

Get to know your local Wake County candidates!

Elections are happening in all municipalities in Wake County on **November 4th** (other than Raleigh). We invited all local candidates to answer a housing questionnaire to learn what strategies they will implement to support affordable housing in their communities.

Check out the candidate's responses to the questions below to help inform your vote in this election and don't forget to make a [plan to vote!](#)

Select your municipality to see what your candidates have to say:

Please note:

* = incumbents

** = currently serving but running for a different office

[Town of Apex Town Council, At-large](#)

Ed Gray*, Shane Reese, Sue Mu, Andre Powell,
Mary Miskimon, TJ Evans, Aditya Ahlawat, Kyrone
Nebolisa

[Town of Cary Town Council, At-large](#)

Carissa Johnson*, Marjorie K. Eastman

[Town of Cary Town Council, District A](#)

Brittany Richards, Jennifer Robinson*

[Town of Cary Town Council, District C](#)

Renee Miller, Bella Huang

[Town of Fuquay-Varina Mayor](#)

Blake Massengill*, William (Bill) Harris**

[Town of Fuquay-Varina Board of Commissioners, At-large](#)

Nolan Ray Perry, Gage Cook, Bryan Haynes*,
Kristopher Vorren

[Town of Garner Town Council, At-large](#)

Mike McIver, Patricia T. Uzzell, Kelvin Stallings,
Kathy Behringer*, John Graham (Gra) Singleton*,
Rex Whaley

[Town of Morrisville Town Council, At-large](#)

Subba Reddy Madireddy, Liz Dann, Harrison
Kesling, Pete Martin

[Town of Morrisville Town Council, District 02](#)

Jashi Abhirajan, Ashit Patel

[Town of Morrisville Town Council, District 04](#)

Patty W. Cheng, Vicki Scroggins-Johnson*

[Town of Rolesville Board of Commissioners, At-large](#)

Dan Tyrone Alston*, Jennifer Bernat, April
Sneed*

[Town of Wake Forest Mayor](#)

Vivian Jones*, Ben Clapsaddle**

[Town of Wake Forest Board of Commissioners, At-large](#)

Nick Sliwinski*, R. Keith Shackelford*, Jasmine
Zavala, Haseeb Fatmi, Thomas Dement, Pam
James

[Town of Holly Springs Mayor](#)

Sean Mayefskie, Mike Kondratick*

[Town of Holly Springs Town Council, At-large](#)

Sarah Larson, Tim Forrest, Joe Cuccurullo, Josh Prizer, Kara Foster, Annie Drees**

[Town of Knightdale Town Council, At-Large](#)

Grady Bussey, Steve Evans, Mark Swan*, Latatious Morris*, Shannon Russell Hardy*

[Town of Morrisville Mayor](#)

TJ Cawley, Satish Garimella**, Richard Reinhart*

[Town of Wendell Board of Commissioners, At-large](#)

Deans Eatman, Wes Jones, B.J. Barham, Kate Benson, Dustin Ingalls, Jorge Cordova, Philip Tarnaski, Christopher M. Critzer*

[Town of Zebulon Mayor](#)

Glenn York, Gilbert Todd, Jr., Shannon Baxter*, Larry R. Loucks, Jessica Daniels Harrison**

[Town of Zebulon Board of Commissioners, At-large](#)

*George D. Roa, Trenton Schmit, Jesse Brown, Milton Robinson III, Davarus Gardner, Quentin Miles**

Town of Apex Town Council, At-large

Ed Gray*

Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at edgray4apex@gmail.com.

Shane Reese

One in four households are unable to afford housing in our community. Six decades of stagnant wages, a 30-year undersupply of housing, and too little public and private funding are driving this housing crisis. **If elected, what specific policies, practices, or initiatives will you implement to increase affordable housing in our community?**

Two viable solutions I believe will work best as Apex pursues its affordable housing goals are as follows. First, I believe we need to update the Town's Affordable Housing Incentive Zoning Policy that requires a share of new residential developments to be permanently affordable. To make this workable for builders, I believe we should champion density bonuses and fast-track permitting for projects that include at least 10 to 15% affordable units. Second, I'll advocate for acquiring and land-banking property directly to de-link land costs from home prices. As town staff have stated, aside from financing deals altogether, one of the most direct ways to ensure new developments include a housing mix that reflects the community's goals is to contribute land to development deals. Because land often represents one of the largest development costs, the Town can help shape significant project parameters such as density and affordability mix in

	exchange for offsetting this expense for a developer. By dedicating town-owned parcels and seed funding from our housing fund, we can partner with local nonprofits to purchase and steward land in perpetuity. Homebuyers lease the land at nominal rates, keeping their monthly housing costs stable even as property values rise. I support exploring opportunities to allocate funding, and work with county and state partners to secure ongoing financial support.
Historically, intentionally discriminatory housing policy created racially segregated housing infrastructure. Government and the private sector prevented Black residents from becoming homeowners – resulting in today’s racial wealth gap. If elected, how will you advance racial equity in housing?	Building on the Town of Apex’s Affordable Housing Plan, I would advance racial equity in housing by directly leveraging the plan’s tools and data to target historic disparities. That means: Deepening affordability commitments: Pushing for more units at 60% AMI and below, as seen in projects like Abbey Spring and Stone Glen Apartments, to ensure historically excluded communities can access stable, long-term housing. Embedding equity in rezoning: As stated above, conditioning approvals on meaningful affordable housing set-asides, with a focus on mixed-income developments that break down patterns of discrimination. Expanding first-time buyer pathways: Coupling the Town’s development pipeline with down payment assistance and credit-building programs tailored to residents impacted by past lending practices. Prioritizing location and access: Ensuring affordable units are distributed across Apex (i.e., near transit, schools, and job centers) rather than concentrated in isolated pockets. Strengthening accountability: Using the Town’s Affordable Housing Dashboard to track commitments by AMI level and geographic distribution and making that data public for transparency. By aligning these strategies with the Town of Apex’s current Affordable Housing Plan’s existing infrastructure, we can not only grow the number of affordable units but also dismantle the structural barriers that have kept disenfranchised residents from building generational wealth through homeownership.
Rents are rising across our community. For North Carolina renters, rents have increased 21% since 2001 while incomes have only increased 2%. Almost half, 45.2%, of renters in the Raleigh-Cary Metro Area are cost burdened, or pay at least 30% of their income, on rent.	Renters in our area continue to face an uphill climb when it comes to affordable rental housing. That said, there are at least six affordable housing rental developments within the Apex: Beechridge Apartments, Oak Grove Apartments, Wake Acres Apartments, West Haven Apartments, the recently built Stone Glen Apartments, and the recently secured \$1.7 million Abby Spring project that will serve cost-burdened seniors (https://mccmeetingspublic.blob.core.usgovcloudapi.net/apexnc-meet-9d2ae47e230542c4adb4bd860b00dd62/ITEM-Attachment-

What steps will you take to support renters?	001-6ac12c39c8884f9fae7b3b728a56e967.pdf). Encouragingly, the Apex Town Council approved an additional \$2.9 million purchase of property at the corner of Perry and Hughes streets for another affordable housing rental development at its December 2024 meeting. As part of this momentum, I support exploring additional property acquisitions focused on building affordable housing rental developments in order to better serve cost-burdened renters in Apex.
Home sales prices have soared since 2020, making homeownership increasingly out of reach for residents. Current low-income homeowners are also at risk of displacement from rising housing costs. How do you increase affordable homeownership and prevent resident displacement?	Supporting cost-burdened homeowners through stay-in-place initiatives is key to the success of Apex's affordable housing plan. In other words, every older home maintained is a home that maintains its affordability. When stay-in-place initiatives are absent or ineffective, especially in desirable municipalities like Apex, the likelihood that an older home in need of maintenance is demolished and replaced with a much more expensive structure increases dramatically due to already-high land values – which necessarily drives the prices of surrounding properties even higher. That's why stay-in-place initiatives like Apex's Apex Cares Housing Rehabilitation Program is vital. The Housing Services Division offers four home rehabilitation programs to assist eligible residents with various housing repairs, including major system repairs, accessibility modifications, and weatherization improvements: The Substantial Rehabilitation Program, Urgent Repair Program, Architectural Barrier Removal Program, and Weatherization Program. I believe the Council must ensure Apex Cares is well funded, well supported, and is prioritized in order to achieve true housing affordability in Apex.
Sue Mu	
One in four households are unable to afford housing in our community. Six decades of stagnant wages, a 30-year undersupply of housing, and too little public and private funding are driving this housing crisis. If elected, what specific policies, practices, or initiatives will you implement to increase	If elected to the Apex Town Council, I would work to create more affordable housing options through zoning reform, inclusionary zoning and incentives, public/private partnerships. We can also work to preserve existing affordable housing through Acquisition & Rehabilitation Programs to preserve the housing we have now. Exploring Naturally Occurring Affordable Housing (NOAH) Preservation to offer tax incentives or low-interest loans to landlords who keep rents affordable is another possible solution to increase affordable housing in our Apex community. I will work to protect residents from displacement by expanding property tax relief and

affordable housing in our community?	rental assistance programs to protect tenants as much as we can within the state law. It is also incredibly important to build pathways to homeownership, so utilizing down payment assistance through targeted grants or low interest loans for first-generation homebuyers would be helpful. Community Land Trusts in Apex could also ensure long-term affordability by separating land ownership from homeownership, while still allowing families to build equity. It's important to have continued community engagement in the process, so having the town plan for more public events on the topic and involving residents for feedback is critical.
Historically, intentionally discriminatory housing policy created racially segregated housing infrastructure. Government and the private sector prevented Black residents from becoming homeowners – resulting in today's racial wealth gap. If elected, how will you advance racial equity in housing?	Advancing racial equity in housing now means not just avoiding discrimination, but actively repairing harm and expanding opportunity. We can expand access to homeownership by targeting down payment assistance & grants for first-generation or historically excluded buyers, particularly Black and Hispanic households. Sharing community information about low-interest mortgage products through public-private partnerships could be designed to reduce barriers to entry. As a town leader, I would address affordability & stability for renters too. The creation of a rental assistance program that helps to stabilize families at risk of eviction is something our town does not currently have & should consider. I would be in favor of the repair and investment in Historically Disinvested Communities within Apex. Utilizing new community land trusts to ensure permanently affordable housing and protect residents from displacement will be key. Creating anti-displacement strategies so revitalization benefits current residents rather than pushing them out is also very important. As a town we must strengthen accountability & data. Conducting Equity Impaction Assessments before major housing or infrastructure decisions would ensure transparency for our town's data collection on lending, eviction, and public investment patterns to monitor racial disparities.
Rents are rising across our community. For North Carolina renters, rents have increased 21% since 2001 while incomes have only increased 2%. Almost half, 45.2%, of renters in the Raleigh-Cary Metro Area are cost burdened, or pay at least	Supporting renters requires both short-term relief and long-term structural changes so that affordable housing supply and tenant protections keep pace with growth. If elected to the Apex Town Council, I would work to strengthen tenant protections by supporting local “just cause” eviction standards, ensuring renters can’t be removed without a legitimate reason. I would also support exploring ways for town resources to expand legal assistance or right-to-counsel programs in Wake County eviction courts. At the same time,

