



## MEMO

Date: October 21, 2020 [Updated 10/22/20 5:30 pm]  
To: Public Input Session Participants  
From: Trey Akers, Project Manager  
Re: Hoke Master Plan – Public Comment List

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*Below is a list of comments received in advance of the Public Input Session. They are grouped by categories, with comments addressing a range of issues listed in the first section and comments that addressed one, specific topic (affordable housing) listed in the second section. Additional sections may be added as needed.*

### MULTIPLE TOPIC COMMENTS

#### 1. Comment:

I am sure there is excitement with the continual and rapid growth of Davidson.....and rightfully so!! With growth comes change; with change comes uncertainty; with uncertainty comes questions. With that being said, these are questions that have come to mind:

1. What is the positive economic impact for the Black Community on the Westside?
2. How does this new development and influx of people benefit and best serve the town of Davidson?
3. What are the tax implications for the existing homes in Westside Terrace. Will this project place an unfair tax burden on them? What is the positive effect?
4. Will this be a mixed use community? Will there be affordable housing in this community? If so, will it be REAL and true affordable housing? If not, why not.
5. Are there any minority participation goals, diversity and inclusion aspects to this construction venture?
6. What is the town of Davidson contributing to this project? What is it costing the town?
7. Lastly, but not least, what is the environmental impact of this project? (storm water, carbon exposure, greenhouse gas, flooding)

In advance, thanks for taking the time to address these questions and concerns.

#### 2. Comment:

I do think the developer should include affordable housing based on the number of units that are approved and should not be allowed to pay in lieu.

I also believe that 78 units on 5.5 acres is a too high density development . With that many units comes the potential for 150 additional cars on two small streets. I hope there will be some traffic studies done. I walk that area frequently and know it is already a busy street.

**3. Comment:**

Good morning. As a resident on Catawba Ave, I would like to make a few comments and observations relating to the Hoke development and other development projects that will have an impact on traffic and infrastructure in our neighborhood. The Hoke project with 78 townhome units, 14 SF units at Ambleside, 30 SF units and 2 duplexes at Saussy Burbank's Davidson Gateway project, regardless of your TIA study, will have a major impact of traffic on Catawba , Jetton, Hamilton, Faust & Potts. The TIA study seems to relate more to how long a driver has to wait at an intersection and not the danger of increased traffic to pedestrian or bike traffic on streets that have no sidewalks and are not wide enough for 2 lanes of traffic. On street parking and pieces of sidewalk will not provide any benefit or safety to pedestrian traffic.

On infrastructure, Catawba is particularly affected. As already noted, the street has only partial sections of sidewalk. With the new homes and the traffic created, it will be particularly dangerous for pedestrians. Also, in regard to infrastructure Catawba needs to be paved from Potts to the dead end at Lake Cornelius where Ambleside with 14 homes is located. In addition, the majority of the water and sewer pipes under the street have been there for 50-75 years and are in constant need of repair. This should be a major consideration regardless of the proposed development projects. Piecemeal repairs or improvements are not cost effective and do not benefit the residents who live here. Our neighborhood is a part of Davidson's West Side" which the Town has neglected for many years.

Also, there is an ordinance related to the amount of impervious area you can have on a building lot/parcel on the West side of Town. From the size of the Hoke project it appears that this requirement would not be met.

Having expressed all of the above concerns that I have as a resident of Catawba, it certainly may sound contradictory, but I am not opposed to development and improvements to the neighborhood. But to me, improvement to the neighborhood does not just mean attractive new townhomes, but it should include other forms of infrastructure improvement such as water, sewer, sidewalks and street paving in order to support and accommodate the present and future residents who will be using them.

Thanks for having a public hearing where we as Davidson residents can provide our input and some guidance so that it results in a better project for us all.

**4. Comment:**

The current plan for Hoke Lumber seems much improved from earlier drafts both in respect to the Catawba side neighbors, open space configuration, and respect to the impact to the Suter property to the Northeast. The developer, notably, spent considerable time with the neighbors which is appreciated and seems to have addressed some neighborhood concerns.

I am most concerned with the singular housing type. 73 townhomes of this drive-under three-story style will take 5+ years to absorb in Davidson based on historic sales data; and consequently, the neighborhood will be dealing with construction for a long time and the likelihood of the builder having to revisit the master plan for changes to accelerate sales. Any broader economic changes could slow this even further. A mix of single family, townhouses and apartments could easily accomplish the same density and offer a full range of housing types.

My second concern is the lack of stormwater controls on the site. How could this site possibly be exempt from stormwater mitigation other than through an exploited loophole that wasn't intended for large development tracts. Catawba Avenue cannot handle more uncontrolled stormwater.

I hope this opportunity is taken to improve the infrastructure to Catawba Ave. We have partially connected sidewalks, ancient water and sewer lines, a very narrow street and no stormwater controls. We cannot handle more traffic.

**5. Comment:**

As a 17-year resident of Davidson, it continues to bewilder us that no one cares about SAVE DAVIDSON!

This is another example of too much density in a high-density area which is surrounded by high density townhomes and apartments all the way to 77.

How about some regular houses and townhouse intermixed instead of all townhouses?

The areas marked Parks are a joke, given their diminutive size.

Jetton is a frequently used as an alternate route to 77 since getting to 77 thru Davidson is often an issue, this will add to congesting that street.

Finally, given the use of the property over the years, have extensive environmental testing been done to prevent another Davidson hotspot.

The only plus is we don't have to worry about another Davidson Developer clear cutting trees.

Suggest the Planning Department and Board suggest a redo.

**6. Comment:**

As you might know, we live on Catawba Ave and will be impacted by this new project. We plan to attend the session this evening, but I would like to reinforce 2 concerns in regard to the current plan.

- What are the plans to incorporate affordable housing in the new development? We feel strongly about making sure Davidson continues to be a community that fosters and invites people of all income levels to be our neighbors. This contributes to the vitality, vibrancy and diversity of our community. I hope there will be adequate plans to develop this project accordingly?
- We are also very concerned about the impervious area requirements and do not see any details in the current plan.

**7. Comment:**

Thanks for holding on public input session on Hoke. I'd like to see the site developed but we need to take a few things into account regardless of who / what is built.

1. Infrastructure - Catawba is much too narrow and old. It is unsafe. There are many children under the age of 10 and there aren't the appropriate safety measure in place for them to be safe - sidewalk, curb, speed limits, etc. Today 2 small cars cannot pass each other on the street - 1 must yield to the other. The water & sewer system is old. There have been water main breaks on Catawba and the pipe is very old. It will continue to happen especially with added usage. The electrical grid is old - there have been a number of transformers that have blown. The area needs a lot of help.

2. Current condition of site - it needs to be cleaned up / cleared immediately. It too is a safety issue. There are individuals sleeping / congregating in the old buildings at night. The tall Leland Cyprus trees on Catawba have caught fire numerous times because they have overgrown and surround the overhead power lines. Davidson needs to mandate that the site be cleaned and maintained. It's probably best for the site to be cleaned of all vertical items - buildings / trees / debris / etc.

3. Density / BUA / and impervious area. This needs to be addressed. The current plan does not meet current guidelines and restrictions. The last plan I saw did also not include impervious area to be set aside for future use.

Again - not opposed to development - I actually welcome it but along with development must come infrastructure improvements. Without improvements mandated in the plan nothing should move forward.

Thanks for listening and thank you for asking for our input.

**8. Comment:**

I believe that the Hoke Master Plan is fine. I think that there are two areas where it could be improved and become an example for other developments and developers to follow:

**1. Utilize landscaping to reduce both stormwater run-off as well as nitrogen load into our local waters.** I understand that this project will reduce the existing impervious surface area through this project, which is commendable. My hope is they will take it a step further and utilize plants and landscaping techniques other than typical lawns which require significant fertilizer and care. Specific recommendations include:

- When landscaping yards, select plants that have low requirements for water, fertilizers, and pesticides.
- Cultivate plants that discourage pests. Minimize grassed areas that require high maintenance.
- Preserve existing trees, and plant trees and shrubs to help prevent erosion and promote infiltration of water into the soil.
- Use landscaping techniques such as grass swales. Low areas in the lawn or porous walkways to increase infiltration and decrease runoff.

**2. Incorporate affordable housing units into the Master Plan.** The Hoke site is in historic west Davidson and is one of the few remaining sites for significant development. Through the recent Comprehensive Plan the town of Davidson has highlighted both the need and the desire to increase equity and affordability by increasing the affordable housing stock within the town.

During a presentation to the Davidson Planning Board, the project team stated that they have built affordable units within market-rate developments in the past but do not intend to in this development. The team also indicated that the DPO does not allow for the flexibility needed to include affordable units in this Master Plan. My understanding is the Lakeshore Planning area, where the proposed project is located, is one of the most flexible planning areas in the Town of Davidson and the project team has not attempted to find a creative solution to incorporate the affordable units instead choosing the payment-in-lieu option.

If needed, a good example of a similar Master Plan that was recently approved is Davidson Cottages. Davidson Cottages includes 30 single-family detached homes and two duplexes. The duplexes are affordable units. Note that this is a single-family detached home development which brings additional challenges to incorporating affordable units.

Hoke's location and design utilizing town homes makes it the perfect opportunity to build affordable units and would be a welcome improvement to the current Master Plan.

**9. Comment:**

I live across the street from the Hoke property and I am shocked to write that I actually don't hate the proposed plan with 78 units. They're putting in parks, sidewalks, and fixing some infrastructure the town should have repaired decades ago. To Maupin's point, are even more infrastructure repairs needed? Absolutely. In the past three months we've had trees catch on fire from faulty electrical lines and a catastrophic water main break that caused property damage. I ask the commissioners to look at these issues as part of their planning process. This side of town has been neglected for far too long.

