

DRAFT MEETING MINUTES

**TOWN OF APEX
REGULAR TOWN COUNCIL MEETING
TUESDAY, JUNE 10, 2025
6:00 PM**

The Apex Town Council met for a Regular Town Council Meeting on Tuesday, June 10th, 2025, at 6:00 PM in the Council Chambers at Apex Town Hall, located at 73 Hunter Street in Apex, North Carolina.

This meeting was open to the public. Members of the public were able to attend this meeting in-person or watch online via the livestream on the Town's YouTube Channel. The recording of this meeting can be viewed here:

<https://www.youtube.com/watch?v=T96XbdtQ0dc&t=4s>

[ATTENDANCE]

Elected Body

Mayor Jacques K. Gilbert (presiding)
Mayor Pro Tempore Ed Gray
Councilmember Audra Killingsworth
Councilmember Terry Mahaffey
Councilmember Brett Gantt
Councilmember Arno Zegerman

Town Staff

Town Manager Randy Vosburg
Deputy Town Manager Shawn Purvis
Assistant Town Manager Marty Stone
Assistant Town Manager Demetria John
Town Attorney Laurie Hohe
Town Clerk Allen Coleman
All other staff members will be identified appropriately below

[COMMENCEMENT]

Mayor Gilbert called the meeting to order and welcomed all in attendance. He also thanked Mayor Pro Tempore Gray for standing in during his absence at the last Town Council meeting.

Mayor Gilbert invited Elder Ricky Omana from Divine Church in Apex to deliver the invocation. He then led all in the Pledge of Allegiance. He then recognized the Alpha Kappa

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Alpha's, Girl Scout Troop 2141, and Ms. Lindsay Mahaffey with Wake County Schools that were in attendance.

[CONSENT AGENDA]

Councilmember Zegerman request that Consent Items 9 and 13 be continued to the June 24th, 2025 Regular Town Council Meeting.

A **motion** was made by **Councilmember Zegerman**, seconded by **Councilmember Gantt**, to approve the Consent Agenda with items 9 and 13 moved to June 24th Council meeting.

VOTE: UNANIMOUS (5-0)

CN1 Agreement - CSX Transportation Inc. and Town of Apex - Grade Crossing Maintenance Agreement - Hunter Street - BL-0047 Downtown Safe Routes to Schools Project (REF: CONT-2025-162)

Council voted to approve a Grade Crossing Maintenance Agreement between CSX Transportation, Inc. and Town of Apex, for the BL-0047 Downtown Safe Routes to School Project (sidewalk) located on the North Side of Hunter Street, and to authorize the Town Manager, or their designee, to execute the contract on behalf of the Town.

CN2 Agreement - Renewal of GoApex Agreement with Town of Cary and MV Transportation - July 1, 2025 through June 30, 2026 (REF: CONT-2025-163)

Council voted to approve an Amendment No. 3 of the GoApex Agreement between Town of Cary and MV Transportation, Inc. and the Town of Apex, effective for one (1) year beginning July 1, 2025 through June 30, 2026; to update the operating cost per hour from \$110 to \$115.50, and to authorize the Town Manager, or their designee, to execute on behalf of the Town.

CN3 Annexation No. 799 - Saint Paul American Orthodox Church - Kelly Road/Holland Road - 4.0626 acres (REF: RES-2025-031, RES-2025-032, and OTHER-2025-054)

Council voted to adopt a Resolution Directing the Town Clerk to Investigate Petition Received, to accept the Certificate of Sufficiency by the Town Clerk, and to adopt a Resolution Setting the Date of a Public Hearing for June 24, 2025, on the Question of Annexation - Apex Town Council's intent to annex 4.0626 acres project entitled Saint Paul American Orthodox Church, located on Kelly Road and Holland Road, Annexation No. 799, into the Town Corporate limits.

CN4 Annexation No. 800 - Atkins Hudson Davidson Homes Assemblage - New Hill Olive Chapel Road - 16.80 acres (REF: RES-2025-033, RES-2025-034, and OTHER-2025-055)

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Council voted to adopt a Resolution Directing the Town Clerk to Investigate Petition Received, to accept the Certificate of Sufficiency by the Town Clerk, and to adopt a Resolution Setting the Date of a Public Hearing for June 24, 2025, on the Question of Annexation - Apex Town Council's intent to annex 16.80 acres project entitled Atkins, Hudson, and Davidson Assemblage, located on New Hill Olive Chapel Road, Annexation No. 800, into the Town Corporate limits.

CN5 Contract Multi-Year - ESRI ARC Geographic Information System (GIS) - Renewal - July 01, 2025 through June 30, 2028 - Mapping Information Internal and External (REF: CONT-2025-164)

Council voted to approve the Esri Municipal and County Government Enterprise Agreement (SGEA), effective July 1, 2025, through June 30, 2028, for enterprise-wide access to Esri software used to support Geographic Information System (GIS) operations across the town, and to authorize the Town Manager, or their designee, to execute on behalf of the Town.

CN6 Contract Multi-Year - Greenscape Landscape Maintenance - Town Facilities and Grounds Landscaping - July 1, 2025 through June 30, 2028 (REF: CONT-2025-165)

Council voted to approve a multi-year contract between Greenscape Inc., and the Town of Apex, effective July 1, 2025 through June 30, 2028, to provide grounds maintenance services at various Town facilities and roadside rights-of-ways (ROW) and to authorize the Town Manager, or their designee, to execute on behalf of the Town.

CN7 Contracts Multi-Year - Various (27 total) On-Call Master Service Agreements - Architectural, Construction Engineering and Inspection (CEI), Engineering, and Surveying Services - July 1, 2025 through June 30, 2028 (REF: CONT-2025-166 through CONT-2025-192)

Council voted to approve a total of twenty seven (27) multi-year Master Service Agreements (MSA) for Architectural, Engineering, and Surveying Services in substantial form, pending legal review, to provide On-Call Engineering, Surveying, and Construction Engineering and Inspection (CEI) Services, effective July 1, 2025 through June 30, 2028, authorize the Town Manager, or their designee, to execute on behalf of the Town and authorize the Town Attorney to make minor changes not impacting the scope of work or liability to the Town.

CN8 Council Meeting Minutes - Various

Council voted to approve Meeting Minutes from the following meetings:

May 13, 2025 - Regular Town Council Meeting Minutes

May 20, 2025 - Town Council Work Session Minutes

~~CN9 Ordinance Amendments - Chapter 2 - Administration and Chapter 15 - Parks and Recreation - Various Sections - Resident Advisory Board Structure Changes (REF: ORD-2025-035)~~

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This item was continued to the June 24th, 2025 Regular Town Council Meeting, per Council vote.

CN10 Pay and Classification Plan - Fiscal Year 2025-26 (REF: PLCY-2025-007)

Council voted to approve the Fiscal Year 2025-26 Pay Grades and Salary Ranges for the Town's Pay and Classification Plan.

CN11 Position Authorization List - Fiscal Year 2025-26 (REF: PLCY-2025-008)

Council voted to approve the Fiscal Year 2026 Position Authorization List and the Fiscal Year 2026 Job Title and Market Range Inventory for the Town of Apex.

CN12 Property Acquisition and Budget Amendment No. 12 - 8401 Humie Olive Road (REF: CONT-2025-193 and ORD-2025-036)

Council voted to approve the acquisition of property located at 8401 Humie Olive Road in Apex, North Carolina, for a purchase price of \$950,000.00, to authorize the Town Attorney and Town Manager to make minor modifications to the Offer to Purchase and Contract not affecting the cost or acreage, and authorize the Town Manager or their designee to execute the Offer to Purchase and Contract and execute any other associated legal documents related to this acquisition, and to approve Budget Amendment No. 12 which appropriates funds from the Recreation Reserve fund for land purchases.

~~CN13 Resident Advisory Board Administrative Policy Adoption~~

This item was continued to the June 24th, 2025 Regular Town Council Meeting, per Council vote.

CN14 Rezoning Case No. 24CZ11 - Altera Heights PUD - Statement and Ordinance (REF: ORD-2025-037)

Council voted to approve the Statement of the Town Council and Ordinance for Rezoning Application No. 24CZ11, Wood Partners, applicant, for the property located at 8108 Jenks Road; 1440 & 1508 Wimberly Road (PINs 0722673959, 0722682430, & 0722681610).

CN15 Rezoning Case No. 24CZ23 - Greenway Waste Expansion - Statement and Ordinance (REF: ORD-2025-038)

Council voted to approve the Statement of the Town Council and Ordinance for Rezoning Application No. 24CZ23, Greenway Waste Solutions of Apex, applicant, for the property located at 0 Veridea Pkwy (portion of); 0 & 0 Old Holly Springs Rd (portion of); 5940 Old Smithfield Rd; and 0 Mosley Ave (PINs 0740240814 (portion of); 0740241030 (portion of); 0740241461 (portion of); 0740448719; and 0740648548).

CN16 Rezoning Case No. 25CZ03 - 309 North Salem Street - Statement and Ordinance (REF: ORD-2025-039)

Council voted to approve the Statement of the Town Council and Ordinance for Rezoning Application No. 25CZ03, Barry Simmons, applicant, for the property located at 309 N Salem Street (PIN 0742414844).

CN17 Rezoning Case No. 25CZ05 - West Village PUD Amendment - Statement and Ordinance (REF: ORD-2025-040)

Council voted to approve the Statement of the Town Council and Ordinance for Rezoning Application No. 25CZ05, Trilandco, LLC, applicant, for the property located at 2517 Kelly Road (PIN 0731434504).

CN18 Surplus Badge and Service Weapon - Retired Police Officer William Hotchkiss

Council voted to declare one (1) badge and (1) service weapon (Glock Model 17 9mm handgun, with S/N Serial Number XTA-803) as surplus property, set the price for such weapon to be \$1.00 (One Dollar); and, award the stated badge and service weapon to Retired Apex Senior Police Officer Mr. William Hotchkiss who retired from the Apex Police Department effective April 30, 2025

CN19 Tax Report - April 2025 (REF: OTHER-2025-056)

Council voted to approve the Apex Tax Report dated May 14, 2025.

[UPDATES BY TOWN MANAGER]

Town Manager Vosburg gave updates on the following:

- **Utility Billing & Systems** - Paper Billing has resumed, and May bills have been mailed after a printing vendor switch and June billing is on schedule. There have been recalculation requests for 66 customers so far in the Utility Billing review. The new portal launch "My Account" replaces eSuite on July 7th and will offer improved features like text and email notifications and to prepare for this, there will a blackout period that will be from June 28-July 6th and during that time customers will not be able to make online payments, by phone or online banking, payments can be made in-person with cash, checks or money order. Information will be on the website: apexnc.org/portal.
- **Saunders Lot:** The construction is moving on time and within budget, and the drainage work is 50% complete. The project will be moving quickly, and the southern lot with 200 parking spaces is expected to be completed by the end of July.
- **The Local Spot Social District:** The Town's new Social District in downtown has officially launched, the stickers and signage are ready, the hours are 11 AM - 10 PM, and there is more information on the Town's website.

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- **Juneteenth Holiday:** Town Offices will be closed on June 19th, 2025 in observance of Juneteenth.
- **Upcoming Festival:** Pride Fest on June 14th at Town Campus, and Juneteenth Festival on June 21st at Town Campus.

Mayor Gilbert thanked Town Manager Vosburg for the updates. He said that he had attended TST 77 in Cary at the Wake Med Soccer and they were sharing that the Town supported them in the endeavor by allowing Pleasant Park fields to be utilized and he thanked staff for doing this.

[REGULAR MEETING AGENDA]

A **motion** was made by **Mayor Pro Tempore Gray**, seconded by **Councilmember Mahaffey** to approve the Regular Meeting Agenda.

VOTE: UNANIMOUS (5-0)

[PRESENTATION]

PR1 Proclamation - Apex Pollinator Week - Monday, June 23 through Sunday, June 29, 2025 (REF: PRO-2025-026)

Mayor Gilbert invited the Council to read the Proclamation for Apex Pollinator Week.

