

General Housing Questions

How satisfied are you with the housing choices currently available to you and your family members?

Very satisfied	Somewhat satisfied	Neutral	Somewhat dissatisfied	Very dissatisfied
6	8	6	6	7

What do you like/dislike about your current housing situation?

Like	Dislike
• I love living where I live in DTWS • Great neighborhood (Ardmore) walkable, close to downtown and mixed housing • Love my West End apartment, been there 4 years, very walkable. • Convenient location • Amenities • Love our yard and neighborhood, convenient • Proximity to downtown and a city park • Mature trees, walking distance to some businesses • I love living in a neighborhood where I can walk to restaurants, have a yard, and there are lots of different housing types. We have a neighbor w/a \$600,000 house next to an apartment complex that takes vouchers. Our neighborhood is richer and more diverse because of it • The size of land, mixed income neighborhood • Our county and city have too much single family and not enough density. It impacts how people are in relation to one another and our natural environment. We can't just allow density in WS - need increased density across the county.	• No control of rent • No rent control • Allowing the rich and well to do to call all shots about housing • ? Too expensive • Love my place but worry about rent increases and lack of options • No night patrols which were included when lease was signed and rent was increased for owner to make repairs to the property. • Yard maintenance, lack of neighbors, taking care of trees or yards • Overpriced • I couldn't afford to buy in my neighborhood now • Wish we had more options for elderly/aging people and wish we had more quality affordable housing • Small apartment with rents comparable to house payments • Want to see higher density options used • Wish I could walk or bike to more amenities (hair salon, shops, etc) • No healthy restaurants near me, no bus/public transportation, closest is 2.7 mi away, • No access to gigabit internet • Would like more new and redeveloped housing options in existing neighborhoods or new neighborhoods in central locations

General Housing Questions

What housing challenges have you and/or your family experienced while living in our community?

- Rent increases that price people out
- Never ending rent increases
- Little tenant protections, due diligence laws
- My adult daughter can't afford to live in the neighborhood where we raised her
- Cutting trees down without replacement, more housing plus more trees, please.
- Overcrowding with cheap housing on every sq ft of property available
- Trash
- Lack of police monitoring speeding
- Neighborhood Services regulations need to be updated, need to deal with trees that are too tall or bushes that are 1 around
- Lack of options across income levels, need housing for people who are lower/middle class
- Need a variety of options for ownership, condo, townhome, SFH, etc, we have an aging population and needs options for older people
- Somerset plan density too high, roadway insufficient
- No concern about density or type of unit, but a big concern about housing design (not a planning issue, I know)
- Restricted zoning for manufactured home spaces, can't afford a home and can't place a manufactured home, limited spaces
- Concern of nearby developments not being maintained
- Short term rentals taking up house stock options
- Affordability of homes, very high for our income, hard to own a home for someone earning below 60% AMI
- Short term rentals like airbnbs have been an issue in our neighborhood (Ardmore), these lower housing stock options
- 1 night Airbnbs in neighborhoods have been a challenge (drugs, parties, trash, people in/out). Have we considered policies like Asheville or Raleigh?
- Safe affordable options for young adults with disabilities who can live somewhat independently, but needs support

For new residential development near you, what concerns you more?

The density (number of dwelling units per acre) of the development	The housing type (detached verses attached units) being developed	No Concern
12	2	15

Single-Family/Attached Product Housing Questions

Do you agree with the statement listed? If your answer is yes, place a dot in the “Yes” column. If your answer is no, place a dot in the “No” column.

If your answer is maybe, please use a Post-It note to provide details on your opinion.

	YES	NO	MAYBE, IF...
Do you think small-scale residential developments (duplexes, triplexes, quadraplexes, townhomes, and twinhomes) can play a role in addressing our housing supply issues?	40	3	4 · Only if affordable · Units should be affordable and not gobbled up by investors, owners should be residents · Yes to all if ownership option or noise enforcement if renters · Duplex, triplex and quad have the option to be owned and not just rented

Would you be willing to live next to a:

Duplex (building with two housing units) 	44	3	0
Triplex (building with three housing units) 	31	8	0
Quadraplex (building with four housing units) 	30	7	2

Single-Family/Attached Product Housing Questions

Should development regulations be changed to allow a property owner to build the following housing types in single-family zoning districts in the city? Place dot in box of all answers that apply.

