homeless Services Provider
  - Lived Experience



# Emergency Housing Vouchers

Presenter: Priscilla Batts

# What are EHV's?

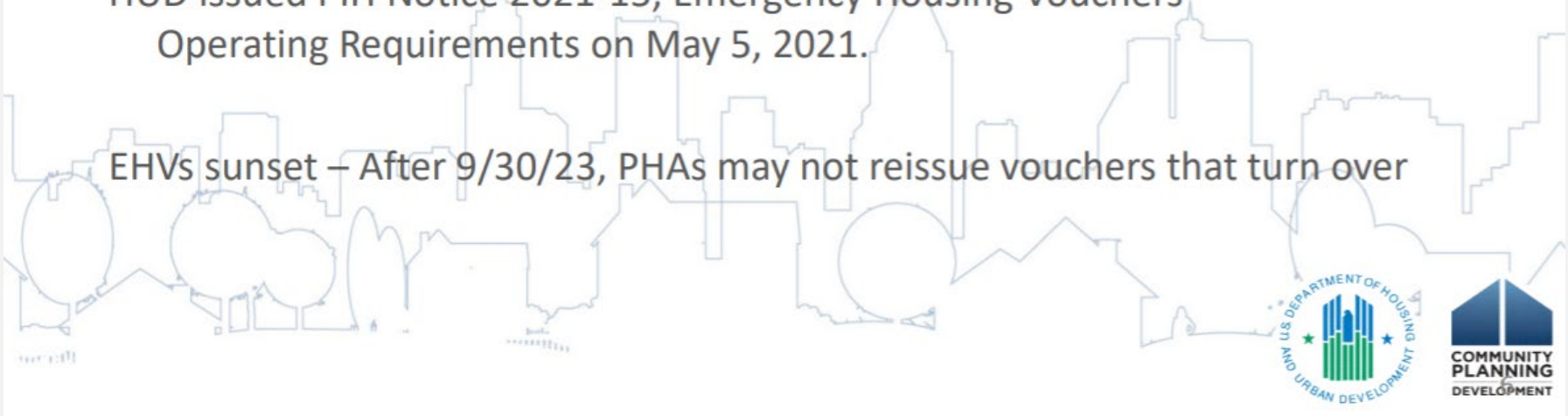
The American Rescue Plan appropriated \$5 billion for:

- HCVs targeted to a specific population that will allow individuals and families to choose and lease safe, decent, and affordable housing;
- Renewal costs of EHV; and
- Admin fees for administrative costs and other eligible expenses defined by notice to facilitate leasing of EHV's.

70,000 Vouchers awarded to approximately 700 PHAs nationwide.

HUD issued PIH Notice 2021-15, Emergency Housing Vouchers-  
Operating Requirements on May 5, 2021.

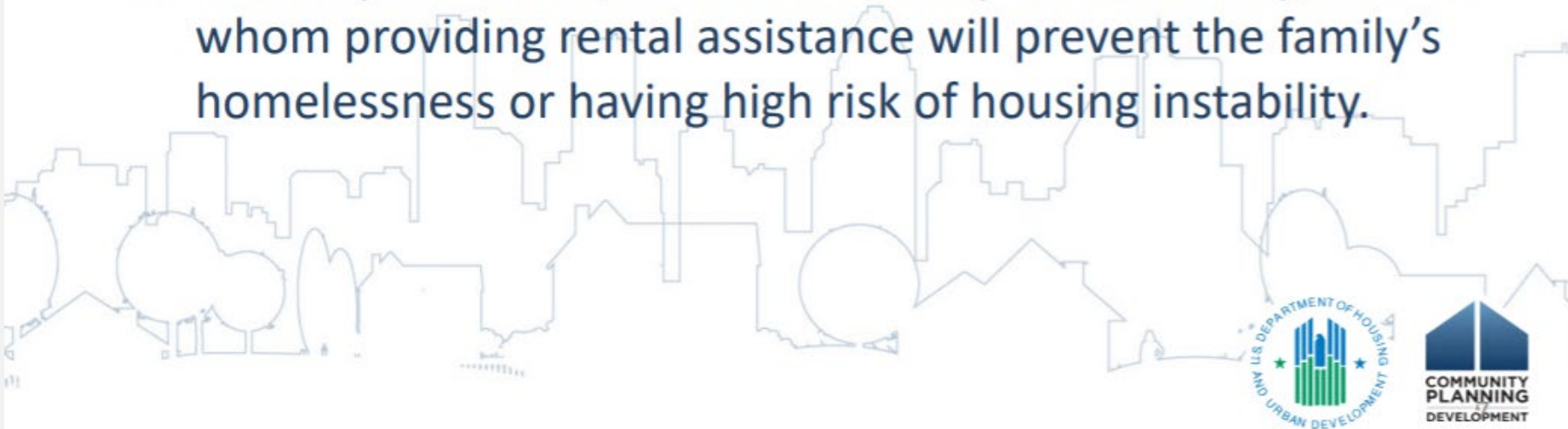
EHVs sunset – After 9/30/23, PHAs may not reissue vouchers that turn over



# Eligible Populations

**EHVs eligibility is limited to individuals and families who are:**

- Homeless;
- At-risk of homelessness;
- Fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; and
- Recently homeless, as determined by the Secretary, and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability.





