

Additional Comments from Housing Meetings

8/28/2025

- We need affordable housing near where people work
- Converting single family lots to duplex. I am concerned about single family homes being bought by corps and a duplex being built and turned into rental property. I would like to see a website that shows the progress of the housing implementation goals. I would also like to see a schedule for these goals.
- In favor of increasing housing density because it helps housing affordability and reduces sprawl, need to build more roads, sewer, etc. and reduces need to convert natural areas into urban zones. Strongly urge prioritizing preserving natural areas and green building.
- In general, I support denser housing and mixed use areas and a variety of housing styles in a neighborhood. Green space and wooded common areas should be part of any such reforms to W-S housing regs. Winston-Salem does have a problem with affordable rent and affordable houses for first-time buyers. Too many modest or small houses are bought by investors and rented (for too much). There is a neighborhood off Stonebridge Dr. (I think) where the homes are almost all rented instead of owned by the occupant. It is a dense development and should have been an avenue for first-time buyers to enter the market and build wealth. Also too many small houses converted to Airbnb.
- Planting areas are out of control, can't see around them.
- Appreciate the planning department, City Council and County Commissioners including goals to protect bird and wildlife as well as enhancing and increasing green spaces that benefit health and well-being. Over the last couple of decades, I've watched the number of people using pour parks explode. This is great, but we need MORE! Especially as population grows. I support increasing housing density but only if a significant portion of land is set aside for native plants or undeveloped trees in a contiguous manner. Tree canopy, in addition to supporting pollinators and birds, is provides beauty and lowers temperatures in summer. Incentivize conservation easement. Protect agricultural lands our local farmers markets are incredible!
- Concerned about housing that remains affordable. Present housing on Jonestown Rd 7 new homes folks have remained and out multiple times. Houses built too close to road.
- Multifamily area being built on Somerset roads need to be widened lights for traffic density too high.

9/4/2025

- I live in a fairly upper-middle class neighborhood and wish that there was more affordable housing mixed into the area. I'm tired of the "NIMBY" attitude – all efforts should be made, everywhere, to increase options for affordable housing.
 - More affordable housing near areas where low income folks are employed so they can live near jobs
 - More density allowed everywhere, to save land from being cleared for large-scale single-family homes
 - Conservation and environmental protections should be primary in any decisions about housing and development

- I'd love to see W-S pilot a "housing first" model to create tiny homes/apartments for the unhoused
- We need MORE integration of low/high income housing and FEWER regulations over what kind of residences can go in or near high-income neighborhoods
- City officials should create:
 - City Land Grant College: So any land owner can be educated and paired with a developer to build or renovate their land. The college would provide resources and team members help citizens develop property of any kind, franchise, school, manufacturing, etc.
 - More help from City for small lot developers with infrastructure needs
 - Quicker and easy for rezoning of residential builds from ADUs to multi-family, mixed-use. Rent cap on properties.
- Mature trees (oak) when I moved to my home in 2004. I have kept them and allowed back yard to go "natural", i.e., no grass attempted. I allowed the leave to drop, as is, in the fall, so have forest floor look. Have mulched some areas in front small yard to cut down on mowing I do. Small, gasoline-powered Briggs and Stratton lawn mower I have used for 21 years. Distressed when neighbors cut down 12 mature forest pines in their front yard – now a desert! Lawn mowing and weed eater (I hate) to come. Would love all homeowners to understand mulching and native plants and low maintenance.