Duplex (building with two housing units)	Triplex (building with three housing units)	Quadraplex (building with four housing units)	None of the above
39	28	25	8

Should development regulations be changed to allow a property owner to build the following housing types in single-family zoning districts in the county? Place dot in box of all answers that apply.

Duplex (building with two housing units)	Triplex (building with three housing units)	Quadraplex (building with four housing units)	None of the above
34	27	24	8

Single-Family/Attached Product Housing Questions

Do you agree with the statement listed? If your answer is yes, place a dot in the “Yes” column. If your answer is no, place a dot in the “No” column. If your answer is maybe, please use a Post-It note to provide details on your opinion.

	YES	NO	MAYBE, IF....
Currently, single-family residential zoning districts are regulated based on minimum lot size. Do you support moving toward regulating residential zoning based on density (number of dwelling units per acre) rather than minimum lot size?	30	7	3 · Depends on context, surrounding context, amenities, services
The majority of residential lots in the city and county must be at least 9,000 square feet, which is equal to a density of 4.84 dwellings per acre. If density (dwelling units per acre) is used as the guiding regulation for single-family districts, would you be comfortable with increasing this density?	24	10	3
How many dwelling units per acre would you be comfortable with?	· 9 · 8-9 · 1.5-2 · 5 du/ac when no common space is required, 8 du/ac when a certain amount of common open space is required · 5-6 with a backyard, 8 with shared amenities		
The smallest lot size currently allowed for single-family residential homes in Winston-Salem is 5,000 square feet. However, the majority of single-family lots within the city are at least 9,000 square feet. Would you support reducing the minimum lot size for single-family homes to 5,000 square feet throughout the city?	27	7	0 · Why not 4,500sf to maximize impact of this change? · How about 7-7.5 · 7-7.5 · Yes! Protect the forest so we can breathe, also, that will make houses more affordable
Would you support reducing the minimum lot size for single-family residential homes to below 5,000 square feet in certain situations?	25	6	3 · Affordability requirements
Are you supportive of allowing attached housing types and higher densities in single-family zoning districts if solely for senior living/retirement communities (age 55+)?	25	5	4 · Aluminum ramps vs wooden, better economics and longer lasting · Why restrict it to senior living? Solely for everyone · Everyone · I support it for everyone

Single-Family/Attached Product Housing Questions

Please pick the top three (3) concerns you anticipate with changes to single-family housing regulations.

It will lower my property value. 5	It will increase my property value/rent and cause displacement. 4	It will cause school overcrowding. 4	It will increase traffic. 13	It will lead to too many parked cars. 11
It will cause too many trees to be lost. 11	It will cause more stormwater runoff and flooding. 9	It will negatively impact local wildlife. 4	It will permit taller and/or larger buildings next to my home. 4	It will cause existing homes in my neighborhood to be torn down. 5
It will create noise nuisances. 8	Single-family homes will be demolished and replaced with duplexes, triplexes, and quadraplexes. 4	Other: · Trash, speeding · Failure to develop around mature native trees (such as oaks) that provide support for wildlife instead removing them and replacing them with non-native exotics that do not support wildlife and have become invasive. Leave the trees! · Replacing owner-occupied SFR with rental housing will exacerbate inequality and hurt economic mobility · May cause an influx of short term Airbnb rentals, other communities have regulations preventing short term rentals, Winston Salem does not have restrictions · Need limitations on short term rentals		No concerns 8

Please pick the top three (3) benefits you anticipate with changes to single-family housing regulations.

It will provide a good return on the investments made in existing public infrastructure, like roads, water, and sewer. 18	It will add to diversity and create more mixed income neighborhoods. 23	It will create more opportunities for people to find housing in a growing community. 30	It will lower the cost of housing. 8	It will alleviate homelessness. 6
It will allow the community to evolve to meet the needs of its residents. 16	It will allow residents to create generational wealth. 6	It will help the community remain economically successful and prevent stagnation. 9	Other: · It will promote economic mobility which will eventually lead to generational wealth	No benefits 3

Multifamily Housing Questions

Do you agree with the statement listed? If your answer is yes, place a dot in the “Yes” column. If your answer is no, place a dot in the “No” column. If your answer is maybe, please use a Post-It note to provide details on your opinion.