# Raleigh Housing Authority

- Allocated 138 vouchers, accepted on May 24, 2021
- PHAs receive \$3,500 per voucher for services and landlord incentives
- Required to take referrals through Coordinated Access System
- MOU between RHA and Wake CoC must be entered into by July 31, 2021
  - Outline partnership between CoC and PHA
  - Determine services that will be offered to participants and who will pay for services
  - Detail which populations will be prioritized for receiving vouchers and how referrals will be processed
  - Delineate responsibilities and roles for CoC and PHA

# CoC Partnership

## **CoCs have a critical role in identifying who should receive an EHV and referring that individual or family to PHA**

- Determine targeting:  
PHAs must work with community partners to determine the best use and targeting for EHV along with other resources available in the community.
- Referrals from Coordinated Entry:  
EHVs will not be filled from PHA's current waiting list- all EHV are referred from the Coordinated Entry System in the community or other partner organizations.
- CoCs are responsible for determining whether the family qualifies under one of the four eligibility categories for EHV



# Memorandum of Understanding

- MOU between RHA and Wake CoC must be entered into by July 31, 2021
  - Outline partnership between CoC and PHA
  - Determine services that will be offered to participants and who will pay for services
  - Detail which populations will be prioritized for receiving vouchers and how referrals will be processed
  - Delineate responsibilities and roles for CoC and PHA



# Family Unification Program Vouchers

Presenter: Meredith Yuckman, Hope Center at Pullen



## OUR MISSION

The Hope Center at Pullen connects young people aging out of foster care in Wake County with the resources and support they need for a successful transition to adulthood.



## We light a path to a safe and stable future for teens in foster care and former foster youth.



Our work begins in our Teen Programs, where we build relationships through our tutoring, mentoring, internships and life skills programs.

Our work continues when many of these same youth enter our Transition Program. Our Transition Program helps former foster youth achieve & maintain safe, stable housing and guides participants as they work towards their self-sufficiency goals.



## Foster Youth are at Severe Risk of Homelessness

- Nationally, 1 of 2 people experiencing homelessness report having lived in foster care
- 47% of youth in foster care had been homeless at some point while living with their biological family
- 65% of youth leaving foster care need immediate housing upon leaving foster care
- 43% of former foster care youth report experiencing homeless by age 21, often multiple times.

# One of our most valuable tools to end and prevent homelessness among former foster youth are vouchers.

We currently offer 2 types of vouchers to our clients.

**Permanent Supportive Housing Vouchers-** In 2021 we housed our first client with this type of voucher. There is no time limit on this voucher, but to qualify youth need to be level 1 homeless and have a qualifying disability. These vouchers required our staff to get certified in HMIS and to begin entering data in HMIS. As we began offering these vouchers we also officially became a part of the Coordinated Entry System with screening questions about foster care added to the intake process.

**HOME TBRA Vouchers-** We have been offering these vouchers for about 5 years. They are sunsetting, but we still have a handful that we are using to house clients through the rest of summer (or until the new Foster Youth to Independence vouchers are up and running). These vouchers only last for 2 years but it is much easier for our clients to qualify for them.



## Our Programs Are Working

- 100% of the clients we housed 2 years ago are still living in safe, stable housing!
- Over the course of the 2019-2020 program year 81% have advanced in the workplace and 97% have shown measurable growth towards their self-sufficiency goals.

“

*I love my apartment so much, and I am grateful my daughter and I have our place that we can comfortably call home. Hopefully this apartment will be our stepping stone into owning a home one day soon.*

”

Marisha T.  
Hope Center Client



### HOUSING

Nationally 43% of former foster youth experience homelessness by age 21, often multiple times.

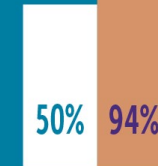
**94%** of our clients were successfully maintaining their housing at the end of the program year.



### EDUCATION

Nationally 56% of former foster youth report having a high school diploma or GED by age 19.

**91%** of our clients have their HS Diploma or GED!



### EMPLOYMENT

Nationally only 50% of former foster youth will be employed at age 24.

**94%** of our clients were employed at the end of the program year.

# New HUD Resource: Foster Youth to Independence (FYI) Vouchers

We are working with the Housing Authority of the County of Wake and Wake County Child Welfare to bring this resource to the foster youth in our community.

FYI vouchers last for 3 years. Former foster youth or foster youth who will soon transition out of foster care who are at risk of homeless are eligible.

There is a non-competitive application. We can request up to 25 vouchers each fiscal year with the ability to request more with a 90% utilization rate or higher.

We are requesting a letter of support from the CoC to submit to HUD with our application.