30% of their income, on rent. What steps will you take to support renters?	we must also protect landlords' interests to maintain a fair and balanced rental market. That means discouraging abuse of legal loopholes by tenants who avoid paying rent despite having the ability to do so. A fair system must work for both families seeking stability and landlords who provide housing, so the rental market can remain sustainable for the long run. Providing immediate relief through rental assistance, eviction prevention, and legal support will keep families housed today. Policy shifts like zoning reform, housing preservation, and tenant protections will make housing more affordable in the future. And long-term solutions, including pathways to ownership and equitable development, can help close wealth gaps and keep communities stable.
Home sales prices have soared since 2020, making homeownership increasingly out of reach for residents. Current low-income homeowners are also at risk of displacement from rising housing costs. How do you increase affordable homeownership and prevent resident displacement?	Expanding affordable homeownership programs for Down Payment Assistance & First-Generation Buyer is a great start. I support growing our town relationship w/ the Wake Habitat for Humanity chapter. We know that CLTs & local housing nonprofits can be supported w/ land donations or town funding to create permanently affordable homes. It is critical to prevent displacement of current homeowners & we can do so by expanding homestead exemptions, tax deferrals (within state & county laws), so rising property values don't push them out. Providing a Home Repair & Weatherization Assistance program could be beneficial as many homeowners lose housing b/c they can't afford upkeep. Programs that provide grants/loans for repairs & energy efficiency upgrades help families stay put.
Andre Powell	
One in four households are unable to afford housing in our community. Six decades of stagnant wages, a 30-year undersupply of housing, and too little public and private funding are driving this housing crisis. If elected, what specific policies, practices, or initiatives will you implement to increase affordable housing in our community?	Affordable housing is one of the most pressing challenges facing Apex. If elected, I will ensure growth is sustainable and inclusive, not just expansion for its own sake. That means: • Requiring and incentivizing affordable housing in new development so teachers, first responders, and working families can afford to live here. • Partnering with nonprofits like Habitat for Humanity and community land trusts to create long-term, community-driven housing solutions. • Leveraging public-private partnerships and innovative financing tools to unlock more resources without placing the full burden on taxpayers.

	Protecting existing neighborhoods from displacement by ensuring infrastructure and housing policies serve current residents as well as new ones. At its core, this is about preserving the Apex we love. A place where families of all backgrounds can thrive. Strong communities start with strong connections, and affordable housing is where those connections begin.
Historically, intentionally discriminatory housing policy created racially segregated housing infrastructure. Government and the private sector prevented Black residents from becoming homeowners – resulting in today’s racial wealth gap. If elected, how will you advance racial equity in housing?	We can’t talk about affordable housing without also acknowledging the legacy of discriminatory housing policies that created racial inequities we still see today. If elected, I will work to ensure Apex’s growth reflects fairness and opportunity for all residents. That means: - Supporting fair housing enforcement and transparency so every resident has equal access to housing opportunities. - Encouraging diverse, mixed-income communities by requiring inclusive housing in new development and reducing barriers to affordable homeownership. - Partnering with organizations that serve underrepresented groups to expand access to resources, first-time homebuyer programs, and education that help families build generational wealth. - Protecting historically marginalized neighborhoods from displacement by ensuring infrastructure and investment strengthen rather than displace communities. Equity in housing is not just about bricks and mortar, it’s about creating pathways to opportunity and repairing trust. I want Apex to be a place where every family, regardless of background, can put down roots and thrive.
Rents are rising across our community. For North Carolina renters, rents have increased 21% since 2001 while incomes have only increased 2%. Almost half, 45.2%, of renters in the Raleigh-Cary Metro Area are cost burdened, or pay at least 30% of their income, on rent. What steps will you take to support renters?	Rising rents are putting real pressure on families in Apex. Too many renters are paying more than they can afford, which makes it harder to save, build stability, or eventually buy a home. If elected, I will work to create policies that support renters while also addressing the larger housing supply challenge. My approach includes: - Expanding affordable housing options by encouraging mixed-income developments and requiring a portion of new housing to remain affordable for renters. - Partnering with nonprofits and regional organizations to increase access to rental assistance programs and financial counseling for families in need.

	• Working with landlords and property managers to explore incentives for maintaining affordable rents and reducing turnover costs that drive prices higher. • Advocating for tenant protections and clear communication around leases, fees, and housing rights so renters can stay informed and secure. Renters are an important part of our community. Supporting them is essential to keeping Apex accessible, diverse, and a place where families at every stage of life can thrive.
Home sales prices have soared since 2020, making homeownership increasingly out of reach for residents. Current low-income homeowners are also at risk of displacement from rising housing costs. How do you increase affordable homeownership and prevent resident displacement?	The cost of homeownership has risen faster than incomes, putting many families at risk of being priced out of Apex. If elected, I will work to expand opportunities for affordable homeownership while also protecting current residents from displacement. My plan includes: • Supporting first-time homebuyer programs that reduce barriers like high down payments and closing costs, especially for low- and moderate-income families. • Partnering with nonprofits and lenders to expand access to affordable mortgages and homeownership education programs that help families build generational wealth. • Encouraging mixed-income developments with affordable ownership options built into new projects so families are not excluded from future growth. • Exploring tax relief or assistance programs for longtime homeowners facing rising property costs to help them remain in their homes and communities. • Protecting neighborhoods from displacement by ensuring infrastructure investment strengthens communities rather than forcing families out. Homeownership should remain a pathway to stability, not a privilege out of reach. I want Apex to be a place where families can put down roots, stay in their homes, and build a future for the next generation.
Mary Miskimon	
Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at mary4apex@gmail.com	
TJ Evans	
One in four households are unable to afford housing in our	If elected, I will prioritize meaningful, actionable solutions to increase affordable housing in Apex, understanding that this issue affects the

community. Six decades of stagnant wages, a 30-year undersupply of housing, and too little public and private funding are driving this housing crisis. If elected, what specific policies, practices, or initiatives will you implement to increase affordable housing in our community?	overall health and stability of our community. The Area Median Income (AMI) is just under \$133,000, while the average home price is over \$613,000. This gap makes it nearly impossible for essential workers like teachers, nurses, and first responders to live in the town they serve. I will work to expand partnerships with organizations such as the Raleigh Area Land Trust (RALT), ONE Wake, churches, foundations, and banks to help fund affordable housing and housing choice projects. I will also lean on the expertise of Marla Newman, Apex's Housing and Neighborhood Connections Director, to guide policy enhancements. It is important to build strong relationships with developers and ensure our zoning incentives align with their needs to produce more affordable units. I will also support a more robust code enforcement system to protect renters from property neglect. Public education is key. I want to lead efforts to inform the community and dispel myths around affordable housing. This is a critical piece of my platform of mindful growth. We must grow in a way that keeps Apex inclusive, diverse, and livable for all.
Historically, intentionally discriminatory housing policy created racially segregated housing infrastructure. Government and the private sector prevented Black residents from becoming homeowners – resulting in today's racial wealth gap. If elected, how will you advance racial equity in housing?	The legacy of redlining, racially restrictive covenants, and exclusionary lending practices created deep-rooted racial disparities in housing and wealth. These were not accidental outcomes; they were intentional policies supported by both government and the private sector. As a result, Black families and other communities of color were systematically denied access to homeownership, a primary path to building generational wealth in America. That harm is still felt today, and we have a responsibility to address it head-on. I will support targeted homeownership programs like first-generation and first-time homebuyer assistance to help those historically excluded access the housing market. I'll push for stronger enforcement of fair housing laws and ensure lenders, landlords, and developers are held accountable for discriminatory practices both past and present. I support community-driven development that includes affordable housing, tenant protections, and anti-displacement policies to keep families in their neighborhoods. I also back zoning reform that breaks down exclusionary barriers and allows for more equitable, affordable housing options. This is about more than housing. It's about repairing harm, expanding opportunity, and creating a future where your ZIP code doesn't determine your worth.
Rents are rising across our community. For North Carolina	I will support expanded rental assistance programs to help people stay housed and avoid displacement. One idea I want to revisit is a

renters, rents have increased 21% since 2001 while incomes have only increased 2%. Almost half, 45.2%, of renters in the Raleigh-Cary Metro Area are cost burdened, or pay at least 30% of their income, on rent. What steps will you take to support renters?	potential partnership that the Town of Morrisville and Habitat for Humanity explored, which involved donating three parcels of land and providing \$166,000 in rental assistance for town employees and essential workers. Creative, community-based solutions like this should be part of how we address affordability, and I would advocate for moving initiatives like this forward. I also would like to look into incentives for landlords who keep units affordable. We should invest in nonprofit and community-owned housing models, and work with developers to create mixed-income housing near transit and job centers. Supporting renters is not just about housing stability, it's about economic mobility.
Home sales prices have soared since 2020, making homeownership increasingly out of reach for residents. Current low-income homeowners are also at risk of displacement from rising housing costs. How do you increase affordable homeownership and prevent resident displacement?	I will support expanding down payment assistance and first-time homebuyer programs targeted to those historically excluded from the housing market. I also back community land trusts and cooperative housing models that remove land from the speculative market, making homeownership more stable and affordable over the long term. Affordable homeownership and preventing displacement must go hand in hand to create sustainable, equitable neighborhoods where families can build wealth and thrive for generations.
Aditya Ahlawat	
Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at adityaforapex@gmail.com	
Kyrone Nebolisa	
One in four households are unable to afford housing in our community. Six decades of stagnant wages, a 30-year undersupply of housing, and too little public and private funding are driving this housing crisis. If elected, what specific policies, practices, or initiatives will you implement to increase affordable housing in our community?	If elected some practices I would like to implement to increase affordable housing in the community is to top into the new development occurring in our town and providing incentives to the developers to set aside a percentage of their building set aside for affordable housing. I would propose to offer increased time for permits or tax incentives for them to provide affordable housing.

Historically, intentionally discriminatory housing policy created racially segregated housing infrastructure. Government and the private sector prevented Black residents from becoming homeowners – resulting in today’s racial wealth gap. If elected, how will you advance racial equity in housing?	If elected, I will advance racial equity in housing by 1) expanding affordable housing homeownership opportunities by partnering with nonprofit housing organizations and exploring down payment assistance programs for first time homebuyers 2) Supporting inclusive zoning policies to encourage diverse housing types like duplexes and townhomes that make home ownership more attainable for families 3) Prioritizing equity in town planning decisions to ensure new developments include mix income housing opportunities and 4) Investing in community wealth building initiatives to offer first time homebuyer seminars and home repair grants for homeowners and potential new homeowners.
Rents are rising across our community. For North Carolina renters, rents have increased 21% since 2001 while incomes have only increased 2%. Almost half, 45.2%, of renters in the Raleigh-Cary Metro Area are cost burdened, or pay at least 30% of their income, on rent. What steps will you take to support renters?	Some steps I would take to support renters is to explore local rent support programs and partner with wake county to expand rental assistance emergency aid and legal support for tenants facing eviction 2) invest in community structure so that renters have access to community transportation to save on cost on transportation and 3) listening to renters voices to make sure renters voices are heard in town decisions.
Home sales prices have soared since 2020, making homeownership increasingly out of reach for residents. Current low-income homeowners are also at risk of displacement from rising housing costs. How do you increase affordable homeownership and prevent resident displacement?	I plan to increase affordable homeownership and prevent resident displacement by 1) preserving existing affordable housing by supporting policies that keep long time residents in their homes such as property tax relief programs for seniors and low income owners 2) promoting community land trusts and shared equity models to explore innovative approaches to ensure affordable homes stay affordable for future generations and 3) balancing growth and inclusion to ensure as growth continues its not just for newcomers but for long time residents of Apex.