Mayor Gilbert encouraged residents to learn more about the importance of pollinators and their role in making Apex healthy and beautiful. He invited Girl Scout Troop 2141 and Leaders Oona Newman, Meredith Nye and Kristen Milum and Apex Youth Council President Keerthana Karthikeyan and Environmental Committee Chair Anwita Jindham, as well as Alpha Delta Gamma Omega Chapter to receive the Proclamation and take pictures.

PR2 Proclamation - Apex Public Works Appreciation Week 2025 - Sunday, June 15 through Saturday, June 21, 2025 (REF: PRO-2025-027)

Mayor Gilbert invited the Council to read Proclamation for Apex Public Works Appreciation Week 2025.

Mayor Gilbert then invited up Director John Mullis and the Public Works Department to receive the Proclamation and take a picture.

PR3 Proclamation - Juneteenth - Thursday, June 19, 2025 (REF: PRO-2025-023)

Mayor Gilbert invited the Council to read Proclamation for Juneteenth 2025.

1 **Mayor Gilbert** then invited TJ Evans, Kalabria Gilbert, Croix Evans, Will Hymon,
2 Donovan Bethea and Anthony Barnes, Jr. and retired Mayor Pro Tempore Nicole Dozier to
3 receive the Proclamation and take pictures.

4 **TJ Evans** thanked the Council, Mayor Gilbert and Town Manager Vosburg and other
5 staff members. He addressed two common misconceptions that relates to Juneteenth, the
6 first being that it was not a DEI created holiday, he said that in actuality Juneteenth is
7 America's second Independence Day and DEI did help in terms of creating awareness of
8 what Juneteenth is and advocating for it to be a Federal and Local recognized holiday, and it
9 has been celebrated since 1865. He said the second misconception is that Juneteenth is a
10 holiday just for Black people, and his sentiment is that Black history is everyone's history and
11 he encouraged all to come out to celebrate what a monumental time this is. He said the
12 theme for the festival is "Emancipate". He said that people think of that as removal of physical
13 barriers and sometimes it has a negative connotation. He said for him it means an opportunity
14 to highlight some of the invisible barriers that still cause dividing with communities like health
15 disparities, financial insecurities, or educational gaps. He said educational gaps mean the
16 opportunities to educate each other on culture and backgrounds, and providing
17 opportunities to come together and have empathy. He invited all to come to celebrate at the
18 Juneteenth festival on June 21st from 12:00 p.m. to 7:00 p.m. He gave the website for more
19 information on apexjuneteenth.com.

20
21 **PR4 Proclamation - LGBTQIA+ Pride Month - June 2025 (REF: PRO-2025-024)**

22 **Mayor Gilbert** invited the Council to read the Proclamation for Pride Month 2025

23 **Mayor Gilbert** invited Ellen Dershowitz, Deanna Conrad, Erin Schultz, Carrie Anne
24 Krall and Laura Blaine to receive the Proclamation and take pictures.

25 **PR5 Apex Transit Prioritization Study Update**

26 **Katie Schwing**, Senior Planner - Long Range Transit, Planning Department gave an
27 update on the Apex Transit Prioritization Study that was an internal staff-led study and this was
28 a preview for recommendation for possible expansion and improvement of transit services.
29 She gave the following presentation:
30


1 [SLIDE 1]



2
3 [SLIDE 2]

Project Overview

- Purpose:
 - Develop priorities for the improvement/expansion of public transit services in Town in the near term (0-5 years)
- Primary Outcome:
 - List of prioritized recommendations, accepted by Town Council
- Secondary Outcome:
 - Implementation plan for project development, funding applications, etc.



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5 [SLIDE 3]

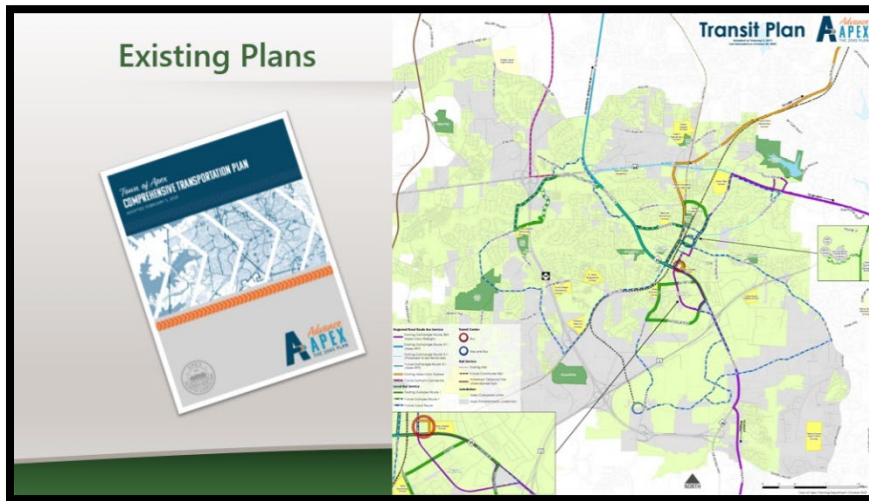
Main Tasks

Review Existing Plans	Gather Public Feedback
Analyze Options	Develop Recommendations

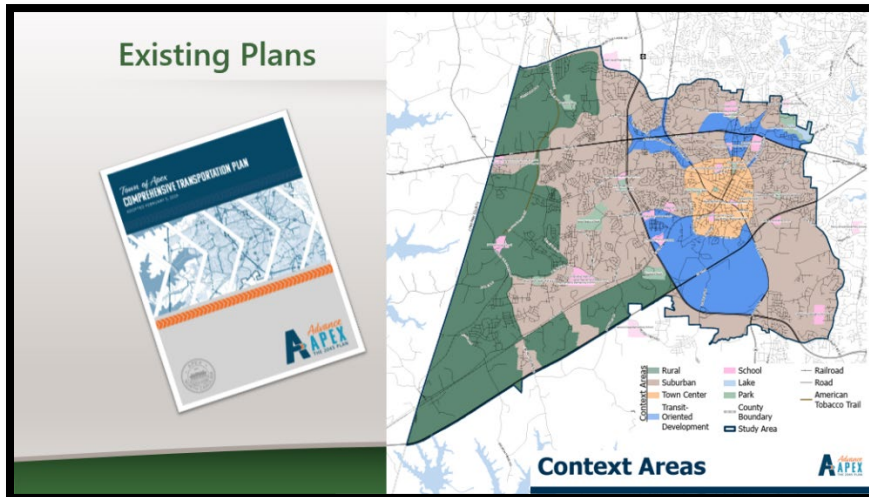


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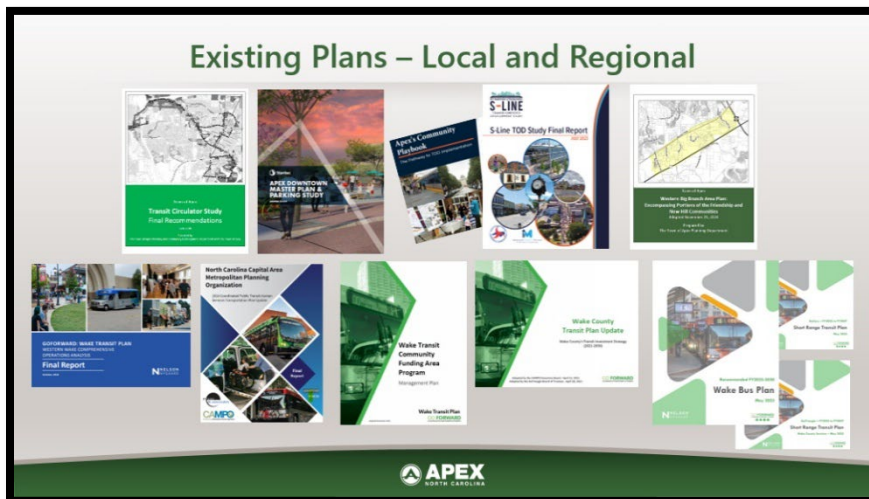
1 [SLIDE 4]



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3 [SLIDE 5]






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5 [SLIDE 6]




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1 [SLIDE 7]

Gather Public Feedback

 Online Survey April-May 2024 Complete – 920 participants	 Onboard Survey May 2024 Complete – 41 participants	 Planned Public Comment Period Summer 2025 To be completed
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Staff also sought feedback from the Apex Transit Advisory Committee, as well as other Town staff and stakeholders



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3 [SLIDE 8]

Gather Public Feedback – Online Survey

- Most preferred options for improvement/expansion:
 - tie for "Add a new local bus route" and "Increase frequency of service on GoApex Route 1"
 - Followed by "Complete improvements at GoApex bus stops" and "Increase span of service on GoApex Route 1 (nights/Sundays)"
- Most important destination:
 - Downtown
 - followed by retail areas with superstores, and parks
- Highest ranked target populations to serve:
 - Low-income residents
 - Seniors
 - People with disabilities
- Most important factors "required for me to consider riding":
 - Feeling of safety and security at the bus stop
 - Feeling of safety and security in the vehicle
 - Safe and convenient walking path to the bus stop and destination
- Other important factors were:
 - Reliability/on-time service
 - Short distance from bus stop to home and destination
 - Frequent service (30 minutes or shorter)






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5 [SLIDE 9]

Gather Public Feedback – Onboard Survey

Customer Usage

- 63% reported that they rode 4 or more days a week
- 64% reported their usual trip purpose was "work"
- 65% reported that they did not have a car available
- 37% reported transferring to GoCary and/or GoTriangle routes





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1 [SLIDE 10]

Gather Public Feedback – Onboard Survey

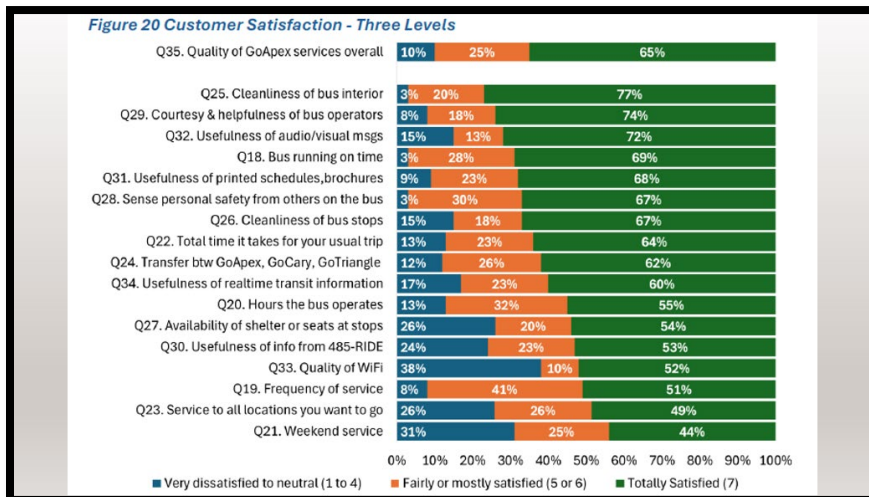
Demographics

- 52% reported a household income under \$40,000
- 13% reported that they have a disability that prevents driving
- 11% reported using a language other than English at home (and 6 additional customers declined to take the survey due to limited English or Spanish proficiency)
- 27% reported being age 24 or younger (and several riders were not approached to take the survey as they appeared under age 18)
- 25% reported being age 59 or older

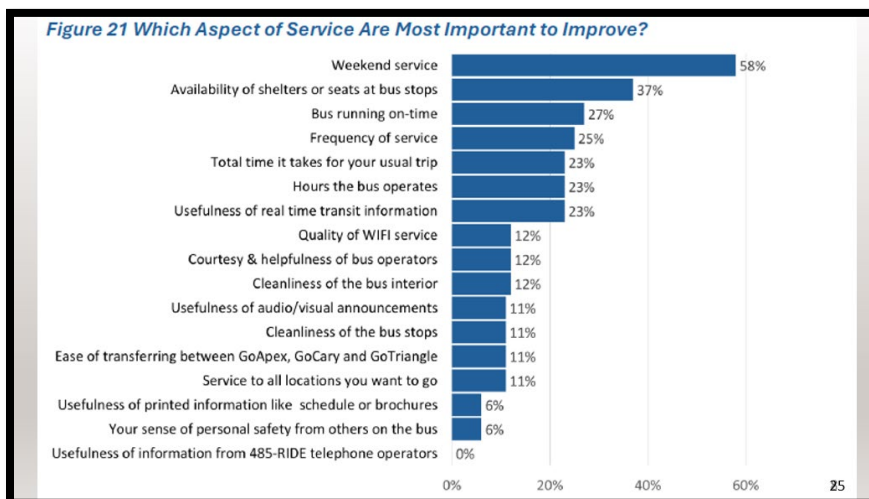



APEX
SOUTH CAROLINA

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3 [SLIDE 11]