# Motion?

- Letter of Support



# Wellington Park

Presenter: David Harris, Wake County Government

# Wellington Park Displacement

## Resident Outreach and Relocation Assistance



Housing Affordability & Community  
Revitalization Department

@wakegov    

wakegov.com



# Wellington Park Displacement

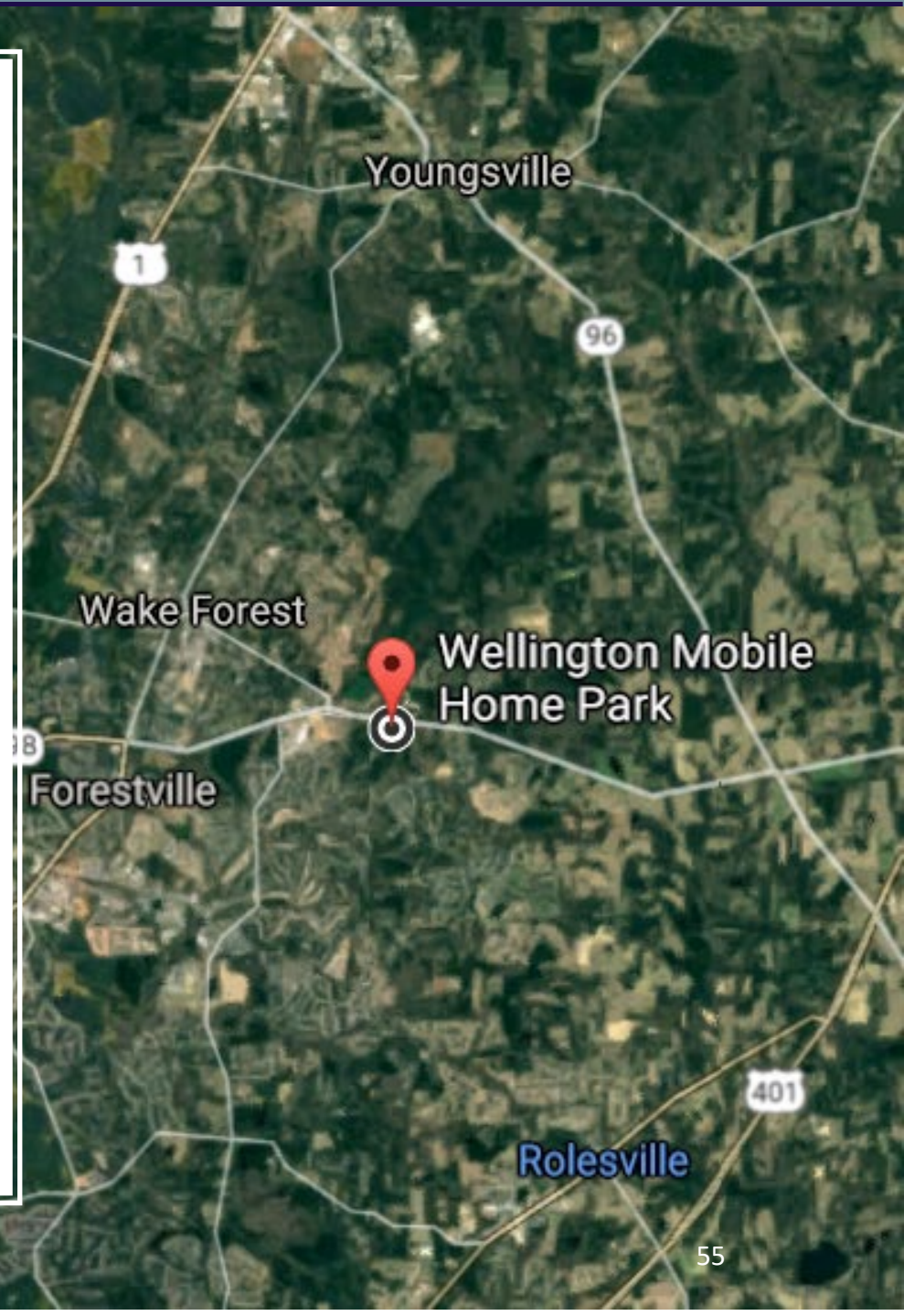
- 45+ Families
- Large Hispanic population
- Approx. 50 Acres
- Located in Wake Forest
- Rezoning July 2021
- If approved, must relocate prior to November 2021





# Community Request

- The Partnership to End and Prevent Homelessness Call Center to initiate communication to residents and refer to relocation support staff
- Volunteer of agency staffing to outreach residents and support relocation efforts
- Developer has committed \$250,000 in relocation assistance administered by Wake





# Development Proposal

Presenter: David Breen, CoalitionNC



# Homelessness is a Solvable

- **CoalitionNC mission is to Heal, Educate and Employ formerly incarcerated men and women, homeless, veterans, and poverty-stricken individuals that are facing challenges and barriers; as they transition back into their communities with life-giving skills and abilities.**
- **We will accomplish our mission through working with other non-profits and utilizing proven models that are working in other parts of the country**
- **Contributing Causes That We Address:**
  - **Mental Health**
  - **Substance Abuse**
  - **Justice Involved Re-Entry**

