An aerial photograph of a city landscape. In the foreground, a multi-lane highway runs vertically through the center. To the left of the highway, there are several commercial buildings, including a large white warehouse-like structure and a parking lot filled with cars. To the right, there are more residential and commercial buildings, some with blue roofs. The middle ground is filled with dense green trees. In the background, a city skyline is visible under a clear blue sky, featuring several tall skyscrapers.

Dix Edge Community Leader Group Meeting April 8, 2021

April Community Leader Group Agenda

1. Introductions/ Round robin
2. Review and Reflection of Affordable Housing Summit
3. Preview of Phase Soon Meetings & Outreach Materials
4. Open Forum for questions/feedback/concerns

Let's talk about affordable housing and layer cake



Affordable Housing Summit – Policy Priorities

1. Keep homeowners who want to stay in their homes, in their home

- Build on and expand existing programs

2. Fight predatory purchasing

- Emphasize education so those who want to sell know the value of their property in a hot market.

3. Offset the inevitable loss of NOAH with an aggressive approach to new construction

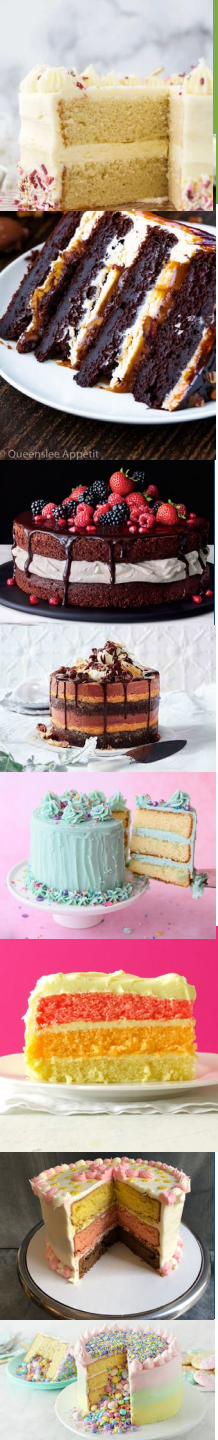
- Pursue partnerships to acquire land for LIHTC development
- Hold Downtown South to their commitments
- Extension of deed restrictions

4. Preserve existing NOAH where feasible

- Direct acquisition of multi-unit buildings
- Land trust models

5. Integrate newcomers into the existing culture and not vice-versa

- Sponsor/support events which bring newcomers and long-time residents together
- Take a gentle approach to code enforcement
- Document and celebrate the history of the area



Affordable Housing Summit – Evening Session

1. Everyone defines affordable housing a little differently, what does affordable mean to you?

- Transitional housing for formerly incarcerated individuals
- Housing for veterans
- Cost of living in the house long term
- Transit access paired with housing
- Depends on your income
- 30% or below of AMI

2. Who do you think should pay for affordable housing?

- The Affordable Housing Bond
- Developers who build existing housing
- Investing in existing properties
- Need to find ways to incentivize the private market
- Government (federal and state)
- Non-profits and banks

3. If zoning changed in your neighborhood to allow for more mixed-income housing, would you support it?

- Some said this is already the case
- Some would support this
- If its blended in
- Start with the richest neighborhoods
- People should be able to decide where they want to live

4. We've heard the comment that increased density doesn't necessarily increase housing affordability. What approaches do you think would be a better fit?

- Historic Designation for Fuller Heights and Caraleigh
- Density is the best solution
- Require NCSU to provide more student housing
- Land for tiny home communities
- Multi-million dollar condos don't increase affordability

Switching gears to Phase Soon



Phase Soon Preview

Meeting Plan Summary

- **May 18th – Focus on land use amendments and UDO changes**
 - Participants will take part in an interactive game where they identify their preferred land uses, building heights and densities on a virtual map.
- **May 20th – Focus on transportation and connectivity**
 - Participants will use a pin drop map to provide feedback on the proposed options and what additional options should be considered.

Proposed Meeting Agenda

1. Welcome & Team Introductions (5 min)
 - A. Dieneaker Shaw, Neighborhood Ambassador opening remarks
2. Presentation (20 min)
 - A. Project Overview
 - B. Summary of Issues and Opportunities Report
 - C. What We've Heard - Affordable Housing Summit
 - D. Outline strategies and recommended options for:
 - E. Meeting 1: Future Land Use Map and Unified Development Ordinances (UDO)
 - F. Meeting 2: Connectivity
3. Small Group Mapping Activity (30 min)
4. Small Group Discussion Report Out (15 min)
5. Q&A (15 min)
6. Next Steps (5 min)

Phase Soon Preview

Proposal to change the meeting format:

- Tuesday, May 18th 6:30pm – 8pm
- Thursday, May 20th 6:30pm – 8pm
- This would replace the 12pm-1pm sessions and make the evening sessions longer

Pros

- Gives more time for the discussion so the team is not rushing the entire time
- Makes the after-meeting discussions part of the formal programming
- Allows for more in-depth activities

Cons

- Gives less options for time of day to attend meetings
- Less total meetings

Phase Soon Outreach Plan

- Week of May 3rd - Business visits, fliers and yard signs distributed
 - Postcards will arrive in mailboxes
- April newsletter will be mailed out
- Phase Soon Meetings May 15th /18th & 20th

1. Do folks think door hangers are helpful promotion tools?

2. Are the Facebook events helping?

Review and Feedback on Outreach Materials





Connecting Communities.
Shaping a Shared Future.