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5 [SLIDE 12]



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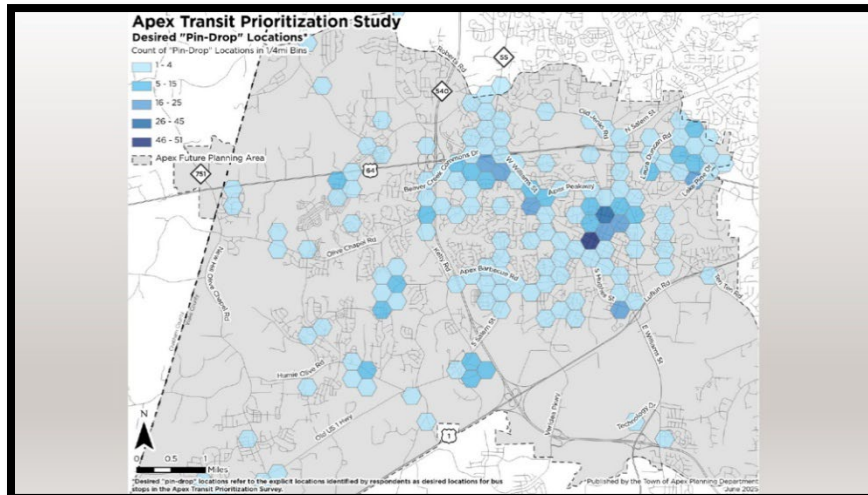
1 **[SLIDE 13]**

Analysis

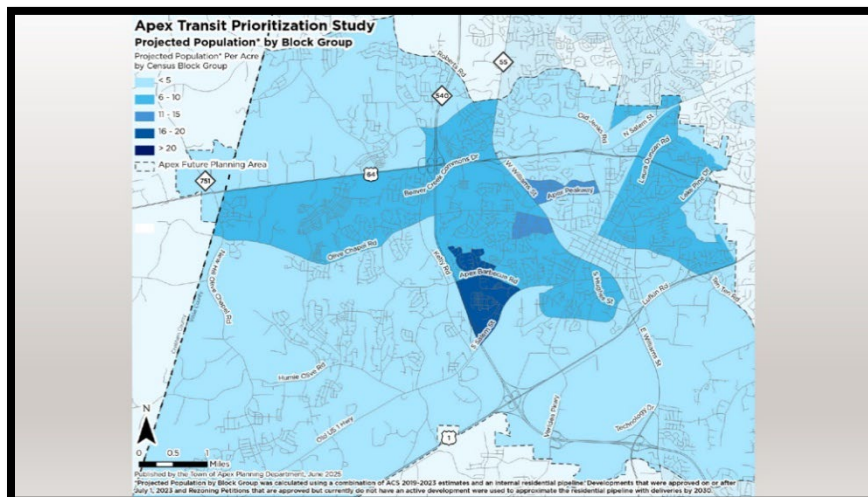
- Along with the public feedback and planning context, Staff considered various qualitative and quantitative factors to develop initial routing options:
 - Key destinations
 - Jobs and population
 - Connectivity to regional transit
 - New bus stops needed
 - Run time/vehicles needed
 - Projected costs (high-level)
 - Logistical feasibility
- Based on those factors, Staff narrowed the options down to future fixed-route concepts, as well as other project recommendations

APEX
NORTH CAROLINA

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3 **[SLIDE 14]**

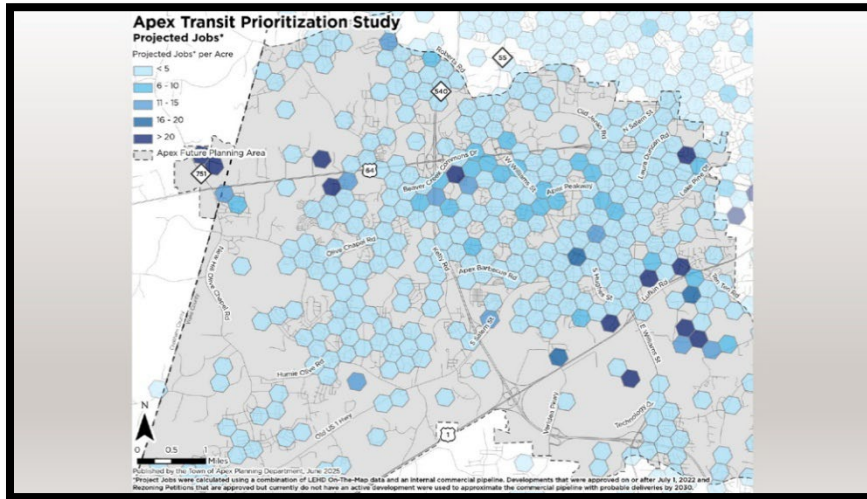


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5 **[SLIDE 15]**

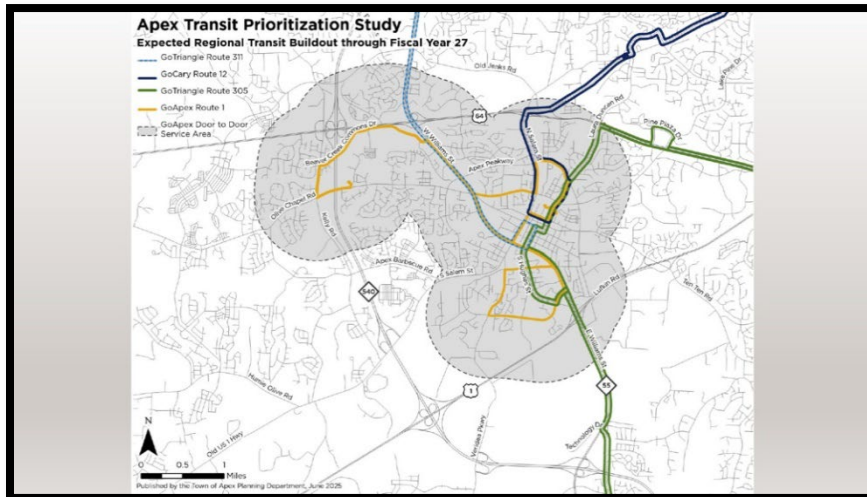


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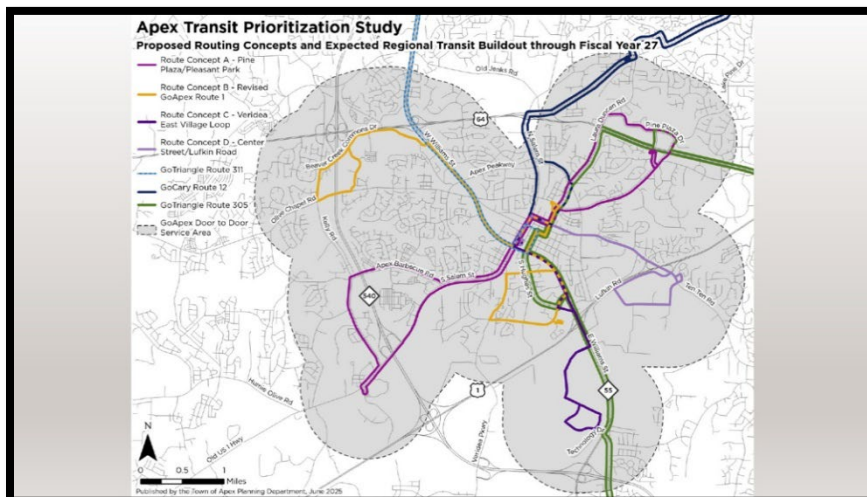
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3 **[SLIDE 17]**

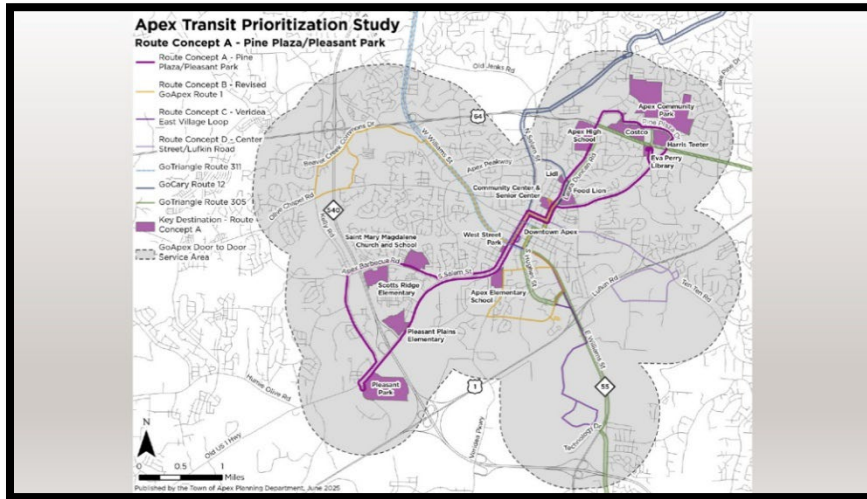


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5 **[SLIDE 18]**

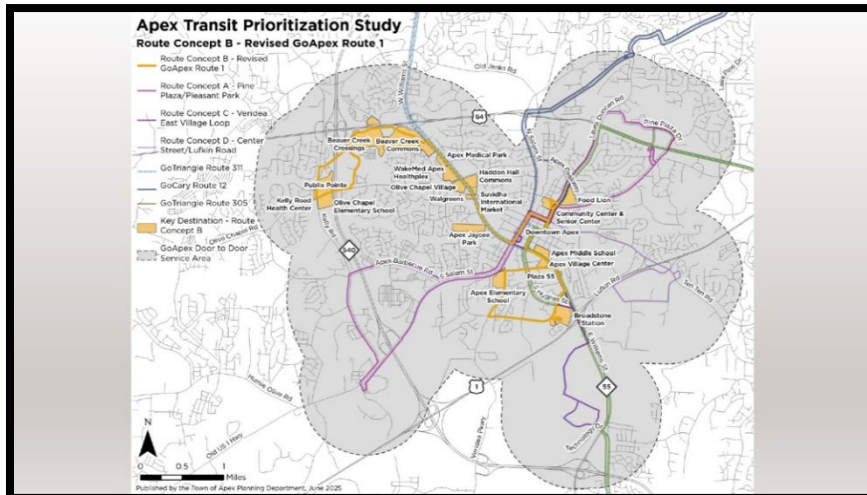


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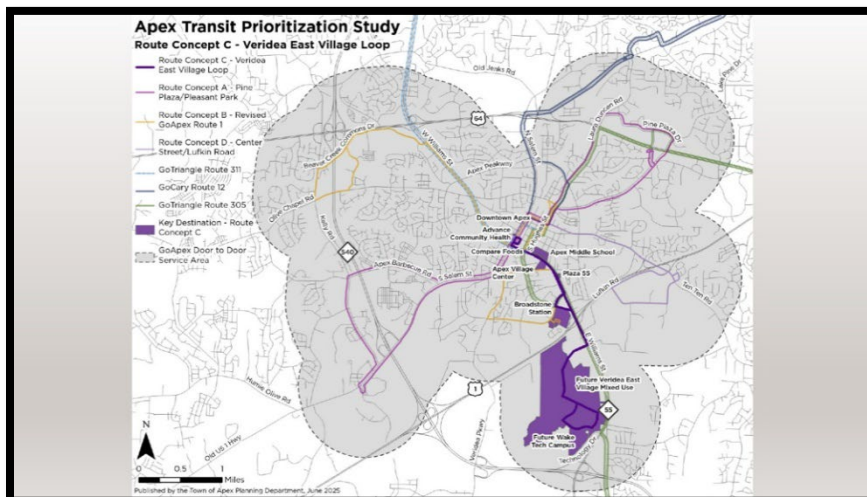
1 [SLIDE 19]