# Needed to Break the Cycle

## ➤ A Holistic Solution That Addresses

- Healing
- Education
- Employment
- Housing
- After Care

# The Model

- **Proven**
  - **Homeboy Industries - LA**
  - **Ready, Willing and Able - NYC**
  - **Georgia Works - Atlanta**
- **Integrated on Premise**
  - **Substance Abuse / Mental Health**
  - **Life Skills**
  - **Jobs**
- **Coalition of Non-Profits**
- **Self-Sustaining**
  - **Social Enterprises to Support +75% of Costs**

# 4 Steps

- **Intake**
  - Interview & Drug Test
- **Program**
  - 6 Months
- **OJT Program**
  - Up to 6 Months
- **After Care**
  - Housing
  - Community
  - Continued Care & Programs

# Life Skills Partners

- *Jobs for Life*
- *Celebrate Recovery*
- *Operation Hope*
- *Ready to Rent*
- *Budgeting*
- *Social Skills*

# Client Character Traits

- ***Hope – It's Not Too Late. Change is Possible***
- ***Vision – There is a Path to Follow for Successful Change***
- ***Respect – For Self and Others***
- ***Strong Work Ethic – If You Have It You Will Succeed***
- ***Integrity – Do What You Say You Will Do Even When People Are Not Looking and When They Aren't***
- ***Humility – Always Striving to be Better***

- **Employment Staffing Restaurants and Hotels**
  - Unskilled & Semi-Skilled Labor
- **Labor Requirements**
  - On Time
  - Stable & Sober
  - Work Hard
- **Three Year Goal Add Other Social Enterprise Possibilities**
  - Commercial Automotive
  - Commercial Landscaping
  - Construction

# Goals

## ❖ Graduations

- ✓ Year 1 – 28
- ✓ Year 2 - 154
- ✓ 70% Graduation Rate
- ✓ Graduate with:
  - Employment
  - Housing
  - Sustainable Financial Plan
  - Community

## ❖ Our Anticipated Success Rate:

- ✓ +80% Employed, Housed, Stable 2 Years Out
- ✓ 90% Engaged with Family
- ✓ <1% Recidivism



# Why We Will Succeed

## ❖ Holistic Approach

- ✓ Mental Health Care
- ✓ Education/Training
  - Job Skills and Life Skills
- ✓ Job Upon Graduation
- ✓ Housing
- ✓ Aftercare

## ❖ Proven Model

- ✓ Georgia Works
- ✓ Founding Executive Director – Phil Hunter is an advisor to CoalitionNC
- ✓ [www.georgiaworks.net](http://www.georgiaworks.net)

## ❖ Experienced Team

- ✓ Hiring Professionals in the Field of Mental Health and Substance Abuse
- ✓ Experience Working with the Homeless
- ✓ Business Experience 42 years in the hospitality industry

## ➤ Requirements

- ✓ 10,000-15,000 sq. feet with the ability to meet each client's basic needs
- ✓ On a bus line
- ✓ Community partners and volunteers
- ✓ 4 - Classrooms that can hold a maximum of 40 people each
- ✓ 15 offices
- ✓ <\$10/sq. ft.

# Financing

## ❖ Finances Needed:

- Build out & Start Up Costs - \$25,725
- Year 1 Net Operating Costs - \$1,000,548
- Total Year 1 Funding Needed - **\$1,021,273**

# Board of Directors

## ➤ Neal Maier

## 3VE - CEO Board Chair

- David Cardarelli      EcoPRT - Consultant
- Joseph Coletti      Locke Foundation - Sr Fellow
- Greg Gall      Cisco - Sys Engr Dir
- Theresa Kostrzewa      State Govt Relations
- Monica Meadows      2MQ Consulting
- Ryan Ray      Jobs For Life -CEO
- Bill Roy      Axccellus - COO
- Terrance Ruth PhD      NC State – Professor and Founder of Justice Love Foundation
- Harryson Turner      North State Bank - VP
- Nan Wilkinson      Helpkx - Founder
- Kris Hays      Formerly Homeless & Unemployed Now promoted twice and working for
- Whisky Kitchen
- Phil Hunter the founding executive director of Georgia Works is advising CoalitionNC on our program