Town of Cary Town Council, At-large

Carissa Johnson*

One in four households are unable to afford housing in our community. Six decades of stagnant wages, a 30-year undersupply of housing, and too little public and private funding are driving this housing crisis. **If elected, what specific policies, practices, or initiatives will you implement to increase affordable housing in our community?**

My primary campaign focus is: Safe and Affordable Housing is Critical. Municipal leaders have a responsibility to provide solid, focused support for workforce and affordable housing initiatives. A diverse North Carolina requires municipal support for citizens at all income and ability levels who are housing-cost burdened. I am laser focused on increasing the overall housing stock supply as well as initiatives to make housing more secure and affordable across NC, not just in Cary. In Cary, I will continue to work with private, public, and non-profit partners to significantly increase the capacity to build up the affordable housing stock in our town limits. At the state level, I co-chair the Housing workgroup for the NC Multi-Sector Plan for Aging, and our goals are both to increase the affordable housing stock, but also ensuring new builds and rehabs are built more accessibly through incentivizing statewide Universal Design adoption. I am also working with local non-profits to build housing for youth who age out of foster care in Wake County. I believe it will make an incredibly positive impact on the long-term outcomes for these individuals.

Historically, intentionally discriminatory housing policy created racially segregated housing infrastructure. Government and the private sector prevented Black residents from becoming homeowners – resulting in today's racial wealth gap. **If elected, how will you advance racial equity in housing?**

While I don't have direct control over for sale versus rental housing, the best way I can positively affect the opportunity for lower income homebuyers is by being a champion for diversified housing types. When we upzone and allow more dense and attached housing types, then more affordable homeownership opportunities become real. If want to see an increase in homeownership, smaller housing must be easier to build, as well as attached dwelling types such as patio homes, townhomes, duplexes and triplexes, and condos. The town of Cary is even dipping our toe into the for purchase market with some townhomes proposed for construction on town-owned land we purchased adjacent to the Carr Center on the Greenwood Forest Baptist Church property.

Rents are rising across our community. For North Carolina renters, rents have increased 21% since 2001 while incomes have only increased 2%. Almost half, 45.2%, of renters in the Raleigh-Cary Metro Area are cost burdened, or pay at least 30% of their income, on rent. **What steps will you take to support renters?**

As Cary has pivoted away from the traditional anti-apartment approach, the supply is increasing dramatically. This is the critical first step to bringing down rent. And the state lawsuits against rent fixing will do a lot of good to create competition in the rental market. The best thing I can do for renters and their housing cost burdens is to let developers build!

Home sales prices have soared since 2020, making homeownership increasingly

TAX RELIEF. This is paramount. Property tax relief for low- and modest-income homeowners is one of the key recommendations for the NC Multi-Sector Plan for Aging. I chaired the work group that wrote the housing

out of reach for residents. Current low-income homeowners are also at risk of displacement from rising housing costs. How do you increase affordable homeownership and prevent resident displacement?	section of our NC MPA, and you can read it here (starting on page 20 https://www.ncdhhs.gov/all-ages-all-stages-nc-plan/open)
Marjorie K. Eastman	
One in four households are unable to afford housing in our community. Six decades of stagnant wages, a 30-year undersupply of housing, and too little public and private funding are driving this housing crisis. If elected, what specific policies, practices, or initiatives will you implement to increase affordable housing in our community?	Housing affordability is one of the biggest challenges facing our community (and our country), and it affects everyone – young families, seniors on fixed incomes, and essential workers. I believe the best way to address it is through common-sense policies that expand housing options without raising taxes. That means working with responsible developers on projects that fit Cary's character, encouraging pathways to homeownership so families can build equity, and streamlining processes that reduce unnecessary costs that get passed on to buyers and renters. I also support creative partnerships – with businesses, nonprofits, and regional leaders – to make sure Cary has housing that matches the needs of every generation. Most importantly, I will focus on protecting affordability through fiscal responsibility, because overspending and higher property taxes make the problem worse, not better.
Historically, intentionally discriminatory housing policy created racially segregated housing infrastructure. Government and the private sector prevented Black residents from becoming homeowners – resulting in today's racial wealth gap. If elected, how will you advance racial equity in housing?	As someone who served in the U.S. Army, I believe deeply in respect for all people and ensuring everyone has a fair shot at opportunity. Additionally, my family and friends are a beautifully racially diverse group, so this question is important to me on a personal level. The history of housing discrimination in America is real. In Cary, the way forward is not about politics but about equity and access – making sure every resident, regardless of background, can find pathways to affordable housing and homeownership. I will support policies that expand housing options responsibly, reduce barriers that unfairly limit families, and partner with community organizations to strengthen financial literacy and access to resources. My focus will be on solutions that protect Cary's character while ensuring that every neighbor has the chance to thrive here. When my family was stationed in the Kentucky/Tennessee area, I am proud to share I was the lead volunteer that initiated the largest veteran service project for Nashville Habitat – with over 100 veterans hands-on for hours, largely helping first-generation Americans. The Tennessean did a great story on the effort, all of which is shared here because I have long admired the mission of Habitat for Humanity!
Rents are rising across our community. For North Carolina renters, rents have	Rising rents are squeezing too many families, and I believe we need practical solutions that support renters while also protecting Cary's long-term affordability. First, I will focus on fiscal responsibility at the town level

increased 21% since 2001 while incomes have only increased 2%. Almost half, 45.2%, of renters in the Raleigh-Cary Metro Area are cost burdened, or pay at least 30% of their income, on rent. What steps will you take to support renters?	– because higher property taxes drive housing costs up for both renters and homeowners. Second, I'll support efforts to increase the supply of housing options in Cary that fit the character of our community, because limited supply is one of the biggest factors behind rising rents. Finally, I believe in partnerships – with nonprofits like Habitat for Humanity, with the private sector, and with regional leaders – to create pathways to stability and, when possible, to homeownership. Every family deserves the chance to live in a safe, affordable home and to build their future here. When my family first moved to Cary, we rented for nearly two years before buying our home. Additionally, our family became best friends with another family renting in our neighborhood who are on their international assignment here in the Triangle. Hearing the difficulties they have faced as long-term renters has opened my eyes to the problems that have spiked here in Cary. This firsthand perspective uniquely helps me understand this problem, which is why I am eager to serve as the next Town of Cary At-Large representative.
Home sales prices have soared since 2020, making homeownership increasingly out of reach for residents. Current low-income homeowners are also at risk of displacement from rising housing costs. How do you increase affordable homeownership and prevent resident displacement?	I know firsthand how important homeownership is – it's more than just a house, it's stability, pride, and the foundation for raising a family. In Cary, rising home prices are making it harder for young families to buy their first home and putting pressure on seniors and longtime residents who worry they may be priced out of the community they helped build. If elected, I will focus on policies that create real pathways to ownership: encouraging a responsible mix of housing options that fit Cary's character, keeping property taxes low so we don't push people out of their homes, and partnering with groups that expand access to affordable mortgages and down-payment assistance. My goal is simple: to help families stay rooted in Cary and ensure future generations have the same chance to call it home. Now that I have had the chance to talk and listen to a broad section of Cary neighbors during my campaign for At-Large representative, I have seen tears in people's eyes. So many are worried that they will have to leave Cary, especially if there are further property tax increases. I believe we must not only remember but live our humanity with every action, every day. We must be determined to find solutions for all of our neighbors.

Town of Cary Town Council, District A

Brittany Richards

One in four households are unable to afford housing in our community. Six decades of stagnant wages, a 30-year undersupply of housing, and too little public and private funding are driving this housing crisis. If	Cary has already taken important steps to expand housing options through its Housing Plan, and I fully support continuing and strengthening these tools. That includes updating our Land Development Ordinance to allow more diverse housing types - I fully endorse the recent decision to allow accessory dwelling units - so our community has options at every income level. I will support leveraging town-owned land and public-private partnerships, like the Laurel Street project, to build new affordable units.
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elected, what specific policies, practices, or initiatives will you implement to increase affordable housing in our community?	Cary also uses programs like Healthy Homes Cary to preserve existing housing and Stable Homes Cary to help residents stay in place, and I will work to ensure these programs are fully funded. Finally, I support continued use of federal and local funding sources, so that projects like those outlined in the draft 2025–2030 CDBG Consolidated Plan and draft 2025–2026 Annual Action Plan can continue to build, preserve, and stabilize housing for families today and in the year ahead.
Historically, intentionally discriminatory housing policy created racially segregated housing infrastructure. Government and the private sector prevented Black residents from becoming homeowners – resulting in today’s racial wealth gap. If elected, how will you advance racial equity in housing?	Racial equity means ensuring that everyone has the same opportunities, while also acknowledging and addressing the systemic barriers that have denied those opportunities to many communities of color. As someone with an undergraduate degree in American History focused on 20th-century social history, I’ve studied how racial discrimination has shaped our country and our institutions. My thesis examined school desegregation, and I also worked for the African American Studies program, experiences that deepened my understanding of the long-standing inequities that persist today. To me, advancing racial equity starts with recognizing the historical disadvantages that perpetuate these gaps, and then actively working to close disparities in wages, generational wealth, education, and housing. In Cary, that means funding programs like Healthy Homes Cary and Oasis Utility Bill support, which help stabilize households most at risk of displacement. And it means partnering with nonprofit builders who expand homeownership opportunities for families who have historically been excluded. We cannot build a strong, inclusive Cary unless we commit to addressing inequities head-on and ensuring that every resident has a fair chance to thrive.
Rents are rising across our community. For North Carolina renters, rents have increased 21% since 2001 while incomes have only increased 2%. Almost half, 45.2%, of renters in the Raleigh-Cary Metro Area are cost burdened, or pay at least 30% of their income, on rent. What steps will you take to support renters?	Keeping renters stable is critical to Cary’s quality of life, and I will work to expand and strengthen the tools we already have in place. I support continued funding for Stable Homes Cary, which helps residents facing hardship remain housed, and Oasis Utility Bill assistance, which prevents evictions tied to utility shutoffs. I also support increasing rental options through zoning updates that allow smaller, more affordable units and mixed-use development near transit and services. As Cary does not have a housing authority, partnerships with nonprofits and regional agencies are particularly essential. Since our community partners play such a vital role, the Cary Nonprofit Capacity Building Program is an innovative way to make sure these critical organizations have the resources they need to be strong advocates and service providers for our renter residents.
Home sales prices have soared since 2020, making homeownership increasingly out of reach for residents. Current low-income homeowners are also at risk of displacement from rising	Cary’s Housing Plan recognizes both the challenge of rising home prices and the importance of preserving existing neighborhoods. I support Cary’s use of tools like Healthy Homes Cary to repair and maintain older homes, ensuring that low-income homeowners can safely stay in place. I also support exploring leveraging town-owned land for affordable homeownership opportunities. Cary’s partnerships with nonprofit builders and regional agencies are critical for producing homes that first-time

