

DRAFT MINUTES

TOWN OF APEX TOWN COUNCIL WORK SESSION TUESDAY, MARCH 18, 2025 3:30 P.M.

The Apex Town Council met for a work session on Tuesday, March 18, 2025 at 3:30 p.m. at the 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:

<https://www.youtube.com/watch?v=ZSix5DaOgMg>

[ATTENDANCE]

Elected Body

Mayor Jacques K. Gilbert (presiding)

Mayor Pro-Tempore Ed Gray

Councilmember Brett Gantt

Councilmember Arno Zegerman

Councilmember Audra Killingsworth

Councilmember Terry Mahaffey

Absent: None

Town Staff

Town Manager Randy Vosburg

Deputy Town Manager Shawn Purvis

Assistant Town Manager Demetria John

Assistant Town Manager Marty Stone

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 at 3:30 p.m., welcomed everyone. He said Councilmember Killingsworth will be around 20 minutes late, then led everyone in the pledge of allegiance.

Mayor Gilbert thanked for those who joined via livestream and transitioned into the team building activity from February's Town Council Retreat.

Town Manager Vosburg introduced Elizabeth, a junior at Apex High School, who is participating in the Chamber's Youth Leadership Program. He noted that the Chamber has added a new mentee/mentor component to the program this year, and he is serving as

Elizabeth's mentor throughout the process. He also shared that several other Town staff members are participating in the program as mentors.

Town Manager Vosburg then introduced Dr. Ruth Steidinger to present the results of the recent team-building activity.

[TEAM BUILDING ACTIVITY FOLLOW-UP - TOWN COUNCIL REATREAT FEBRUARY 2025]

Dr. Ruth Steidinger, Owner and CEO of Steidinger Consulting, provided a follow-up to Town Council on the results of the team-building activity conducted during the February 2025 Council Retreat.

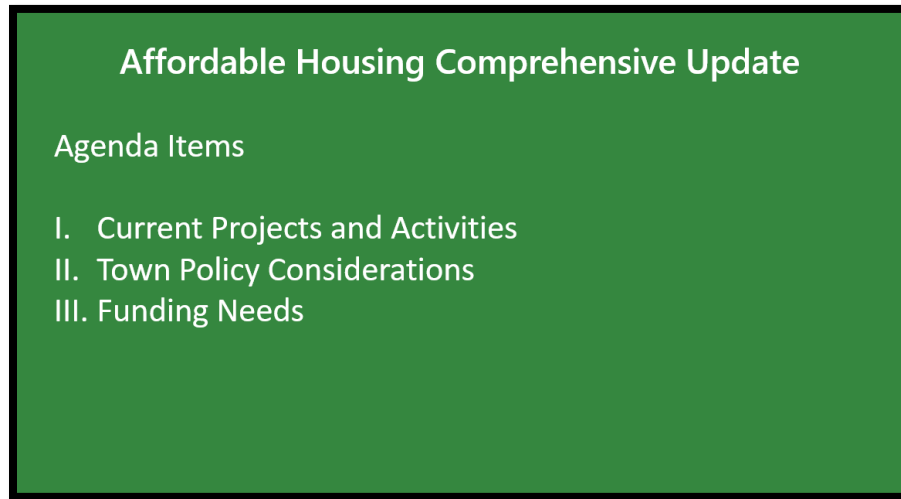
[HOUSING PROGRAM UPDATE]

Lamont Taylor, Housing Programs Manager with Community Development & Neighborhood Connections (CDNC), gave an overview of the information that would be presented.

[SLIDE 1]



1 [SLIDE 2]



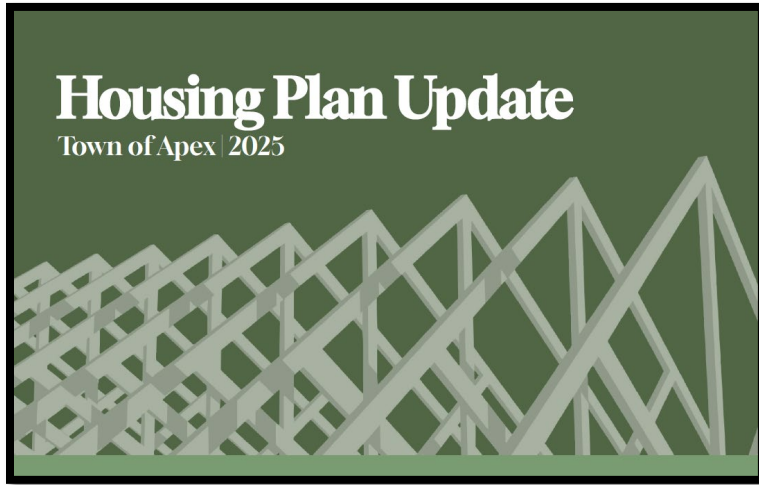
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3 [SLIDE 3]



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5 **Mr. Taylor** introduced Jeff Saucer, Consultant with Community Scale, who is the lead
6 project team member.

7 **Mr. Saucer** provided overview of the project's goals, initial observations, upcoming
8 engagement opportunities, and outlined the next steps as the team moves forward finalizing
9 the plan.

1 [SLIDE 1]



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3 [SLIDE 2]

Town of Apex Housing Plan Update 2

OVERVIEW

The purpose of this planning effort

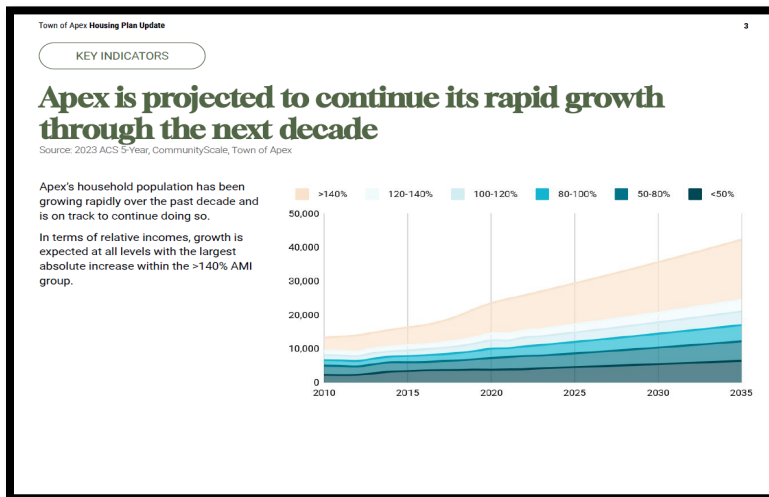
Apex completed its last Affordable Housing Plan in 2021. This effort is intended to build on previous planning in the following ways:

- 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:

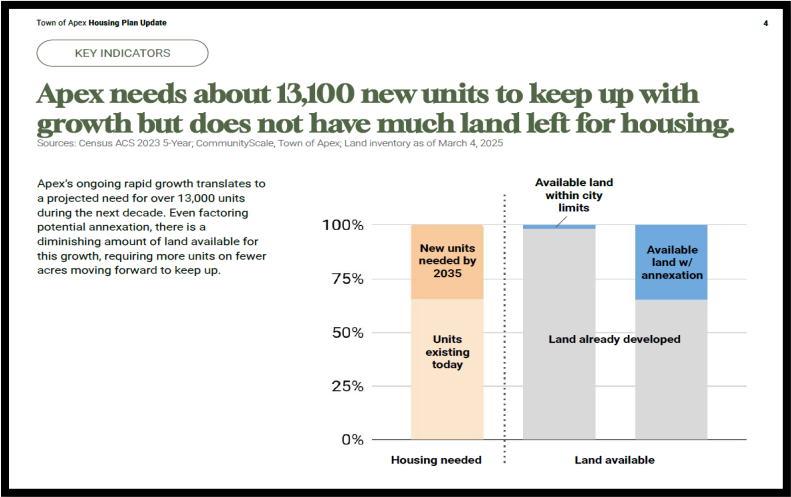
- Update the 2021 Affordable Housing Plan
- Introduce new strategies to address affordability challenges
- Help inform Town's direct investments in attainable housing production
- Convene a community conversation around housing needs and priorities in Apex