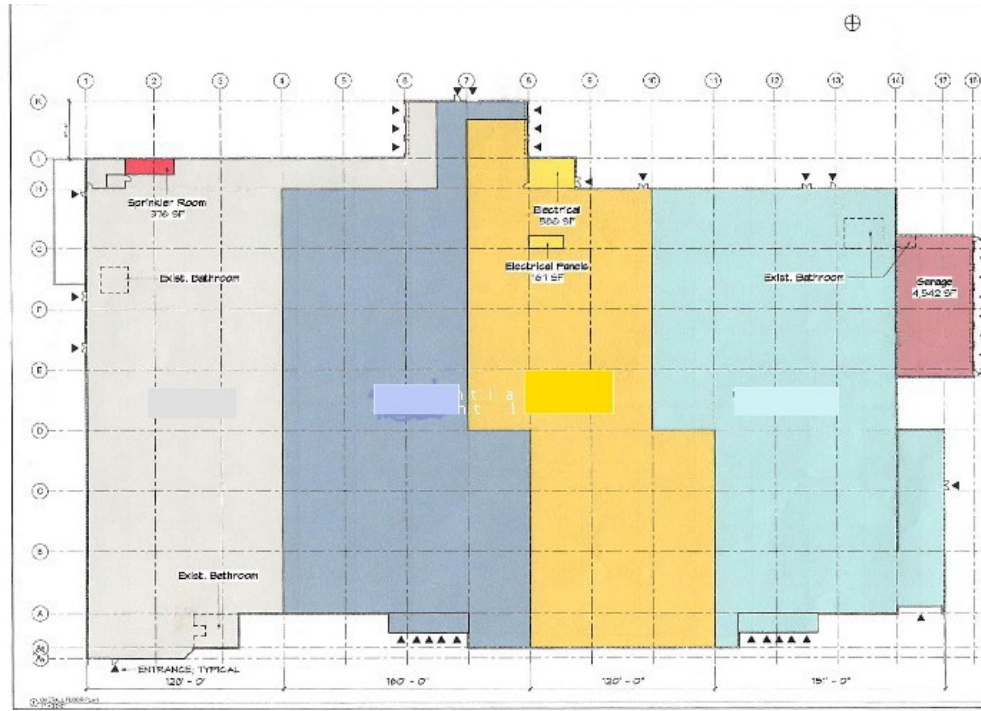
Working with the Center for Home Ownership and Director James Stroud and his plan to put a Dormitory Building on the site below. CoalitionNC is also working with three developers to build a blend of low income and market rate apartments. It is our goal to have 60 present low in-come and the dorm rooms will allow us to meet the community needs of 100 transitional housing and 120 low-income housing.

## RETAIL/WAREHOUSE/OFFICE/FLEX OPPORTUNITY ZONE LOCATION WITH SIGNALIZED FULL MOVEMENT ACCESS



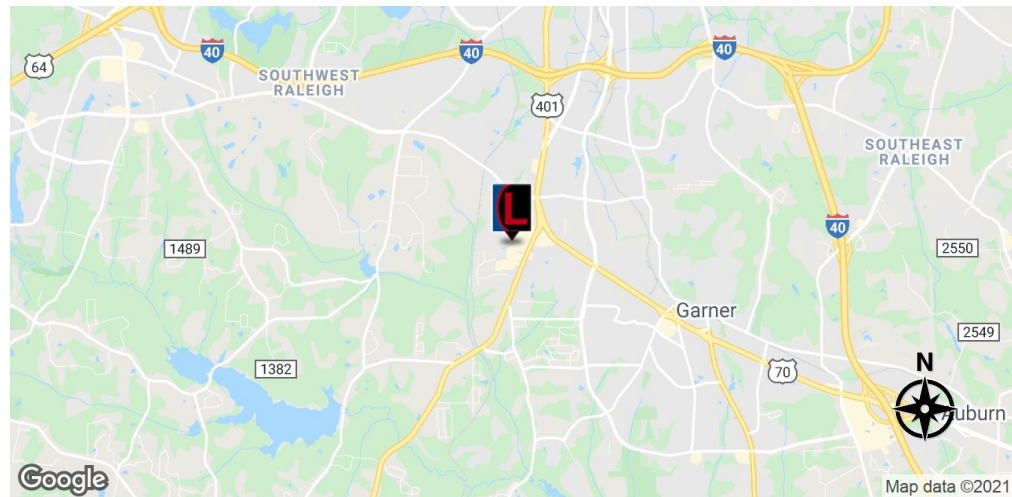
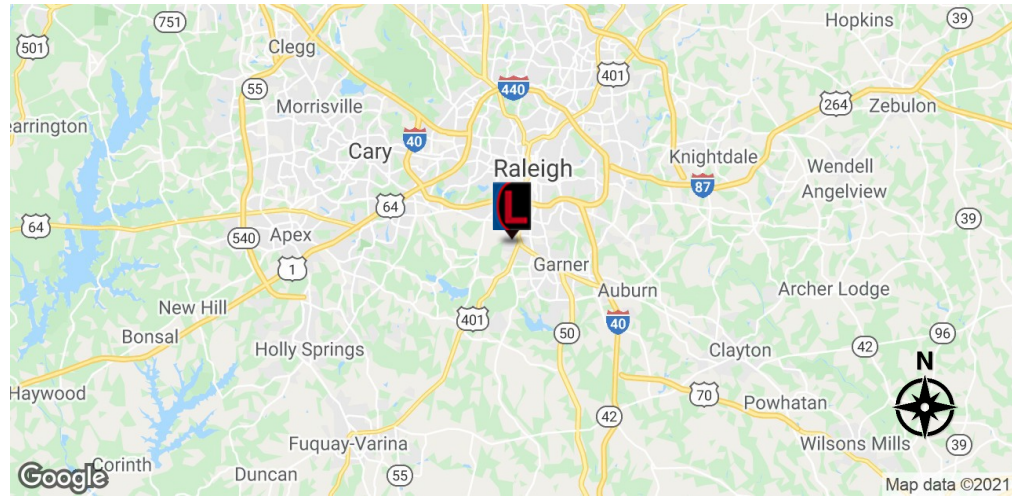
- 170,000+/- Square Feet, 18'-21' Clear Height
- 600 +/- Parking Spaces
- Electrical: 480/277W/3 Phase/4W
- Sprinkler: High density [assembly rated](#)
- Signalized Full Movement Intersection, 36,730 VPD