housing costs. How do you increase affordable homeownership and prevent resident displacement?	buyers can afford, and I will work to expand those partnerships. A longer-term strategy could also include working with the North Carolina General Assembly on a law that would allow local municipalities to offer property tax relief. By balancing new affordable homeownership opportunities with strong preservation and stability programs, we can make sure Cary remains a place where families of all backgrounds can put down roots and thrive.
Jennifer Robinson*	
One in four households are unable to afford housing in our community. Six decades of stagnant wages, a 30-year undersupply of housing, and too little public and private funding are driving this housing crisis. If elected, what specific policies, practices, or initiatives will you implement to increase affordable housing in our community?	The housing supply and demand problem in Cary is so substantial that we will not be able to do enough to solve it. As a council member for Cary, I have supported several initiatives to support housing for those who cannot afford it including grants for seniors to enable them to stay in their homes; partnerships with non-profit organizations for the creation of affordable units; partnerships with non-profit organizations for direct financial assistance, case management, and relocation support for low-income residents impacted by property redevelopment; and ordinance changes to allow for the construction of accessory dwelling units. If re-elected, I will continue: • to support the initiatives of the Cary Housing Plan (adopted in 2021) • to advocate for a viable, reliable transit network to help mitigate the transportation cost burden of residents. This includes working with the County and our regional partners to expand our transit network so that it is within walking distance of every home and office and decrease the headways so that buses run every 15 minutes. • to work with our non-profits to address other components of affordability such as childcare, tutoring, job counseling, and food assistance. • to advance the idea of having the Town act as a guarantor for condominium construction loans in order to remove the most major barrier to the building of condominiums.

Historically, intentionally discriminatory housing policy created racially segregated housing infrastructure. Government and the private sector prevented Black residents from becoming homeowners – resulting in today’s racial wealth gap. If elected, how will you advance racial equity in housing?	The Town of Cary Council and staff take equity very seriously. In the time that I have served in Cary, I have never witnessed, heard about, or been involved in any discriminatory action, ordinance, or event. I’m proud to live in a community that values its diversity and welcomes people of all cultures and backgrounds. If re-elected, I will work to ensure that Cary continues to lead by example. I will support programs that help people with housing, regardless of race or ethnicity such as our Stable Homes Cary program and our partnerships with non-profit organizations that serve our residents. As someone who believes that affordability is an equation with addends including housing, food, childcare, transportation, utilities, and insurance, I will continue to promote initiatives that help people – regardless of race or ethnicity - live in Cary. I will continue to work with the YMCA to provide case management and access to afterschool care and day camp for families with modest incomes - regardless of race or ethnicity. I will continue to support the Oasis program which helps people – regardless of race or ethnicity- who cannot afford their water bills. I will continue to serve on the GoTriangle board to advance transit for our community members – regardless of race or ethnicity. Racial equity in all of our programs is about fostering a culture in which people respect each other and it’s about making Cary a place where every resident has an opportunity to thrive.
Rents are rising across our community. For North Carolina renters, rents have increased 21% since 2001 while incomes have only increased 2%. Almost half, 45.2%, of renters in the Raleigh-Cary Metro Area are cost burdened, or pay at least 30% of their income, on rent. What steps will you take to support renters?	Affordability is a very complex, multi-faceted issue that we have tried to attack from many angles. We have attempted to influence affordability by increasing supply through the approval of more apartments. Unfortunately, with 66 people moving to Wake County each day, this approach may prove to be futile. Increasing supply in Cary may not reduce rental rates in Cary but may have a trickle-down effect on apartments that are further from the employment center of the region. There are two primary ways that the Town has been facilitating the development of affordable rental units. The first is by accepting conditions from apartment developers to reserve a percentage of units for below market-rate rentals. The second is through financial grants from the Town for the building of affordable units. In both of these situations, we need to be aware that a decrease for some residents may result in an increase for other residents. In the case of developers reserving a percentage of units for below market rate rentals, the apartment complex may raise rents on market-rate units, potentially undermining broader affordability goals. When the Town’s property taxes are used to build affordable housing, every \$5.5m spent equates to one cent on the tax rate. Higher taxes are a burden on many residents with modest incomes, regardless of whether they own or rent. So, our quest to help some may be contributing to the unaffordability of many.
Home sales prices have soared since 2020, making homeownership increasingly	The number one way that we can prevent resident displacement is to keep our property taxes as low as possible. That means the Town must focus its expenditures on the most essential services and capital which

out of reach for residents. Current low-income homeowners are also at risk of displacement from rising housing costs. How do you increase affordable homeownership and prevent resident displacement?	are, in my opinion, those related to safety and those related to maintaining Cary's existing offerings and assets. Programs like "Healthy Homes" which helps senior citizens address issues with their home's structure and the Oasis program which helps with utility bills are ways that we can help people afford to stay in their homes. One way that we can help increase affordable homeownership is to facilitate the construction of smaller units. I have spoken with bankers and developers about the idea of the Town acting as a guarantor for construction loans for condominium projects. This would enable the developer to get over the biggest hurdle in condominium construction. Also, continuing partnerships with organizations like Habitat for Humanity which can leverage Town funds with philanthropic dollars to help construct units, thereby extending the use of our funds.
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Town of Cary Town Council, District C

Renee Miller

Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at renee@votereneemiller.com

Bella Huang

One in four households are unable to afford housing in our community. Six decades of stagnant wages, a 30-year undersupply of housing, and too little public and private funding are driving this housing crisis. If elected, what specific policies, practices, or initiatives will you implement to increase affordable housing in our community?	I will work to build a strong community in Cary, which requires people to be able to afford to live and work in their community. If elected, I will support partnerships with nonprofits like The Carrying Place and offering scholarships and volunteer-based support to help families improve their life and budgeting skills. In addition, I will join several other councilmembers by supporting more affordable housing in Cary for teachers, emergency responders, retail workers, and senior citizens.
Historically, intentionally discriminatory housing policy created racially segregated housing infrastructure. Government and the private sector prevented	I have worked and will continue to work to make sure everyone's voices are heard in Cary's government. Issues can only be identified and solved if people are able to discuss them. I previously helped co-found the Margin of Victory Empowerment (MOVE) NC Foundation, which fosters civic engagement through programs such as the Emerging Youth Leaders Summit, connecting young leaders with local officials. MOVE NC also operates a nonpartisan PAC to encourage voter participation across communities. I also co-founded the

Black residents from becoming homeowners – resulting in today’s racial wealth gap. If elected, how will you advance racial equity in housing?	NC Asian Americans Alliance, which works to build bridges between Asian Americans and the broader Cary community. If elected, I will continue the work of making sure marginalized voices are heard in the civic process; our community can only thrive if we all thrive.
Rents are rising across our community. For North Carolina renters, rents have increased 21% since 2001 while incomes have only increased 2%. Almost half, 45.2%, of renters in the Raleigh-Cary Metro Area are cost burdened, or pay at least 30% of their income, on rent. What steps will you take to support renters?	I will work to increase the amount of affordable housing, include everyone in civic life, and support partnerships with nonprofits like the Caring Place to ease the burden placed on Cary residents.
Home sales prices have soared since 2020, making homeownership increasingly out of reach for residents. Current low-income homeowners are also at risk of displacement from rising housing costs. How do you increase affordable homeownership and prevent resident displacement?	I will work to support Cary’s general economic prosperity and to connect struggling residents with resources to help them thrive. I support forming partnerships with nonprofits like The Caring Place and offering scholarships and volunteer-based support to help families improve their life and budgeting skills. I also support policies that will attract and retain local businesses run by Cary citizens to support Cary’s growing workforce.

Town of Fuquay Varina Mayor

Blake Massengill*

One in four households are unable to afford housing in our community. Six decades of stagnant wages, a 30-year undersupply of housing, and too little public and private	There is no one single answer that can bring resolution - it has many moving parts that contribute to the housing challenges our area faces. Groups like Habitat of Humanity serve an invaluable service, and we should strongly encourage the involvement of them and others. Every part of our community must come into play - the government clearly has a role, as do the non-profit and faith communities. Local businesses also
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funding are driving this housing crisis. If elected, what specific policies, practices, or initiatives will you implement to increase affordable housing in our community?	have a major vested interest in helping find solutions to this critical issue. Much of the issue derives from systemic problems beyond our local town's purview, but certainly part of the solution lies in helping people bridge short-term gaps.
Historically, intentionally discriminatory housing policy created racially segregated housing infrastructure. Government and the private sector prevented Black residents from becoming homeowners – resulting in today's racial wealth gap. If elected, how will you advance racial equity in housing?	This is a much broader question than cannot be solved by the town, but certainly our focus must be creating and enforcing policies that eliminate or make impossible any type of discrimination, while providing everyone with equal opportunity. There is a reason people have chosen to live in and move to Fuquay-Varina, and we welcome everyone. One of our community's strengths is our diversity, and that's true in every way – diversity of population, diversity of opinions, diversity of options. I believe our town has an outstanding record in this area, and I'm proud to have been a part of it for these many years. When re-elected I will continue working to keep Fuquay-Varina the best place for everyone to live.
Rents are rising across our community. For North Carolina renters, rents have increased 21% since 2001 while incomes have only increased 2%. Almost half, 45.2%, of renters in the Raleigh-Cary Metro Area are cost burdened, or pay at least 30% of their income, on rent. What steps will you take to support renters?	The most important things the Town of Fuquay-Varina can do to help renters is to keep the local taxes and services costs low, while providing the very best place to live. We've succeeded in doing just that, which is why we are one of the fastest growing areas in NC. Making everyday life in our town as affordable and cost effective as possible, while providing stellar town services, has always been a main goal of mine as mayor, and recent satisfaction surveys of residents indicate they are very happy with our results. In a part of the county with as much in-migration as we get in Fuquay-Varina, renters are a vital component to our community, and we want to ensure it makes sense for them to come live here as much as home owners.
Home sales prices have soared since 2020, making homeownership increasingly out of reach for residents. Current low-income homeowners are also at risk of displacement from rising housing costs. How do you increase affordable homeownership and prevent resident displacement?	Home prices in our town have risen due to increased desire to live here and a limited supply of space. It's a consequence of creating and keeping a community where people want to live, and we are proud to be in this situation. We have relatively little resident displacement in our town at this point, but as we continue to grow, it can become an issue as it has in many larger municipalities. To ensure we have the best of all worlds and offer a place to live that people are drawn to and want to stay, while not letting the supply/demand concern force some out, we need to constantly strive to collaborate with groups like Habitat of Humanity and plan carefully for the future. My goal as Mayor continues to be guiding an amazing town into the future in such a way that all our residents can live and work and enjoy the greatest town in NC.
William (Bill) Harris	

Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at bharris30917@yahoo.com

Town of Fuquay Varina Board of Commissioners, At-large

Nolan Ray Perry

Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at info@perry4fv.com

Gage Cook

Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at vastapathy@gmail.com

Bryan Haynes*

One in four households are unable to afford housing in our community. Six decades of stagnant wages, a 30-year undersupply of housing, and too little public and private funding are driving this housing crisis. **If elected, what specific policies, practices, or initiatives will you implement to increase affordable housing in our community?**

Housing affordability is one of the most pressing issues in Fuquay-Varina and Wake County. One in four households being unable to afford housing is not just a statistic – it's a reality that impacts families, seniors, and members of our workforce every day. Since being elected, I have worked on this issue through my role on the Affordable Housing Sub-Committee with the Central Pines Regional Council and through partnerships with local nonprofits. But while we've laid groundwork, more must be done. If re-elected, I will continue to advocate for attainable housing options that meet the needs of a diverse and growing community. This includes: Strengthening partnerships with Habitat for Humanity, nonprofits, and private developers to expand affordable homeownership and rental opportunities. Encouraging mixed-income and mixed-use developments, so housing is integrated with jobs, services, and transit. Exploring tools like density bonuses and public-private partnerships to increase the supply of attainable housing while maintaining balance and community character. Collaborating regionally with Wake County and state partners to secure funding and resources to address decades of undersupply and stagnant wages. My approach is about balance: welcoming growth while ensuring that teachers, first responders, seniors, and young families can afford to call Fuquay-Varina home. Together, we can build a community where opportunity and housing are within reach for everyone.