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Town of Apex Housing Plan Update

KEY INDICATORS

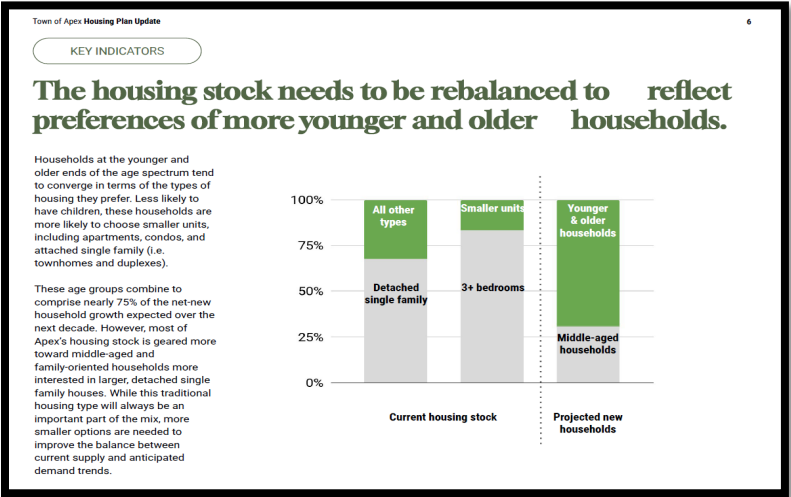
Denser housing translates to lower prices, motivated developers, and higher tax revenue.

From a fiscal point of view, building denser housing is a win-win-win for homeowners, developers, and the municipal budget:

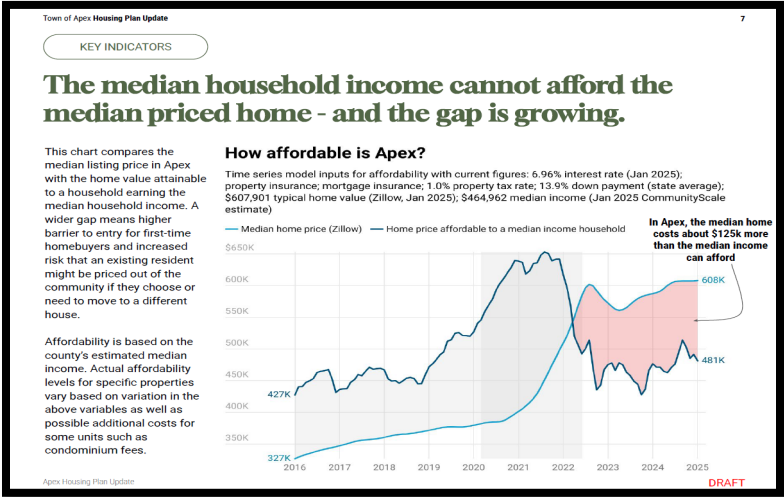
- Especially given the high cost of land in Apex, smaller lots accommodating somewhat smaller homes drives down the per home sale price for homeowners.
- Denser housing translates to higher profits for developers, implying they would be willing to shift to denser housing types if allowed and encouraged by town government and residents.
- More homes per acre translates to higher assessed value per acre, increasing tax revenue.

	Larger homes and lots	Smaller homes and lots
Density (units/acre)	5	10
Home size (sf)	2,400	1,800
Sale price (per unit)	\$861,000	\$596,000
Affordable to (AMI)	215%	149%
Developer profit (per acre)	\$562,000	\$778,000
Property tax revenue (per acre)	\$43,000	\$59,000

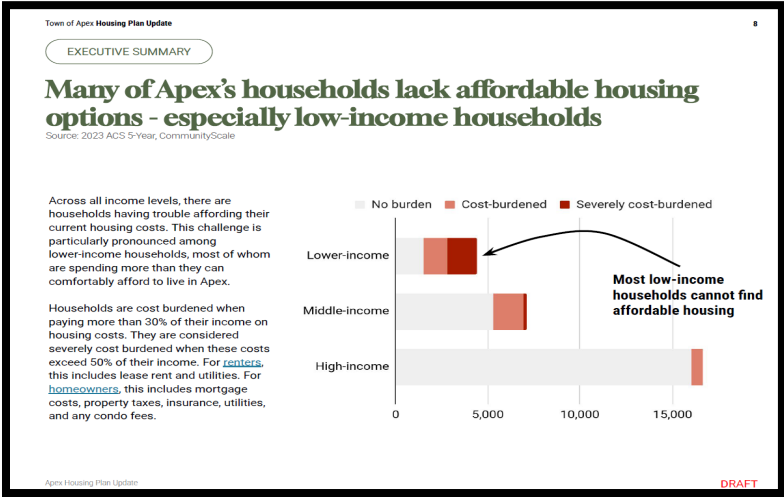
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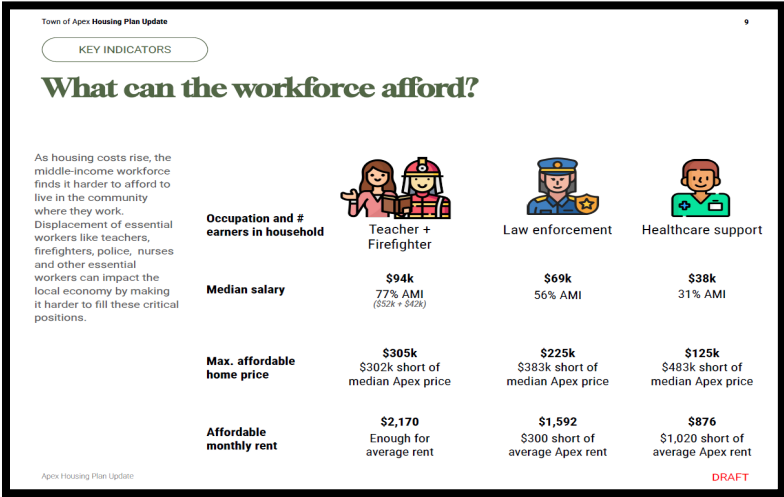
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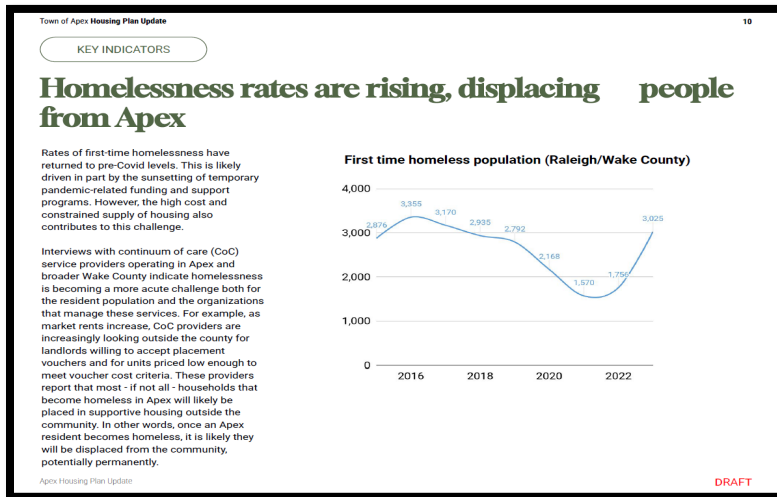
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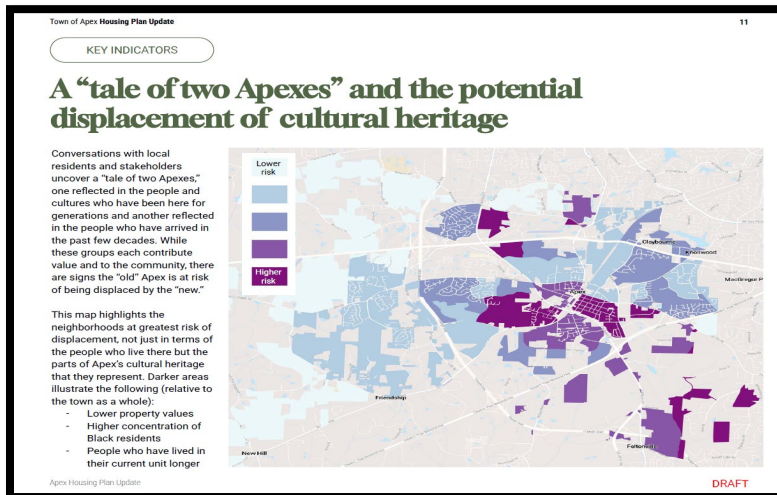
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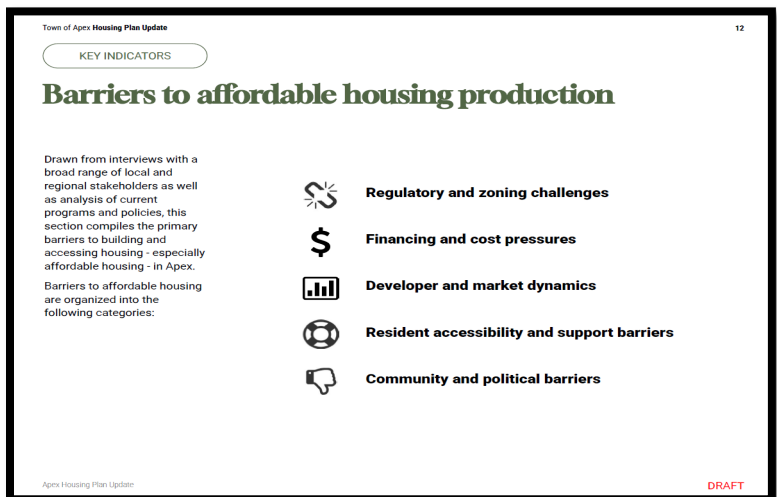
1 **[SLIDE 10]**