Our development ordinance currently includes a multifamily zoning district that allows for an unlimited number of dwelling units per acre and a multifamily district that allows 18 dwellings per acre, but nothing in between.

	YES	NO	NO OPINION/USE OF EXISTING DISTRICTS IS ACCEPTABLE
Should a new district be created that allows for a greater number of units than 18 per acre but not an unlimited number of dwelling units per acre for properties throughout the City to provide for greater flexibility?	27	6	1
What number of units per acre would you be comfortable with?	· All or nothing doesn't help, need to have more flexibility, maybe 4, 8, 12, 16, 18 · As density increases, greater open space and articulation/design requirements · Not sure, as a visual learner, need to see all the possibilities. Density!		
Should a new district be created that allows for a greater number of dwelling units than 18 per acre but not an unlimited number of dwellings per acre for properties along major thoroughfares/Growth Corridors and in Activity Centers to provide for greater flexibility?	31	3	0
What number of units per acre would you be comfortable with?	· 6-12 · As density increases, greater open space and articulation/design requirements · Agree		
	YES	NO	MAYBE, IF...
Should small apartment buildings (8 units or less) be allowed within single-family neighborhoods?	27	15	1 · Height restriction, not by right necessarily · Rehab Crystal Tower, Sunrise Tower, Healy tower to prevent homelessness · Invest in Crystal Towers, Sunrise Towers, Healy Towers. · I live in an historic neighborhood with single family homes as well as small apartment buildings. What I love about this is the diversity of people who live around me - income, race, disability, we should have more neighborhoods like this

Multifamily Housing Questions

Please pick the top three (3) concerns you anticipate with changes to multifamily housing regulations.

It will lower my property value. 8	It will increase my property value/rent and cause displacement. 3	It will cause school overcrowding. 4	It will increase traffic. 16	It will lead to too many parked cars. 8
It will cause too many trees to be lost. 10	It will cause more stormwater runoff and flooding. 9	It will negatively impact local wildlife. 8	It will permit taller and/or larger buildings next to my home. 5	It will cause existing homes in my neighborhood to be torn down. 5
It will create noise nuisances. 6	Other: · New multifamily developments will not be transit-oriented, new development will not coincide with new investment in public transit. · Failure to preserve mature native trees by learning to develop around them; removing them and replacing them with non-native exotics · Require permeable pavers · Please consider regulating short term rentals.			No concerns 4

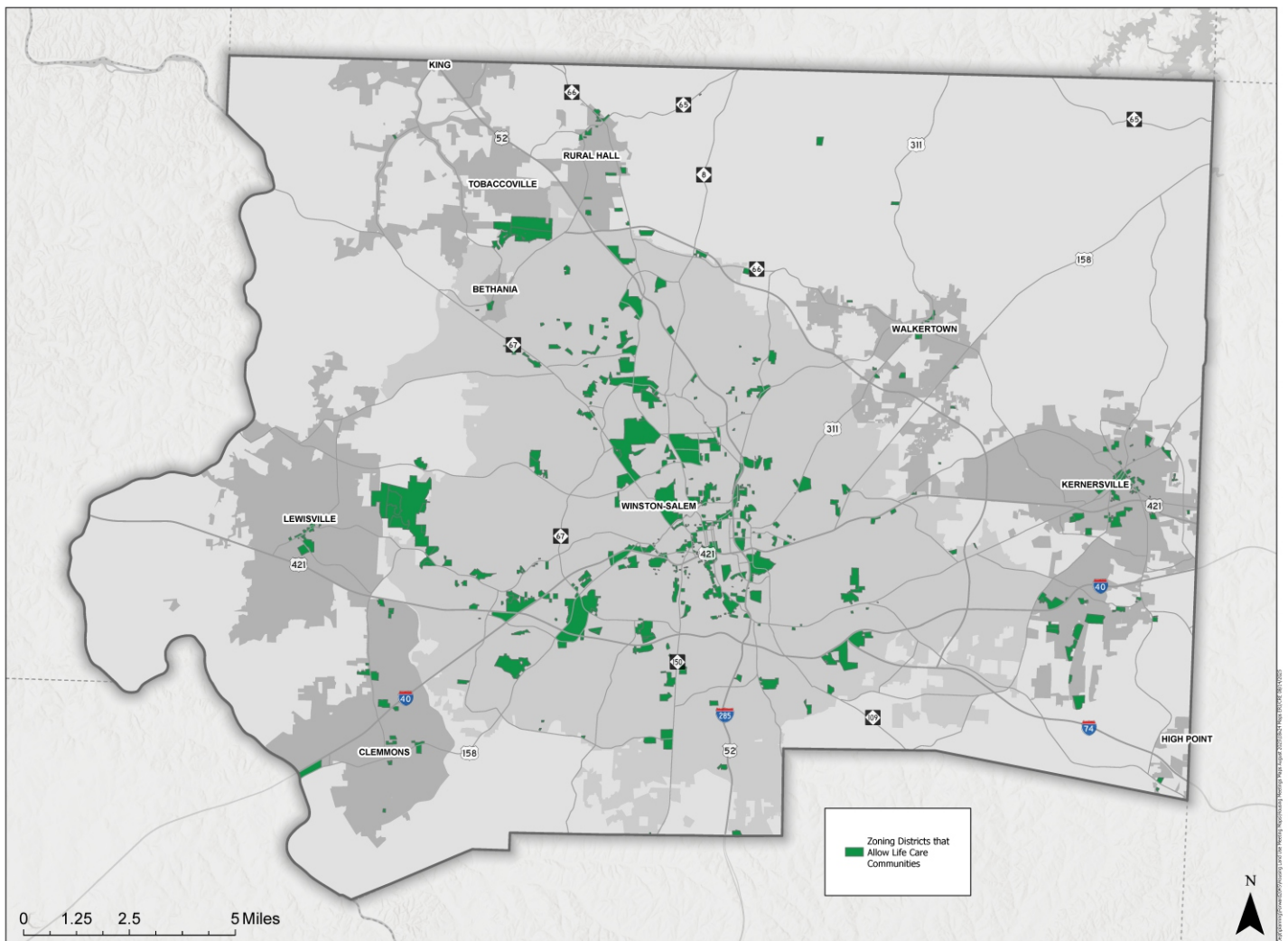
Please pick the top three (3) benefits you anticipate with changes to multifamily housing regulations.