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3 [SLIDE 20]

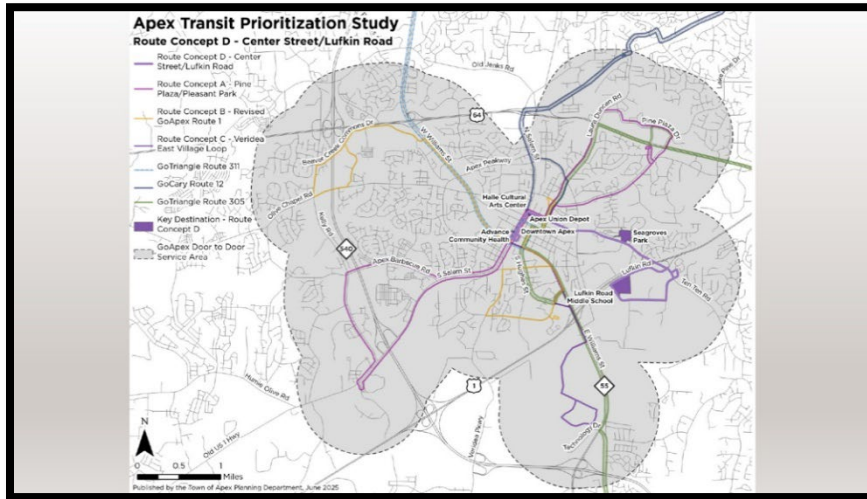


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5 [SLIDE 21]

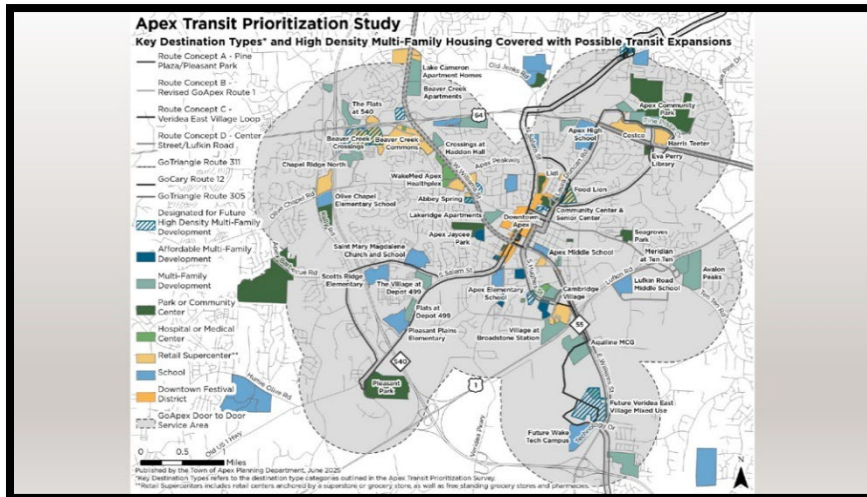


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1 **[SLIDE 22]**



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3 **[SLIDE 23]**



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5 **[SLIDE 24]**

Draft Staff Recommendations – Fixed Route Service Expansion

Order	Draft Recommendations – Fixed Route
1	Implement GoApex Route 1 expansion/improvements already recommended for funding in FY25 and FY26: <ul style="list-style-type: none"> • Sunday service • Increased frequency Monday-Saturday • Continuing bus stop improvements
2	Implement a 2 nd fixed route (Pine Plaza/Pleasant Park), with the same frequency and span as GoApex Route 1
3	Revise existing GoApex Route 1 to provide better access to downtown, Walmart and Chapel Ridge Rd (each change could be implemented independently)
4	Implement a new fixed route to serve Veridea East Village area, timed with Western Wake Tech campus opening and mixed-use center development
5	Implement fixed route service along Center St to Lufkin Rd area

1 **[SLIDE 25]**


Draft Staff Recommendations – Other (Non-Fixed-Route Service, Capital Projects, and Planning)	
Order	Recommendations – Other (Non-Fixed-Route Service, Capital Projects, and Planning)
1	Continue to support federally-required GoApex Door to Door complementary ADA service, and expand required service area as fixed-route service expands
2	Explore options to serve seniors and those with disabilities <i>outside</i> the federally-required GoApex Door to Door Service Area
3	Support Phase 1 of the proposed downtown Mobility Hub buildout – transit transfer area
4	Evaluate land use policies for transit-supportive development as part of Comprehensive Plan update
5	Investigate Transit Signal Prioritization in Town
6	Explore options to serve others <i>outside</i> the general fixed-route service area
7	Ongoing - Support improved pedestrian and bicycle connections to transit

2
3 **[SLIDE 26]**

Draft Implementation Plan

- Fixed Route Service Expansion requires a three-step process:
 - (Year 1) Finalize routing, apply for grant funding, design bus stops
 - (Year 2) Install Bus Stops
 - But may extend beyond one year, depending on property needs
 - (Year 3) Start Operations
- Other Recommendations (Non-Fixed-Route Service, Capital Projects, and Planning) will also likely take multiple years to complete


Note: the Town's Comprehensive Plan is expected to be updated during this implementation timeframe. Any updates to the overall transit vision in Town could impact the out-years of this implementation plan.



4
5 **[SLIDE 27]**

Tentative Implementation Timeline						
Project Type	Service	FY26	FY27	FY28	FY29	FY30
Planning	Transit Plan Map	Present Updates				
Fixed-Route	2 nd Route – Pine Plaza/Pleasant Park	Grants, Service planning, Bus stop design	Bus Stop Installation*	Start service		
Fixed-Route	GoApex Route 1 Revisions	Grants, Service planning, Bus stop design	Bus Stop Installation*, Update Routing	Update Routing	Update Routing (cont'd)	
Fixed-Route	Veridea East Village Loop		Grants, Service planning, Bus stop design	Bus Stop Installation*	Start service	
Fixed Route	Center/Lufkin Loop		Grants, Service planning, Bus stop design		Bus Stop Installation*	Start service
Planning	Explore options for seniors and those with disabilities	Internal research	Tentative: Conduct study	Tentative: Implementation		
Planning	Investigate Transit Signal Prioritization	Internal research	Tentative: Conduct study	Tentative: Implementation		

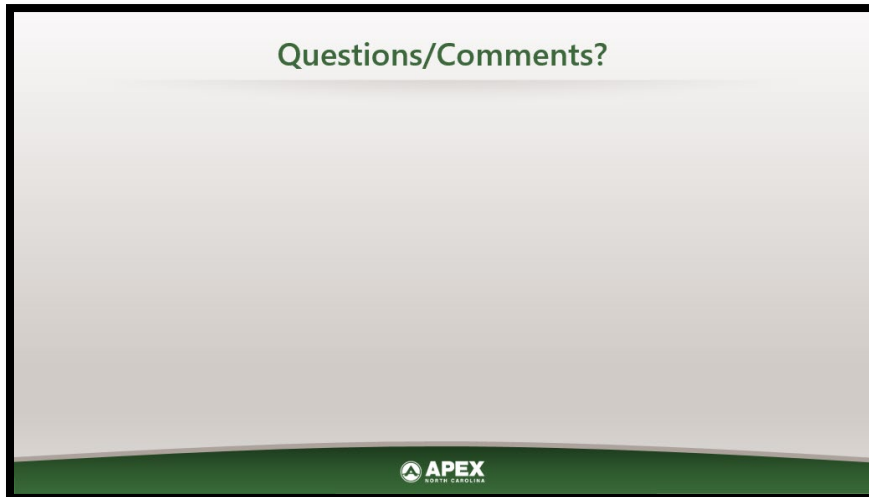
*Bus Stop Installation projects could take more than one year, depending on property needs



1 [SLIDE 28]



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3 [SLIDE 29]



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5 **Ms. Schwing** asked if there were any questions or comments.

6 **Councilmember Mahaffey** asked about the connectivity further west and connecting
7 the Sweetwater area to downtown, and why they would take priority over other areas for
8 connection.

9 **Ms. Schwing** said that looking at the expansion over the next five years and they
10 prioritized based on where it looked like the highest ridership may be. She said also from a
11 cost perspective that staying close to downtown was recommended. She said they are
12 exploring options in areas that might not be ready to support a fixed route transit service, but
13 those would not be ready for expansion at this time.

14 **Councilmember Mahaffey** asked if micro transit was explored or a way to reduce
15 traffic.

16 **Ms. Schwing** said that there were pros and cons when deciding between fixed transit
17 and micro transit services.

1 **Mayor Pro Tempore Gray** asked what was the best way for people to give feedback
2 or ideas.

3 **Ms. Schwing** said that there will be updates to the online platforms, web pages, and
4 emails, and there will be a survey for residents to write out comments and questions that they
5 have

6 **Mayor Pro Tempore Gray** thanked Ms. Schwing for her openness and accessibility.

7 **Councilmember Zegerman** said that he appreciated the work the staff has put into
8 this and the feedback. He asked about the priority list from southwest to northeast and the
9 updates to the existing routes. He said that it may be easier to make updates to the existing
10 route first because it is an established service.

11 **Ms. Schwing** said that there wasn't a large gap between the one and the two. She
12 said that it was more of capital projects reasons to put the revised Go Apex one
13 improvements below the second route. She said for example the Walmart stop needed more
14 exploration about if a signal may be needed at Broadstone Station Way and the Peakway, and
15 this takes a little more time.

16 **Councilmember Zegerman** said that it seemed easier to execute the existing route
17 and faster for the citizens. He said that the follow-up would be appreciated.

18 **Councilmember Gantt** said that he had sent Ms. Schwing maps and the ones that has
19 been chosen looked like the best. He said fixed routes vs. micro transit the scalability is one
20 thing to think about as Apex grows. He said that fixed routes lead to possible land use
21 changes and investments in sidewalks and bus stops. He said that he was in support of both
22 for areas that can't be served. He said that the bridge over 64 in Sweetwater would be
23 something to look at because then the bus would be able to go over that bridge instead of
24 being on 64 where no one lives. He gave more information and ideas about route maps and
25 expansion.

26 **Councilmember Killingsworth** said that she looked forward to seeing where all these
27 routes are connected to. She gave information about other areas that this would help, such as
28 Pleasant Park.

29 **Ms. Schwing** said that with the comp plan update if there are dates it will update the
30 vision for the town.

31 **Mayor Gilbert** thanked Ms. Schwing for all of her work.

32
33 **[PUBLIC FORUM]**
34

35 **Mayor Gilbert** opened up Public Forum and invited the first speaker up.

36 First speaker was **Dawn Cozzolino** at 3632 Bosco Road:

37 "Good evening, Mayor and Councilmembers. At every meeting, this Council speaks of
38 love, respect, and community but that spirit never seems to reach New Hill and Friendship.
39 The growth from continued annexations in and around Apex isn't a mistake, it's a mission.
40 Apex is intentionally pushing out the people and communities that stand in the way of its

1 aggressive expansion. Fields are vanishing, tree canopy is gone, and the heritage trees,
2 bulldozed. This isn't growth, it's erasure. The communities like New Hill and Friendship, which
3 are established and thriving, are in the crosshairs. We're not in your town limits, but we're
4 living the consequences of your decisions. We don't have a vote. We don't have a voice. But
5 every policy you pass impacts us directly. Let's be clear, what's being built here isn't for us, it's
6 being built over us. Our roads, never meant for this scale of construction, are now damaged
7 and dangerous. Heavy machinery moves in daily, and the risk to our safety grows with every
8 truckload. Meanwhile, there's no plan, there's no funding, and no accountability for the
9 infrastructure collapse you're accelerating. Other towns, like Cary, require a traffic study for
10 any development that adds 100 new vehicle trips a day. Apex doesn't act until that number is
11 ten times higher. That's not oversight. That's intentional neglect. Then there's your use of
12 eminent domain, instead of securing easements on undeveloped land owned by the very
13 developers you approve to drive this growth, you take from private homeowners when less
14 harmful alternatives exist. The Veridia RXR sewer line is just one example, symbolic of a town
15 government that's chosen control over collaboration and trees are razed for quick cash.
16 Developers pay a fee instead of preserving the environment, treating nature like an obstacle,
17 not an asset. Retention ponds replace forests. Schools are totally overwhelmed and capped.
18 Traffic safety is compromised. Apex isn't planning for the future, it's paving over the past.
19 Apex is systematically wiping out our rural communities. I'd like to ask that we be heard.
20 Please sit down with us in our communities. Have a New Hill-Friendship town hall. Hear our
21 concerns directly. Work with us, not around us. Thank you."