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3 **[SLIDE 11]**



4
5 **[SLIDE 12]**



1 [SLIDE 13]

Town of Apex Housing Plan Update 13

ENGAGEMENT

Stakeholder workshops: April 9-10

Overall goals:

- Inform the community about housing issues and opportunities in Apex - especially regarding affordable housing.
- Gather feedback on goals, priorities, and potential strategies to build into the Apex Affordable Housing Plan.

Day 1: Resident Roundtables (sign-up required)

- Location: United Methodist Church
- Two identical sessions (2:00-3:30pm; 5:30-7:00 pm)

Day 2: Housing in Apex Academy & Aspirations Workshop (no invitation or sign-up required)

- Location: Senior Center
- Drop-in session (5:00-7:00 pm)




Insights

During the public workshop, residents shared their thoughts on the housing issues in Apex. The following insights were gathered:

1. The location of the housing zones is important.
2. The location of the housing zones is important.
3. The location of the housing zones is important.
4. The location of the housing zones is important.

DOT - MOCRACY: VOTE FOR THE CARDS YOU VALUE MOST



Apex Housing Plan Update DRAFT

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3 [SLIDE 14]

Town of Apex Housing Plan Update 14

ENGAGEMENT


Digital engagement

In coordination with the public workshop and in collaboration with the Apex Communications team, we are releasing a series of social media posts highlighting key observations from the analysis and announcements about how to get involved in the process.

We will replicate in-person workshop activities with online survey exercises to gather similar input from people unable to join the meetings.

We have also created an online dashboard which will serve as an executive summary for the plan as it is progressively updated in parallel with the plan's development.

<https://communityscale.github.io/Apex/>
(URL to migrate to an apexnc.org address)



Apex Housing Plan Update DRAFT

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5 [SLIDE 15]

Town of Apex Housing Plan Update 15

NEXT STEPS

Next step: Strategies and implementation plan

Aided by feedback received during the public workshop, we will develop strategies and recommendations that build on those introduced in 2021 and add new ideas that have emerged since.

The implementation plan will sort strategies and recommendations by priority and identify the next steps toward achieving each.

The project is on track to conclude by the end of May.

	Dec	Jan	Feb	Mar	Apr	May
Task 1 - Existing conditions assessment						
1.1 Analysis of existing plans						
1.2 Housing market analysis						
1.3 Analysis of housing barriers						
1.4 Analysis of current programs and policies						
1.5 Existing conditions summary						
Task 2 - Stakeholder and community engagement						
2.1 Engagement planning						
2.2 Existing conditions engagement						
2.3 Investment planning engagement						
Task 3 - Framework and strategy development						
3.1 Strategy development						
Task 4 - Final plan						
4.1 Final deliverables						

Apex Housing Plan Update DRAFT

Councilmember Gantt asked whether there is an existing policy that needs to be revised or if a new policy is needed to address issues related to the current housing stock.

Mr. Saucer explained that, over the long term, new development is expected to become denser. He emphasized the importance of implementing policies that help ensure the community is comfortable with increased levels of density.

Councilmember Zegerman noted the previously approved rezoning requests and asked how those approvals align with the goal of reaching 13,000 housing units being sought.

Mr. Saucer said this is great observation to determine how to translate these observations into new policies. He said they can look into if there have been missed opportunities and look at what has happened in recent years.

Councilmember Zegerman asked about how income brackets are quantified in this study.

Mr. Saucer stated that the brackets have been calibrated into six brackets in accordance with guidelines from the U.S. Department of Housing and Urban Development (HUD).

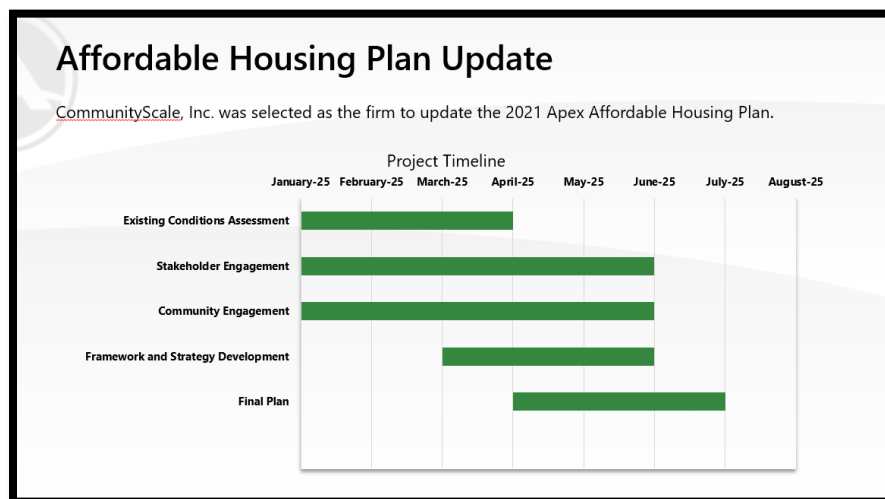
Councilmember Gantt recommended that the workshop exercise should include residents living in single-family homes and emphasized asking what residents would be happy with behind their property where road stubs are.

Mayor Pro Tempore Gray asked whether stakeholder meetings are planned and requested clarification on the groups involved.

Mr. Saucer confirmed a series of stakeholder meetings are scheduled. He noted meetings would include private developers, nonprofit developers, service providers, local planners, and regional planners. He said the upcoming events are intended for local residents across Apex.

