

## Tarra Jolly

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**Subject:** Support for UDO-CC15

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**From:** Aaron King <aaronk@cityofws.org>

**Sent:** Wednesday, November 10, 2021 2:42 PM

**To:** Salvador Patino <salvador.patino@chavodesign.com>

**Cc:** Beth A. Broom <bethb@cityofws.org>; Tarra Jolly <tarraj@cityofws.org>; Chris Murphy <chrism@cityofws.org>; Kirk Ericson <kirke@cityofws.org>

**Subject:** RE: [EXTERNAL] Support for UDO-CC15

Salvador-

Thanks for reaching out and for sharing your support. I will make sure your comments are shared with the Board. I would also encourage you to attend the PB meeting to speak in support if available.

Thanks!

AK

Aaron King

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**From:** Salvador Patino <[salvador.patino@chavodesign.com](mailto:salvador.patino@chavodesign.com)>

**Sent:** Wednesday, November 10, 2021 2:29 PM

**To:** Aaron King <[aaronk@cityofws.org](mailto:aaronk@cityofws.org)>

**Subject:** [EXTERNAL] Support for UDO-CC15

Hi Aaron,

First, I apologize for waiting until the last minute to voice my opinion on UDO-CC15. I was out of the country for my honeymoon and was only made aware about the strong oppositional pushback the past few days while traveling.

I wanted to write to you to state my support for the proposed changes to the UDO in regards to ADUs. I understand that there is a lot of pushback, including from influential groups like the Winston Salem Neighborhood Alliance. Not sure how much my voice can do to pushback against that, but this is something our city desperately needs. We are starting to see the signs of a severe housing crisis. Personally, in the past 2 years, a dozen of my friends have lost their rental housing, and this seems to be accelerating. Some of them have been to their landlords turning their units into short-term rentals, such as the "art hotel" in West Salem, which kicked out over a dozen long-term tenants in favor of short-term occupancy. But that is just the tip of the iceberg and the majority have lost their housing to large increases in rent costs. Throughout the city and especially in the urban core, rents are being raised to reflect the market, investment properties are being turned into AirBnBs, and some rental owners are selling their properties to take advantage of the boom that currently is taking place in the real-estate market. The people who are being most affected are those around my age or younger, who aren't able to buy property. But it is not just them, West Salem resident Bob Litaker,

who rented his home for close to 20 years was recently given notice that his landlord had sold his home and that he would have to move out. So this crisis might not be seen by most property owners or the WSNA; those who tend to have the loudest voices at city council meetings since they are able to have the time to attend. However, this crisis is growing, and many people are being forced out of our communities.

This is where ADUs come in. We all have heard of the “missing middle”, it is not unique to Winston-Salem, but it is definitely something present in our community. Our zoning codes nation-wide have favored suburban type developments, and despite measures like our own GMA zones which allow more flexibility, most developments make building affordable small and medium scale residential projects almost impossible. The load has instead fallen onto large scale projects, which tend to lead to heavy pushback from communities.

But ADUs are not only a possible solution to our affordability issues. They also help add density at a scale that is manageable and appropriate for some of our neighborhoods. Density which expands the tax base in a smaller footprint and benefits our city. Instead of continuously stretching out further and spreading our resources, services, and adding more burden to our road systems, measures like ADUs help create incremental growth in communities where infrastructure and services are already established. So from a strictly financial standpoint for the city, this is a smart measure. Not to mention the urban studies that have shown many benefits of more walkable livable environments, which include decreases in crime, better health, and increased property values. As well as some of those intangibles like more community interaction between residents and overall citizen happiness.

I can also assure you that the demand is there. I have had 7 different people approach me about designing ADUs over the past 3 to 4 years. After explaining to them the process we would have to go through to accomplish their project, none of them moved ahead with them. All but one of these were due to the current ADU process. They all feared that they would spend the money and time to go through the design and application process just to have a neighbor or an entity like the WSNA step in and dissuade the project from being accepted. Moving something that should be determined by our talented and qualified planners and inspections staff members into the court of public opinion is a hurdle that many of my clients have been afraid of. As someone who has had to submit and resubmit projects to get permits, I know that we have meticulous and smart members in our city’s staff that are extremely qualified to ensure that ADUs don’t become the free-for-all nightmare that the WSNA has painted this issue to be. These proposed changes will resolve the issues that stopped these projects from moving forward.

ADUs are a part of the way our cities used to grow before the post-war suburbanization movement, and we can see it even in our own older neighborhoods. And easing the existing restrictions would not only align us to what other cities are doing across the country, but would also give us the tools to help alleviate issues of our decreasing affordable housing, our increasing gentrification in the urban core, and would give homeowners greater flexibility. I can’t stress how important I think moving forward with the proposed changes is, and how much we need it. The status quo is severely broken, and this is a really important tool to ensure that Winston-Salem can continue to be a great city for all to live in, and not to end up in the same housing-crisis nightmare that is taking place across many cities throughout the country. I strongly recommend that we move forward with UDO-CC15

Thank you for the great work you and your staff have placed on this.

Best,

**Salvador Patiño**

Project Manager/Lead Designer

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