Historically, intentionally discriminatory housing policy created racially segregated housing infrastructure. Government and the private sector prevented

I am deeply aware of the history of discriminatory housing policies that shut out Black families and many others from fair access to homeownership. Those policies created long-lasting impacts that are still felt today. But I believe our responsibility now is to move forward by ensuring every resident has a fair chance at safe, stable, and affordable housing. My focus is on solutions: preserving existing affordable homes, encouraging diverse housing options, and supporting mixed-income neighborhoods that welcome everyone. I will work to

Black residents from becoming homeowners – resulting in today’s racial wealth gap. If elected, how will you advance racial equity in housing?	strengthen partnerships with organizations like Habitat for Humanity, which have proven effective in opening doors to homeownership for families who may have otherwise been left out. I also support programs that provide financial education, first-time homebuyer assistance, and home repair support so families can build stability and generational wealth. For renters, I will continue to advocate for fairness and resources that help them remain secure while working toward ownership if that is their goal. Equity in housing is not about dividing our community – it is about making sure every family, regardless of background, has the opportunity to thrive. My commitment is to listen, collaborate, and ensure that growth and progress benefit all of us.
Rents are rising across our community. For North Carolina renters, rents have increased 21% since 2001 while incomes have only increased 2%. Almost half, 45.2%, of renters in the Raleigh-Cary Metro Area are cost burdened, or pay at least 30% of their income, on rent. What steps will you take to support renters?	Rising rents are a real challenge for many families in our community, with too many households paying more than they can afford just to keep a roof overhead. As Town Commissioner, I believe our role is to create the conditions where safe, stable, and affordable housing options are available for everyone while supporting the overall growth and vitality of our town. That means encouraging a range of housing types and price points in new development, partnering with nonprofits and builders who are committed to affordability, and preserving existing housing that is already within reach for working families. I also support efforts to connect residents with resources like rental assistance, financial education, and home repair programs that can help them maintain stability during tough times. At the same time, I believe in fostering pathways to homeownership for renters who are ready to take that step, through partnerships with groups like Habitat for Humanity and other community organizations. Most importantly, renters deserve to be part of the conversation about our town’s future. By bringing all voices to the table and focusing on practical, collaborative solutions, we can keep families rooted in their neighborhoods, reduce housing burdens, and ensure our community remains strong and welcoming to all.
Home sales prices have soared since 2020, making homeownership increasingly out of reach for residents. Current low-income homeowners are also at risk of displacement from rising housing costs. How do you increase affordable homeownership and prevent resident displacement?	As Town Commissioner, I recognize that rising home prices since 2020 have made it difficult for many families to achieve homeownership and created challenges for those trying to stay in their homes. I believe the best way forward is through partnerships – with organizations like Habitat for Humanity, local nonprofits, builders, and community leaders – to expand affordable housing opportunities while strengthening existing neighborhoods. I support initiatives that provide families with financial education, down payment assistance, and home repair programs, ensuring that homeowners can maintain stability. I also believe in encouraging responsible growth that balances new development with protections to keep longtime residents from being displaced. By working together, we can make homeownership more attainable, keep families rooted in their communities, and ensure our town grows in a fair and sustainable way that benefits everyone.
Kristopher Vorren	

Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at info@krisvorren.com

Town of Garner Town Council, At-large

Mike McIver

Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at mike4garner@gmail.com

Patricia T. Uzzell

Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at patricia.uzzell@yahoo.com

Kelvin Stallings

Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at stallingsforgarner@gmail.com

Kathy Behringer*

Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at behringerkathy@gmail.com

John Graham (Gra) Singleton*

One in four households are unable to afford housing in our community. Six decades of stagnant wages, a 30-year undersupply of housing, and too little public and private funding are driving this housing crisis. **If elected, what specific policies, practices, or initiatives will you implement to increase affordable housing in our community?**

The City of Durham has introduced some changes to their UDO in 2019 that created and allowed for smaller lots and also had maximum on the square feet of the homes and maximum heights of these homes. These smaller homes have also smaller corner set backs. This has proven to have success in re-introducing starter homes back in Durham. The smaller lots help to offset the incredible increases in the price of land in the Triangle area, and allows developers to get the most units as possible on these smaller lots with the smaller square foot homes. Again, the impact helps to create an opportunity for starter homes that are not starting at the upper \$300,000 to close to \$500,000 for first time home buyers. Creating new zoning classifications can certainly be a start in trying to make housing more affordable to many different groups of potential first time home buyers.

Historically, intentionally discriminatory housing policy created racially segregated housing infrastructure. Government and the private sector prevented Black

I think that so much of the mortgage programs that have been in place for decades need reform at the Federal / National level. There is not 2 or 3 simple changes to reform a process that has been in place for decades, but mortgage and banking reform is a good start. A way that the Town may be able to assist older minority homeowners is two fold.....1) is to consider tax reductions programs for elderly residents that are being

residents from becoming homeowners – resulting in today’s racial wealth gap. If elected, how will you advance racial equity in housing?	stressed to pay all of their monthly expenses along with their annual property taxes, and 2) the Town of Garner currently has a program in place with a non profit that evaluates the repair needs in a home for the resident and that need to be made for the resident to stay in the house. The Town has budgeted \$100,000 in the current budget to assist these long time homeowners. That amount needs to be at least twice that amount as the current list is 18 homeowners with needs of approximately \$360,000. This is just one way to help minority homeowners be able to stay in their homes and take the stress of those repairs out of their monthly budgets.
Rents are rising across our community. For North Carolina renters, rents have increased 21% since 2001 while incomes have only increased 2%. Almost half, 45.2%, of renters in the Raleigh-Cary Metro Area are cost burdened, or pay at least 30% of their income, on rent. What steps will you take to support renters?	Possibly provide some type of rental subsidy or a housing voucher to assist low income families and individuals afford their monthly rent. Again, changes to existing zoning classifications are needed to open the door to developers that support affordable housing. Tax credits and subsidies are needed to be approved at both the State and Federal level to allow for developers be able to take advantage of these opportunities for building affordable housing. The Town currently has budgeted money to assist renters / homeowners that can not pay their monthly utilities bill for water and sewer to the City of Raleigh. This program is managed by Raleigh and offers assistance for up to 3 consecutive months to help renters and owners to pay their monthly utility bills. It is just one small way to assist people that are stressed to pay monthly bills. This program could also have a larger amount of dollars in the annual budget.
Home sales prices have soared since 2020, making homeownership increasingly out of reach for residents. Current low-income homeowners are also at risk of displacement from rising housing costs. How do you increase affordable homeownership and prevent resident displacement?	As mentioned previously, a change in zoning classifications is a start. But it should be a part of several potential changes to the entire home ownership issue for so many people. Several of the potential changes will need to come from bigger government agencies than a 44,000 population town like Garner. Changes to local financing regulations for both new homeowners but also to the developers that are willing to focus on an affordable product. But it starts with some zoning reform so that the projects brought to the Town will be a better match for the needs of so many in our community. And the tax credit and tax subsidies programs that have been available at the Federal level are also needed to incentivize these projects for developers in the Triangle area.
Rex Whaley	
Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at whaleyforgarner@gmail.com	

Town of Holly Springs Mayor

Sean Mayefskie*

Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at info@seanforhs.com

Mike Kondratick

Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at mikondratick@gmail.com

Town of Holly Springs Town Council, At-large

Sarah Larson

One in four households are unable to afford housing in our community. Six decades of stagnant wages, a 30-year undersupply of housing, and too little public and private funding are driving this housing crisis. **If elected, what specific policies, practices, or initiatives will you implement to increase affordable housing in our community?**

Affordable housing is a challenge that our town cannot ignore, and it will take proactive leadership to address it. I support partnering with Wake County, Habitat for Humanity, and other organizations to expand affordable housing options in Holly Springs. I am committed to asking developers to include affordable units in new projects and to exploring incentives that would make this feasible. I will also advocate for examining our town's budget to determine how we can responsibly support affordable housing initiatives, whether through grants, land-use flexibility, or partnerships that reduce costs for builders and residents. As Holly Springs continues to grow, we must ensure that the people who work here – teachers, first responders, service workers, young families, and seniors – can also afford to live here.

Historically, intentionally discriminatory housing policy created racially segregated housing infrastructure. Government and the private sector prevented Black residents from becoming homeowners – resulting in today's racial wealth gap. **If elected, how will you advance racial equity in housing?**

We cannot talk about housing without acknowledging the history of intentional policies that excluded Black residents and other communities of color from homeownership and wealth-building opportunities. The effects of those discriminatory practices are still felt today in the racial wealth gap and in housing insecurity. If elected, I will advocate for policies and partnerships that actively work to close these gaps. That includes supporting affordable housing initiatives that prioritize equity, encouraging developers to create inclusive communities, and ensuring our zoning and land-use policies do not unintentionally perpetuate segregation or displacement. I will also seek partnerships with county and state programs that provide down-payment assistance, homebuyer education, and other tools to expand access to homeownership. Building equity in housing means ensuring that everyone – regardless of race, income, or background – has the opportunity to live, work, and thrive in Holly Springs.