It will provide a good return on the investments made in existing public infrastructure, like roads, water, and sewer. 16	It will add to diversity and create more mixed income neighborhoods. 18	It will create more opportunities for people to find housing in a growing community. 24	It will lower the cost of housing. 14	It will alleviate homelessness. 5
It will allow the community to evolve to meet the needs of its residents. 19	It will allow residents to create generational wealth. 2	It will help the community remain economically successful and prevent stagnation. 3	Other: · Will promote economic mobility that would eventually lead to generational wealth	No benefits 1

Multifamily Housing Questions

Do you agree with the statement listed? If your answer is yes, place a dot in the “Yes” column. If your answer is no, place a dot in the “No” column. If your answer is maybe, please use a Post-It note to provide details on your opinion.

	YES	NO	MAYBE, IF....
Should assisted living/life care communities be allowed in all residential zoning districts including single-family districts?	32	9	2 · If allowed in all SFR, then it needs to look like SF housing, not a giant multifamily building · Closer to hospitals and medical districts
Should assisted living/life care communities be allowed in more zoning districts? Currently, they are allowed in most multifamily residential districts as well as many business zoning districts.	39	3	2 · Need to be near emergency services · We should encourage multi-generational neighborhoods as well



Planned Residential Development Questions

Planned Residential Developments (PRDs) are single-family residential developments that allow the same density (dwelling units per acre) as a traditional subdivision based on the zoning of the property but with the units concentrated or clustered on lots smaller than the minimum required lot size in exchange for maintaining more open space in the neighborhood. PRDs have specific buffer and open space requirements for approval that are not required for a traditional subdivision. PRDs have become very popular development tools and now account for a significant proportion of new single-family residential development.