22 **Mayor Gilbert** said thank you and invited the next speaker.

23 Next speaker was **Lawrence Kevin** of 1628 Salem Village Drive, Apex:

24 "First comment, Mayor, you were sitting next to Chris Paul in a picture, and you looked
25 better than Chris Paul. I'm going to talk a little bit about the CSX contracts. It was in a non-
26 agenda item, and I've been following Apex-CSX contracts because of the Peakway and I think
27 you guys all know, but I don't think the public knows how much power they wield and the
28 amount of money it costs the town. An example is in the Southwest Peakway, we frontloaded
29 payments of \$700,000 for flagging operations. So, we basically paid them. And that's
30 something that's billable and even in the contracts, if they submit an invoice, we have 30 days
31 to pay, or they could stop the construction. In this recent one, it's just a walkway crossing, and
32 the lawyer actually tried to add some simple language to it and basically the answer in there
33 was no. I went to Ed's kickoff this weekend and heard he's a lawyer, an attorney, several times,
34 and I'm asking you to be a little cognizant of these contracts, because I think it puts us at a big
35 disadvantage. The other one I looked at is the VHB. I tried to get digital files for the South
36 Peakway, and honestly just got pushed off over and over again. It was initially said, "Oh, you
37 can't get it because the design's not done." Well, the design was done. Then it was, "Oh, what
38 do you need the design files for?" I finally asked for the contract. I got it from the clerk. I
39 looked at the language for the contract they absolutely have no reason to give me anything. I
40 mean, it's in there. It's like, Oh, it's third-party use. I said, I'm not charging for anything, I want

1 better design for the town, I want to do studies. I want to turn it into digital doubles. I'm
2 asking for work that's been completed and paid for. I don't think we're getting a discount for
3 the work, but I want to be able to take advantage of it and do digital doubles. Everything's
4 going digital. The end deliverables in the contract for the VHB, is as an example, was, "We're
5 going to give you the design documents as a PDF file." I'm like, we're all going towards AI
6 and data, and they're going to give us the most simplest form of the documents. I mean, even
7 that's good for the contractor and the bidding and the bids. So just look at the contracts. I
8 think we could do a better job. Look out for the town. I mean, CSX, honestly, I look at the
9 pedestrian crossway, and they have carte blanche. I asked, "Are we looking at a simple gate
10 system?" And Terry kind of responded in social media that no, they said, "No, we're not going
11 to do it." So, who's driving the discussion? They have too much power. Thank you."

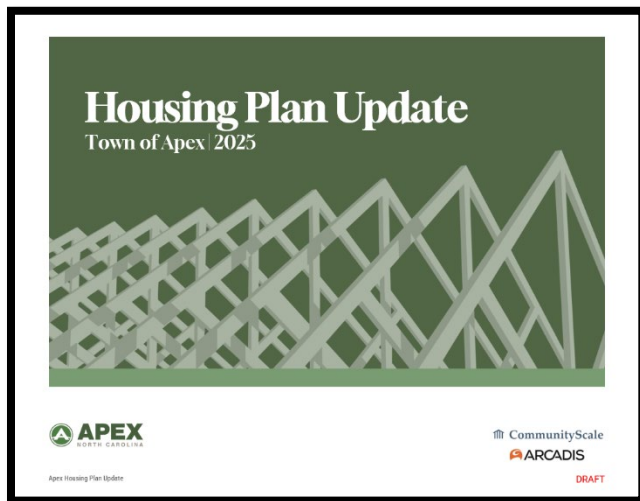
12 **Mayor Gilbert** thanked the speaker and closed the Public Forum.
13

14 **[NEW BUSINESS]**

15 **NB1 Apex Affordable Housing Plan - Recommended Updates**

16 **Marla Newman**, Director, Community Development and Neighborhood Connections
17 Department, gave an update on the Affordable housing Plan to set the context of where it is
18 going and for possible recommendations to adopt the plan. She introduced **Jeff Souser** with
19 Community Scale who has helped update the plan. Mr. Souser gave the following
20 presentation:

21 **[SLIDE 1]**



1 [SLIDE 2]


Town of Apex Housing Plan Update

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Housing Plan Update


Town of Apex

This plan was crafted by the community, and these organizations:




APEX
NORTH CAROLINA

The Town of Apex Community Development and Neighborhood Connections Department works to provide services that ensure a welcoming community with engaged residents, quality neighborhoods, and housing choices for everyone who desires to live in Apex.



CommunityScale



ARCADIS

CommunityScale is an urban planning consultancy focused on helping communities across the country improve equity, economic mobility, and housing attainability. CommunityScale provides a range of services and analytics products designed to help our clients make more informed and targeted decisions around policy and investment, from development opportunity assessments to zoning reviews to housing needs assessments. The firm's clients include municipalities, counties, regional planning agencies, and developers located across the country.

Arcadis led the in-person community engagement process with leadership from its Placemaking team. At Arcadis Placemaking, we shape a future where cities and communities thrive through human-centric, sustainable, innovative, technology-led and nature-integrated design solutions.

Published June 2025

Visit the [project dashboard](#) for additional information.

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Apex Housing Plan Update





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	STRATEGIC FRAMEWORK AND IMPLEMENTATION	80



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Town of Apex Housing Plan Update

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Overview



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1 **[SLIDE 5]**

Town of Apex Housing Plan Update

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OVERVIEW

The purpose of this planning effort

Apex completed its last Affordable Housing Plan in 2021. This effort is intended to build on previous planning in the following ways:

- Update market and need assessments to reflect ongoing growth and change in Apex and the broader region since the pandemic.
- Document policy implementation successes since the previous plan and introduce new ideas and strategies to continue this progress.
- Help inform how the Town can most efficiently and effectively utilize new housing resources and funding.
- Rekindle a community conversation around housing affordability and development priorities.

Goals for this study:

- Update the 2021 Affordable Housing Plan
- Introduce new strategies to address affordability challenges
- Help inform Town's direct investments in attainable housing production
- Convene a community conversation around housing needs and priorities in Apex

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3 **[SLIDE 6]**

Town of Apex Housing Plan Update

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OVERVIEW

The sections of this report

This report documents the plan's key findings, engagement activities, and recommendations across the following sections:

- **Key findings:** Compilation of the most significant findings and outcomes from the planning process.
- **Engagement overview:** Results from the multi-stage stakeholder and resident engagement process.
- **Strategic framework and implementation:** Recommendations and next steps to promote housing attainability in Apex over the coming years.
- **Appendix:** Compilation of supporting reports and analyses that underpin much of the Housing Plan Update's findings, engagement, and recommendations.



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Town of Apex Housing Plan Update