Mr. Taylor resumed his presentation.

[SLIDE 4]




[SLIDE 5]

Affordable Housing Plan Update	
Community Engagement Events	
February	April
Community Stakeholder Focus Groups <ul style="list-style-type: none">• Market Rate Developers• Affordable Housing Developers• Residents• Non-profit Community Organizations• Town and County Staff	Community-Wide Events <ul style="list-style-type: none">• Resident Roundtables• Apex Housing Academy & Aspirations Workshop

[SLIDE 6]

Abbey Spring Apartments

- Previously approved for \$1,171,700 of Town Funds.
- Due to a \$4 million financing gap, the project could not move forward as proposed.
- Evergreen Construction has restructured the project financing and submitted a 9% LIHTC application to NCHFA for the 2025 award cycle.
- Evergreen Construction has resubmitted a funding request to the Town (\$1,470,000) and the County (\$1,470,000).
- Wake County staff will recommend the funding request for BOCC approval on April 24.



Councilmember Gantt asked if there was a financing gap policy for the maximum per unit loan.

Director Newman said cost is relative. She explained that the funding gap arose because the combined commitments from the Town and Wake County at the time were insufficient to fully address the shortfall. The developer revisited and adjusted the financial plan, ultimately reducing the number of units to eliminate the funding gap.

Councilmember Zegerman wanted to confirm if there was an additional ask for a \$1.5 million.

Director Newman said no, the ask is \$1,470,000 total.

[SLIDE 7]

Abbey Spring Apartments

Abbey Spring Apartments is a 56-unit affordable development for seniors being developed by Evergreen Construction. The development will be located on 5.01 acres on West Williams Street. The site is near several amenities, including shopping and grocery stores.

Unit Type	Target AMI%	Unit Count	Monthly Rent
1BR	30	7	\$575
2BR	30	7	\$700
1BR	50	7	\$1,000
2BR	50	7	\$1,200
1BR	60	15	\$1,200
2BR	60	14	\$1,450



Councilmember Gantt said it seemed counterintuitive that the AMI would go down when the cost of the land is the same, and asked why a smaller development was better.

Director Newman stated that increased costs have contributed to the current situation.

Assistant Town Manager John added that its now \$175 per square foot (SF) in Raleigh.

[SLIDE 8]

Apex Cares Housing Rehab Program - Guidelines

Program Guidelines

Criteria	Homeowner Rehab	Urgent Repair	Architectural Barrier Removal	Weatherization
Qualifying Households	No age restriction Homeowners	No age restriction Homeowners	Elderly (62 years of age or older) and/or disabled Homeowners and Renters	No age restriction Homeowners and Renters
Household Income Limit	65% AMI	65% AMI	65% AMI	65% AMI
Ownership Tenure	3 years	3 years	n/a	n/a
Maximum Assistance	\$40,000	\$15,000	\$5,000	\$2,500
Form of Assistance	*Forgivable Loan	Grant	Grant	Grant
Loan Term	10 years	n/a	n/a	n/a

Councilmember Mahaffy asked about the new plan for Abby Springs is contingent on receiving the 9% tax credit.

Mr. Taylor said it is.

Councilmember Mahaffey asked is it realistically a competitive bid.

Director Newman said she thinks so, it's 100% affordable, and because of the location it is in alignment with the public transit services as well.

1 **Assistant Town Manager John** suggested that the Qualified Allocations Plan for 2025
2 is likely to be more favorable for previously submitted projects that were not funded in the
3 last round.

4 **Councilmember Mahaffey** asked what happened after the 9% tax credit.

5 **Director Newman** said the gap was too large. She said there was a \$4 million gap
6 that the Town or County couldn't fill so the numbers had to be reworked.

7 **Assistant Town Manager John** explained that Wake County was overextended with
8 projects prioritized in the Raleigh area. She stated that several meetings were held with Wake
9 County to explore funding partnerships. Unfortunately, Wake County had to withdraw due to
10 constraints related to the established service date, which could not be met.

11 **Councilmember Zegerman** asked if it's possible to add a story to the building or was
12 it prohibited because of regulations.

13 **Director Newman** said it was not due to cost of construction and adding additional
14 units.

15 **Councilmember Zegerman** said it doesn't seem logical that construction costs could
16 be prohibitive given that the price of land and infrastructure remains consistent, and there
17 isn't much additional work required.

18 **Director Newman** said that one of the factors contributing to the project's increased
19 competitiveness this round is the focus on deeper affordability, targeting approximately 30%
20 of Area Median Income (AMI). She noted that this approach involves scaling the project to
21 achieve greater affordability while still increasing the number of units. However, she
22 emphasized the challenge of balancing the loss of income typically generated from higher-
23 income units. For tax credit projects, rent levels are capped at 60% AMI, which is appropriate,
24 but previously the focus was primarily on 60% and some 50% AMI units, with less attention to
25 30% AMI units. She highlighted that while construction costs remain consistent, the lower rent
26 levels associated with 30% AMI units make it difficult to underwrite the debt service,
27 representing a tradeoff.

28 **Councilmember Mahaffey** said he was looking at the debt ratio on the entire service.

29 **Assistant Town Manager John** said that one possibility is to go to the housing
30 finance agency to see if they could go higher on the rents for a certain percentage.

31 **Councilmember Zegerman** said he wanted to make sure the town was not in the way
32 of getting more units.

33 **Director Newman** said no, that was not the case. She said they considered many
34 possibilities, but this was the best way for the math to work out.

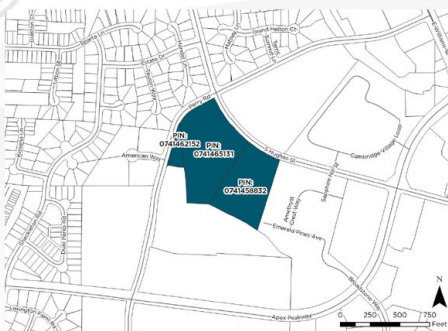
1 [SLIDE 9]

Apex Cares Housing Rehab – Program Update

- The program is administered by Preserving Home (formerly Rebuilding Together of the Triangle) and provides up to \$40,000 for home repairs.
- Program implementation is currently underway.
- Currently 2 homes are in the pipeline for repairs.

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3 [SLIDE 10]

Hughes Street Site



The 12.43 acre site is located at 930 Hughes Street, immediately south of the intersection of Perry Road and Hughes Street.

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5 [SLIDE 11]

Hughes Street Site – Currently Underway

- Submit a re-zoning and PUD site plan pre-application for TRC review.
- Phase 2 Environmental Assessment
- Evaluate potential CIP funding for infrastructure improvements and site prep to improve the suitability for development.
- Select firm to create site plan and highest and best use analysis.
- Explore public-private partnership opportunities.

6

Director Newman introduced Andre Anthony, with Dorcas. He stated his partner Dr. Troy Hodges, Executive Director, of Western Practice Main Street, could not be in attendance, but thanked everyone for the opportunity to speak today regarding a Public-Private Partnership opportunity with Dorcas.

[SLIDE 12]

Public-Private Partnership Opportunity – Purpose Built Community

What is a Purpose-Built Community?

- Purpose-built communities are intentionally designed neighborhoods aimed at fostering holistic community development.
- They integrate mixed-income housing, educational opportunities, health services, employment opportunities, and retail spaces within walkable neighborhoods.
- These communities prioritize social equity, economic mobility, and improved quality of life.

[SLIDE 13]

Example of a Purpose-Built Community: Southeast Raleigh Promise Project

Partnership: Collaboration among YMCA, DHIC (affordable housing developer), Wake County Public Schools, and local nonprofits.

Key Features:

- Mixed-income housing (rental and ownership options).
- YMCA Community Center with educational and health programs.
- Community-specific elementary school to enhance educational outcomes.
- Integrated support services addressing health, wellness, and economic stability.