## BUILDING LAYOUT



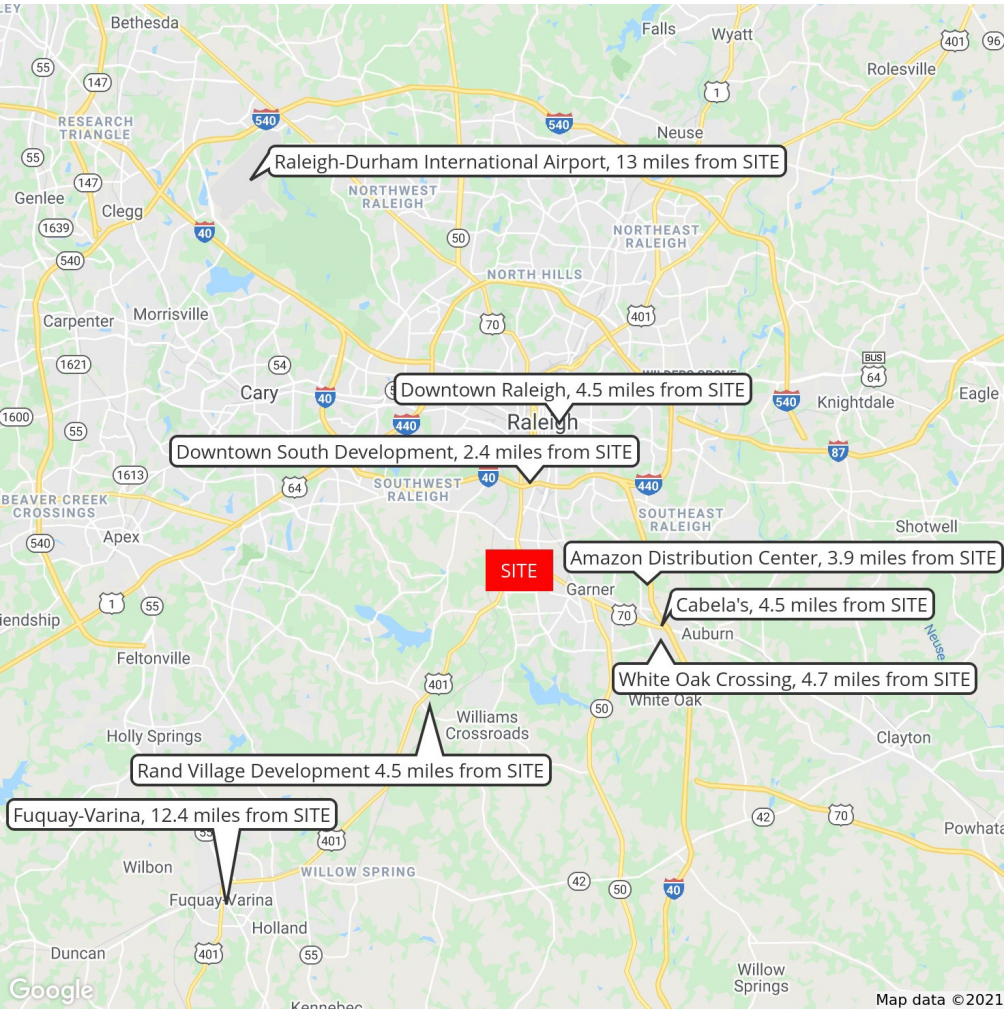
## GENERAL LOCATION MAPS

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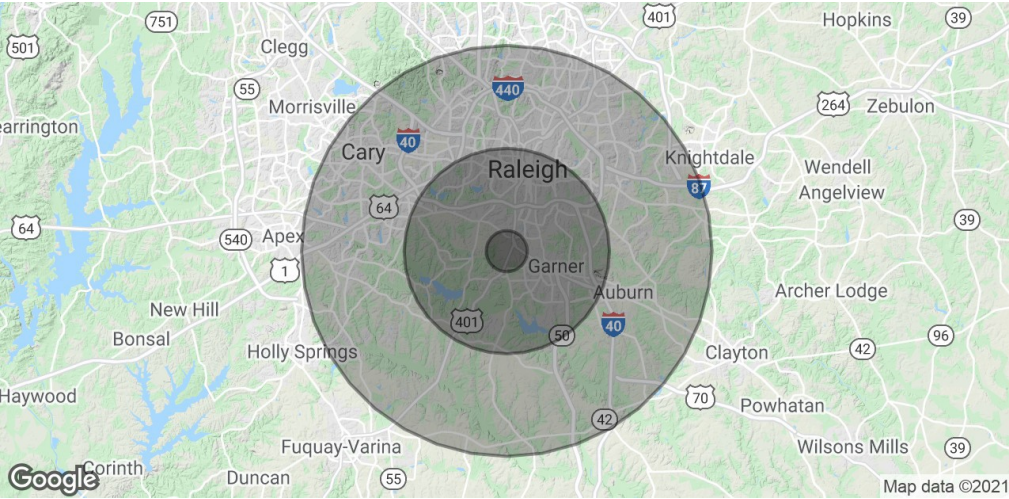
# SITE PROXIMITY MAP







# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,517	131,956	452,182
Average age	34.5	30.7	33.9
Average age (Male)	32.9	29.9	33.1
Average age (Female)	36.3	31.7	34.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,410	48,176	176,120
# of persons per HH	2.5	2.7	2.6
Average HH income	\$57,826	\$53,879	\$73,608
Average house value	\$159,171	\$183,347	\$268,181

\* Demographic data derived from 2010 US Census

Article 5. Use Regulations

Town of Garner Unified Development Ordinance (UDO)

5.1. Use tables.

- A. **Types of use.** All of the use categories listed in the use table are defined and described in Section 5.2 immediately following the use table.
1. **Uses permitted by right.** A "P" indicates that a use is allowed by right in UDO

the respective district. Such uses are subject to all other applicable regulations of this UDO.

2. **Permitted uses subject to supplemental standards.** A "P\*" indicates a use that will be permitted, provided that the use meets an additional list of additional standards contained in Section 5.3, Specific use standards. Such uses are subject to all other applicable regulations of this UDO.
3. **Special uses.** An "S" indicates that a use is allowed only if reviewed and approved as a special use permit in accordance with Section 3.14. Special uses are subject to all other applicable regulations of this UDO.
4. **Conditional uses.** The term conditional uses applies only to those uses permitted as part of a conditional use zoning district adopted in accordance with Section 3.13 or for existing conditional zoning districts established prior to the adoption of the UDO.

- B. **Uses not allowed.** A blank cell in the use table indicates that a use or use category is not allowed in the respective district.

A. **Uses not listed.** The Planning Director shall determine whether or not an unlisted use is part of an existing use category defined in or is substantially similar to an already defined use, using the criteria in Section 5.2, Use categories.