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Key Findings

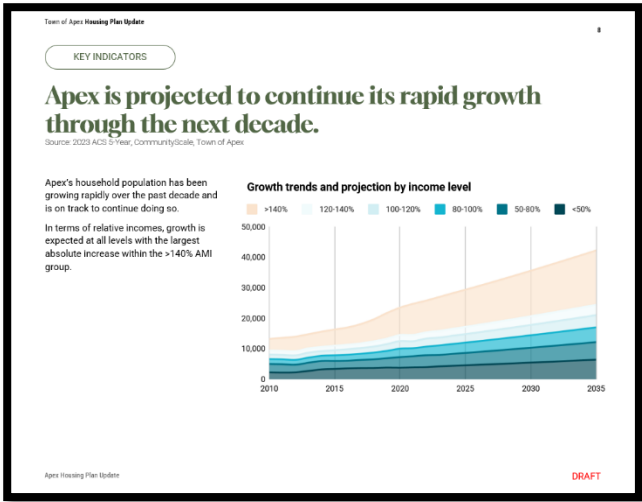


Apex Housing Plan Update

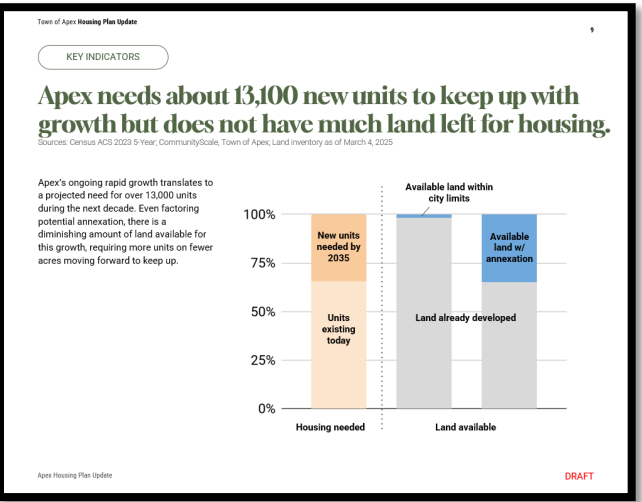
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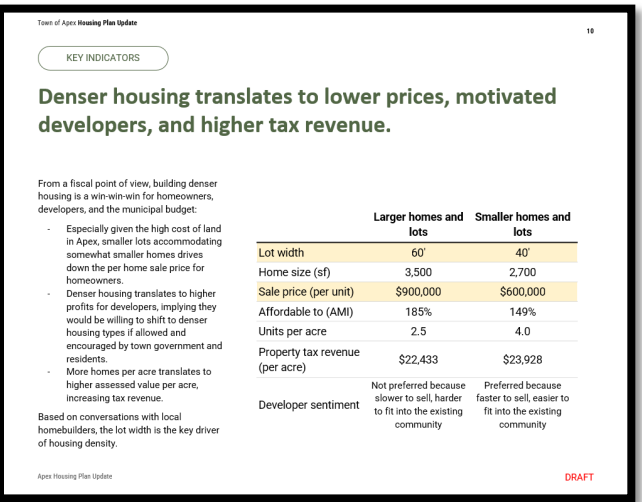
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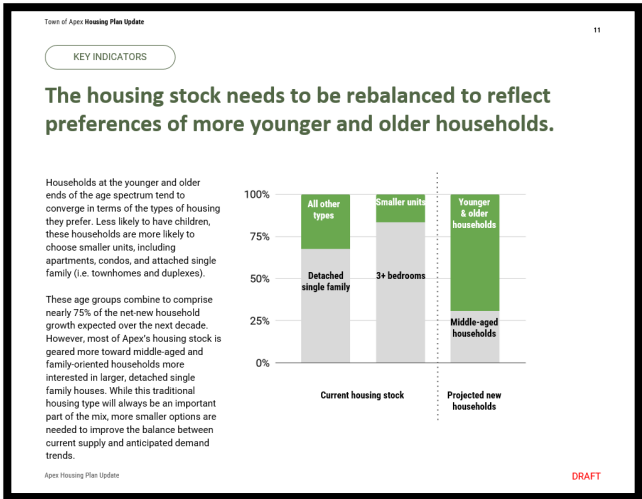
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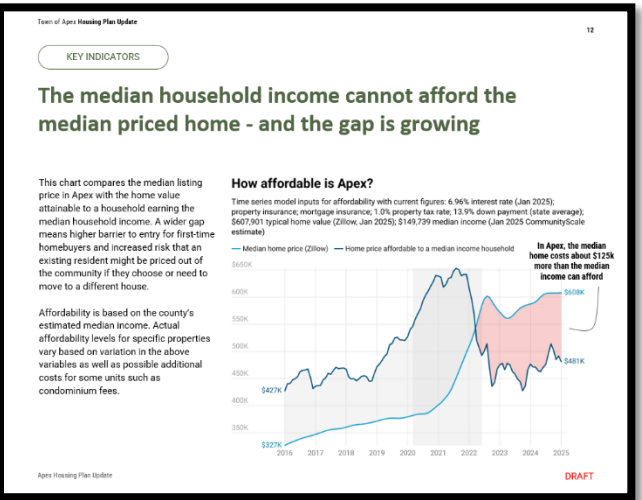
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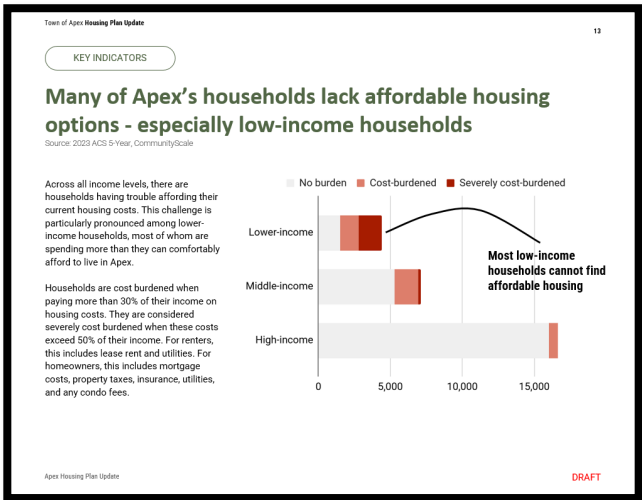
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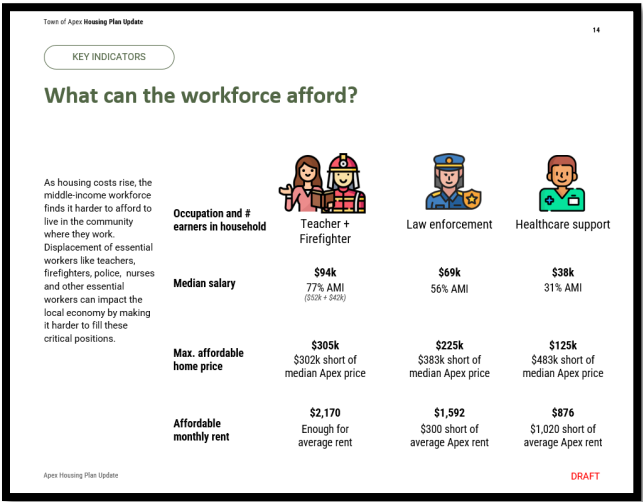
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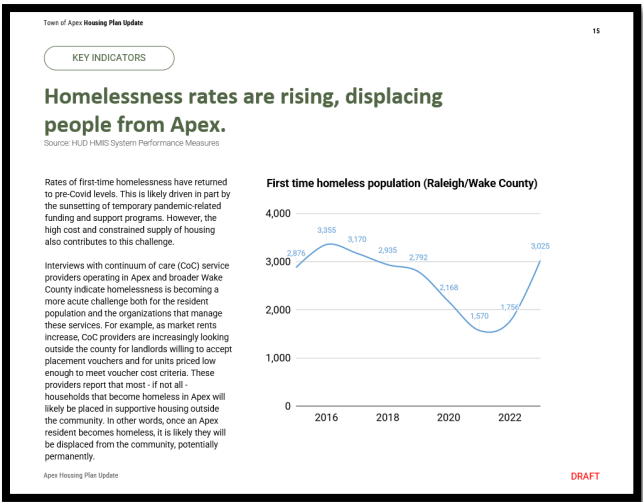
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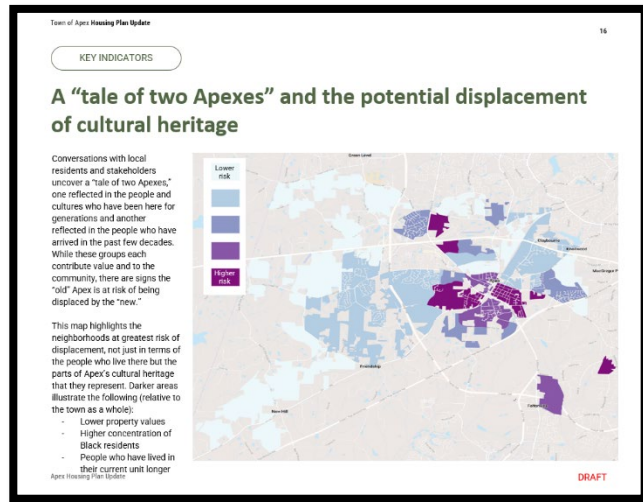
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Town of Apex Housing Plan Update


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KEY INDICATORS


Apex faces numerous barriers to affordable housing production.

Drawn from interviews with a broad range of local and regional stakeholders as well as analysis of current programs and policies, this section compiles the primary barriers to building and accessing housing - especially affordable housing - in Apex.


Barriers to affordable housing are organized into the five categories at right.




Regulatory and zoning challenges




Financing and cost pressures



Developer and market dynamics



Resident accessibility and support barriers



Community and political barriers

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3 [SLIDE 18]

Town of Apex Housing Plan Update

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KEY INDICATORS

Strategies to promote attainable housing development and access

By implementing these policies and programs, the Town can increase the supply of affordable housing and help more residents access attainable housing options.

The list of strategies combines initiatives that have been established since the 2021 Affordable Housing Plan with new ideas developed through this Housing Plan Update process.

Provide Low-Income Housing Tax Credit (LIHTC) gap financing

Continue the annual housing report and dashboard

Conduct attainable housing education and advocacy

Expand the Town's housing investment fund

Offer homeownership preparedness classes with down payment assistance

Acquire and land bank property directly

Continue the Apex Cares initiative to provide targeted home repairs.

Provide pre-approved missing middle housing designs

Update the Affordable Housing Incentive Zoning Policy

Create a pilot program to incentivize affordable unit development

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Town of Apex Housing Plan Update

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KEY INDICATORS

Meeting the 10-year housing need requires mix of funding, incentives, and market-rate development.

Based on growth projections and expected affordable housing needs, Apex should plan for 13,100 new units over the next decade to serve households across the full range of income levels. Housing at different price points require different policy approaches to enable:

- **Lower-income housing (<80% AMI) is generally not financially feasible to build without direct financial subsidy** from local, County, state, and/or Federal sources.
- **Middle-income housing (80-120%) often requires incentives** such as inclusionary zoning benefits to help close financing gaps.
- **Higher-income housing (>120% AMI) can often be created through unsubsidized market-rate development**, as long zoning accommodates prevailing market preferences and densities.

AMI group	Share of total	Units needed over 10 years	Source of support
<50%	14%	1,874	Mostly funding
50-80%	13%	1,723	Mostly funding
80-100%	11%	1,496	Mostly incentives
100-120%	9%	1,228	Mostly incentives
120-140%	8%	1,030	Market-driven
>140%	44%	5,749	Market-driven
		13,100	

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1 [SLIDE 20]

Town of Apex Housing Plan Update

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KEY INDICATORS

Most of Apex's essential workforce earns at or below 80% AMI.

Residents with higher paying jobs in the knowledge sector can afford Apex housing costs, out-competing those in the essential workforce for homeownership and rental units within the community.

Without incentives and funding for housing at and below 80% AMI, Apex's essential workforce cannot afford to live in town, making it more challenging to staff these critical public and private sector roles in the local community and economy.

	AMI	Attainable home price	Attainable rent
Essential workforce occupations			
Facilities maintenance	24% - 49%	\$95,000 - \$190,000	\$692 - \$1,384
Healthcare support	31% - 63%	\$125,000 - \$250,000	\$876 - \$1,753
Fire prevention	35% - 69%	\$140,000 - \$280,000	\$969 - \$1,937
Education	42% - 85%	\$170,000 - \$340,000	\$1,199 - \$2,399
Law enforcement	56% - 112%	\$225,000 - \$450,000	\$1,592 - \$3,183
Knowledge sector occupations			
Architecture and engineering	92% - 185%	\$370,000 - \$740,000	\$2,606 - \$5,213
Management	96% - 192%	\$380,000 - \$760,000	\$2,699 - \$5,397
Computer engineering	101% - 203%	\$405,000 - \$810,000	\$2,860 - \$5,720
Legal	107% - 215%	\$430,000 - \$860,000	\$3,022 - \$6,043

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KEY INDICATORS

With direct investment, Apex can create workforce housing supply that may not otherwise be built.

To keep essential workforce jobs filled and maintain a balance of attainable housing options townwide, Apex should continue investing in units for households earning at or below 80% AMI. The market is unlikely to deliver many units at this price point without public partnership.

The Town currently raises about \$2 million per year for its housing investment fund, contributing to about 50 units per year. Doubling this funding could catalyze about 1,000 units over the next decade.

Units priced for households earning 80-120% AMI can be mostly supported through incentives with no direct cost (such as zoning changes) or relatively modest cost (such as homeowners education and support programs).

<80% AMI need	3,597	units over 10 years
Cost to fund	\$40,000	per unit
Funding needed	\$143,874,243	over 10 years
Current funding	\$20,000,000	10 years @ \$2M/year
Current impact	500	units over 10 years
Potential funding	\$40,000,000	10 years @ \$4M/year
Potential impact	1,000	units over 10 years


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Engagement Overview

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Engagement

Community outreach process overview

The Housing Plan Update process included several iterations of stakeholder and community engagement, including stakeholder focus groups, interim presentations to Council, and a multi-day interactive workshop. The input and ideas received during this process has been incorporated throughout the plan.

The following section compiles the results of interactive community exercises that were conducted in both in-person and online formats. Additional results and images from the multi-day workshop series are included in the appendix.



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Town of Apex Housing Plan Update


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Engagement

Community outreach process overview

The Housing Plan Update process included several iterations of stakeholder and community engagement, including stakeholder focus groups, interim presentations to Council, and a multi-day interactive workshop. The input and ideas received during this process has been incorporated throughout the plan.

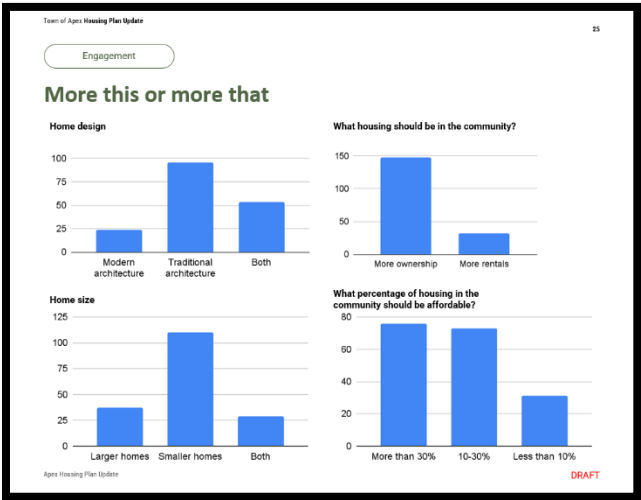
The following section compiles the results of interactive community exercises that were conducted in both in-person and online formats. Additional results and images from the multi-day workshop series are included in the appendix.



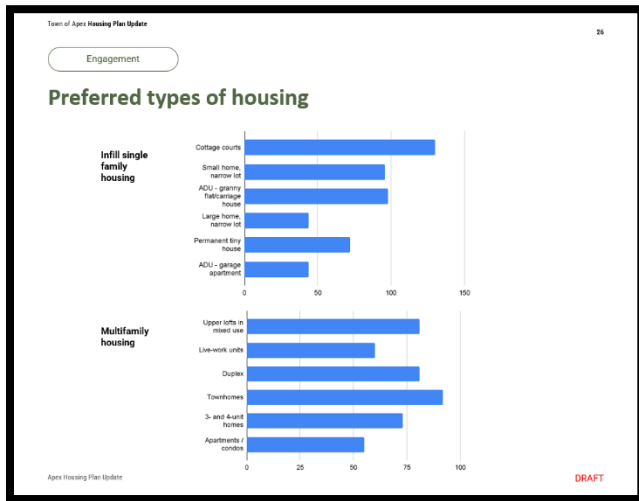
Town of Apex Housing Plan Update

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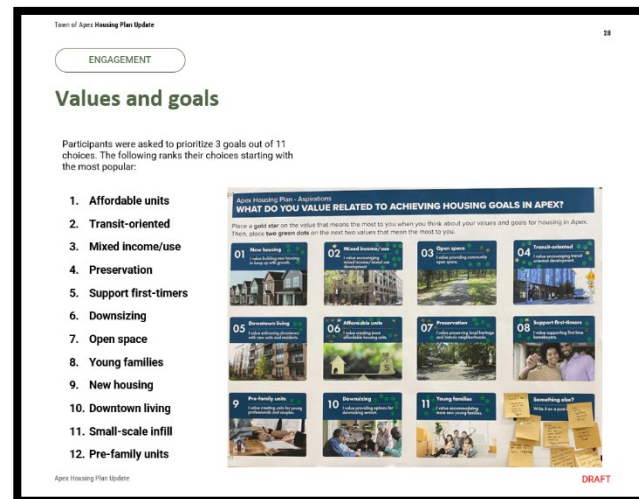
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Town of Apex Housing Plan Update

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Section

2025 Housing Plan priorities

Presented with a set of 8 potential policy priorities, participants ranked them as follows:

1. **Create an affordable housing fund or bonds:** Create a funding stream for the Town to directly invest in affordable housing development, such as with an added tax and/or borrowing capacity.