In further support, from a sustainability perspective we need higher density housing within walking distance of town. If we're going to have density, might as well do it on this already cleared lot that's basically become a concrete wasteland and/or raccoon habitat. Far better at Hoke than tearing down virgin forest or older homes.

The lack of affordable housing is a problem, to be sure. Do I wish the developer had included affordable housing in the plan? Yes. Would neighbors support the inclusion of affordable housing? Also yes. But, the lack of affordable housing here is a symptom of a larger disease within our affordable housing payment-in-lieu system. Why do we expect business owners to go the extra mile at cost to their businesses? Not everyone is Jim Burbank (would that it were so!) and if we want to see more affordable units built, we need to construct our ordinances to make that the most attractive option.

If affordable housing is off the table, I'd ask the developer and community to think about how to make best use of the green spaces on the Hoke property to help connect the disparate parts of the surrounding community. What can we do to ensure that all community members feel welcome in the park? How can we ensure that these beautiful new walking paths are used by everyone?

**10. Comment:**

1. As the Town may be aware, there are some large trees on 305 Jetton, the property adjacent to the development site. The roots of these trees are very large, and they run directly underneath the proposed development site. Is it possible for the Town to secure an escrow fund to cover the cost of any future tree damage as a result of demolition and construction of adjacent properties and roads--some reasonable amount withheld for a reasonable duration of time, in order to cover the cost of removal of these trees should they be damaged during demolition and/or construction?
2. What, if any, specific improvements will be done to the sewer/water infrastructure feeding existing homes. At least once a year, the lines, which fall under city/county water purview, become backed up and they must come and resolve. How will these existing lines be able to support another 78 townhomes?
3. The "active area of the park" was a new addition to the latest version of the plan. While I'm not opposed to having an active area, my preference would be that it be moved and located within the park system and not directly adjacent to 305 Jetton. If it remains there however, I'd much prefer a children's natural area to the "volleyball" option as I can just imagine how many volleyballs will end up in my backyard. Can the active area be moved to another area of the park and could it be a playground in lieu of a volleyball court?
4. What specific type of fencing (height/material) and buffer trees will be used in and around 305 Jetton?

5. Can the developer commit to provide 60 days' notice residents prior to the start of demolition? Also, can the developer provide a timeline for the installation of new fencing and or landscape activities once demolition concludes? Also, at that time, can the developer provide a detailed schedule of road/infrastructure work to be conducted?

6. Extension of sidewalk between development and 305 Jetton. It is not clear how the sidewalks and on-street parking will transition to my home. On Jetton, at minimum, I want to ensure safe access to the bus-stop from my yard. My daughter will be a kindergartener taking the school bus next school year and I want to make sure she has safe access to the bus; same is said for safe access to at least one crosswalk. Part of the joy of this neighborhood is the ability to walk downtown; however, you must cross busy Jetton to access the part of the sidewalk that is contiguous. Would very much like to ensure my family has safe access to the crosswalk. Would the developer consider some options like installing a gate in any fencing such that instead of having to go directly into the road or a parking space to access the bus stop or extending the sidewalk minimally just to ensure a safe transition?

7. Can the developer provide specific details (i.e., what kind of lighting/it's location, etc.) about any lighting or other safety features which will be included in the parks?

8. I support the addition of the 4 way stop and crosswalk. I'm hoping it mitigates the excessive speeding on Jetton and provides safe access to the contiguous sidewalk path to downtown.

9. A global statement, like many neighbors, I think I'd like to see more diversity in home type and additional affordable units; any improvements in this regard would have my support.

**11. Comment:**

A few comments after the presentation:

1. The street is too narrow for parking on both sides of street (on both streets that run parallel with development). Would make sense to cut into the entire length of the property a few feet (on both streets) and especially the busier one if including on-street parking. This is a safety consideration. That's a highly traveled street.

2. The project is too dense with 78 townhomes.

3. The green space appears to be a bunch of strips that don't lend themselves well to a park-like green space. Would like to see fewer units and more actual usable green space.

4. Would like to see units that are more accessible for older population and disabled population, with either elevators or one level options.

5. Would like to see 8 affordable housing units.

6. Developments like this often have signage that the property is private, discouraging anyone who is not a resident from using. The developer seemed to tout it being a community amenity. That seems doubtful to me.

7. My major concern is adding that much parking on a busy street without bumping the parking into the site.

**12. Comment:**

I live in West Davidson and I am sorry that I missed the meeting last night.

I was told that I can get a letter to you regarding the Hoke development after hearing the outcome from those who attended.

Affordable Housing: I am hoping that there will be affordable housing included in the plan.

Density: I personally believe that the present plan is much too dense for the 5 plus acres and that there should be some small cottages/ bungalow style one story homes for older folks who are downsizing and want to age out in Davidson. I mention this because I had such a difficult time finding an affordable downsize home here after living in East Davidson for 15 years. I ended up purchasing a condo because so many of the options were 3 story town homes.

The 3 story townhouse does not offer much for the older person or the disabled.

3 of my Davidson friends had to move out of town because of the lack of one story homes.

Parking: I drive Jetton Street every day and it can be a challenge because it is very narrow, full of traffic going both ways and there is already parking on one side of the street. The thought of parking along the proposed development on the other side as well does not seem at all workable to me.

Green Spaces: I love that there was green space added to the plan but really wish there could be more. West Davidson needs park space and walkways too.

Please do not let West Davidson get any denser than it already is.

Please try to maintain a gentle green neighborhood touch in West Davidson

We are part of the town as well.

## AFFORDABLE HOUSING COMMENTS

### 13. Comment:

I am writing to express my hope that affordable units can be integrated into the development on the old Hoke property. There is so little land left in town to build on, and town homes are the perfect design for including units priced for people making less than 80% AMI. What a timely opportunity to act on the town's value of inclusion. Thank you.

### 14. Comment:

I am a member of the board of Davidson Housing Coalition and writing you to encourage you and your company to incorporate affordable units in the Hoke Street Development. The effects of this pandemic are far from being over with so many people scrambling to find housing. It is important to our community so that people who need to live here - like teachers, EMS, fire and other personnel can afford to do so. I live in St. Albans where this was done and it has been a huge success and homeowners are proud of their fellow residents living in affordable housing here. Please strongly consider building affordable units in the Hoke Street Development.

### 15. Comment:

It is always the fondest hope of the DHC Board, and of me personally, that affordable units can be built on property in development, rather than only receiving PIL funds. There is little land available in Davidson and the need is great. I hope there will be serious discussion about how the town, the developer, citizens, and interested nonprofits can work together to make this happen.

### 16. Comment:

As you begin planning for the development of the Hoke property I would like to encourage you to include affordable units. These should be a part of the overall plan and developed as were the units in St. Albans. Thank you for considering this going forward.

**17. Comment:**

I am a member of the board of the Davidson Housing Coalition, and I am writing in support of the Town including affordable housing units in the new development that will be built on the former Hoke Lumber property.

As a six-term Town board member and former chair of for Our Towns Habitat for Humanity, I have been a long-time proponent of affordable housing. I urge the Town to convince the developer to build affordable units rather than choosing the payment-in-lieu alternative. As you know, there is very little buildable land remaining in Davidson, and what is left is very expensive. Using payment-in-lieu funds to build a war chest for construction of new affordable units doesn't help produce those units if we don't have the land available on which to build them.

I know you are familiar with the Bungalows, directly across from the Hoke Lumber site. This is an example of the type of attractive affordable housing that can be included in the developer's plans for the Hoke site. I hope the Town board will support the development of more housing of this type and demonstrate its support of ADDING to our stock of affordable housing. Heaven knows we need it now more than ever.

**18. Comment:**

I have been closely watching the plans for developing the old Hoke Lumber site and wanted to stress the need for affordable housing in this project. As you are aware, there is almost no undeveloped land in Davidson and we have great need for housing for those in the lower income brackets. As a long-term Davidson resident (34 years) and a long-term board member of the DHC (20 years), I can vouch for how much things have changed and lead to a gentrification trend that needs to be addressed. Please help those in need and push for actual affordable units and not payment in lieu funds from whoever develops this property.

**19. Comment:**

Good afternoon, when we, at Davidson Housing Coalition, built The Bungalows, we never expected how the neighborhood would soon change. I have had a number of Bungalows residents ask me if DHC might build another Bungalows development across the street, and while I know that is not a possibility, I encourage some truly affordable units to be included on the Hoke Property. We have proven that we can incorporate affordable townhouses, apartments, houses into a neighborhood. For example, 9 homes in Deer Park, close to the Hoke project, are affordable home owners. There is no way to determine to whom those homes belong. There are 3 townhouses in the St. Albans community, and there are many people who don't know that those are affordable units. There is a way to work it, to provide a way for our lower-wealth men and women to live in Davidson.

I encourage an effort to seriously consider how our lower-wealth, working families can live in the town in which they have family, church, work.

**20. Comment:**

The high demand for housing in Davidson, while a recognition of the high quality of life here, is contributing to gentrification of our community and leading to a monoculture socio-economically, racially, and culturally. Numerous studies and inquiries in Davidson underscore the need for much

more affordable and workforce housing. We are not making the progress with affordable housing that is needed.

The former Hoke Lumber site is one of the last remaining significant undeveloped parcels in West Davidson. Development of this property with 100% market rate housing represents a huge lost opportunity for advancing our community goals of being more inclusive, diverse and equitable.

I strongly encourage the town, the developer, and the community join forces to create an award winning and innovative project on the site that provides a reasonable and attractive return to the developer, while also serving the community by providing affordable and workforce housing of notable scale. Not doing so is a huge lost opportunity for the community given the uniqueness of the Hoke parcel and the high and increasing needs of the community.