USE		RESIDENTIAL DISTRICTS								NONRESIDENTIAL DISTRICTS											
P = Permitted by right		P* = Permitted subject to standards required										S = Special use permit required									
Use Category	Specific Use	R-40	R-20	R-15	R-12	R-9	RMH	MF-1	MF-2	NO	NC	C B D	OI	CR	SB	I-1	I-2	Notes			
RESIDENTIAL																					
Household Living (see 5.2D.1)	Single-Family Detached	P*	P*	P*	P*	P*	P*			P*								6.1 & 6.8			
	Residential Cluster	P*	P*	P*	P*	P*		P*	P*									6.3			
	Two-Family Dwelling							P*	P*									6.2			
	Townhouse							P*	P*		P*	P*	P*	P*				6.5			
	Condominium							P*	P*		P*	P*	P*	P*				6.5			
	Multifamily (triplex and higher, including Apartment)							P*	P*									6.2			
	Upper-Story Residential										P*	P*	P*		P			5.3A.5			

[illegible]

USE		RESIDENTIAL DISTRICTS								NONRESIDENTIAL DISTRICTS									
P = Permitted by right		P* = Permitted subject to standards required								S = Special use permit required									
Use Category	Specific Use	R-40	R-20	R-15	R-12	R-9	RMH	MF-1	MF-2	NO	NC	C B D	OI	CR	SB	I-1	I-2	Notes	
	College / University												P	P	P				
	School, Public or Private	S	S	S	S	S		S	S				S					5.3B.7	
	Trade/Vocational										S	S	S	S	S	S	S	5.3B.9	
	Music / Dance / Art Instruction										P	P	P	P	P				
Funeral Home and Crematorium										P		P	P	P	P			5.3F	
Government Facilities (see 5.2E.4)	Ambulance Service, Rescue Squad, Police or Fire Station	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P		
	Government, Utility Facility with Outdoor Storage														S		S		
	Government Office										S	S	S	S	S				
	Prison, Jail, Detention Facility															S	S		
Health Care (see 5.2E.5)	Continuing Care, Retirement Facility							S	S				S					5.3B.10	
	Hospice							P	P				P	P					
	Hospital											S	S	S				5.3B.11	
	Ambulatory Health & Emergency Care Facility												S	S				5.3B.11	
	Medical Clinic											P	P	P	P				
	Mental Health Facility												P	P					
Institutions (see 5.2E.6)	Group Care Facility												P	P					
	Handicapped Institution												P	P				UDO	
	Intermediate Care Institution												P	P					