1. **Offer homeownership preparedness classes with down payment assistance:** Develop an education program that helps aspiring homeowners navigate the housing market and purchase their first home, including financial support such as down payment assistance.

1. **Create a developer incentive package that encourages affordable housing:** Provide regulatory relief and financial benefits to developers in exchange for the construction of more affordable housing units than the market would otherwise support building.

1. **Acquisition/land banking by Town of Apex:** The Town purchases land for the purpose of supporting new housing development - including affordable options.

5. **Create more housing options for community service members:** Promote the development of units that meet the ability to pay for people who serve the Apex community, such as teachers, municipal workers, public safety staff, and nonprofit employees.

5. **Target owner occupied rehab:** Provide resources to help income-qualified homeowners repair, maintain, and upgrade their homes.

5. **Provide pre-approved housing designs:** Develop a library of housing designs that will be approved and permitted by the Town. This can reduce risk for builders and developers to offer affordable housing designs that might not otherwise be part of their catalogue.

5. **Offer an age-in-place tax relief program:** Cap or abate property taxes for older homeowners to help them afford to stay in their home, such as by shielding fixed-income seniors from tax increases.

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Strategic Framework and Implementation



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Town of Apex Housing Plan Update

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STRATEGIES

Strategic Framework and Implementation

The following set of strategies combine initiatives that have been established since the 2021 Affordable Housing Plan with new ideas developed through this Housing Plan Update process.

The following section provides a detailed description of each strategy, including specific recommendations and metrics to measure success.

Provide Low-Income Housing Tax Credit (LIHTC) gap financing

Continue the annual housing report and dashboard

Conduct attainable housing education and advocacy

Expand the Town's housing investment fund

Offer homeownership preparedness classes with down payment assistance

Acquire and land bank property directly

Continue the Apex Cares initiative to provide targeted home repairs.

Provide pre-approved missing middle housing designs

Update the Affordable Housing Incentive Zoning Policy

Create a pilot program to incentivize affordable unit development

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Town of Apex Housing Plan Update 22

STRATEGIES


Provide Low-Income Housing Tax Credit (LIHTC) gap financing

Overview
LIHTC is a federal program administered by the state that provides subsidy to affordable rental units. Especially in recent years, the LIHTC program represents one of the few viable ways to fund larger scale affordable housing development, especially in expensive markets like Apex. The funding is highly competitive and often does not cover enough development costs on its own to render a project financially feasible. When awarded to a project, the developer often needs additional funds to close the "feasibility gap" and make the development possible. Historically in Apex, the Town has partnered with Wake County to finance this gap so the project can move forward, including \$2.3 million contributed to the 164-unit Stone Glen Apartments (completed in 2024) and \$1.6 million conditionally contributed to 56-unit Abbey Spring Apartments (in development).

Recommendations
Continue providing low-interest loans for LIHTC projects in partnership with Wake County as new projects emerge and compete for these federal funds.

Support ongoing and future LIHTC projects in other ways such as by helping identify candidate project sites and granting resources to help defray permitting and other implementation costs.

Apex Housing Plan Update



Stone Glen Apartments

Metrics of success
LIHTC development opportunities that emerge in the future receive top scores from HUD, earn tax credit awards, complete construction.

Note: Apex is unlikely to attract more 9% tax credit deals due to the competitive nature of the program and lack of high-scoring sites left in town. Apex will likely need to focus on 4% projects instead, which require more funding to enable.

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Town of Apex Housing Plan Update 23

STRATEGIES

Continue the annual housing report and dashboard

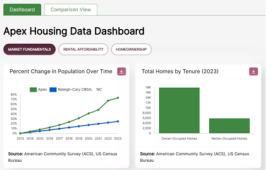
Overview
Since the initial Affordable Housing Plan was adopted in 2021, the Town has published annual housing reports tracking progress toward the goals and strategies established in the plan. The reports are submitted to Council and posted on the Town's webpage as a way to keep the Town accountable to its goals and to keep the community aware of the progress it makes year over year.

Additionally, the Town established a housing dashboard in 2024 which provides up-to-date statistics on housing market data and conditions. These online resources complement other Town resources and databases such as the [Development Dashboard](#) and [Housing Data Dashboard](#) to support a collaborative and transparent planning and policy environment for residents, developers, elected officials, and other stakeholders.

Recommendations
Continue publishing annual housing reports to track progress implementing the recommendations from the Town's housing plans and administering the ongoing programs and policies that have been developed, maintained, and expanded as a result.

Continue managing and updating the housing dashboard, including by integrating the project website developed as part of this Housing Plan Update.

Apex Housing Plan Update



Screenshot of the Apex Housing Data Dashboard

Metrics of success
Annual report released each year
Housing dashboard remains up-to-date with the latest data available

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5 [SLIDE 34]

Town of Apex Housing Plan Update 24

STRATEGIES

Conduct attainable housing education and advocacy

Overview
Housing has become a major topic of public discourse in recent years as costs climb and more people are experiencing housing challenges. The Economic Development and Neighborhood Connections Department serves as the Town's primary analyst, policy informer, and communicator around housing issues and opportunities. Department staff direct housing plans, draft policy briefs, facilitate community engagement, create education content, lobby elected officials, and administer the Town's housing programs. By continuing these efforts, the department can help ensure the community's housing dialogue remains informed and constructive, including through advocacy with local and statewide elected officials.

Recommendations
Continue developing plans and resources that inform the community about housing needs and opportunities as well as available housing programs and resources.

Promote the development of units affordable to people who serve the Apex community.

Lobby at state house for anti-displacement measures such as additional tax abatements for senior citizens.

Facilitate applications of county, state, and federal funding for local housing developments and rehabilitation efforts.


Metrics of success
Ongoing release of plans, studies, and memos that keep the community informed and engaged with local housing policy.

Increased participation in the Town's housing programs and education sessions.

Meetings with state lawmakers to discuss local housing challenges and potential statehouse solutions.

Successful awards of county, state, and federal funding for local housing projects.

Apex Housing Plan Update



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Town of Apex Housing Plan Update 35

STRATEGIES

Expand the Town's housing investment fund

Overview
As housing costs continue to escalate and affordable units are more difficult to finance, many municipalities across the country have established local discretionary funds that can be used to support housing development more directly. Apex has established such a fund, currently raising about \$2 million per year to support a range of housing investments. While this funding stream will unlock a number of affordable and attainable housing units that would not have been possible otherwise, the need is so pronounced that more funding is necessary to help keep up with local goals for a meaningful share of affordable units among all produced in Apex over the coming years.

Recommendations
Increase the Town's housing investment fund from \$2 million to \$4 million to expand its potential impact over the next decade.
Focus the fund's investments on housing units serving households earning at or below 80% AMI.

<80% AMI need	3,597	units over 10 years
Cost to fund	\$40,000	per unit
Funding needed	\$143,874,243	over 10 years
Current funding	\$20,000,000	10 years @ \$2M/year
Current impact	500	units over 10 years
Potential funding	\$40,000,000	10 years @ \$4M/year
Potential impact	1,000	units over 10 years

Metrics of success
The Town's affordable housing fund escalates in future years.
New affordable housing units are created with support from the fund.

Apex Housing Plan Update DRAFT

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STRATEGIES

Offer homeownership preparedness classes with down payment assistance

Overview
The combination of rising prices and increased mortgage rates has made the prospect of homeownership extremely challenging for more households, especially first-time homebuyers that don't have significant net worth in home equity or savings to bring to the table. Homeownership classes can help homebuyers understand the process and better position themselves as they approach the market, engage with banks, and prepare their finances.

Coupled with and reinforcing the homeownership preparedness classes, a down payment assistance program can help bridge financing gaps for many low- and moderate-income households that may not have otherwise been able to qualify to purchase a new home in Apex.

Recommendations
Develop a homeownership preparedness class curriculum and offer sessions regularly for prospective homebuyers interested in moving to or within Apex.
Establish a down payment assistance program that offers low-interest loans and/or grants to help qualified buyers bridge financial gaps and qualify for conventional financing.



Metrics of success
Classes are held regularly throughout the year with enrollment growing year over year.
Down payment assistance program is established and successfully supports qualified buyers purchase homes.

Apex Housing Plan Update DRAFT

Councilmember Gantt asked if it was legal for a municipality to offer down payment assistance even after a class in North Carolina.

Director Newman that it depends on how it is set up and they are coupled with programs with federal funds like from HUD. She said that the requirement is that they go through a home buyer education class to qualify. She said that there are developers and other organizations in Wake County who provide the home buyer counseling and can help people purchase a home. She said this was legal and done throughout this area and the Country.

Councilmember Gantt asked if the money would go through the organization and then they would provide the homeowner with the down payment assistance.

Director Newman said no, that usually it's done at the time of closing, and the Town writes a check to the bank that is doing the mortgage.

Councilmember Gantt asked what other municipalities are doing this.

Ms. Newman said that Raleigh, Durham, Chapel Hill and most of NCs municipalities that have home buyer programs, and there are about 15 lenders in this area that participate in these programs.

Councilmember Mahaffey asked if it is under HUD and that is a federal program, is why it is allowed.

Director Newman said that there are usually restricted covenants that come along with this funding so it's not per se a gift.

Councilmember Mahaffey asked if Apex not being a HUD entitlement community was a problem.

Director Newman said that was not a problem at all.

[SLIDE 37]

Town of Apex Housing Plan Update 37

STRATEGIES

Acquire and land bank property directly

Overview
Aside from financing the deal altogether, one of the most direct ways to ensure new development includes a housing mix that reflects the community's goals is to contribute the land to a development deal. Because land often represents one of the largest development costs, the Town can dictate significant project parameters such as density and affordability mix in exchange for offsetting this expense for a developer.

The Town's recent purchase of the 12-acre site at Perry Road and Hughes Street represents the Town's first direct property acquisition for the purposes of affordable and attainable housing development. The Town is planning a community-driven process to establish a vision for the site, followed by a request for proposals process to select a developer partner to build mixed-income housing there.

Recommendations
Complete a charrette process to develop a vision for the Perry Road site that reflects community goals for density and affordability along with a financially feasible development program.

Select a developer to build the community's vision for the site, contributing the land on the condition the project meet specified design and affordability requirements.

Identify funding to support future property acquisitions that follow similar models of community-driven concept development and public private developer partnership.

Metrics of success
The Perry Road site is developed into a mixed-income housing community.

The Town purchases more property in the future to catalyze additional affordable and mixed-income housing developments.

Apex Housing Plan Update DRAFT

[SLIDE 38]

Town of Apex Housing Plan Update 38


STRATEGIES

Continue the Apex Cares initiative to provide targeted home repairs.

Overview
Apex Cares was established in 2021 to help income-qualified homeowners repair, maintain, and upgrade their homes. Administered through the Housing Service Division, the initiative offers the following programs: substantial rehabilitation; urgent repair; architectural barrier removal; and weatherization. Expanded in 2024 to include rental properties, the initiative has helped many income-constrained homeowners and residents stay in their homes longer and with reduced displacement risk.

Recommendations
Maintain the Apex Cares initiative and consider expanding its resources to help more homeowners and residents stay in their homes as they age and as they incur significant repair and upgrade costs.