This project provides a unique opportunity to truly make a difference and to change the trajectory of the West Davidson community.

**21. Comment:**

I would like to express my thoughts for the new development on Jetton Street to have some affordable units will be a part of the plans. This would be a wonderful addition to help our fellow townspeople who are not able to pay market rate.

I have lived in Davidson for the last four years. Before moving here, my son and I were homeless. With the help of the Davidson Housing Coalition, I was able to secure a great place to live. Living here has provided a stable life for my son and I. I was able to find work at Ingersoll Rand (I was there for 2 and a half years) and was able to complete my degree from NC State University. Without affordable housing, we would not be able to live in this wonderful town. My next goal would be to own a home here, but I know I will not be able to reach that goal if there are no affordable houses to buy.

Please consider making some of these homes available for those of us who love this town and would like to continue to live here.

**22. Comment:**

It is my understanding that on this Wednesday the Town of Davidson will host a public input session on the Master Plan for the Hoke property. It is also my understanding that the plan does not currently include Affordable Housing.

As an administrator of Gethsemane Baptist Church, I often work with those seeking affordable housing options in Davidson. Why Davidson? Because this is where they work, where their daycare provider is, desire to stay in the town after renting property that is now being sold, or to live close to family or the convenience of living in close proximity to church. It is frustrating to continually refer people to surrounding towns due to the lack of affordable housing options in Davidson. We all know that this is an issue. If developers are allowed to continue paying their way around including affordable housing, the problem continues to perpetuate.

As planning, building and progress continues, it would behoove the Town to make sure that affordable housing is part of the Master Plan. As a concerned community member of West Davidson and as one who helps others seek resources, I am requesting that the developer add affordable housing to the Master Plan.

**23. Comment:**

I just wanted to lend my voice in advance of your deliberations in favor of affordable housing units in the Hoke Lumber property, which I think is one of the most important developments in our West Side in memory.

As the board chairman of Davidson Housing Coalition, I have a clear bias, but this development will impact our town for generations and I would urge we give consideration to creating affordable units within.

It is in walking distance of virtually every business in town, which dovetails well with our goal to create housing for a strong local workforce. It is across the street from our Bungalows project, a nationally recognized settlement that has brought a spotlight to Davidson's creative approach to affordable housing.

And it is one of the last open spaces on our fragile West Side, which our town is working against the immense pressures of gentrification to preserve. We, too, embrace that goal as a central tenet of our activism.

We have demonstrated a winning track record of developing affordable units in neighborhoods that fit seamlessly with the neighborhood. We would welcome the opportunity to bring our experience and expertise to this new development, which promises to be such a powerful example of new urbanism in Davidson for many years to come.

**24. Comment:**

Just wanted to add my name to list of those of us desperately hoping you will push to add some affordable housing units to the new development at Hoke Lumber. We have lived her for almost 10 years and although we love this town and the growth, it's dismaying to think we could lose some of the charm of this town as housing prices become so high that only the wealthiest people can live here. What a boring concept that is. Please consider championing this cause for us.

**25. Comment:**

I hope you don't mind but as a concerned citizen, may I request that the developer for the Hoke property put affordable housing in the plan being contemplated? If we don't stand firm in requesting this, we will be a part and party to the disappearance altogether of West Davidson, as we know it, over time. We must do our very best to conserve this neighborhood, expand affordable options even more so, and help the long-standing families that live there, retain their historical homes. I thank you so much for your kind consideration to this request.

**26. Comment:**

Please add affordable housing to the Hoke property plan. It is important for those who cannot afford more expensive housing choices.

**27. Comment:**

It has been brought to my attention that the town of Davidson is having a planning meeting tomorrow to discuss plans for the Hoke Lumber property. I wanted to reach out to request that the developer add affordable housing to the master plan. I believe it is of utmost importance to maintain a community that includes people of all economic levels. If the community concentrates on the wealthy, I believe we all suffer as we begin to be more concerned with ourselves and less for the less-fortunate. Please consider this change to the current development plan in order for the town of Davidson to maintain diversity and not create an elitist community. Thank you for your time and consideration.

**28. Comment:**

As a founding board member and current director of La Escuelita San Alban Bilingual Preschool, I am very much aware of the need for affordable housing in our wonderful little town. I hope you will consider a motion to add affordable housing to the Master Plan of the Hoke Property. My involvement in placing several of our families in town has been challenging at best.

**29. Comment:**

Like many of our fellow citizens I am a supporter of expanded affordable housing in North Mecklenburg County. The early 2018 Urban Institute study of Housing Needs in the three North Meck. towns. It is clear we need more affordable home.

I know you and other town officials are considering the approval of the Hoke redevelopment plan. I encourage you and the developers to incorporate some affordable units in their plan. Now is a chance to act on what we know to be steps that add to affordable options and meets our town objectives and goals. Thank you for your consideration.

**30. Comment:**

As a 20+ year resident of Davidson, I am acutely aware of the need of affordable housing in Davidson. I urge you to include affordable housing for the Hoke property. The increase in home values in Davidson is resulting in gentrification in our town. Thank you for your service to Davidson.

**31. Comment:**

As someone who lives on the west side of town I am writing to ask that the developers of the Hoke property include affordable units in their plan for this property. I have seen first-hand the existing affordable units being torn down and replaced with much more expensive housing. I think the town must insist that a percentage of the units on this property are in the range that is considered affordable for teachers, police and fire department employees for example. How sad if our public employees can't afford to live in our town. Thank you for your consideration.

**32. Comment:**

I am writing as a Davidson resident requesting the property at the old Hoke lumber site include affordable housing. This is an important and significant need in our town.

**33. Comment:**

I'm writing to express in the strongest possible way that the Hoke property needs to include affordable housing. Davidson is desperate for more affordable options and what better place than across from the beautiful Bungalows. Please add my voice to this effort.

**34. Comment:**

Please seriously consider providing affordable housing options for the development at the Hoke site on Catawba. Davidson should not be exclusive. We, as a town, need to be welcoming to all- regardless of their socioeconomic standing. Thank you.

**35. Comment:**

I understand the Alliance Group plans to make a P.I.L. for its affordable housing obligation on the Hoke site. This project presents one of the last opportunities we (citizens of the Town of Davidson) have to provide real shelter for those in need of low cost housing. I would like for the Board of

Commissioners to know that I feel this is an important consideration and there should be a strong effort to negotiate with the developer to provide as many affordable units as possible on the site.

If the developer would apply its normal payment in lieu to reduce the purchase price of the designated units, I'm confident that The Town of Davidson, with the assistance of local non-profits, could raise the funds needed to purchase the units.

Thank you for receiving this message and ensuring the BOC is aware of my interest in not letting this opportunity to increase the number of affordable units in Davidson pass. Best regards.

**36. Comment:**

Davidson's charm has exploded the cost of being able to live in Davidson. The conundrum is that, if affordable housing vanishes from Davidson, it will lose the charm that made it such a desirable place to be in the first place. It is very important that affordable housing be included in your plans for developing the "Hoke" property. It is, obviously, the moral thing to do, but perhaps more importantly, it is the financially smart thing to do.

**37. Comment:**

It is most disappointing that the developer's plan for the Hoke property does not yet include any affordable housing. I urge you and the Planning Department to share our interest in including such housing in their plans. Perhaps they do not understand the history of the West Davidson community or do not appreciate the richness of our community's ethnic, racial and economic diversity. We do NOT want to lose this unique quality of life in Davidson. In addition, we owe current and future citizens of this community the opportunity for some affordable housing in West Davidson. I would NOT have moved to Davidson 19 years ago if it had been a town for only the affluent.

Thank you for listening, for enlightening the developer and for your interest in all citizens of Davidson.

**38. Comment:**

I understand that there will be a meeting on Wednesday about the plans for the Hoke property. Please do whatever you can to ensure that there will be affordable housing options within this new development. The town, as you know, is greatly in need of suitable housing at a lower price point. It is particularly important that affordable housing is available in this part of town, the historic West Davidson area, because of the systemic inequities that have caused significant income gaps. Thank you for your consideration.

**39. Comment:**

I am writing to share my comments as part of the Public Input Session regarding the Hoke Property proposed Master Plan. Specifically, there is a tremendous need and opportunity for the developer to incorporate affordable housing into the plan. It CAN be done in a creative way that minimizes financial risk to the developer while providing for affordable housing options for people who work in Davidson but who cannot afford to live here.

Conversely, failure to incorporate affordable housing units into the planned development on one of the few remaining parcels in historic West Davidson would exacerbate the current concerns of lack of affordable housing, rising property values and taxes due to gentrification, decreasing racial and socioeconomic diversity, and issues of systemic racism.

Davidson Community Foundation recently completed focus groups, in-depth interviews, and a survey of residents of historic West Davidson involving over 120 people. The greatest concern is lack of affordable housing, followed by homes in poor repair, and gentrification and its effects on property values and taxes. The greatest opportunity for betterment is to create more affordable housing, especially rental housing and housing that meets the needs of people in various Area Median Income ranges.

While Davidson has been noted as the most affluent town in North Carolina, what many do not realize is that over 900 households in our town are cost burdened, with renters and lower-income households carrying the largest burden. Additionally, many people may not know that 92% of those who WORK in Davidson do not LIVE here -- they cannot afford it. In 2017, the UNCC Urban Institute estimated the need for approximately 750 additional affordable housing units, with the greatest need among people who make 50% or less of the Area Median Income. This need has likely increased over the past 3-4 years.

A creative approach to incorporating affordable housing in the Master Plan for the Hoke Property provides a "win-win" for all concerned, and I strongly urge the developer to do the right thing for Davidson.