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Parks and Open Space (see 5.2E.7)	Cemetery	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			5.3B.2			
	Public Park, Swimming Pool, Tennis Court, Golf Course	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S				
Passenger Terminal (see 5.2E.8)	Bus														S	S	S				
	Passenger Terminal														S	S	P				
Religious Institution (see 5.2E.9)		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			5.3B.6			
Utilities (see 5.2E.10)	Broadcast Tower																S	S			
	Minor Utility, Elevated Water Storage Tank	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	5.3B.4			
	Solar Farms	S													S	S	S	5.3B.5			
	Telecommunication Facility	S												S	S	P*	P*	5.3B.8			
	Other Major Utility	S													S	S	S				
COMMERCIAL, OFFICE, RETAIL																					
Entertainment (see 5.2F.1)	Bar, Nightclub, Tavern											S		S	S	P*	P*	5.3C.2			
	Golf Course or Country Club, Private	S	S	S	S	S	S	S	S	S	S	S	S	S							
	Gym, Spa, Indoor Tennis Court or Pool									P*	P*	P	P	P	P	P	P	5.3C.6			

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	Outdoor Athletic or Entertainment Facility, Private											S			S	S					
	Sexually Oriented Business														S			5.3C.10			
	Theater											S		P	P						
	Theater, Drive-In														S	S	S				
	Water Slide, Golf Driving Range, Miniature Golf, Batting Cage or Similar Use														S	S					
	Medical Office, Individual										P	P	P	P	P	P	P				
	Other Office										P	P	P	P	P	P	P				
	Overnight Accommodation (see 5.2F.3)	Bed and Breakfast	S	S	S	S	S	S	S	S	S	S	S	S	S	S					
		Extended Stay Facility														S	S	S	5.3C.5		
Hotel/Motel															S	S	S				
Parking, Commercial (see 5.2F.4)												S	S	S	S	S	S				
Restaurants (see 5.2F.5)	Restaurant, Drive-In or Outdoor Curb Service														P	P	P				
	Restaurant, Indoor with Seating Only										P*	P		P	P	P	P	5.3C.8			
	Restaurant with Seating and Drive-Through Window													P	P	P	P				
	Restaurant, Take-Out Only (Drive-Through or Walk Up)										P*	P		P	P	P	P	5.3C.9			
2019 S-	Convenience										P*	P*		P	P	P	P	5.3C.4			

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	Personal Service-Oriented Use (excludes commercial greenhouses or any use with outdoor operations)										P*	P*		P*	P*	P	P			
	Hair Salons Barbershops Beauty Shops									S	P	P	P	P	P	P	P			
	Banks or Financial Institution									P*	P*	P	P	P	P	P	P	5.3C.1		
	Repair Oriented Use (no outdoor operations)										P*	P	P*	P	P	P	P	5.3C.7		
	Sales Oriented Use (no outdoor operations)										P	P		P	P	P	P			
	Sales Oriented Use with Outdoor Operations														P		P			
	Veterinarian / Kennel, Indoor									P*	P*	P*	P*	P	P	P	P	5.3C.15		
	Veterinarian / Kennel with Outdoor Operations														P*		P*	5.3C.16		
Self-Service Storage (see 5.2F.7)														S		P	P			
Vehicle Sales and Service (see 5.2F.8)	Car Wash														P*	P*	P*	5.3C.3		
	Vehicle General Repair														P*		P	5.3C.11		
	Vehicle Sales, Rental														P*		P	5.3C.12		
	Vehicle Service, Limited													P*	P*	P*	P	5.3C.13		
	Vehicle Towing														P*		P*	5.3C.14		



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Light Industrial Service (see 5.2G.2)	Flex Space														P*	P*	P*	5.3D.1			
	Industrial Use, Indoor														P*	P*	P	5.3D.2			
	Industrial Use with Outdoor Operation														P		P				
Manufacturing and Production (see 5.2G.3)	Indoor or Outdoor																P*	5.3D.3			
	Indoor Only											P*			P*	P*	P*	5.3D.3			
Resource Extraction (see 5.2G.4)																	S				
Warehouse and Freight Movement (see 5.2G.5)	Storage (including Outdoor)														P*		P*	5.3D.6			
	Truck Terminal																P				
Waste Related Service (see 5.2G.6)	Recycling Collection (Outside)																P*	5.3D.4			
	Recyclable Materials Collection Center														P*		P*	5.3D.5			
	Junk and or Salvage Yard																S				
	Sanitary Landfill																S				
	Other Waste Related Service																S				
Wholesale Sales (see 5.2G.7)															P*	P*	P	5.3D.7			
OTHER																					
	Agriculture or Silviculture	P*	P*															5.3.E.1			

Agriculture (see 5.2H.1)	Greenhouse, Nursery (Commercial)															P	P	P	
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# Adjourn



**Next Meeting:**  
**Thursday, June 24, 2021**  
**5:30-6:45 P.M.**

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