Promote Apex Cares programs to residents at risk of displacement as they age and/or as costs and market forces intensify around them.

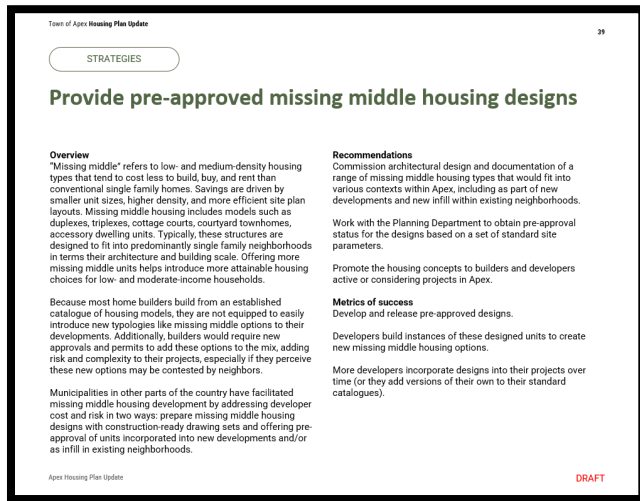


Metrics of success
Ongoing implementation to help more eligible residents complete needed repairs and stay in their homes.

Increased rate of applications over time as awareness continues to grow.

Apex Housing Plan Update DRAFT

[SLIDE 39]



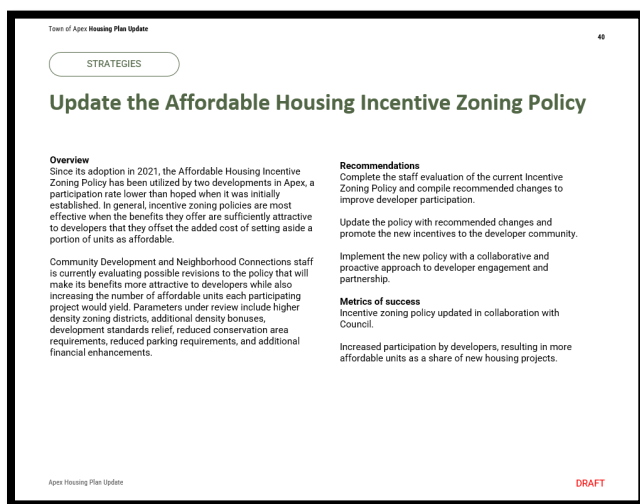
Councilmember Mahaffey said that a couple of years ago there was discussion of something similar for ADUs like having a template once Raleigh did it.

Councilmember Gantt asked if it had worked in Raleigh, he said that he had not heard much about it in the past two years and would be interested in if they are doing it and how it is doing.

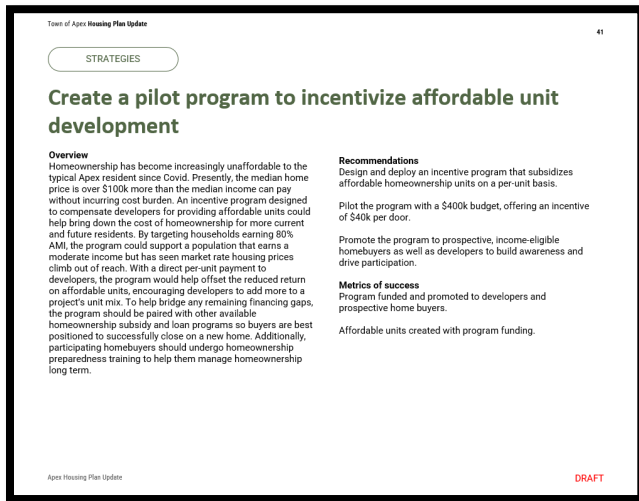
Councilmember Mahaffey said that he was interested in this kind of approach and even possibly a separate zoning process entirely for projects that meet certain criteria. He said that the building community is interested in this because a big part of their overhead and their time is the energy of getting entitlements.

Mr. Souser said that they would get to that. He said that it is important to keep the developer communities' part of the development and that it reflects the latest economic development as well.

[SLIDE 40]



1 [SLIDE 41]



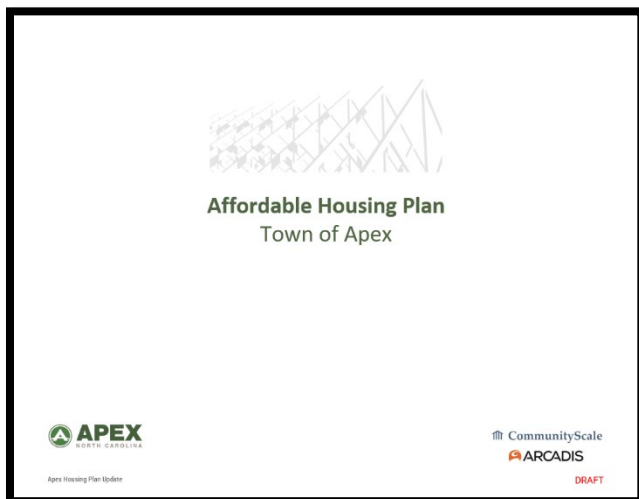
2
3 **Councilmember Gantt** said that he understood from some of the Planning meetings
4 that this was not legal because the town could only incentivize the whole projects versus one
5 or two units.

6 **Director Newman** said that from a legal perspective she didn't want to weigh in, but
7 in other instances there was a certain number of units dedicated and wasn't project wide. She
8 said they would have to meet income eligibility first and foremost so that the units will go to
9 somebody who is income is eligible, and so there are a lot of nuances that go along with this.

10 **Councilmember Gantt** said that if they could do this it could have had the most
11 impact throughout the time.

12 **Director Newman** said that is where they want to get to by investing some dollars in
13 those projects like is being done for multi-family developments.

14 [SLIDE 42]



15
16 **Mr. Souser** said that the backup analysis is available, and it should have been sent to
17 the Council.

DRAFT MINUTES | JUNE 10, 2025 REGULAR TOWN COUNCIL MEETING MINUTES

1 **Mayor Gilbert** thanked Director Newman and Mr. Souser for work and the
2 presentation. He asked if the online dashboard portion breaks down the AMI units and total
3 units approved for community awareness.

4 **Director Newman** said currently, that in terms of development, the dashboard shows
5 how many rezonings there are and how many of those have affordable units committed and
6 the data dashboard gives market numbers to tell you where Apex is with regard to home
7 ownership, rental, and demographics. She said that the dashboard that was created as part of
8 the Housing plan is a blend of both. She said there are a couple of dashboards that serve
9 different purposes.

10 **Mr. Souser** said that from a data standpoint it is important to track both progress
11 towards the unit count and the data helping to track progress.

12 **Councilmember Gantt** asked if all of the efforts that Apex has made for affordable
13 housing has any difference compared to other communities that haven't done as much.

14 **Mr. Souser** said that in different markets across the country that are building more
15 housing see a slower rate of increase in prices, and that is one measure. He said keeping
16 development going helps and making as many affordable units as possible along with that is
17 a good strategy. He said that there needs to be more regional collaboration to compare
18 notes, and that some are at different stages of their development.

19 **Councilmember Zegerman** said that some of the projects have not been completed
20 and have not come to fruition yet.

21 **Mr. Souser** said that there hasn't been enough housing for a generation and it's going
22 to take more than a few projects in a few years to start to see progress.

23 **Councilmember Gantt** said that the challenge is they get accused of overbuilding a
24 lot, so it's a balance of priorities

25 **Mayor Gilbert** said that is why it is important to get information out so people can see
26 it consistently.

27 **Councilmember Zegerman** asked about financials and what the \$40,000.00 per unit
28 is based on.

29 **Mr. Souser** said that when the current existing programs it was the average that
30 should be benchmarked.

31 **Director Newman** said that there was a story on ABC11 that profiled a new program
32 in Raleigh that is home ownership and they're making a contribution of \$60,000 per unit, and
33 so based on development cost a calculation is done to get the proper amount. She said using
34 other down payment assistance from Wake County and NCHFA it then is affordable.

35 **Councilmember Zegerman** said that there are two ways to close the gap and asked
36 how many of the recommendations that are presented are targeting making that contribution
37 smaller.

38 **Director Newman** said that it would depend on the development and sometimes it
39 may be a little deeper in terms of the income qualifications depending on how much subsidy
40 is provided. She gave more information on how to obtain more subsidies, and it requires an
41 analysis of each deal.

42 **Councilmember Zegerman** said that there had been a lot of work that has gone into

1 this, but Council has been asked to adopt a plan and some of the questions do not seem to
2 be answered yet. He said that there needs to be an analysis to look at what the
3 recommendations would truly be based on and if they are truly vetted. He said that he is a
4 supporter of Affordable Housing, but this feels open-ended. He said that he had suggested
5 to make this just a presentation and then look at the whole package including the affordable
6 housing plan, the policy, and the proposed pilot program as a single package to vote on at a
7 later time, as by separating the conversation some information may be lost.

8 **Director Newman** said the plan is the overarching ideas and strategies that would be
9 recommended, and the next step is to come to Council with the specific policy initiatives. She
10 said she understands wanting everything to go at once, but this sets a vision for the specific
11 programs to fall under.

12 **Councilmember Zegerman** said that this makes sense, but he had an issue with a
13 recommendation of the budget piece. He said that it could increase or change.

14 **Councilmember Mahaffey** said that it sounded like his vote should be against the
15 plan, because this is committing in policy to go to \$40 million.

16 **Councilmember Zegerman** said he is supportive of the work but there is not enough
17 detail and would like to see more information.

18 **Councilmember Mahaffey** suggested there are needs he can do to offer alternatives
19 or register disagreement with certain portions without voting against the plan as a whole. He
20 said this is a high-level set of policy goals for the long term.

21 **Councilmember Killingsworth** said in order to support affordable housing it needs
22 to be supported in some manner and to the level that is supportive of the community.

23 **Mayor Pro Tempore Gray** said that they are looking to Council to be able to provide
24 policy guidance and direction, this is the big picture, and they will come back with additional
25 detail.

26 **Director Newman** said yes, and the budget action would be another conversation,
27 but if this is going to move forward this is an example of the kind of resources that will be
28 needed. She said that they are not asking for Council to say yes to the funding resources
29 because this could change. She said this is not a commitment that it will be a specific amount
30 of money.

31 A **motion** was made by **Councilmember Killingsworth** and seconded by **Mayor Pro**
32 **Tempore Gray** to approve the Recommended Updates to the Apex Affordable Housing Plan

33 **VOTE: UNANIMOUS (5-0)**

34 **Councilmember Killingsworth** said she very proud of staff and Council for the work
35 that has been done on this plan over the past few years.

36
37 **[CLOSED SESSION]**

DRAFT MINUTES | JUNE 10, 2025 REGULAR TOWN COUNCIL MEETING MINUTES

1 A **motion** was made by **Mayor Pro Tempore Gray**, seconded by **Councilmember**
2 **Killingsworth** to enter into closed session at **8:06 p.m.**

3
4 **VOTE: UNANIMOUS (5-0)**

5 **CS1 Laurie Hohe, Town Attorney**

6 **NCGS §143-318.11(a)(3):**

7 *"To consult with an attorney employed or retained by the public body in order to preserve*
8 *the attorney client privilege between the attorney and the public body".*
9

10 Council returned to open session at **8:30 p.m.**

11 **Mayor Pro Tempore Gray** and noted that Mayor Gilbert had recused himself from this
12 matter, and asked if there were any motions.

13 A **motion** was made by **Councilmember Killingsworth** and seconded by
14 **Councilmember Zegerman** to adopt a Resolution authorizing eminent domain proceedings
15 related to a street and side path project along Jessie Drive (REF: RES-2025-035).

16 **VOTE: UNANIMOUS (5-0)**
17

18 **[ADJOURNMENT]**
19

20 **Mayor Pro Tempore Gray** adjourned the meeting at **8:31 p.m.**
21

22 Jacques K. Gilbert
23 Mayor

24 Allen Coleman, CMC, NCCCC
25 Town Clerk to the Apex Town Council

26 Submitted for approval by Town Clerk Allen Coleman and approved on_____
27