**40. Comment:**

I am writing to add my voice to those urging that the development on Hoke Property include affordable housing. Although I am a resident of Cornelius, I do work in West Davidson, and I have served for a number of years on the Board of the Ada Jenkins Center. We on the AJC Board have grown increasingly aware of the racial inequities that have permeated the history of West Davidson. This is an opportunity both to honor the legacy of the West Davidson and to include affordable housing in this important new development.

**41. Comment:**

I'm writing to urge the Town of Davidson to include affordable housing in the plan for the Hoke property. People with limited income are being priced out of Davidson and families that have been here for generations are losing their homes to gentrification. Davidson will be a more desirable and viable place to live and work if it is also economically, racially, and culturally diverse. This property is ideally suited to affordable housing.

**42. Comment:**

I understand that tomorrow (Wednesday) at 5:30 pm the Town of Davidson is hosting a public input session on the Master Plan for the Hoke property. Currently, the plan does not include Affordable Housing. As I'm sure you are aware, the Hoke property is situated in historic West Davidson and is one of the few remaining parcels of land for development. Given the significant need for more affordable housing and diversity in Davidson, coupled with the gentrification of historic West Davidson, it is vital that the developer include affordable housing in the Master Plan. Therefore, I am writing to ask that you require the developer to add affordable housing to the Master Plan.

Thanks for your good work in this regard, and all else that you do to make our town so wonderful. I very much appreciate it.

**43. Comment:**

Including Affordable Housing in the Master Plan for the Hoke property is vitally important! For years, the Town has been aware that Davidson needs to increase its affordable housing. The Hoke

property is situated in historic West Davidson where our neighbors are experiencing gentrification. This is the Town's opportunity to place Affordable Housing where it is desperately needed – especially as this is one of the few remaining parcels of land for development. Please, Davidson, take the higher ground – this is our chance to do what we know is right.

**44. Comment:**

Please add affordable housing to your plan (Home Lumber Company's Property) for the people of the town of Davidson. A Sincere Thanks for your consideration for this important and needed matter.

**45. Comment:**

it has been brought to my attention that "Affordable Housing" is not part of the Master Plan for the Hoke development property. It is my hope that you would reconsider adding "Affordable Housing" as a component in the development of this property. This will promote diversity, and will provide for those who are not economically able to afford market value pricing in property development in the Davidson area. Thank you for your attention.

**46. Comment:**

I'm the CEO of the Ada Jenkins Center here in Davidson and I'm writing you to request that the developer include affordable housing in the master plan. Being new to Davidson and seeing the clear disparities in this community, directly related to housing is not only an injustice, but could also have the makings of systemic racism towards an already marginalized community in historic West Davidson. What you have before you is a chance to get it right and to make an huge contribution towards this community for generations to come.

**47. Comment:**

For our community to remain a place where everyone can live and work, every new housing project needs to have affordable housing so that everyone from teachers to cops to janitors to office workers, cashiers and bankers can all live here and work here and be a part of the community. Please include affordable housing in the Hoke property plans.

**48. Comment:**

Please ask Taylor Morrison to include affordable housing units in their master plan for the Hoke property. Thank you.

**49. Comment:**

Please include affordable housing in the west Davidson project.

**50. Comment:**

I am emailing you to request that the developer add affordable housing to the Master Plan for the above property.

**51. Comment:**

I am writing to you today about the plans being developed for the Hoke property in West Davidson. As I understand it, the plan for that site does not currently include affordable housing. I am disappointed to hear that. The need for affordable housing in metro-Charlotte is a consistent theme and in Davidson, where we still have parcels of land to develop, we can be proactive in regard to this

issue. I fundamentally believe our communities reach less than their potential as communities when they are monolithic in terms of race and income. Again, Davidson has the chance to insure that we are a community in the full sense of the word by making sure developments don't just have money to put toward affordable housing but actually include them. I think this issue is especially relevant to West Davidson and at a time when we all far more sensitive to the issue of disadvantaged minority groups being yet again disenfranchised from the very communities in which they live or, sadly, in which they used to live because gentrification pushes them out.

We are grateful to live in Davidson and grateful for the hard work done by the Planning Committee.

**52. Comment:**

As retired school teachers and workers in a non-profit organization for many years, our family is very aware of the need for housing that is affordable to our budget. We are also concerned about housing for other teachers, day-care workers, essential workers in our community whose full-time salaries are not in the high figures, and for single parent families with children, etc.

With such a large area for development, it is my hope that there will be a significant number of units that will provide opportunities for affordable housing for persons with long time connection to this community, for people whose livelihood is in this area in the service industry, and for young families as well as retirees, like us, who have come to Davidson to be near our family. It is my hope that some of the units will be rental units for those who cannot afford the down payments required on a purchase.

The new road and the green spaces provide a welcoming atmosphere for young and old and for some of traffic concerns. As Davidson works toward being a model community of building real community, we need this kind of economic mixing in this historical area of our town. We strongly encourage you to be part of helping demonstrate that all lives matter. Please consider carefully the need for affordable housing to be available in this new development.

**53. Comment:**

PLEASE help us in Davidson that are concerned about affordable housing. Davidson town board talks a great deal about our need for it, but they don't do anything with developers to make it possible. Please know that we care.

**54. Comment:**

Please insure that the development at the former site of Hoke Lumber DOES include affordable housing options. There is definitely a need for more affordable house in Davidson!

**55. Comment:**

I am writing to ask that you please consider including some affordable housing on the Hoke property. This is the historic black community in Davidson that is facing gentrification on all sides. Much of the surrounding properties are lower income and affordable housing. I'm bewildered as to why you would not consider helping our community in such an important area given your capabilities to help. I first came to Davidson as a student in 1962 when the black community was facing even more severe discrimination than they are today, including cross burnings. At 76 I will be very sad to see this community die after all the injustices they have faced. It will be a tremendous loss for the town. This community needs more diversity, not less. Please, won't you chip in in some way to be part of this community.

**56. Comment:**

Let me add my voice to those who are advocating the allocation of some of the units in the proposed development for affordable housing. This town cannot afford to get itself gentrified out of existence.

**57. Comment:**

I would like to go on record as a supporter of affordable housing in Davidson, in particular for the Hoke property development. Several years ago there was an ordinance in Davidson that required developers to build in affordable housing in their development projects. That requirement has either gone away or the developers have been allowed to buy their way out of the ordinance.

If the town of Davidson has any social conscience they will take a harder line on affordable/diversity housing. I believe advocating for affordable housing would build our community and make it stronger. Thank you for hearing my opinion on the matter.

**58. Comment:**

Please, please make affordable housing part of the development plan for the Hoke property. It is the right thing to do AND the smart thing to do.

**59. Comment:**

I understand you are accepting public comments on the Hoke property. In the interest of preserving our historic west side and in meeting the massive demand for affordable housing, I would ask that the developer include affordable housing as part of the plan. Davidson is already suffering from the effects of gentrification. This property provides an opportunity for our community to continue to address the ongoing, urgent need of affordable housing and to help maintain access and affordability for our most at-risk neighbors. Thanks for your consideration.

**60. Comment:**

Davidson is such a beautiful town. I've been lucky enough to work here for 20 years. I want for others to have the opportunity to live and work here as well. Sadly, for too many, they won't be able to experience living in Davidson because lots of folks just can't afford the cost of paying for housing (whether renting or purchasing). My own family made the decision to move out of Davidson because we couldn't afford a home here, and I know of young adults who grew up here who can't afford to come back home to live because there's no affordable option for them.

Affordable housing options are a real possibility. I know because my mother lived at the Bungalows for over 7 years. It was great and affordable place for her to call home. As the plans are finalized for the Hoke Lumber property, I add my voice to the many others that advocate for including affordable housing options in that planning. We need to demonstrate our commitment to having an inclusive community designed for all not just a few.

Thanks for all you and others are doing to support a variety of housing options in our community.

**61. Comment:**

I support requiring affordable housing units in the development where Hoke Lumber uses to be. When we moved here 10 years ago, I was very impressed by the town's commitment to affordable housing, and do not wish to see it diminished.

**62. Comment:**

Please add an affordable housing component to the Hoke project. Perfect opportunity. Thank you

**63. Comment:**

I am Cathy Brandon and I think and would like for affordable housing to most definitely be a part of this area of West Davidson. My family moved here in 1969 and Hoke Lumber was supported and patronized by our family and everyone from this side of Davidson as I remember. We are a part of the history of Hoke Lumber. Excluding us would not be ethical.

**64. Comment:**

I have been canvassing regularly in the Roosevelt Wilson Park neighborhood for the past three years for Precinct 206 Democrats. In doing so I have reconnected with friends from many years on the Westside of Davidson. I have noticed the empty homes, the gentrification of former residents' homes. I have heard residents express worries about losing their ability to keep their homes and whether any young people will be able or desire to live in Davidson. I know members of Davidson Presbyterian, Gethsemane Baptist, and Reeves Temple churches who fear losing a treasured heritage of neighborhood and ties to Davidson. I consider that we as citizens have a compelling responsibility to insure we support with Davidson town authority, advocacy, financial commitment, and planning leadership for any future housing projects in our town, and immediately in the case of former the Hoke Lumber Company site. Thank you for your consideration.

**65. Comment:**

As a former Town Commissioner, I would like to add my voice to those wanting affordable housing in any new developments in Davidson. As rapidly as land is being developed, it is important not to let a possible piece of property get away from us without affordable housing being included. Thank you for your consideration.

**66. Comment:**

As a resident of Davidson for over twelve years, I urge you to ensure that all new development in our town, including that of the former Hoke Lumber property, contain affordable housing.

**67. Comment:**

I understand that the current plans for the Hoke property development do not include affordable housing. Please request that affordable housing be added to the master plan for this area. Our town needs to pride itself on having diversity in housing, so all can be accommodated

**68. Comment:**

Let's live up to the promise of Davidson as a real community. Affordable housing needs to be part of the proposed Hoke property development.