	YES	NO	MAYBE, IF....
Do you support allowing a variety of housing types within Planned Residential Developments (PRDs) under the current approval process (City-County Planning Board review without a public hearing)?	33	8	0 • Gotta have a public hearing, need awareness and input • Agree, need public notice on all

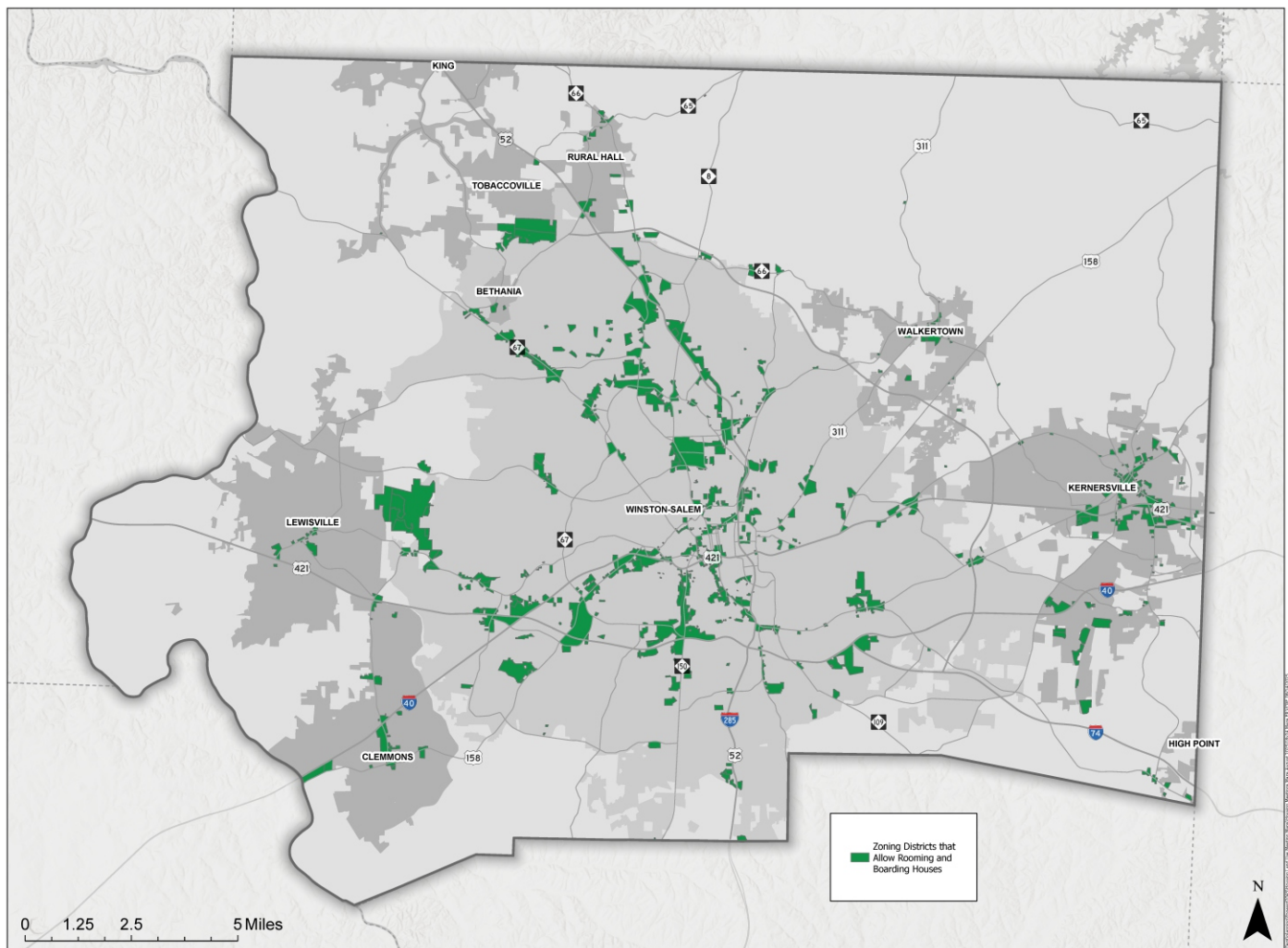
What types of housing, in addition to single-family homes, should be allowed in a PRD?

Duplex (building with two housing units)  29	Triplex (building with three housing units)  26
Quadraplex (building with four housing units)  27	Townhomes/Twinhomes (attached housing units on separate lots)  31
Small apartment buildings with up to 8 units 19	Other • Emphasis on housing types that can be owner-occupied • Regulate short-term rentals, no Airbnbs, owner occupied
Only single-family homes should be allowed 3	

Other Housing Questions

Do you agree with the statement listed? If your answer is yes, place a dot in the “Yes” column. If your answer is no, place a dot in the “No” column. If your answer is maybe, please use a Post-It note to provide details on your opinion.