1 [SLIDE 14]

Proposed Dorcas/WWCM and Town of Apex Partnership

Location: 12+acre property acquired by the Town of Apex.

Development Summary:

- Dorcas Thrift Store
- Offices and Social Services Facility (includes food pantry, workforce development, veteran support, etc.)
- Space reserved for potential medical clinic (Federally Qualified Health Center) and/or other partner(s)
- Mixed-income housing: owned and rented; townhomes/condos/apartments
- Community gathering spaces, green spaces, and walkable streetscapes
- Ample parking

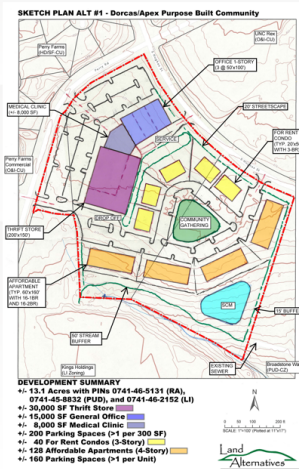
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3 [SLIDE 15]

Why Partner with the Town of Apex?

- **Shared Vision:** Commitment from the Town to community well-being aligns directly with Dorcas and WWCM's mission of comprehensive community support.
- **Collaboration and Resources:** Partnership provides access to town expertise, infrastructure, and resources that enhance the project's feasibility and sustainability.
- **Local Impact:** Joint development ensures services and infrastructure directly reflect and meet community needs.
- **Sustainability and Growth:** A strong public-private partnership lays the groundwork for ongoing growth, economic vitality, and improved quality of life for residents.

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5 [SLIDE 16]

**Example of what the
Dorcas/WWCM and
ToA partnership
COULD look like.**



6

1 **Councilmember Gantt** asked whether there are examples of similar developments in
2 areas with secondary thoroughfares rather than major ones. He noted that the retail
3 component appears intensive for a location that does not currently experience significant
4 traffic.

5 **Mr. Anthony** said he doesn't know all the different purpose-built communities. He
6 said he has seen them in different kind of neighborhoods.

7 **Councilmember Zegerman** asked how big is the Southeast Raleigh side.

8 **Mr. Anthony** said he does not recall the whole gap.

9 **Councilmember Zegerman** said there is a school on a lot.

10 **Mr. Anthony** said there is a credit union there and affordable apartments that range
11 up to three or four stories

12 **Director Newman** said the location is at Interstate 40 and Rock Quarry Road.

13 **Assistant Town Manager John** asked if Beacon was one of them.

14 **Director Newman** said yes.

15 **[SLIDE 17]**

Hughes Street Site – Next Steps

- Explore partnership with Dorcas/WWCM
- Issue a Request for Qualifications (RFQ) for planning and design services.
The scope of desired qualifications will include:
 - Community development planning
 - Land use planning
 - Community and stakeholder outreach
 - Analysis of existing water, sewer and stormwater infrastructure
 - Analysis of environmental conditions
 - Analysis of existing transportation conditions and capacity
 - Traffic engineering and modeling
 - Market analysis and development economics
- Select firm to create site plan and highest and best use analysis.

[SLIDE 18]

Hughes Street Site – Next Steps			
March 2025	April 2025	May 2025	June – December 2025
Consult with Planning staff and submit ToA application for re-zoning and site plan	Request qualifications for site planning and design services	Evaluate proposal qualifications	Anticipated contract deliverables
		Execute contract for selected firm	

Councilmember Gantt said he is hopeful that the process could include a discussion about nearby parcels to explore potential opportunities. He mentioned uncertainty about whether the hospital intends to utilize all of its available land, noting the large grassy area across the street. He suggested it would be valuable to consider a broader vision that encompasses the entire intersection rather than focusing solely on the 12-acre site.

Director Newman proposed exploring the feasibility of relocating the health center to UNC property across the street in collaboration with relevant stakeholders. This approach, she suggested, could preserve existing site space for housing and green infrastructure while leveraging existing community assets. She emphasized the need to evaluate this option alongside the current site proposal, noting that the planning consultant's expertise would help determine the most strategic configuration for optimizing land use and community benefits.

[SLIDE 19]

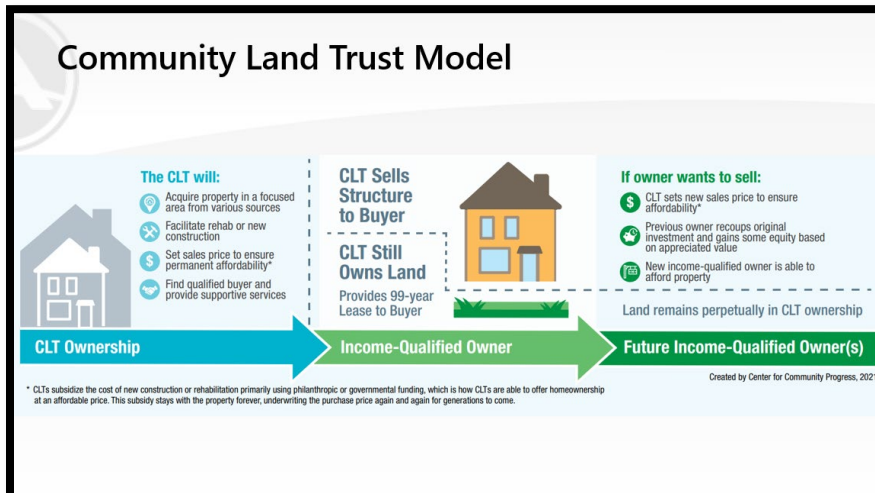
Town Policy Considerations
Establishment of a Community Land Trust
Employer-Assisted Housing
Affordable Housing Incentive Zoning Policy

1 [SLIDE 20]

What is a Community Land Trust?

A community land trust (CLT) is a structure that allows land to be held “in trust” for community needs, outside of the influence of market pressures. The CLT model connects income-qualified homebuyers with **perpetually affordable**, quality homes using the national **Community Land Trust model**.

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3 [SLIDE 21]



4
5 [SLIDE 22]

Benefits of Community Land Trust Homeownership

- Purchase price set significantly **below market** to be affordable to qualified buyer(s)
- Buyer(s) purchase **home only** and **lease land at a nominal rate** from CLT for a period of time (often 99 years) creating perpetual affordability of the land and protects Town investments.
- Property taxes assessed only on value of the home making tax bills **substantially lower than market-rate homes**.
- Resale price** of home is restricted to ensure the home remains affordable to subsequent buyers.
- Opportunity to build individual/family equity** for those typically not able to access homeownership.

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1 **[SLIDE 23]**

Community Land Trust (CLT) Example

CLTs use long term land leases (99+ years) to lower costs for renters and homeowners.

Homeownership Example

	CLT Ownership	Regular Ownership
Initial Sale Price	\$459,000	\$459,000
Assessed Value of Land	-\$100,000	\$100,000
Total Purchase Price	\$359,000	\$459,000

2
3 **[SLIDE 24]**

CLT Legal Framework and Next Steps

- **CLT Legal Framework – Formation and Governance**
 - Form the CLT as a North Carolina nonprofit corporation – file articles of incorporation
 - Obtain a Federal tax identification number
 - Appoint and seat a Board of Directors
 - Approve and adopt bylaws, conflict of interest policy, and elect officers
 - Approve and adopt mission, vision, and initial land development program, with direction and support from the Town of Apex
 - File for 501(c)(3) tax exempt status – form 1023 application with the IRS
- **Initial Land Development Program**
 - Prepare and Issue RFPs for a 3rd Party Management Entity and Development Partners
 - Prepare development agreements, ground leases, grant and loan agreements
 - Prepare declarations of affordability covenants

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5 **[SLIDE 25]**

Employer-Assisted Housing

Employer-Assisted Housing (EAH) programs are financial assistance programs to help mitigate employee housing-related costs. Some public-sector employers have developed EAH programs in areas where the cost of living is high. Programs may include:

- Ongoing grants to reduce rental housing costs
- Grants for down-payments and closing costs to purchase a home

1 **[SLIDE 26]**

Employer-Assisted Housing Program Examples

The Town of Chapel Hill's [Employee Housing Program](#) provides homebuyer and rental assistance for income-eligible Town employees.