**69. Comment:**

Please have the developers address affordable housing in the Hoke project.

**70. Comment:**

Davidson desperately needs more affordable housing. The places across the street from the property is part of what Davidson Housing Coalition has been doing for our town for almost 25 years. Let's please do more.

**71. Comment:**

Consider affordable housing in the plans for this property, please. This only makes sense in the theme of our city's inclusivity.

**72. Comment:**

I am a resident of Cornelius and want to express my support for affordable housing in Davidson and in the entire North Mecklenburg area. Although I do not live in Davidson, the need for affordable housing across Mecklenburg County is well-documented and well-known by those of us who live in the County. I am a member of the Smithville Community Coalition (SCC) and Unity in Community (UiC). As such, I have been supporting the efforts of the SCC to revitalize Smithville. Among our revitalization principles are: no placement of current Smithville residents and creating housing that will be affordable to essential workers, i.e. teachers, police and fire people, who currently work in Cornelius but cannot afford to live here. The mission of UiC is to achieve racial equity in the North Mecklenburg area. Preserving historically African American communities is one of our goals.

I am aware that the Hoke property is located in West Davidson, the historic home of African Americans who have lived in Davidson for centuries. The African American community of Davidson has been under attack for many decades. At one time, African Americans were over 30% of Davidson's population. Today that number is less than 6%. Gentrification has forced most African Americans out of Davidson and out of North Mecklenburg. Given the soaring need for affordable housing and the extreme lack of diversity in Davidson as well as Cornelius, it is of the utmost importance that affordable housing be a significant component in this Master Plan.

I urge you to take whatever steps are needed to stop the gentrification and insure that African Americans and this historic neighborhood are part of the future of Davidson. Thank you.

**73. Comment:**

i would like to formally request that the developer of the Hoke property include affordable housing in the master plan.

**74. Comment:**

I am writing to you to stress the need to include Affordable Housing in the master plan for the Hoke property. The town should not let this opportunity slip by. Concerned citizens such as myself feel that it is vital that the developer include affordable housing in the Master Plan.

**75. Comment:**

I would like to add my voice to those who recognize the urgent need in our community for Affordable Housing. The development of the Hoke Property offers a great opportunity to add Affordable Housing. In order for Davidson to remain a diverse community, it is essential to build Affordable Housing. The Hoke property is one of the very last parcels available in town, we must add Affordable Housing to their plan.

**76. Comment:**

I am extremely concerned that Davidson is once again knowingly FORCING the African American residents to leave our town. When I moved here there was a COMMITMENT to diversity, with affordable housing being a priority. I am appalled and disturbed that the Town of Davidson would not require affordable housing to be included in the upcoming project in historic West Davidson. Please consider the importance of affordable housing when the town votes tomorrow.

**77. Comment:**

We feel the parcel of land from Hoke Lumber would be a wonderful area to include affordable housing. It's accessible to the grocery, the bus, and walkable to downtown. Davidson definitely benefits from having a variety of people living here. We also need to have housing for teachers, firemen, & police that are affordable. Even the Planning Board feels that this area would be good for affordable homes.

**78. Comment:**

As a resident of Davidson, I am writing to request that the town of a Davidson require the developer of the Hoke property to include affordable housing in the development to take place. Thank you for attending to this matter.

**79. Comment:**

Affordable housing builds stronger, more vital communities. Given the significant need for more affordable housing and diversity in Davidson, coupled with the gentrification of historic West Davidson, it is vital that the developer include affordable housing in the Master Plan. I'm asking the board to do all that it can to persuade the developer to make this change before the plan moves forward.

**80. Comment:**

I would encourage the Town to be sure that affordable housing is included in this plan for the Hoke Property. It will help us preserve historic West Davidson and help fill a large gap in the need for affordable housing for Davidson.

**81. Comment:**

As someone who has been a resident of Jetton Street for over 10 years, and a huge fan of the West Side of Davidson, I'd like to make a few comments regarding safety as it correlates to the area's growth.

About 5 years ago we lost a dog to a woman speeding on our street. While accidents happen even when everyone is doing everything right, it made the problematic and perpetual speeding on our section of Jetton St deeply personal. Cars just simply drive too fast down Jetton. With Families moving over here, and families like ours that already live on this road, walking their children to school or just a family walk it's only a matter of time before something tragic happens unless we take action as a community to slow down this road. I would also like to add that when you are driving down Jetton towards Potts Street, right at the intersection of Jetton and Hamilton, Jetton takes a gradual but significant hill that can create blind spots for drivers and be a safety hazard, sometimes blinding during sunrise or sunset. When on Hamilton and you are taking a left onto Jetton this (the gradual hill) would be made abundantly clear as it is a very dangerous left or right turn onto Jetton. Those of us living on the South side of the street as well are forced to cross the street to walk because we don't have a sidewalk. It is a daily, more like hourly, thing to have someone driving East on Jetton clocking what looks like 50mph on our section of the road before slowing down at the stop sign at Potts. Our section which I might add has many children due to walking families but also a daycare right on the corner.

Again, Katy and I say this as huge fans of development in the westside but believe that the safety of our neighborhood is imperative for growth. The additions of speed bumps, stop signs, sidewalks on both sides or a roundabout would ensure the town's commitment to keeping our neighborhood safe as this lovely town experiences growth.

**82. Comment:**

As a concerned citizen that wants the best for our community, I am writing to ask that the master plan for the Hoke property include affordable housing units. To substitute a fee instead of building the units is unconscionable and is not in the best interest of our town. A company that places profit over the good of the community is not one I will be happy to see our town partner with. Thank you for the chance to voice my opinion.

**83. Comment:**

I was one of the early members of the DHC. That organization was a response to several previous committees appointed by the then mayor Russell Knox to look at the situation of housing for people living on the west side of Davidson. It was the first time that the town had formulated a plan to address racism. Even then we realized that in the future as Davidson's population grew the property on the west side would be in jeopardy. We anticipated what is happening now, i.e. developers would attempt to acquire land to develop and people who lived in those neighborhoods would be forced to sell and move away. We felt it was important to protect the "small town" character of Davidson with a mix of socio-economic and ethnic citizens in order to avoid becoming like south Charlotte with gated neighborhoods and little or no diversity. I am distressed to see what is happening in our town now and very worried that we are allowing Davidson to become just one more suburb of Charlotte.

One way to address this concern would be to follow the practice of requiring affordable housing within the development of the Hoke property. It does not solve the problem I mention but it would demonstrate a continued commitment for inclusivity and concern for all our citizens.

**84. Comment:**

I STRONGLY support affordable housing on the Hoke property. Please do not allow the developer to avoid this opportunity for much needed affordable housing in Davidson.

**85. Comment:**

Please ask or require the developer to add affordable housing to the Master Plan.

**86. Comment:**

I plan to attend the meeting, but I wanted to make sure my comment got into the mix, so I'm emailing ahead of time, too.

The Hoke Lumber site is an ideal location for mixed development including affordable housing on site. The proposed plan includes only one housing type (townhomes), which sell at a high price in Davidson. There are not even any apartments that might be affordable to middle income earners. Going forward with this plan would be a huge missed opportunity.

The Hoke site is one of the few remaining large sites available for development in the developed area of town – it's one of the last places where we could realistically hope for affordable housing to be built into the development. Letting developers buy their way out of the affordable housing requirement never made sense to me for many reasons, but the effect of this ruling is that we are losing affordable housing at a shocking rate. And with it we are losing our teachers, fire fighters, police officers, baristas, and young people. We are also losing our diversity.

There is no reason not to put affordable housing on the Hoke site. It is in a very densely-built neighborhood near jobs, services, and public transportation. It is surrounded by mixed income neighborhoods. It adjoins streets where naturally-occurring affordable housing has been

disappearing at a rapid clip. There are plenty of huge new houses in that part of town, and plenty of townhomes. There are too few housing options for people with incomes at, or just above or below, the local median.

The Hoke site is an opportunity to reverse these negative trends and give our children and neighbors a shot at living in the town we love. We don't need another 78 expensive townhomes. We need affordable housing.

**87. Comment:**

We regularly walk past the abandoned Hoke Lumber site and have watched with anticipation as plans for development were published. What seems to be missing from the planning for multi-unit housing is any reference to affordable units. It seems that Davidson has included the expectation for affordable housing units in all neighborhoods. Is it that West Davidson / Gateway already has a numerical balance? It strikes me that for a major builder adding 70+ housing units, some small portion could be restricted to provide a few additional affordable units.

**88. Comment:**

Thank you for seeking public comment on the proposed development in Davidson's west side.

I am disappointed to hear that the current plan does not include any affordable housing. This omission is inconsistent with the core values of our town and should be revised. It's getting more and more expensive to live in Davidson and this trend will only worsen if we are not intentional and determined to honor our values.

Please add my name to the long list of Davidsonians who hope and expect our town to insist that the developer honor our commitment to affordable housing.

**89. Comment:**

I write to express my dismay at current plan for the Hoke Lumber property, which apparently calls for 78 townhomes and no affordable housing units. This is badly out of step with the neighborhood and with the needs of the town. As you well know, the distribution of power in Davidson has historically been very lopsided between East and West. Now, the historically disadvantaged side of that power dynamic threatens to be eviscerated and erased to a still greater degree.

I realize that the Town itself would like to see affordable units, but laws and ordinances as currently written do not allow the Town to compel the practice.

Please express my strong disapproval to the developer at the Public input meeting tonight. I'm the chair of the Precinct 206 Democrats, and while I cannot speak for everyone in the group, housing justice has been an important issue for us. The majority of our 440 members will take a strong interest in this issue, and the leadership will be exploring what options we have to reach a solution that features affordable units.