Rents are rising across our community. For North Carolina renters, rents have increased

The rising cost of rent is one of the most pressing challenges for families across our region. Too many residents are cost-burdened, leaving little room for savings, emergencies, or long-term stability. Holly Springs must

21% since 2001 while incomes have only increased 2%. Almost half, 45.2%, of renters in the Raleigh-Cary Metro Area are cost burdened, or pay at least 30% of their income, on rent. What steps will you take to support renters?	take steps to ensure renters have support and a pathway to stability in our community. If elected, I will advocate for stronger partnerships with Wake County and state agencies to expand rental assistance programs and emergency relief funds for families at risk of displacement. I also support exploring local incentives for developers who include affordable rental units in their projects, ensuring that new growth reflects the needs of all income levels. In addition, I believe in improving communication between the Town and renters. For example, creating a renter resource hub on the Town's website or partnering with local nonprofits to connect residents to available programs. These steps don't just ease financial pressure, they give renters the tools they need to stay rooted in our community. Renters are an essential part of Holly Springs, contributing to our workforce, schools, and neighborhoods. Supporting them means strengthening the overall fabric of our town.
Home sales prices have soared since 2020, making homeownership increasingly out of reach for residents. Current low-income homeowners are also at risk of displacement from rising housing costs. How do you increase affordable homeownership and prevent resident displacement?	Homeownership is a cornerstone of stability, yet rising prices and limited supply have pushed it further out of reach for many families in Holly Springs. At the same time, residents who already own homes face pressure from increasing costs that put them at risk of displacement. If elected, I will advocate for a multipronged approach to both expand opportunities for homeownership and protect those who are already rooted here. First, I support strengthening partnerships with organizations like Habitat for Humanity and Wake County to increase the stock of affordable homes through grants, land trusts, and shared equity models. These tools can help ensure that homes remain affordable for generations, not just the first buyer. Second, I will work to ensure the Town encourages a diverse mix of housing – including townhomes, condos, and smaller single-family homes – so that we're building a market that serves first-time buyers, young families, and seniors alike. Finally, preventing displacement must be a priority. I support pursuing property tax relief programs for long-term, low-income homeowners and increasing outreach to ensure residents know about assistance programs that can help them remain in their homes. Stable homeownership builds stronger neighborhoods and preserves the character of our community. By bridging people, policy, and progress, Holly Springs can create pathways to homeownership while ensuring current residents are not left behind.
Tim Forrest*	
Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at timothy.forrest@gmail.com	
Joe Cuccurullo	
Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at joeforhollysprings@gmail.com	

Josh Prizer

Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at joshforhollysprings@gmail.com

Kara Foster

One in four households are unable to afford housing in our community. Six decades of stagnant wages, a 30-year undersupply of housing, and too little public and private funding are driving this housing crisis. **If elected, what specific policies, practices, or initiatives will you implement to increase affordable housing in our community?**

I believe that safe, attainable housing is the foundation for a thriving community. Too many families, teachers, first responders, young professionals, and seniors, are being priced out of Holly Springs. If elected, I will work to address this crisis through policies that make housing more accessible while protecting the character of our town. I support encouraging more diverse housing options such as townhomes, duplexes, and accessory dwelling units so residents at different life stages can find a home that fits their needs. I will also prioritize attainable housing near transit and job centers, helping reduce both cost of living and traffic congestion. Partnerships will be key, by working with nonprofits and responsible developers, we can expand workforce housing for those who serve our community. I also believe in exploring public-private partnerships and smart incentives that allow attainable housing to be built without overburdening taxpayers. Growth must be thoughtful. We can meet housing needs while also protecting green spaces and walkability, ensuring Holly Springs remains a livable, connected, and welcoming town.

Historically, intentionally discriminatory housing policy created racially segregated housing infrastructure. Government and the private sector prevented Black residents from becoming homeowners – resulting in today's racial wealth gap. **If elected, how will you advance racial equity in housing?**

I know from personal experience that families thrive when they have support and stability. I grew up with a single mom who worked hard but struggled to make ends meet, and I've seen how difficult it can be when opportunities for housing and security are out of reach. Too many families, especially Black families who were shut out of homeownership through redlining and discriminatory policy, were denied that stability. Those injustices created the racial wealth gap we see today. If elected, I will work to ensure Holly Springs grows in a way that is fair and inclusive. That means expanding access to attainable housing, updating zoning so a wider variety of homes can be built, and partnering with nonprofits focused on housing equity. I want families who have historically been left behind to have the same chance to put down roots and build wealth. As a healthcare provider, I know children grow up healthier and stronger when their families have safe, stable homes. That is why I will ensure that underrepresented voices are at the table when growth decisions are made. For me, this is not only policy, it is about creating a Holly Springs where every family has the foundation they need to succeed.

Rents are rising across our community. For North Carolina renters, rents have increased 21% since 2001 while incomes

As someone who grew up in a family that often had to make tough financial choices, I understand how stressful it is when housing costs take up too much of a paycheck. Today, far too many renters are in that same position, with rising rents outpacing wages and leaving little left over for

have only increased 2%. Almost half, 45.2%, of renters in the Raleigh-Cary Metro Area are cost burdened, or pay at least 30% of their income, on rent. What steps will you take to support renters?	food, healthcare, or savings. If elected, I will support renters by expanding the supply of attainable housing, adding more townhomes, duplexes, and accessory dwelling units, to create options at different price points. I also support zoning updates that allow more housing near schools, jobs, and transit, reducing transportation costs that put extra strain on families. Partnerships will be important. By working with nonprofits and responsible developers, we can create rental options that are affordable and well-integrated into our community. I will also support programs and incentives that help renters move toward homeownership, building stability and wealth over time. As a healthcare provider, I see every day how stable housing impacts health. When people are not worrying about rent, families thrive, children do better in school, and our community grows stronger. Renters deserve that same foundation of stability, and I will make it a priority to help provide it.
Home sales prices have soared since 2020, making homeownership increasingly out of reach for residents. Current low-income homeowners are also at risk of displacement from rising housing costs. How do you increase affordable homeownership and prevent resident displacement?	Owning a home is about more than property, it is about roots, stability, and opportunity. When home prices rise faster than wages, families are left behind, and long-time residents' risk being displaced from the community they helped build. To expand affordable homeownership, we need to focus on increasing the types of homes available, not just large single-family houses, but smaller homes, townhomes, and starter homes that young families and first-time buyers can actually afford. I also believe in partnering with nonprofits, lenders, and state programs that provide fair financing and down payment support, so that the door to ownership is not closed to working families. Preventing displacement is just as critical. I will support property tax relief for seniors and long-time residents, and I will push for growth strategies that strengthen neighborhoods rather than pricing them out. As a healthcare provider, I know that stable housing is not just financial security, it is the foundation for better physical and mental health. If elected, I will work to ensure the chance to own a home in Holly Springs is attainable for families today, and sustainable for those who already call this town home.
Annie Drees	
One in four households are unable to afford housing in our community. Six decades of stagnant wages, a 30-year undersupply of housing, and too little public and private funding are driving this housing crisis. If elected, what specific policies, practices, or initiatives will you implement to increase affordable housing in our	Holly Springs needs to develop a long-term plan to address affordable housing. I believe we should be completing a regular housing inventory and occupancy rate study to evaluate the housing supply and gaps in supply every two years. This information can be used to prioritize developments based on the need they address and could lead to rezoning. We should create a policy to incentivize affordable housing incorporation into developments, whether that is through zoning-based, financial or non-financial options. The town offers a utility allocation plan that prioritizes development projects that include infrastructure improvements, sustainable design, workforce housing and open space/tree preservation. The affordable housing incentive is not being used by developers. I suggest we re-evaluate the water resource

community?	management plan and find ways to make the incentives around affordable housing more attractive. Lastly, the town needs to seek out opportunities for a public/private partnership on affordable housing.
Historically, intentionally discriminatory housing policy created racially segregated housing infrastructure. Government and the private sector prevented Black residents from becoming homeowners – resulting in today’s racial wealth gap. If elected, how will you advance racial equity in housing?	There are a number of federal policies that could make a significant impact here including tax code reform and support for the CFPB that are beyond the scope of the role of Town Council; however, there are things we can do. For Holly Springs, there are a number of black residents who have lived in Holly Springs for generations. One of the ways we can help address today’s racial gap is creating ways for residents to age in place. When residents age in place, they keep the family home intact, passing it down to family members. The Town has made significant investments in water capacity, resulting in a 15% rate increase annually the last three years. I support a round up program that would allow individuals to round up on their utility bill with that change going to a fund to support those who are struggling to pay their increased water bills. If a resident owns their home outright, a large increase in utility bills can put tremendous pressure on their monthly financials. Another concern in our community is right of way land acquisition for road widening. Our town is growing rapidly and as it does so, the need for transportation improvements grows as well. As a Town we should optimize road design for minimal land acquisition and prioritize equitable settlements.
Rents are rising across our community. For North Carolina renters, rents have increased 21% since 2001 while incomes have only increased 2%. Almost half, 45.2%, of renters in the Raleigh-Cary Metro Area are cost burdened, or pay at least 30% of their income, on rent. What steps will you take to support renters?	Diversity of housing supply done through a regular housing inventory will help prioritize low housing inventory, including rentals. Increasing the number of apartments will alleviate that scarcity and should lower rental rates. In the past year, the town has streamlined the development process to accelerate project delivery while allowing more opportunity for public comment. The town has also landed a number of high-profile economic development projects in the life science industry. Genentech, Fujifilm Biotechnologies and Amgen have all recently moved or expanded here in town. These businesses will provide opportunities for higher wages both at these biotech firms as well as with the smaller businesses that support them. If affordable housing is properly incentivized through builders’ incentives, that will create additional opportunities. In coordination with that effort, we can work with Wake County to understand the offerings in rent support they provide and where the gap is between what residents are using and what they are needing. Holly Springs could also look into providing funding for legal counsel and services to resolve rental disputes. These options would require funding from the town budget and alignment on the prioritization with Council. As a growing community, we have a number of needs to address, but pending the gap analysis with Wake County I would consider advocating for these needs.

Home sales prices have soared since 2020, making homeownership increasingly out of reach for residents. Current low-income homeowners are also at risk of displacement from rising housing costs. How do you increase affordable homeownership and prevent resident displacement?	I discuss an aging in place strategy in question 2 above, particularly targeting the increasing water bill. Assisting in monthly bills could make an impact to those on a fixed income. To increase affordable homeownership, we also need to examine our diversity of housing. Offering more attached housing variety, including townhouses, duplexes, triplexes and quadplexes will create more starting price points to make homeownership more accessible. To facilitate this type of housing, the Town might have to make changes in its future land use map to accommodate these higher density uses. These changes should be thoughtfully done, density where it makes sense in close proximity to grocery stores and transit opportunities.
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Town of Knightdale Town Council, At-large

