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
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
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)
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
Yard Signs Review and Feedback

Affordable Housing Infrastructure

Urban Design/Transportation

#1

This is effective

This color combination would contrast well against grass

Keep the map and make it bigger

DIX EDGE AREA PLAN

WORKSHOPS & SURVEY

LIVE HERE
WORK HERE
INTERESTED

#2

Most popular so far

2nd runner up

#4

This is for YOU!

2nd runner up

#5

THIS IS FOR YOU!

2nd runner up

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Most popular so far

Tied for 2nd

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Questions, reactions, concerns or general feedback?