**90. Comment:**

I understand that the current plans of the developers of the Hoke Project do not provide for Affordable Housing. This seems to be in contradiction with the Town's vision and Affordable Housing policy, which requires a certain percentage of new developments to be devoted to Affordable Housing (or, with the Town's consent, to be replaced by a significant payment).

Since Affordable Housing is a critical component of the future of our Town, it's community life and it's economy, please do all possible to have also the new Hoke Project reflect this vision, policy and need.

**91. Comment:**

Please please please ensure that the developer includes affordable housing in the Hoke project. We need a diverse Davidson. Don't let this opportunity pass for affordable housing

**92. Comment:**

We know the town would prefer to see affordable housing on this site. We wish the town would create policies that make that incentive MUCH stronger for new developments. It's not strong enough. Please include our family's voices as residents who seek a flourishing, diverse community in Davidson. The only way to enable all citizens to be able to live in the town they work in is to provide affordable housing. We have affordable housing in our neighborhood and it is a net positive for our community.

We feel housing is the #1 issue contributing to the economic wellbeing and safety of communities. We will vote for community leaders who share this moral grounding.

**93. Comment:**

I'm writing to express my deep concern about the proposed development project on the Hoke Lumber site. The project includes no affordable housing, an omission inconsistent with Davidson's history and values. The neighborhood of the Hoke Lumber site has always been low and mixed income, until very recently, when people started tearing down small, affordable homes and replacing them with million dollar homes. At this rate of residential development, Davidson will be only accessible to the wealthy. We already represent the zip code with the highest income in the state. We need to welcome people of low and middle incomes, not drive them out. The Hoke Lumber site, in walking distance of public transportation, grocery stores, shops, and restaurants, is an ideal site for a mixed-income development that could become a hallmark not just for Davidson, but for our state. It's across the street from the beloved and admired Bungalows project, which Davidson residents take great pride in. Can't we be just as creative and welcoming with the development across the street? I, for one, would prefer to move into a development with a diversity of residents, including everyone from teachers and firefighters to investment bankers.

Davidson can afford to think creatively about how not just to protect diversity in our town, but actually foster and invite it. Let's make Davidson a town where everyone feels welcome and everyone wants to –and can—live, not just rich white people. A further irony is that we can afford more creative, attractive affordable housing initiatives if we cut back on our bloated police force, which employs over 20 police. I grew up in a town of 7000 in Connecticut that had one state trooper. Why does Davidson need so much policing? Why can't we reallocate some of the policing funds to work with developers to create incentives and rewards for them to include affordable housing in their projects?

I urge you to reject the proposed plan and require affordable housing to be part of every new development, particularly those in walking distance of amenities.

**94. Comment:**

As a resident of Davidson, I am writing to add my input on the Hoke Lumber Property on Jetton Street. This plan for townhomes must include affordable housing options because the town of

Davidson is in an affordable housing crisis, and we are in desperate need of more affordable options for many of the workers in our town who are being or have been pushed out because of the high housing costs. Please require the developer to add affordable housing options to this property to meet the needs of our town.

**95. Comment:**

My name is Beth McNamee. I live at 119 View Lake St, Davidson. I learned that the Hoke Lumber property is being developed by a developer that plans to build 78 townhouse units, none of which include affordable housing for those with lower incomes. I believe this is a disservice to many of those who work in Davidson that would like to live, as well as too our local community at large. Diverse socio-economic and cultural differences infuse a community with greater awareness, greater understanding of our unique contributions to the whole and a new founded community aliveness.

I ask that the Town of Davidson hold all developer's to a higher standard that includes offering affordable homes in the mix of development. Davidson should be a model for other communities to follow...one that offers all people an opportunity to purchase a home at an affordable rate and live in an inclusive, vibrant community.

**96. Comment:**

It has come to my attention that the developmental plans for the Hoke Lumber Property will be discussed tonight and that currently the developers plan to build 78 townhomes, none of which will be affordable housing. I have noticed the development of that neighborhood already, as a student at Davidson College during the mid-2000s and now as a employee of the College and resident. I frequently walk along Jetton and have noticed a substantial change in the residences of the area. Within the last couple months, a new house was completed on Jetton that sticks out as an example of the extent to which developers intend to change the neighborhood. I am concerned that the residents of the neighborhood who have built their lives in Davidson will be pressured to move away unless we take steps to ensure access to housing at this stage of development. This can be done by instituting a policy that aligns with the needs of the residents of the neighborhood and town to require the developer to include affordable units as part of the plan.

**97. Comment:**

I understand that there is a public input session tonight on the proposed town house development at the Hoke Lumber site on Jetton Street. I also understand that the development plan currently contemplates 78 town homes with no affordable housing component (presumably the developer is electing a payment-in-lieu option).

As a former board chair of the Davidson Housing Coalition, I'm writing to express my concern about the absence of on-site affordable housing given the demand for such housing in Davidson, the lack of affordable rental and home ownership options, and the general increase in the price of housing generally in our community.

Marcia Webster and I met with the developer early on in this process to express the Davidson Housing Coalition's interest in working with the developer to use develop an affordable component for the site or investigate cost-effective building approaches that could reduce the per unit cost of certain units to make them affordable. While neither Marcia nor I are still involved with DHC, I'm sure that DHC would be interested in working with the Town and the developer to design creative solutions to address an affordable housing need. Given the location of the site across from the

Bungalows apartments and near both Ada Jenkins and a Harris Teeter grocery store, it seems like an ideal location to provide affordable housing that has access to built in services.

While I will not be able to attend the public input session, I did want to express my interest in adding an on-site affordable component to the development.

**98. Comment:**

I am writing briefly this morning to register my support for a Hoke Development plan that explicitly includes affordable units. As you know, property and housing values in Davidson are already quite high, and as a mid-career professional academic employed by Davidson College, I would not be able to live in Davidson without subsidized college housing. If Davidson wants to welcome younger professionals (including college employees of all kinds,), I would urge the town to insist on a development plan that includes affordable options. Many young professors and college staff are unable to live in town, which increases car traffic and sees income spent elsewhere, among many other negative effects. Thanks for taking the time to represent these concerns.

**99. Comment:**

As a 25-year resident of Davidson who served for a number of years on the Davidson Housing Coalition's board, I am horrified to learn that the Hoke redevelopment FAILS to include affordable housing. Particularly in the current economic environment, this is unconscionable. Please demand that the developer include options for affordable housing BEFORE this plan is approved. We owe it to our community's past, present, and future to ensure there are affordable, safe, quality housing options for people of a wide range of incomes in Davidson. Thank you for your assistance in this matter.

**100. Comment:**

I recently heard about the development proposed for the Hoke lumber yard and surrounding areas. If this project does not contain affordable housing options, then I am opposed to the project.

**101. Comment:**

This is to register our opposition the construction of townhouses on the former Hoke Lumber site without any affordable housing. As a Davidson residents, we thought the whole point of the last two town council elections was to get things like this right.

**102. Comment:**

Please work to ensure that the development plan for the Hoke property on Jetton includes an appropriate number of affordable housing units. Thank-you for your attention to this important matter.

**103. Comment:**

I am writing in support of adding affordable housing to the Master Plan for the Hoke property. The availability of a wide variety of housing options is essential to a strong, rich, and diverse Davidson. As the availability of land for development decreases, it is important for each current and future developer to set a strong example by including affordable housing. Making space for our teachers, police officers, firefighters, and others to be able to live in the town they serve is vital to Davidson's sustainability. Thank you for your consideration.

**104. Comment:**

I have lived in Davidson for almost 30 years, and in that time, I've seen this quaint small town grow into a vibrant community with lots of amenities and a strong sense of identity. That's all to the good!

But I've also seen the town become less racially diverse and less economically diverse; I've seen traditionally sized homes get torn down to put up mega-mansions that barely fit on their lots; I've seen Main Street businesses become more and more expensive, and thus less and less accessible to a large portion of the town's population. I am disturbed by these trends.

As part of the rampant gentrification of our town, there is also a serious dearth of affordable housing. Davidson has a terrific opportunity with the property at the old Hoke Lumber site on Jetton Street to build more affordable housing.

I know that the Town of Davidson is committed to affordable housing and economic diversity. PLEASE, in your role as Senior Town Planner, STAND UP TO THE DEVELOPERS and insist on an appropriate percentage of affordable housing units as part of this development.

You have the power to do this. Use that power. We Davidson residents will support you!!

**105. Comment:**

I am writing to strongly encourage the town commission to insist upon affordable units in the proposed development on the Hoke property in West Davidson. I have lived in Davidson for more than 17 years, and over that time have watched as one new development project after another flouts the community will of affordable housing. It is a disgrace that the wealthiest zip code in the state cannot do more to ensure some minimal socio-economic diversity-- especially in West Davidson. Thank you for any effort you can put toward achieving this goal.

**106. Comment:**

I recently learned of plans to develop the current Hoke Lumber property, and build 78 townhomes on the site without any affordable housing units. I am opposed to any development in our town without affordable housing, but I am particularly opposed to such development on Davidson's West Side where long-time black residents are being squeezed out by gentrification. I encourage the Town to do what it can to pressure the developer in this case to provide actual affordable units and not just pay an "atonement" fee to be able to do as they please. It is already difficult for middle and lower income folks to live in Davidson. We need to protect opportunities for these people to be a part of our community.

**107. Comment:**

As we all know, Davidson has been, and is continuing to become more unaffordable for many individuals who work here and young families who want to live here for the quality of life Davidson provides. This quality of life includes vibrancy and diversity. Mary Wilson & I personally support affordable housing as an important part of the fabric of our community. We hope you will consider expressing your support of it as well

**108. Comment:**

The town of Davidson needs to adhere to its principles, of which affordable housing is a component. The developer needs to add affordable housing to the plan. Please pass along my concern.