Grady Bussey

One in four households are unable to afford housing in our community. Six decades of stagnant wages, a 30-year undersupply of housing, and too little public and private funding are driving this housing crisis. If elected, what specific policies, practices, or initiatives will you implement to increase affordable housing in our community?	One in four Knightdale households struggling to afford housing is unacceptable, and addressing this must be a top priority. With decades of stagnant wages, limited supply, and underinvestment at the root of this crisis, we need bold but practical action. If elected, I will advocate for: Expanding the Affordable Housing Trust Fund and seeking additional state, federal, and philanthropic dollars to strengthen our capacity. Our current baseline contributions are too modest to meet the need – we must leverage partnerships and creative financing tools to scale up impact. Encouraging diverse housing types by updating zoning to support townhomes, duplexes, and accessory dwelling units (ADUs), making it easier for working families, seniors, and young professionals to find attainable housing. Preserving existing neighborhoods through repair assistance, anti-displacement strategies, and property tax relief for longtime residents, so that growth doesn't push families out of the town they've helped build. Public-private partnerships with nonprofits, faith-based groups, and developers to create mixed-income communities that expand opportunity without losing Knightdale's character. With over 25 years of experience in real estate, housing finance, and community engagement, I know how to bring people together to make these strategies real. Affordable housing is not just about buildings – it's about stability, opportunity, and ensuring Knightdale is a community where everyone can belong.
Historically, intentionally discriminatory housing policy created racially segregated housing infrastructure. Government and the private sector prevented Black residents from becoming	We cannot ignore that intentionally discriminatory housing policies – like redlining, restrictive covenants, and denial of mortgage access – systematically excluded Black families from homeownership. These policies created segregated neighborhoods and directly contributed to today's racial wealth gap. If elected, I will ensure Knightdale takes intentional steps toward equity in housing. I will advocate for policies that expand access to affordable homeownership, including down payment

homeowners – resulting in today’s racial wealth gap. If elected, how will you advance racial equity in housing?	assistance and partnerships with organizations like Habitat for Humanity that empower families of color to build wealth. I will also support inclusive zoning and diverse housing types – duplexes, townhomes, accessory dwelling units – that open doors and allow families across income levels to thrive. In addition, I will push for preservation and anti-displacement measures, such as repair assistance and property tax relief, so longtime residents are not forced out by rising costs. Finally, advancing equity requires listening and accountability. I will champion community engagement practices that lift up historically marginalized voices, ensuring policies are not made about communities but with them. With 25+ years of experience in real estate, housing finance, and community engagement, I am committed to helping Knightdale correct inequities and create a future where housing reflects fairness, opportunity, and inclusion.
Rents are rising across our community. For North Carolina renters, rents have increased 21% since 2001 while incomes have only increased 2%. Almost half, 45.2%, of renters in the Raleigh-Cary Metro Area are cost burdened, or pay at least 30% of their income, on rent. What steps will you take to support renters?	Rising rents are straining families in Knightdale and across North Carolina. Since 2001, rents have increased by 21% while incomes have grown only 2%.* In the Raleigh-Cary Metro Area, nearly half of renters – 45.2% – are cost burdened, spending at least 30% of their income on rent.** These numbers represent real families struggling to make ends meet, and we must act locally to support them. If elected, I will advocate for: Expanding rental assistance programs by working with Wake County and nonprofits to provide short-term help to families facing eviction or financial hardship. Encouraging more diverse housing options – including townhomes, duplexes, and accessory dwelling units – that expand supply and help moderate rental prices. Stronger tenant protections such as mediation services, legal support, and fair housing enforcement to prevent predatory practices. Preservation of existing affordable rentals by offering incentives to landlords who keep rents accessible and by supporting repair/rehabilitation programs. Connecting renters to pathways to homeownership through down payment assistance and financial literacy programs, helping families build long-term stability. With over 25 years in real estate and housing finance, I know how to bring stakeholders together to address this challenge. Knightdale must ensure renters are not left behind, because stable housing is the foundation for strong families, schools, and communities.
Home sales prices have soared since 2020, making homeownership increasingly out of reach for residents. Current low-income homeowners are also at risk of displacement from rising housing costs. How do you increase affordable homeownership and prevent resident displacement?	Since 2020, home prices have soared, putting homeownership further out of reach for many families and placing longtime homeowners at risk of displacement. If elected, I will focus on expanding affordable homeownership and protecting residents from rising costs. First, I will advocate for down payment assistance and first-time homebuyer programs in partnership with Wake County, state agencies, and nonprofits like Habitat for Humanity. These programs can help working families who are ready to buy but need support with upfront costs. Second, Knightdale must expand attainable housing options such as townhomes, duplexes, and accessory dwelling units. Diversifying our housing stock creates more entry points for families, seniors, and young

	professionals. Third, I will push for anti-displacement strategies, including property tax relief for seniors, repair programs to preserve existing homes, and community land trusts that maintain long-term affordability. Finally, I will support equitable growth policies that ensure development benefits all residents. With 25+ years of experience in real estate, housing finance, and community engagement, I know how to bring partners together to make homeownership attainable while keeping families rooted in Knightdale. Affordable homeownership is about stability, opportunity, and ensuring our community thrives for generations.
Steve Evans*	
Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at sevens1002@gmail.com	
Mark Swan*	
Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at dmarkswan@msn.com	
Latatious Morris*	
Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at latatiousm@gmail.com	
Shannon Russell Hardy	
One in four households are unable to afford housing in our community. Six decades of stagnant wages, a 30-year undersupply of housing, and too little public and private funding are driving this housing crisis. If elected, what specific policies, practices, or initiatives will you implement to increase affordable housing in our community?	I support most of Knightdale's 2024 "Affordable Knightdale & Housing" plan - fostering partnerships with nonprofit developers like Habitat for Humanity, creating mixed-income neighborhoods, fast tracking the permitting process, promoting permanent affordability through structures like community land trusts, and ensuring housing integrates with walkability, transit, and nearby services. I am cautious using working class tax dollars to expand affordable housing when Knightdale is considered THE affordable housing by Zillow and Rent.com. We need to take pause and consider the impacts of plans when our schools already have high populations living in economic disadvantage. Affordable housing is the buzz, but I believe Knightdale is already doing its part. We need to keep our focus on supporting our current homeowners who are invested in our community, and are struggling to meet rising taxes, insurance, HOA's, energy and food costs.
Candidate did not respond to the rest of Habitat's questionnaire. You can encourage them to submit their responses by emailing them at srhardy70@gmail.com	

Town of Morrisville Mayor

TJ Cawley*

One in four households are unable to afford housing in our community. Six decades of stagnant wages, a 30-year undersupply of housing, and too little public and private funding are driving this housing crisis. **If elected, what specific policies, practices, or initiatives will you implement to increase affordable housing in our community?**

As mayor, I have supported every tool available under North Carolina law to increase affordable housing in Morrisville, and I will continue to do so. I volunteer with Habitat for Humanity, have backed a “penny for affordable housing,” and remain committed to working with partners like the Realtors Association, One Wake, Wake County, and others so that Morrisville’s local efforts are leveraged with larger regional investments. While we cannot legally require developers to provide affordable units, we can make clear that it is our strong preference and offer incentives such as expedited approvals, reduced fees, or infrastructure partnerships when projects include affordable options. I support dedicating local resources through a housing trust fund model, exploring the use of town-owned land for mixed-income projects, and aligning zoning policies to reduce barriers to building a wider variety of housing types, including duplexes and accessory dwelling units where allowed. By coordinating with Wake County and pursuing federal and state resources, Morrisville can amplify its impact and ensure our town remains accessible to families at all income levels.

Historically, intentionally discriminatory housing policy created racially segregated housing infrastructure. Government and the private sector prevented Black residents from becoming homeowners – resulting in today’s racial wealth gap. **If elected, how will you advance racial equity in housing?**

Advancing racial equity in housing requires intention and collaboration. Under my leadership, Morrisville has strengthened communication with residents to ensure families know about programs that help them remain in their homes, whether through Wake County or nonprofit initiatives. Going forward, I will expand outreach in multiple languages and through trusted networks so historically underserved communities are fully informed of their rights and opportunities. I also believe in using data to identify where disparities exist, whether in homeownership rates, eviction filings, or neighborhoods affected by past discrimination. While state law prevents us from mandating inclusionary zoning, we can advocate strongly for affordable units in new developments, prioritize proposals that include them, and work with the county on anti-displacement measures such as tax relief for long-time residents. Other cities, like Durham, have demonstrated the value of racial equity assessments in planning decisions, and Morrisville can follow this model by embedding equity considerations into every housing discussion so that all families have a fair opportunity to build wealth and stability.

Rents are rising across our community. For North Carolina renters, rents have increased 21% since 2001 while incomes have only increased 2%. Almost half, 45.2%, of renters in the Raleigh-Cary Metro Area are

Renters are a vital part of our community and deserve stability and support. Morrisville has already implemented a rental assistance program based on Wake County’s Affordable Housing report and two local studies, and I am committed to ensuring these programs remain funded, accessible, and widely promoted. I will continue working with nonprofits and county agencies to connect renters with eviction prevention services, legal aid, and mediation resources. While state law does not allow rent control, we can still encourage longer-term leases, promote landlord participation in

cost burdened, or pay at least 30% of their income, on rent. What steps will you take to support renters?	rental assistance programs, and incentivize property owners who commit to stable rents. At the same time, the best way to relieve pressure on renters is to expand the supply of affordable units. By supporting mixed-income developments, facilitating partnerships with nonprofit housing providers, and prioritizing affordable projects near transit, Morrisville can create more opportunities for residents to live where they work. I will also continue to link housing support with food security, healthcare, and transportation resources, recognizing that affordability is about more than rent – it is about a family's total cost of living and quality of life.
Home sales prices have soared since 2020, making homeownership increasingly out of reach for residents. Current low-income homeowners are also at risk of displacement from rising housing costs. How do you increase affordable homeownership and prevent resident displacement?	Ensuring that homeownership remains possible in Morrisville requires collaboration and persistence. We already partner with Wake County, Habitat for Humanity, and other organizations to build affordable homes, and I am committed to expanding those partnerships. Because land costs drive prices, I support using town-owned land for affordable or mixed-income projects, as other municipalities have done. I also support expanding programs that provide down payment and closing cost assistance, particularly for first-time buyers, so more families can overcome barriers to homeownership. Protecting current homeowners from displacement is equally important. By working with the county, we can connect residents to property tax relief, home repair assistance, and foreclosure prevention programs that help long-time residents stay in their homes. While state law does not permit us to mandate affordable homeownership in private developments, we can make clear to developers that including affordable units is our preference and align incentives accordingly. Community land trusts and shared equity models also hold promise as ways to keep homes affordable and ensure families build wealth while neighborhoods remain stable. By taking these steps, Morrisville can create a balanced housing market where families of all incomes have a pathway to homeownership without being forced to leave the community they helped build.
Satish Garimella**	
One in four households are unable to afford housing in our community. Six decades of stagnant wages, a 30-year undersupply of housing, and too little public and private funding are driving this housing crisis. If elected, what specific policies, practices, or initiatives will you implement to increase affordable housing in our community?	Morrisville is at a crossroads. We can choose the status quo – where rising costs push people out – or we can choose a future where growth benefits everyone. With practical policies, strong partnerships, and proven leadership, I will make housing affordability a cornerstone of our community's future. We will build new affordable homes. We will preserve the homes we already have. We will create pathways to ownership. We will protect residents from displacement. And we will hold ourselves accountable every step of the way. This is not just about housing – it's about our values as a community. Do we want Morrisville to be a place where only some can afford to live, or a place where everyone belongs? I believe in a Morrisville where teachers, seniors, young families, and immigrants can all find a home. I believe in a Morrisville that is diverse, inclusive, and forward-looking. And I believe we can get there with bold