The City of Greensboro's [Public Service Heroes](#) program provides homebuyer assistance for income-eligible employees of the City of Greensboro, Guilford County, Guilford County Public Schools, active-duty military service members, and veterans.

2
3 **[SLIDE 27]**

Affordable Housing Incentive Zoning Policy (AHIZP)

Adopted by Council in 2023, the policy encourages developers to provide affordable homes or lots as part of a proposed development in exchange for incentives. Zoning-based incentives include:

- Higher Density Zoning District
- Density Bonus
- Development Standards
 - Increased Maximum Building Height
 - Reduced Minimum Lot Widths
 - Reduced Minimum Building Setbacks
- Resource Conservation Area Reduction
- Parking Reductions
- Sidewalk Reductions

4
5 **[SLIDE 28]**

Affordable Housing Incentive Zoning Policy (AHIZP)

Since the adoption of the policy, only two approved re-zonings have designated the minimum required of 5% of total development units.

Rezoning Case	Projected Total Units	Affordable Units Designated	Ownership or Rental	Targeted AMI Percentage*	Affordability Period
Green Level Towns PUD (2025)	32	2	Ownership	135%	20 years
			Rental	80%	20 years
Kelly Road Townhomes (2025)	30	2	Ownership	135%	20 years
			Rental	80%	20 years

*Area Median Income (AMI)

[SLIDE 29]

Potential Policy Enhancements

- **Minimum Applicability:** reduce minimum development unit size threshold, increase on-site lot/unit percentage, reduce maximum affordable AML percentage, standardize targeted pricing for homeownership and rental units
- **Zoning-Based Incentive:** increase density allowance in higher density zoning districts
- **Development Standards:** increase maximum building height in higher density zoning districts

Councilmember Gantt expressed concern that some of the recommended changes appear to be more restrictive and counterintuitive.

Director Newman said that the plan includes introducing additional incentives, such as reductions in parking requirements, density bonuses, and other incentives that would help offset the cost of creating more affordable units.

Councilmember Gantt said the lack of participation may be due to the incentives not being strong enough. He suggested that the type of incentive most desirable to developers might be an automatic approval from Council if certain conditions were met. He questioned whether the current incentives are truly compelling and asked whether developers would actually be interested in pursuing greater density, as in some cases it appears that high-density projects may not be well-suited to the surrounding area.

Director Newman said the developers don't feel sufficiently incentivized. She said there are things they can look at to enhance those incentives.

Councilmember Gantt said the push back from residents is greater the more the town does incentivize things like density.

Director Newman said it's also important to educate on affordable housing vs. making homes more affordable.

1 [SLIDE 30]

Potential Policy Enhancements

- **Resource Conservation Area Reduction:** reduce RCA in developments with 10% of units designed as affordable
- **Parking Reduction:** reduce minimum parking requirements in MF developments that are pedestrian-oriented mixed-use and/or within .25-mile of existing or planned transit stops
- **Financial Incentives:** Town loan financing, Water and Sewer Fee reduction, Parks and Recreation Fee reduction
- **Policy Alternatives:** standardized fee-in-lieu calculations

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3 [SLIDE 31]

Affordable Housing Funding

- The budget allocation for Fund 21 (Affordable Housing Fund) began in FY2020-21 and the allocation was 1.5 cents on the tax rate.
- Starting in FY2023-24, the allocation was reduced to one cent.
- In FY2024-25, the allocation remained at one cent on the tax rate; and Council used part of the transfer to offset affordable housing personnel costs previously supported by general fund revenues.
- The FY2024-25 allocation is \$1,930,600 (including housing personnel and operating costs).

4
5 [SLIDE 32]

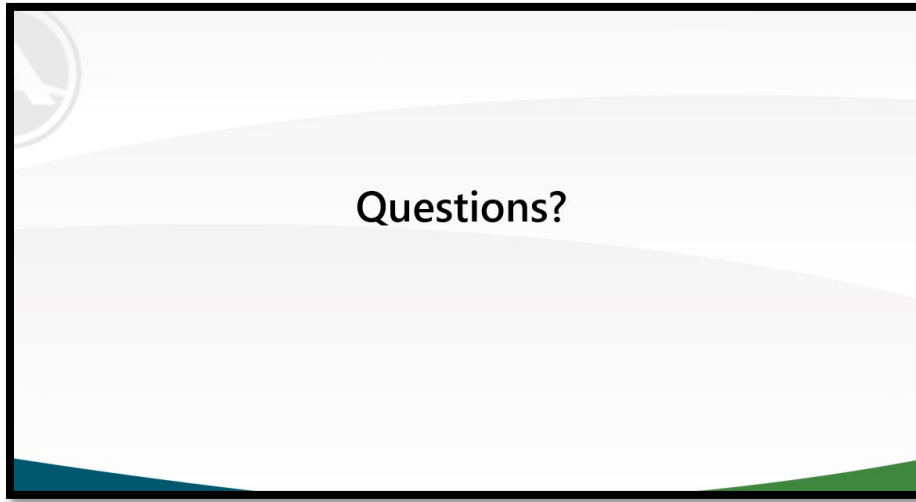
Affordable Housing Fund Status

- The Affordable Housing Fund - \$6,074,611 (Fund Balance at 1/31/25)
- Apex Cares - \$625,000 annually
- Abbey Spring Funding Request - \$1,470,000
- Hughes Street site purchase - \$2,900,000
- Potential future gap financing for homeownership - \$1M example (\$10K each)
- Potential redevelopment area investments – TBD

Remaining available for investment - \$79,611

6

[SLIDE 33]



Councilmember Killingsworth asked when this was coming back to Council.

Director Newman said hopefully April.

Councilmember Zegerman stated that the initial presentation will offer important insights that should help shape future policy. He pointed out that higher density developments already lead to greater profits for developers, raising the question of why additional incentives are necessary. He also noted a disconnect between what is considered affordable in the policy and actual income levels, suggesting the current approach may not effectively serve the intended community. He emphasized that the housing plan recommendations need to directly inform policy decisions.

Mayor Gilbert asked about nonprofit developers.

Director Newman said they were included in one of the stakeholder meetings last month. She said they'll be invited to join again to the public sessions next month at the table for both profit and nonprofit developers.

Town Manager Vosburg emphasized the importance of ensuring broad support for the initiative, noting that the goal is not merely incremental improvement but rather a more significant and impactful transformation. He suggested opening up to something that's more drastic than what has been proposed.

Councilmembers indicated yes.

Councilmember Zegerman suggested tying the result to the first finding.

Mayor Gilbert thanked everyone for all the information.

[S-LINE MOBILITY HUB FEASIBILITY STUDY]

Shannon Cox, Long Range Planning Manager, Planning Department, introduced Will Letchworth, Vice President of Transportation with McAdams who is presenting the Apex S-Line Mobility Hub.