	YES	NO	MAYBE, IF....
A boarding or rooming housing is a residential building, or part thereof, in which lodging is provided to not more than eight residents, in addition to any owners, occupying separate living units on a weekly or longer basis. Currently, they are allowed in intense multifamily and business zoning districts. Should boarding or rooming houses be allowed in more zoning districts?	19	8	2



Other Housing Questions

Do you agree with the statement listed? If your answer is yes, place a dot in the “Yes” column. If your answer is no, place a dot in the “No” column. If your answer is maybe, please use a Post-It note to provide details on your opinion.

	YES	NO	MAYBE, IF....
Would you support allowing multiple Accessory Dwelling Units (ADUs) to be permitted on property owned by and developed with civic organizations and/or churches to serve as transitional housing for individuals/families facing housing insecurity and/or homelessness? Currently, ADUs are only allowed with single-family residential uses.	38	4	2 • Single family homes • As long as open to all and not just those members
Would you support reducing or removing automobile parking requirements for housing developments to make housing more affordable to build, purchase, and rent?	38	4	2 • Depends on location, is there free street parking nearby, Is there transit nearby? • Alternate transport needed, rail, bus, train • But it should make sense, so if more people need to park on the street then the street will need to be wider to accommodate that • Support more public transportation • More public transportation out of city limits and in rural areas • Work more with PTRC to develop a Winston-Salem and regional housing and transportation strategy so Surry, Stokes, Yadkin, Davie, and Davidson can be better integrated • Remove Cottage Court parking requirements in GMA2 • Street parking is a danger because of traffic and a nuisance to bus travel

Other Housing Questions

What ideas or comments do you have to help assist unhoused residents?

- Support for community land trusts and housing cooperatives focused on low income residents
- Sell all city lots to local community nonprofits for \$1 and not to the same greedy developers and rich people who got us in the unhoused situation
- Talk to the unhoused about what they need and listen and act on it
- Pathway to ownership by people who are low income
- Value their humanity
- Redefine affordability, 60% of AMI is \$900 a month rent, that takes 60 hrs a week at \$12 an hour jobs
- Support community land trusts with seed money or land
- More low cost housing, free transit vouchers.
- Put the housing in areas where they stay, must be on bus system
- Invest in hotel/motel conversions, invest in supportive housing, address housing discrimination ?? For ex-offenders and mental health
- Support for coop ?? ?? housing
- Support ADUs on civic/church properties with tiny homes
- Use cottage courts and public funding to create more starter owner-occupied homes (<200,000)
- Allow for tiny homes
- Holistic support not just housing needs, mental health

Infill housing relates to new housing development in areas that are underutilized or vacant, but where infrastructure (roads, water, sewer) currently exists. What considerations should be given when regulating new infill housing development?

- Affordability
- Affordability
- Yes to infill and tree ordinances
- Infill areas are a great place to try out gentle density increases
- More tree planting and maintenance by city
- Road and sidewalk and hardscaping regs that require trees.
- Turn shopping centers into housing
- Building needs to consider road width, shoulders and bikeway and sidewalks
- Existing roads and public transit / pedestrian infrastructure CANNOT accommodate unlimited growth. Alongside developing additional density, the city/county has to have a functioning bus system and walkability EVERYWHERE.
- Affordability, developer being local
- Infilling ok, but keep as many trees as possible
- Rezoning to RSQ in GMA2 should be a unique proposal that can be handled by just the planning board to streamline
- Schools in the area, grocery stores nearby, healthy eating options

What other ordinance changes would you support to address housing issues within our community?

- More legal protections for tenants and other ?
- Allowing to more closely cluster units together to maximize common spaces
- Dense mix use housing (5 over 1s) built so people can own it affordably
- More units on present spaces with path to ownership
- Get rid of parking minimums for commercial zones, not just residential
- Allow more grocery stores in residential areas (walkability)
- Ensure maximum housing and maximum sidewalks and tree cover.
- Unemployed should be offered housing if will work for it, community service or anything.
- Regulation of short term for profit rentals, I've seen outside investors purchase these units for profit vs affordable housing (Asheville)
- Mandate an affordable housing requirement for any developer given public funding
- Form based code to ensure integration
- Make cottage courts easier and less expensive to develop
- Tighter regulation of AirBnB type homes, too many investment companies buying good housing and making unavailable to homeowners
- Regulate short term rentals, create housing for the people who live here