

The proposed UDO modifications to promote more innovative market driven housing choices in GMA 1/2/3 are timely and important for the community

Housing Stock deficiencies and unmet housing needs for rent and for sale that meet reasonable "affordability" standards is a problem in WS

Winston Salem seems poised for a paradigm shift in housing innovation -- led by the surge of Core Downton apartments -- responding to the population growth and job formation dynamics -- the continued transition from manufacturing based to knowledge driven economy

It is apparent that housing demand and unit type preference -- across a range of price points -- is to some extent constrained by our UDO limitations -- development regulations that do not address market driven realities as to

Walkable and Near Downtown Core neighborhoods --these are growth opportunities/ tax base enhancements/ smart growth areas

Mixed Income / Mixed Housing Style -- the lack of homogenization in GMA 2 neighborhoods is a huge plus --unlike the monolithic "blocks" of density, West Salem, Industry Hill , Happy Hill, Washington Park--these neighborhoods offer smart growth options

RSQ/ RM 5 and PB zoning districts offer great flexibility as to density, yet require parking burden that does not reflect use trends

The UDO proposes a more Form Based development that addresses / aides in promoting infill development -- maximizing the use of existing infrastructure -- transportation, utilities, institutional amenities, activity centers right sized for these new urban housing options

Market Dynamics -- the paradigm shift to Mixed Income -- existing neighborhoods offer housing stock varieties --and Urban Millenia workers view neighborhood diversity with an lens of embracing and being energized by that diversity.

Market Dynamics -- close in -- the perceived value benefit of being within a walkable mile to downtown -- and all it offers

Market Dynamic -- perceived value of housing -- inbound workers find WS has range of value choices --i.e. they see hip urban product priced at \$250-300.00 per SF and see it is more better and less money than many urban markets

Market Dynamic Demand -- we have little inventory. We need tools to address the housing deficiencies for all income and housing types UDO tweaks that promote infill development is a HUGE easy accessible tool for both developers but also owners

Peer Group Comparisons --in our state cities have proposed similar form based districts -- allowing designers/ developers to propose market solutions -- using existing street / neighborhood features, promoting appropriate density enhancements geared to targeted market segments -- affordable rental, urban chic new dwellings, thoughtful renovation and expansion --new forms new solutions