[SLIDE 1]



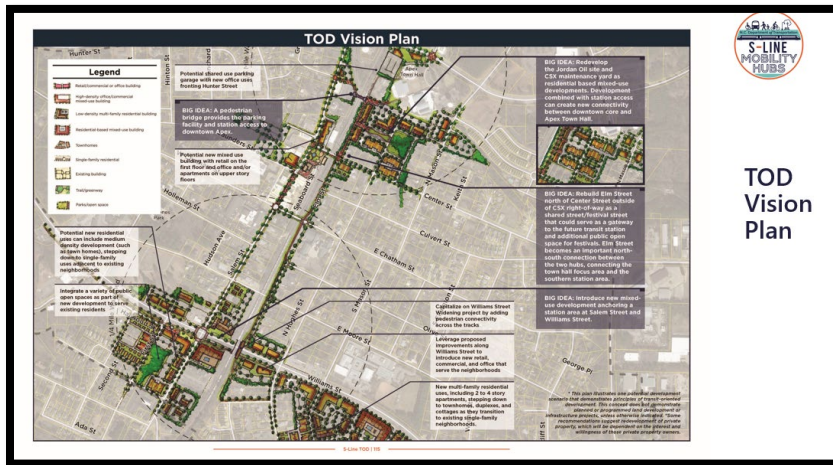
[SLIDE 2]

What is the S-Line

- Freight rail line that connects Richmond to Tampa
- Raleigh to Richmond (R2R) Program is progressing establishment of passenger rail service from Raleigh to Richmond
- S-Line is the backbone of a regional multimodal transportation network that is also critical for further expansion of the NC passenger rail system
- 2022 NCDOT received FTA Transit Oriented Development (TOD) study grant for station locations along the S-Line
- 2023 NCDOT received USDOT RAISE grant for development of mobility hub plans along the S-Line

A map showing the S-Line rail corridor between Raleigh, NC and Richmond, VA. The map includes the state boundary and labels for various stations: Cary, Wake Forest, Henderson, Noelia, Petersburg, Ettrick, Staples Mill, and Rocky Mount. Arrows indicate directions to Charlotte, Florida, Savannah & Florida, Selma, Wilson, and Washington, DC. A legend identifies the S-Line (Current Freight Service), S-Line tracks removed, Current Passenger Service, and Stations.

1 [SLIDE 3]



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3 [SLIDE 4]

Scope of Mobility Hub Feasibility Study

- Understand existing and planned future conditions
- Work with public to understand desired mobility hub elements
- Identify potential mobility hub locations
- Select preferred location
- Develop concept plans and cost estimates for preferred location
- Develop implementation and funding plan



4
5 [SLIDE 5]


Why do this now?

- Town is continuing to grow
- Draft Wake County Transit Plan update is proposing three new routes for Apex and funding for mobility hubs – a place is needed for bus transfers and layovers
- CAMPO Strategic Regional Rail Infrastructure Investment Study is considering passenger rail service in Apex
- Design is beginning on South Salem Street Bicycle Connection (Pleasant Park to Downtown)
- Design is re-starting on the NC 55 widening project between S. Hughes Street and S. Salem Street (U-2901) (corridor widening from Olive Chapel Road to US 1 to follow)
- The Downtown Plan recommends a multi-modal transit station for downtown Apex

1 **[SLIDE 6]**

Mobility Hub Feasibility Study Timeline

- July 2023 - TOD Plan Completed
- May 2024 – Feasibility Study Begins
 - Understand current and planned future conditions
- August 2024 – Public Open House / Survey
 - Identify potential locations and select preferred location
- January 2025 – Property Owners Meeting
 - Develop mobility hub concepts and cost estimates
 - Develop implementation and funding plan
- February 2025 – Public Open House
 - Revise concepts and finalize report
- May 2025 – Town Council Meeting for Possible Adoption



2
3 **[SLIDE 7]**



Public Engagement

- Public Open House on August 5, 2024
- Public Survey – 421 Participants
- Property Owners Meeting on January 9, 2025
- Public Open House on February 26, 2025 – online survey

4
5 **[SLIDE 8]**

What Did We Learn – Public and Property Owners

- Strong desire for public space
- Public restrooms are needed – expandable to indoor waiting area
- Desire for additional retail
 - Transit user specific a must
 - Should support adjacent retail
- Less desire for parking than anticipated
- Desire for visual screening on southeast side of tracks adjacent to residential area
- Concern about possible parking on Elm Street and surrounding streets
- Request for strategies to address safety and security and to minimize potential loitering



[SLIDE 9]

February Public Input



- Some questions of why now / why at all
- Some desire for a more commuter focused location south and west of downtown
- Some concern about the size of the site
- Some concern about committing to a hub location without further engineering study, funding, and coordination with CSX
- Some concern about cost versus anticipated use and benefit

Councilmember Gantt expressed concern about commuter-based transit models that rely on large surface parking lots, noting they can be underutilized, uninviting, and detrimental to surrounding areas. He preferred transit options integrated into more vibrant, walkable areas, suggesting that the feedback supporting large park-and-ride models may not be suitable for Apex.

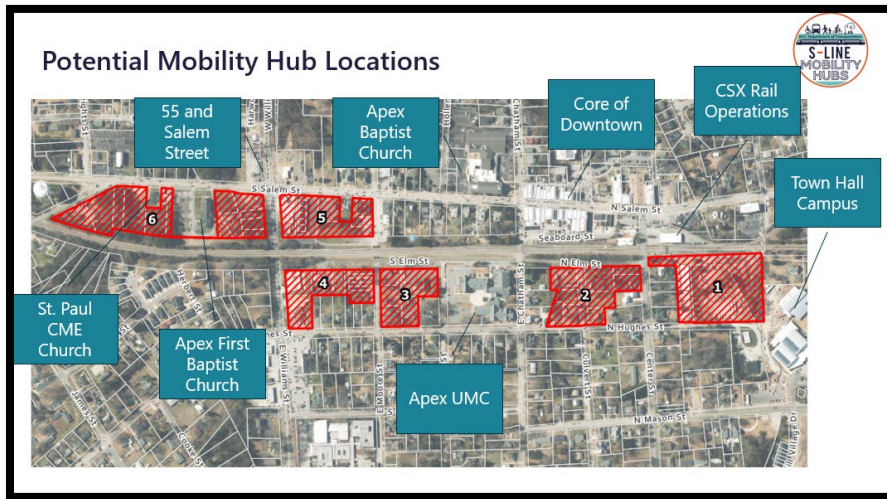
[SLIDE 10]

Things That We Considered



- Platform and rail infrastructure requirements
- Crossing closures when train is stopped at station
- Bus, roadway, bicycle, and sidewalk connectivity to the site and surrounding area
- Proximity and connectivity to surrounding community
- Suitability for the future development of the mobility hub site and surrounding parcels
- Human and natural environment items included in the analysis for a Categorical Exclusion


1 **[SLIDE 11]**



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3 **[SLIDE 12]**

Highlights / Challenges (Rail)

- CSX rail operations creates a complex rail environment
- Concern by Town about downtown streets being blocked by train during passenger boarding and alighting.
- Passenger rail service to Apex is not currently funded. A mobility hub has utility separately from rail service but should be planned and sited so that rail service can be added later.




S-LINE MOBILITY HUBS

4
5 **[SLIDE 13]**

Highlights / Challenges (Other)

- Northern area is better connected to core of downtown and Town Hall campus but complexity of rail operations hinders attractiveness
- Middle area looks at “back of house” and is surrounded by residential uses
- Southern area is better connected regionally due to proximity to NC 55 and good transit connectivity, will help extend downtown to the south
- Large portions of study area are in the historic district, plus multiple churches – a concern for NEPA



S-LINE MOBILITY HUBS

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1 **[SLIDE 14]**



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3 **[SLIDE 15]**

Four Phases

- Phase 1 – Potential to be constructed prior to rail service. Includes improvements to existing parking lot and transit stop, pedestrian improvements along Moore Street, lighting, bicycle parking, and possible EV chargers. Includes bus layover spaces, secured restroom, safety and security measures.
- Phase 2 – With rail service. Includes platform, additional security measures, café, restrooms, information office, and elevated crossing of railroad.
- Phase 3 – Extension of Phase 2 with elevated crossing of E. Williams Street.
- Phase 4 – Phase 3 Integrated within undetermined future redevelopment of block.