**109. Comment:**

Just wanted to make sure I met the deadline to express my desire that the Hoke development make some space for affordable housing. We all benefit from diversity, and Davidson largely excludes it bc it's so expensive! I (of course) know it matters to you too.

**110. Comment:**

Please do not let any plan proceed without SIGNIFICANT affordable housing. The “in lieu of” option should not be allowed for this site. It is a great transition area between higher value properties on Catawba and the public housing properties on Jetton. Thus a mix of affordable and other options would be very valuable for Davidson. Thank you for pushing affordable housing - a Davidson goal.

**111. Comment:**

I am writing in support of affordable housing in Davidson. As a pastor I spend a lot of time serving people in our community. Davidson College Presbyterian Church is committed to affordable housing for our residents and we are also committed to providing a means to maintain diversity in our community. The only way we can do that is to provide ways for people of various incomes the opportunity to live here. Davidson need not be only a community for the wealthy. We need one another.

Please consider, in the proposals that come before the town regarding the Hoke Lumber property, options that will open up opportunities for our lower-income residents. We are called to care for others and to create opportunities for their long-term wellbeing. Thank you for considering this note.

**112. Comment:**

Harriet and I are disappointed to learn that there are no affordable housing units in the plan for the new développement on thé Hoke Property. We are big proponents of affordable housing for our community.

**113. Comment:**

As a resident of Davidson I am aware that the town Planning Department is supportive of requiring affordable housing in new developments. I encourage you to do all that you can to see that this category of housing is included in the proposed development of the Hoke propery in West Davidson.

**114. Comment:**

I am writing to request that the developer add affordable housing to the Master Plan for the Hoke property.

My husband and I have been active residents of Davidson for 27 years. We moved here as a young couple, before we had our children; and now, they are 23 and 25 living in and working in Charlotte. Davidson is home for so many wonderful reasons!

Thank you for your service to our Town!

**115. Comment:**

I am writing to express my concern about the developer's plan for the Hoke Lumber Property on Jetton Street. This plan currently does not provide affordable housing options, yet those are very needed - in town generally, and in that area of town. As a Davidson resident (125 Morrison Hill Rd.), I request that the Town push the developer to add affordable units to this plan.

**116. Comment:**

Please include affordable units as part of this plan. I live on Jetton and feel very strongly that this needs to happen--it IS part of Davidson's plan for the future, afterall, and is even more essential now with Covid and the economic disaster that brought on!

**117. Comment:**

I have heard that the Hoke development does not have any affordable housing. Davidson used to have an ordinance requiring developers to provide some affordable housing in new developments. I urge the planning department to provide affordable housing in the Hoke development.

**118. Comment:**

I am writing as a Davidson resident in response to the development proposal on the Hoke Lumber property. My understanding is that the 78 townhome development does not include affordable housing options. This is both distressing during these especially trying times, and not reflective of the town's core value of housing accessibility in Davidson. I trust town leadership will hold all developers accountable to incorporate affordable housing in planned developments, should such projects proceed.

**119. Comment:**

I write today in an effort to support the development of affordable housing within the Hoke redevelopment plan.

For far too long, Davidson development has missed the opportunity to expand the community's cultural, political and social viewpoints. Davidson, for all its beauty, resources and history, lacks perspective. Expanding the reach of the town's unique offerings to a more diverse population serves Davidson by enriching its point of view and its ability to serve.

It's time for Davidson to evolve beyond its Mayberry meets Stepford vibe, and become a richer, more colorful, and more humble community. In doing so, it would also provide a more clearly aligned, modern version, of its roots.

I ask that the current development, as planned, be rejected in favor of a more inclusive plan to make Davidson more affordable.

**120. Comment:**

As a resident of Davidson I am writing to you to voice my strong support for affordable housing in Davidson. How we treat those in need says the most about us as a community! Once again I would like to voice my support for the affordable housing on the Hoke Lumber property in Davidson.

**121. Comment:**

I am writing to you to advocate for an affordable housing component to the development of the Hoke property in West Davidson.

The Town of Davidson has done fairly well in recent years including affordable options when new development comes along. I drive by such an option each day as I drive through the Bailey's Spring and West Branch subdivisions.

These options are important. We cannot be forever squeezing out those with less income. To the contrary, we should be reaching out and helping them as we seek a diverse and more inclusive community.

Thank you for your consideration of this. It is essential in deciding what kind of community we are, and seek to be.

**122. Comment:**

We write this morning to express our strong opposition to the development of the Jetton St./Hoke Lumber Company property that does NOT include affordable housing options. Not to include affordable housing options is solely "out-of-touch" with the needs of the neighborhood and the overall vision of property development of the majority of the citizens of Davidson. Please encourage the developers to take seriously their corporate social responsibility by including affordable housing in their redevelopment plans. The developers have the opportunity both to do well (financially) and "to do good" (ethically). Thank you.

**123. Comment:**

Among the (many) reasons I moved to Davidson is because it is a town with a "conscience". One of the ways that conscience is embodied is in its commitment to affordable housing. Development of the former Hoke Lumber site without any affordable housing units would be a travesty--and would not reflect the kind of Davidson I chose to move to. Please consider the town we want to be when deciding how to proceed with a plan to develop the site.

**124. Comment:**

I understand that the property of the Hoke Lumber Company on Jetton Street currently does not allow for affordable housing. I believe this is badly out of touch with the neighborhood and needs of the town. Please allow affordable housing on this property.

**125. Comment:**

Many of us are concerned that the plan for the old Hoke Lumber property contains no plan for affordable housing. The Town of Davidson has a dire need for more access to affordable housing. Since there are already some units of affordable housing on Jetton St. in Davidson it would be to the advantage of our town and our people to add more at that site.

Please contact the developer of that property and tell them that it is essential that they include several options in their plans for developing that property.

Thank you for your consideration and so many of us wish to see the right thing done with this property.

**126. Comment:**

I learned there is a hearing tonight about the proposed development at the old Hoke Lumber site. I feel VERY strongly that affordable housing should be a requirement, and not easily bought out by the developer paying a trifling sum. Affordable housing is one of the most important and dire situations Davidson is facing and I believe the well-being of the community should be considered before a developer's profit.

**127. Comment:**

I'm writing as a resident of Davidson who is deeply concerned about the availability of affordable housing and the dangers of gentrification of historic West Davidson. I am a junior faculty member at Davidson who currently lives in college rental housing. I am hopeful that we can find a place to live in Davidson that is affordable to us, and in which our son can grow up in a neighborhood that reflects the racial and economic diversity of the wider area. We love Davidson but have often

considered moving away if it continues to become richer, less racially and economically diverse, and less affordable. We are very heartened by the Town's recent stated goals of supporting affordable housing and equitable development.

I understand that the town government is currently considering the development of the Hoke Lumber property and that the developers currently have no affordable housing in the plan. I want to urge you to do all in your power to make sure that the Hoke property development includes substantial affordable options and helps to halt the rapid gentrification of West Davidson.

**128. Comment:**

The guidelines for housing in Davidson is to set a certain percentage of the housing units for Affordable Housing .... Why is it that the units being built on the place of Hoke Lumber different. Is it who they know? Is it money in it for Davidson? Please advise...

**129. Comment:**

We are experiencing extreme rising home values in Davidson which contributes to making it very hard to preserve traditional neighborhoods. We continue to suffer from gentrification and rising home cost that controls keeping this town segregated by wealth. If we want change with this reality we must be intentional in efforts to provide opportunities for housing that affords families not in extreme wealth. We are one of the wealthiest and intellectual communities, why can't we figure this out as being a major problem. Thanks!

**130. Comment:**

Equitable Communities CLT ([www.equitablecommunitiesclt.org](http://www.equitablecommunitiesclt.org)) is an advocate for improving the racial disparities that exist today in Mecklenburg County. We support the obligation of local Governments to proactively take actions that support remedying the historical racial biased policies.

We strongly urge you to consider adding an Affordable Housing component to your Hoke Property master plan. This is a significant opportunity for the town of Davidson to promote a pragmatic step to mitigate the impact of historical racial policies. Davidson would be providing an opportunity for improved economic mobility for residents by providing affordable housing options.

We look forward to hearing about the improvements to the Hoke Property master plan and your continuing efforts to mitigate the historical racial policies impacts on residents.

**131. Comment:**

Having been a supporter of affordable housing for many years, Davidson policy to have x percentage of affordable housing in all developments was excellent. Now I understand there is a proposal without any affordable housing? There should definitely be a portion of any current development devoted to affordable housing. Davidson does not need to go backwards on an excellent housing policy.

**132. Comment:**

I am writing today to urge the town not to approve of the Hoke development unless and until it includes affordable housing. The bungalows are just wonderful, and we need more of them. We need to provide better for folks who work here but can't afford to live here.

I have lived in West Davidson since 1997. I am deeply saddened by the way the neighborhood's affordable housing is being torn down and replaced by more and more oversized and overpriced

homes. Davidson should be better than this. I am urging the town to insist on affordable units, NOT payment in lieu. Thank you for all you.

**133. Comment:**

I understand that this evening the Town of Davidson will host a public input session on the Master Plan for the Hoke property. I also understand that the plan does not currently include an Affordable Housing component. Since the property is in the historic West Davidson and increasingly Davidson needs more affordable housing, it is vital that an affordable housing component be required in this Master Plan. Thanks for all you have done and are doing to make Davidson such a special place to live.

**134. Comment:**

Please include affordable housing in the development of the site.

**135. Comment:**

I understand that you are the person of contact to request that you make affordable homes inclusive in this project.

**136. Comment:**

I am concerned about the lack of affordable housing options presented by the developer in the Hoke Lumber Development Master Plan. I'm requesting that the Board of Commissioners push the developer to add affordable housing units to their master plan instead of payments in lieu of.

