

Dix Edge Area Study March Community Leader Group Meeting

Thursday, April 8th 12pm – 1pm via zoom

Attendees:

City of Raleigh Staff: Sara Ellis, JP Mansolf, Hannah Reckhow, Matt Klem, Bynum Walter

Community Leaders: Mel Wright, Eric Braun, John Hinshaw, Jenn Truman, Marilyn Drath, Sim McIver, Emma Benedyk, Bonner Gaylord, Douglas Humphrey, Dieneker Shaw, Terri Edwards, Hayes Permar

1. Introductions/Icebreaker

- you have a magic wand, and can make one wish to solve the displacement and affordable housing problem, what would you chose?
 - Add extra units and individual houses that are under \$300,000
 - Microunits
 - City funding or helping to fund land trusts and more effective rehabilitation program to help lower income residents fix up their homes
 - Training for homebuyers for first time homeowners, including financial training.
 - Tax abatement that helps long-terms residents
 - City-owned fourplexes and incentivization of live-work units
 - Criminal records are a barrier for housing, some policy could help
 - Protections in place for preventing development being put on properties that are being taken down.
 - Organized affordable housing or affordable housing in other areas

2. Reflection on Affordable Housing Summit

- Sara went through policy priorities that resulted from the Affordable housing summit. See presentations for full details.
 - Keep homeowners who want to stay in their homes, in their home
 - Fight predatory purchasing
 - Offset the inevitable loss of NOAH with an aggressive approach to new construction
 - Preserve existing NOAH where feasible
 - Integrate newcomers into the existing culture and not vice-versa
 - Anything missing?
 - Desire and clear evidence that more density is okay. i.e. duplexes, other plexes
- Sara summarized what we heard from Affordable Housing Summit Evening Session. Full details are in the presentation.
 - There should be a difference between perspectives and facts. Increasing density does increase affordability.
 - Education component is a significant hurdle to implementing some of this stuff. Affordable housing is complex and there is a lack of education about some of the complexities of affordable housing.
 - Conflict between private and public sector that is difficult to reconcile. Affordable housing should be dispersed throughout the city and people should be able to live near where they work and play. Employment and transportation options are important to consider.
 - The evening session was an attempt to do that education, which may not have worked well, but its worth looking at how to improve that conversation. This study is dealing with issues that haven't been solved anywhere so this is a complicated discussion to have.

3. Preview of Phase Soon Meetings & Outreach Materials

- Sara previewed plans for the Phase Soon issues that will be focused on
 - May 18th – focus on land use amendments and UDO changes
 - May 20th – focus on transportation and connectivity
 - Comments:
 - Do something that makes people reckon with where people should go if you know x number of people will be moving in.
 - Legos were used in previous study to help illustrate that point
 - Conversation has centered around the number of units, so color coding for unit types could be helpful.
 - Promoting the activity outside of the study could be useful
 - Could Dix Park be used for additional duplex units?
- Sara previewed a proposed meeting agenda for the Phase Soon Workshops.
- Sara asked if doing two long meetings instead of 4 shorter meetings sounded okay with the group.
 - There was not a consensus about which was preferable.
 - More meeting times might provide more options and flexibility for the public.
 - Eliza Pool Park meeting will still be included.
- Are door hangers effective?
 - General consensus was yes
- Are facebook events effective?
 - General consensus was yes
- Drafts of yard signs and t-shirts were shared and discussed.

4. Open Forum for questions/concerns reactions or general feedback

- No questions or comments.