4
5 **Councilmember Gantt** asked about the funding of phase one with the Wake Transit
6 Plan.

7 **Ms. Cox** said the upcoming Wake Transit Plan, expected in May, includes multi-million
8 dollar estimates for mobility hubs, though it does not yet outline specific features or identify
9 which locations will be prioritized. She noted that, with bus routes planned for Apex, an Apex
10 mobility hub would likely be a high priority. She also explained that while Phase 2 involves
11 rail, Phase 3—which includes a pedestrian crossing over East Williams Street—could be
12 constructed in coordination with Phase 1.

1 [SLIDE 16]



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3 [SLIDE 17]



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5 **Councilmember Mahaffey** asked whether the property owners are open to a shared
6 maintenance agreement, with the Town responsible for maintaining the parking lot.

7 **Mr. Letchworth** said yes, noting that while the topic was discussed, they did not go
8 into extensive detail.

9 **Ms. Cox** said that there is a public process for Olive Chapel Professional Park, as
10 GoApex turns around there.

1 **[SLIDE 18]**



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4 **[SLIDE 19]**



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6 **[SLIDE 20]**



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1 [SLIDE 21]



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3 [SLIDE 22]



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5 [SLIDE 23]



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1 **[SLIDE 24]**



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3 **[SLIDE 25]**



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5 **[SLIDE 26]**



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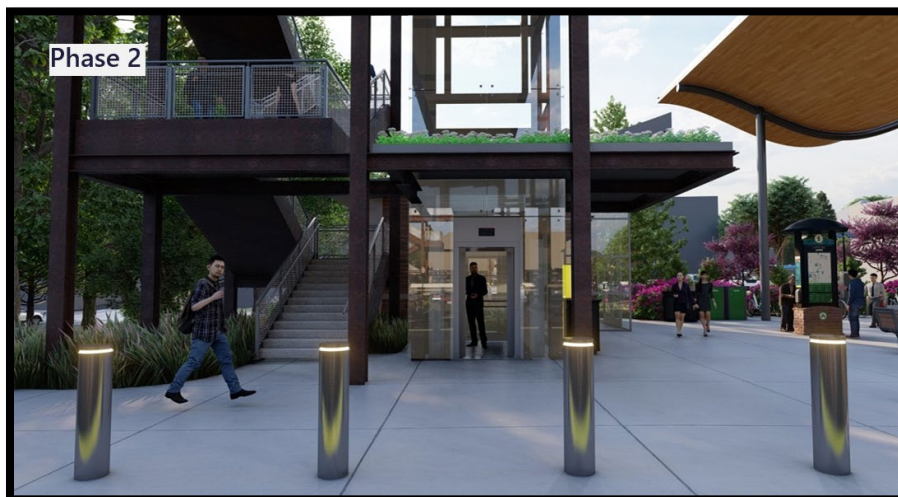
1 [SLIDE 27]



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3 [SLIDE 28]



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5 [SLIDE 29]



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1 [SLIDE 30]



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3 [SLIDE 31]



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5 [SLIDE 32]



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1 **[SLIDE 33]**



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3 **Councilmember Zegerman** said the main line is the line to the east so loading and
4 unloading is in either direction.

5 **Mr. Letchworth** said yes.

6 **[SLIDE 34]**



1 **[SLIDE 35]**



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3 **[SLIDE 36]**



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5 **[SLIDE 37]**

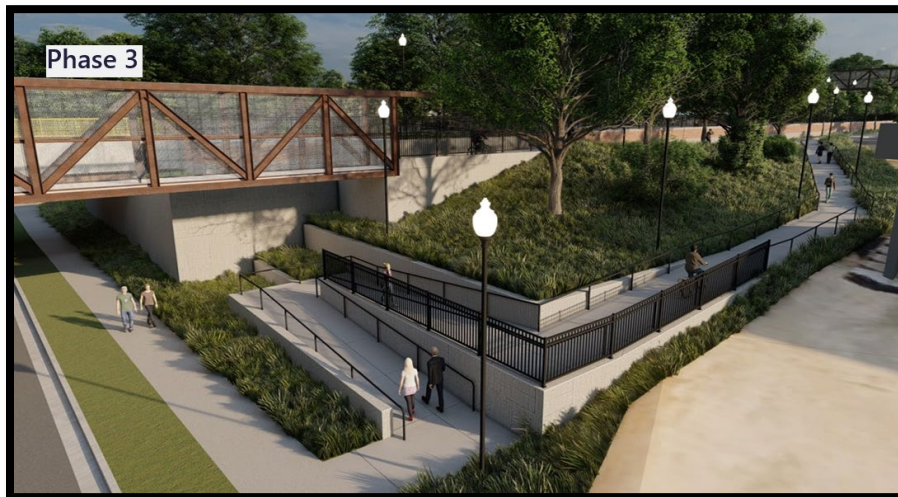


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1 **[SLIDE 38]**



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3 **[SLIDE 39]**

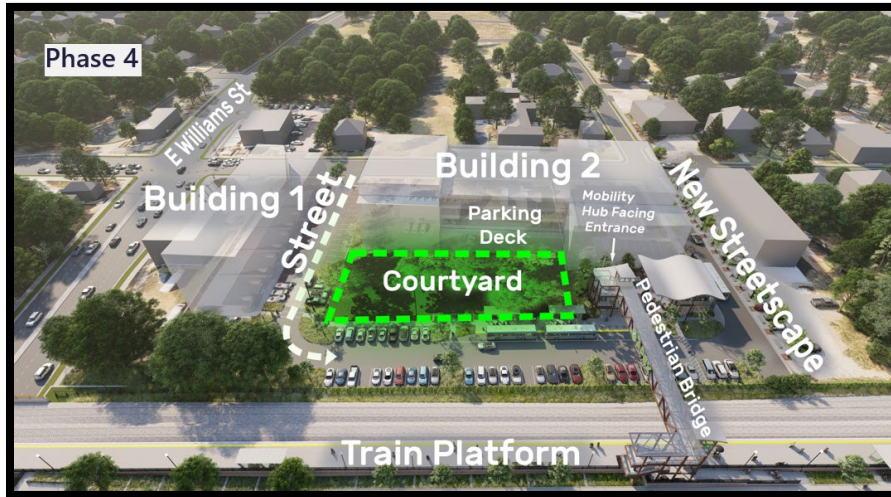


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5 **[SLIDE 40]**



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1 **[SLIDE 41]**



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3 **[SLIDE 42]**

Next Steps

- Refine concept plans and planning level cost estimates based on your input
- Finalize report outlining improvements, impacts, and costs, also highlight interagency coordination, zoning and ordinances changes, utility upgrades, and an implementation and funding plan
- Anticipated presentations:
 - April 14th - Planning Board public hearing for recommendation
 - May 13th - Town Council public hearing for possible adoption



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5 **[SLIDE 43]**

Key Messages

- There is no current funding or schedule for property acquisition or construction
- There is no current funding or schedule for passenger rail service in Apex
- Transit is planned to expand in Apex and the Town is growing, now is the time to plan for a mobility hub
- Significant additional design work and public engagement will be performed before construction
- This feasibility study document will be used to advance the concept of a mobility hub through future requests for funding / grant applications and in coordination with potential future developments



[SLIDE 44]



Mayor Gilbert asked if there were any questions.

Councilmember Mahaffey said he will save his questions for the Public Hearing.

[ADJOURNEMENT]

Mayor Gilbert adjourned the meeting at **6:09 p.m.**

Jacques K. Gilbert
Apex, Mayor

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

Submitted for approval by Apex Town Clerk Allen Coleman

Minutes approved on _____ of _____, 2025.