**137. Comment:**

I am hoping the Town will insist that there be provisions for affordable housing in the development of the Hoke Lumber property before approval of this project is considered. Not to do so would mean that the Planning Board is badly out of touch with the surrounding neighborhood and the core values of the Town of Davidson.

**138. Comment:**

Please include this in the townhouse plans for the Hoke Lumber property

**139. Comment:**

On behalf of community missions at DCPC, we'd encourage the town to have the developer include affordable housing in the Master Plan. Thanks for the consideration.

**140. Comment:**

Being a pastor enables me to be there in times of great need for the community that I serve. It is in this position that I recognize the great need for housing in general let alone affordable housing. We are facing a difficult economic time that has positioned many with challenges that might not have been and issue before. Many have arrived in a place of searching for housing, that is not always readily available, that is conducive to a smaller income. Why Davidson? There are several reasons why Davidson would be a great place, here are just a few: family accessibility, workplace proximity, child care and because Davidson is a great place to raise a family. With that being said I implore you to consider adding affordable housing to the master plan. Thank you in advance for your time and consideration.

**141. Comment:**

I am very disappointed to hear that the new development on the old Hoke Lumber Property is not planning to include affordable housing options. I believe this is completely out of touch with the town mission Davidson had when I first moved here seven years ago. Without access to fair and equitable housing, our whole community suffers. I urge the town to re-examine this and do the right thing for our community.

**142. Comment:**

On behalf of the Davidson African American Coalition, the North Mecklenburg Communities United and the North Mecklenburg Homeowners Ethnicities Alliance, we are writing regarding the Master plan for the Hoke property, according to the communications below, "the plan does not include Affordable Housing," as the majority of the developments in Davidson.

As you are aware the African Americans communities are threatened with Gentrification which targets rich/new middle gentrifiers, new comers and or may be entitled rich immigrants moving into low income, disinvested neighborhoods, driving up property prices and driving out those who cannot afford the prices is one aspect.

Without further elaborations we ask the following: 1) Identify and explain ways Town Government of Davidson may reduce/stop the negative impacts of Gentrification. 2) What are the Town of Davidson's policies to ensure low to moderate income affordable housing (e.g., rent control, public housing developments) or require developers to add affordable housing – low- moderate units.

Please be assured we, the African Americans welcome change, as we know change is inevitable. Nevertheless, "inclusions" of affordable low-moderate income should be part of the town's comprehensive plan and not targets of displacements; enforcing historical preservation laws to maintain the character of the African American neighborhood, planning and zoning; ensuring planning involves participation of entire community, transparency in the planning process, planners work with elderly and low-income residents

We are aware that Smart growth is in progress - independent developers, real estate developers, financiers, landlords, political allies', and arms of local government are supportive driving forces. We are also aware that developers cannot develop without the support of government.

Yet there is hope, the Town planners can manage development so that there is enough room for neighborhoods to grow and or thrive without displacement. Thank you for the opportunity to have input.

**143. Comment:**

When I read about the development proposed for the Hoke Lumber location, my immediate thought was how many affordable houses are included? What a great location and a great opportunity as well. These do not come along very often. I urge you to work with the developer and whatever other parties are necessary to ensure some affordable housing is included. We cannot let this opportunity pass us by.

**144. Comment:**

We are writing to express our strong support for affordable housing in conjunction with the Hoke property. We live near there on the West Side of Davidson and know it well through walks and frequent drives through the area to the YMCA and beyond.

We have seen many new, larger and much more expensive houses replace the older and more affordable housing in the neighborhood. Where are the people, the current residents of the West

Side and newcomers, who seek affordable housing in Davidson, to go, unless suitable housing is constructed along with more expensive housing? This townhouse development would be well suited to a mix of affordable housing. The tiny in-lieu payment will do little to help families that need affordable housing.

**145. Comment:**

It has come to our attention that the former Hoke Lumber Property is being developed without any affordable housing. This is completely unacceptable as affordable housing must be included in the development. Also the number of affordable housing units should not be the minimum number, but rather should be significantly more. The benefits of affordable housing, as I am sure you know, are numerous and include, among other things, increasing the economic and ethnic diversity within the Davidson community.

**146. Comment:**

I am writing as a citizen of Davidson, living in River Run community, to urge the inclusion of affordable housing in the plans to develop the property formerly occupied by Hoke Lumber.

West Davidson is gentrifying quickly, along with the whole of our town, and our zip code, becoming the fourth highest income zip code in the state of North Carolina. As you are aware, the only way to assure that our community maintains diversity of cultures and incomes is to be intentional about it, to include affordable housing options in the master plan. This historic parcel is close to commerce, services, shopping and public transportation, our town should reaffirm its commitment to supporting an economically diverse community by adding affordable units to the development plan.

Thank you for service to the Town of Davidson.

**147. Comment:**

I am emailing as a resident of Davidson at 134 Jackson Street to demand that the developer of the Hoke property add affordable housing to the development Master Plan. Thank you.

**148. Comment:**

The Hoke Lumber site represents one of the last parcels of land for development certainly on the west side of Davidson. Considering that fact, what considerations will be given for affordable housing? As I am sure you are aware, the Town of Davidson is becoming further and further out of reach for young professionals to seniors alike. A possible solution would be to set aside a percentage of the Hoke residences for affordable housing. I recommend that units are set aside rather than payment-in-lieu. Such payments are not an adequate solution.

**149. Comment:**

Please make sure that the developer's plan includes affordable housing. It's vital for the citizens of the town that we have diversity!

**150. Comment:**

Please ensure any residential development of the former Hoke Lumber site complies with the affordable housing guidelines and regulations already in place in Davidson. Developers who cannot meet the town's requirements should be denied the ability to proceed with their projects.

**151. Comment:**

I was not able to log in to the public information session regarding the Hoke property at Hamilton St between Jetton and Catawba. I wish to add my voice to all who insist that at least 20% of the potential homes be built according to affordable standards. This is a golden opportunity for Davidson to take a clear position that affordability is essential to maintaining the character of the town. There seems to be plenty of highest end housing available and much more being built. As a retired teacher from Davidson who has lived here for 55 years, I fall into the category of one who would not now be able to live in Davidson without affordability being considered. I'm lucky I bought in 1980 when Davidson had an extraordinary mix of kinds of housing available for all income levels. I don't want Davidson to become an enclave of the super-wealthy. Please make affordability a requirement for all new developments.

**152. Comment:**

Please accept this request for the development plan of the former Hoke Lumber site to include more than the two affordable units announced in the meeting last night. If the Town of Davidson is serious about its commitment to the principles of diversity, equity, and inclusion, it will remain steadfast to its demand for more from the developer. I am in favor of development of the site, but I do feel strongly that affordable housing must be more than a tiny fraction of the units. The "workforce" housing described by the developer does not meet this need. A home in the high 300's is not affordable to low income, single income, and in many cases dual-earning mid-income families. As pointed out by many, the plan in its current state is gentrification at its worst. We can and must demand better from the developer.

**153. Comment:**

Because the town of Davidson is committed, commendably, to creating more affordable housing;  
Because the surrounding neighborhood historically was home to hardworking, less affluent families;  
Because developers NEED to be encouraged to include affordable choices in their plans—  
For these and other reasons, we urge our town leaders to insist on greater affordability as part of the planning for the former Hoke property.

**154. Comment:**

I am an 80-year-old retired school teacher, now living in Davidson, near to our son and his family. Four years ago, after much looking, we found a home near the Hoke Lumber Company. We needed housing that didn't require steps, or at least one with a downstairs bedroom, as we hoped to age in place. We finally found one on Faust Road, a cute cottage with three bedrooms and two baths. However, the price was almost two times the price of the one we sold in Greensboro which had the same space. With our children's help we were able to make this purchase.

I am writing again to urge you to reconsider more affordable housing in your beautiful plan. As you know, cities across the country are dealing with the inequities in affordable opportunities. What better ways to begin to break the borders that divide us than to get to really know people from other economic situations as neighbors. Many cities are coming up with creative ways to be part of the pioneering models that are inclusive. Our school children often have that opportunity in their very diverse classrooms, but as families, we need to find ways to be part of the solution as well.

With all the talk nationally about affordable housing, I had visions of the new development being a neighborhood similar to the one we live in, where school teachers, a principal, a nurse who is a single mom with a young child, a retired policeman and his teacher wife, a retired black minister, persons of other religions, and a fireman could live. All are college educated, but not in the high salary range of some other professions. I was shocked to see only two units that would be

“affordable” out of 78. I know what a struggle it was for us to live here, but we needed to be near our son and family.

I watched the Allstate commercial last night (“We are one!”) after the hearing. Since this property is in the Historically Black neighborhood, I had visions of this new development being part of the answer to the divisions we are experiencing as a country. Since there is much awareness and support for affordable housing in this community, and indeed the country at this time, how wonderful it would be for Davidson to be a leader in community building. It would certainly enhance the “civic concerns” that your company is advertising.

Thank you for the two units you propose. But please consider how you could do maybe 10 units to help honor the people of the Westside who are trying to stay in their hometown, or who serve this town at the Pines, in the fire department or in our schools., or who grew up here but want to be back in their community. Not everyone needs granite countertops, for instance, or not everyone needs that much square footage. Not everyone needs a garage. I would also like to see some units for handicapped persons which would need to be on the ground floor.

Thank you for your prayerful consideration to these recommendations.

**155. Comment:**

The vitality of our town depends upon our ability to attract and retain residents across the economic spectrum. With so few parcels of town land available to develop into housing, I hope the town board will insist that any plans for the Old Hoke Lumber site will include at least 12.5% of the units designated as affordable.