#1

WORKSHOPS & SURVEY

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 **WORK HERE**
 **INTERESTED**

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YOU!

2nd runner up

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This is effective

This color combination would contrast well against grass



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#4

WORKSHOPS & SURVEY

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 **INTERESTED**

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DIX EDGE AREA PLAN

WORKSHOPS & SURVEY

#2



Dix Edge

Most popular so far



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 **Work Here**
 **Interested**

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Keep the map and make it bigger



Connecting Communities.
Shaping a Shared Future.

#5

WORKSHOPS & SURVEY

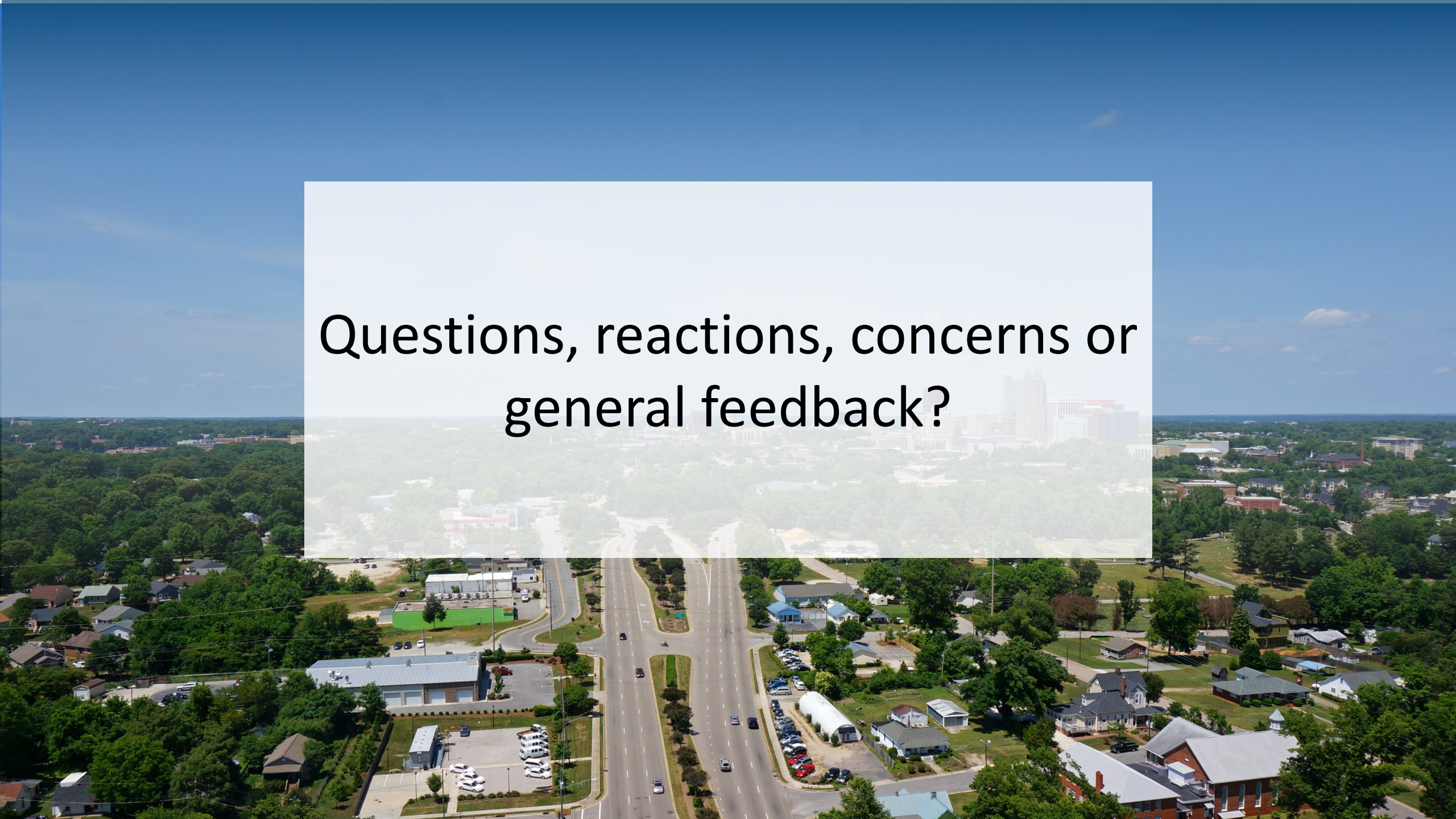
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 **WORK HERE**
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2nd runner up



An aerial photograph of a suburban neighborhood. In the foreground, a multi-lane road runs vertically, flanked by green lawns and trees. To the left of the road is a large building with a grey roof and a parking lot filled with white cars. To the right is a smaller building with a blue roof and a parking lot with several cars. The background shows a dense line of trees and a distant city skyline under a clear blue sky. A large, semi-transparent white rectangle is centered over the image, containing the text "Questions, reactions, concerns or general feedback?".

Questions, reactions, concerns or
general feedback?