	action and steady leadership. That is the future I will fight for as your next Mayor.
Historically, intentionally discriminatory housing policy created racially segregated housing infrastructure. Government and the private sector prevented Black residents from becoming homeowners – resulting in today’s racial wealth gap. If elected, how will you advance racial equity in housing?	Advancing racial equity in housing begins with acknowledging that the system was not created equally. Redlining, exclusionary zoning, and lending discrimination denied Black family's homeownership and wealth-building opportunities. As Mayor, I will make equity the foundation of Morrisville’s housing policies. Morrisville is already one of only two towns in Wake County to adopt a non-discriminatory ordinance extending beyond housing to jobs and workplace fairness – now we must go further. I will ensure affordable housing incentives require fair marketing and long-term affordability. I'll create a Morrisville Housing Opportunity Fund to partner with Wake County to preserve naturally affordable homes and prevent displacement of marginalized families. I'll expand homeownership pathways for first-generation and low-wealth families through down-payment assistance and partnerships with the Raleigh Area Land Trust for permanently affordable homes. I'll support seniors and long-time residents – disproportionately people of color – with tax relief and home repair programs. Finally, I'll push for diverse housing options – ADUs, townhomes, and missing-middle housing – so families at all income levels can call Morrisville home. Equity in housing won't happen by chance – it requires intentional policies, transparent goals, and strong partnerships to close the gaps created by decades of discrimination.
Rents are rising across our community. For North Carolina renters, rents have increased 21% since 2001 while incomes have only increased 2%. Almost half, 45.2%, of renters in the Raleigh-Cary Metro Area are cost burdened, or pay at least 30% of their income, on rent. What steps will you take to support renters?	Rising rents are one of the biggest pressures facing families in Morrisville, and as Mayor I will act to ensure renters have stability and real options. I will strengthen our Affordable Housing Incentive Policy so developers who reserve affordable units get density bonuses, reduced parking, and expedited approvals – lowering costs and delivering below-market rents. I will create a Morrisville Housing Opportunity Fund to partner with Wake County in preserving naturally affordable homes, protecting renters from displacement when properties are sold or redeveloped. Developers who receive Town incentives will be required to accept Housing Choice Vouchers and commit to long-term affordability, ensuring low-income families, seniors, and essential workers have fair access. I will explore a Town-backed rental and deposit assistance program for essential workers and first-time renters, modeled on successful county programs. I'll also expand diverse housing options – ADUs, townhomes, and missing-middle homes – so renters at all income levels can find a home in Morrisville. Finally, I will support tenant protections by connecting residents to resources like legal aid, tax relief, and emergency rental assistance, while educating renters about their rights. With production, preservation, protection, and partnership, we can ensure renters are not left behind as Morrisville grows.
Home sales prices have soared since 2020, making	Homeownership is one of the strongest tools for building wealth and stability, yet rising prices are pushing it out of reach for many families in

homeownership increasingly out of reach for residents. Current low-income homeowners are also at risk of displacement from rising housing costs. How do you increase affordable homeownership and prevent resident displacement?	Morrisville. As Mayor, I will expand affordable homeownership opportunities and protect current homeowners from displacement. I will promote Wake County's down-payment assistance program and partner with the Raleigh Area Land Trust to create permanently affordable homes for first-time and working families. I'll ensure Town incentives include mixed-income ownership options like townhomes and condos – starter homes that fit the budgets of young families and essential workers. Through my "Stay in Your Home" initiative, I'll connect seniors and long-time residents to property tax relief, home repair assistance, and energy-efficiency upgrades to lower costs and prevent displacement. I will also leverage a Morrisville Housing Opportunity Fund with Wake County's preservation dollars to stabilize neighborhoods and protect affordable homes. Finally, I'll ensure transparent reporting so residents can track results: families gaining homeownership, seniors supported, and affordable homes preserved. With these steps, Morrisville can remain a place where families build wealth and community for generations.
Richard Reinhart	
Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at reinhart2659@nc.rr.com	

Town of Morrisville, At-large	
Subba Reddy Madireddy	
Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at subba4morrisville@gmail.com	
Liz Dann	
Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at liz@lizdann4morrisville.org	
Harrison Kesling	
One in four households are unable to afford housing in our community. Six decades of stagnant wages, a 30-year undersupply of housing, and too little public and private funding are driving this housing crisis. If elected, what specific policies, practices, or initiatives will you implement to increase	Morrisville has an Affordable Housing Plan that I seek to advance. Based on this plan, the town has outlined three areas where denser development is preferred and allowed for by right: the new Town Center, the Transit Oriented Development District, and the McCrimmon Corridor. There are density and height bonuses incentivized given that a certain number of units are affordable. These areas would also be along existing and future transit corridors which would help to reduce the cost of vehicle ownership for residents in these areas. Unfortunately, much of the growth from rapid development has been car-centric and has contributed to a lack of walkability and an increase in traffic congestion. This results in NCDOT prioritizing road widenings which reduces the available land that could be

affordable housing in our community?	set aside for affordable housing. I will be advocating specifically for pedestrian and transit-oriented development and equitable transportation policies as a way to address this specific issue in Morrisville. By prioritizing pedestrian accessibility and mobility alongside implementing a more reliable transit system we will be able to reduce the reliance on personal vehicles which will reduce transportation costs for many households. Additionally Providing affordable housing options in walkable, mixed-use developments along transit corridors would dramatically reduce the cost of living in Morrisville.
Historically, intentionally discriminatory housing policy created racially segregated housing infrastructure. Government and the private sector prevented Black residents from becoming homeowners – resulting in today’s racial wealth gap. If elected, how will you advance racial equity in housing?	One of the recommendations In the Morrisville Affordable Housing Plan is for Morrisville to contribute to a regional housing trust fund. This is an important initiative as it takes land off the speculative market and puts it under community-led protection, thereby ensuring permanent stability and preventing displacement especially in historically marginalized communities throughout the county. I will advocate to advance this recommendation. Additionally, I will continue to advocate for pedestrian and transit oriented development over car centric development. Car centric development over the past 80 years has contributed to many low-income and marginalized black neighborhoods being wiped out to build highways. I seek to reverse that trend by prioritizing mixed-use pedestrian and transit oriented development areas along transit corridors. This will also have the added effect of reducing pollution from automobiles, thereby directly reducing the health risks and subsequent health costs of these residents.
Rents are rising across our community. For North Carolina renters, rents have increased 21% since 2001 while incomes have only increased 2%. Almost half, 45.2%, of renters in the Raleigh-Cary Metro Area are cost burdened, or pay at least 30% of their income, on rent. What steps will you take to support renters?	The Morrisville Affordable Housing Plan has two recommendations to help renters: rental assistance for community servants and master leases. The town council has directed staff to advance the rental assistance program, but master leases have not been implemented yet. I will advocate for the implementation of master leases and advocate for extending the rental assistance recommendation to include more than public sector employees. Additionally, prioritizing walkable, mixed-use rented and owned housing along transit corridors will have the benefit of reducing transportation costs.
Home sales prices have soared since 2020, making homeownership increasingly out of reach for residents. Current low-income homeowners are also at risk of displacement from rising	The Morrisville Affordable Housing Plan has three recommendations to help homeowners: Down Payment Assistance and Shared equity for community servants and Land Purchases with Inclusionary Outcomes. I would advocate for the implementation of these recommendations. These initiatives would help future home-owners, though they would not address current home owners. An issue facing many residents at the moment is the Wake County revaluation which saw property values rise dramatically.

housing costs. How do you increase affordable homeownership and prevent resident displacement?	This ultimately resulted in higher property taxes even though both the Morrisville and Wake County property tax rates were reduced in the years preceding the revaluation. I would continue to prioritize education on the resources available from Wake County for property tax relief for residents who are struggling to afford this increased housing cost to prevent their displacement. Additionally, if we prioritize pedestrian and transit-oriented development we can also directly reduce many of these residents' health related expenses because of the increased physical activity that can be achieved via walking and cycling.
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Pete Martin

Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at mart45@hotmail.com

Town of Morrisville Town Council, District 02

Jashi Abhirajan

One in four households are unable to afford housing in our community. Six decades of stagnant wages, a 30-year undersupply of housing, and too little public and private funding are driving this housing crisis. If elected, what specific policies, practices, or initiatives will you implement to increase affordable housing in our community?	When elected, I will focus on steps the Town can take to expand affordable housing while ensuring growth reflects Morrisville's values of inclusivity and sustainability. First, I will support updates to zoning rules so a wider variety of housing, such as townhomes, duplexes, accessory dwelling units, and mixed-use developments, can be built. This will provide more choices for residents across income levels. I will also collaborate with nonprofits, local builders, and regional coalitions to increase the supply of affordable homes and create clear pathways for families who need them most. Another initiative I would pursue is establishing community collection drives for unused construction materials, appliances, and furniture, which could be repurposed to lower the costs of furnishing affordable homes. To make these efforts sustainable, I will advocate for our town to dedicate town resources to housing initiatives. By combining thoughtful planning, strong partnerships, and creative resource-sharing, Morrisville can address today's housing crisis while building a stronger, more connected community.
Historically, intentionally discriminatory housing policy created racially segregated housing infrastructure. Government and the private sector prevented Black residents from becoming homeowners – resulting in today's racial wealth gap. If	Advancing racial equity in housing means addressing both past harms and present barriers. In Morrisville, I will support zoning updates that allow a variety of housing types, including duplexes, townhomes, and smaller single-family homes, so that homeownership is not limited to those who can afford only large, expensive lots. I will also advocate for incentives that encourage developers to include affordable and inclusive housing in every neighborhood, ensuring opportunity is equitably distributed. Beyond new development, I will work to preserve existing affordable housing and expand rental assistance programs that help stabilize families at risk of

elected, how will you advance racial equity in housing?	displacement, particularly those from historically marginalized groups. Finally, I believe advancing equity requires listening. I will encourage community conversations and engagement around housing equity to ensure that every voice shapes Morrisville's policies. As an active citizen in Morrisville, I have organized and led town events that attract over 10,000 attendees annually, showcasing my ability to bring people together around shared goals. With strong skills in event planning and community engagement, I would love to create opportunities for residents to unite in a group volunteering outing with Habitat for Humanity or gather in open forums to share their honest perspectives on how the Town Council can better support their housing needs throughout my term.
Rents are rising across our community. For North Carolina renters, rents have increased 21% since 2001 while incomes have only increased 2%. Almost half, 45.2%, of renters in the Raleigh-Cary Metro Area are cost burdened, or pay at least 30% of their income, on rent. What steps will you take to support renters?	When elected, I will strengthen partnerships with nonprofits and housing organizations to expand rental assistance programs, making them easier to access for residents facing financial hardship. I have extensive experience working with nonprofits and know how to leverage those partnerships to amplify important messages to the public. After the devastating hurricane that struck western North Carolina last year, I took the initiative to raise funds and collaborate with council members to support recovery efforts. I look forward to bringing that same level of commitment and collaboration to an issue as vital as affordable housing in the year ahead. I will also support zoning and development policies that encourage the creation of affordable rental units at different price points, ensuring our growth includes housing for residents across income levels. Preserving existing affordable rentals is equally important and I will continue to argue for investments in repair, rehabilitation, and weatherization that can keep current units safe and livable while extending their affordability. Additionally, I will advocate for using town resources wisely, including federal and state funding like ARPA, to reduce renter burdens and prevent evictions. Housing stability creates stronger families, schools, and neighborhoods. By addressing both immediate needs and long-term affordability, Morrisville can ensure that renters are not left behind as our community continues to grow.
Home sales prices have soared since 2020, making homeownership increasingly out of reach for residents. Current low-income homeowners are also at risk of displacement from rising housing costs. How do you increase affordable homeownership and prevent resident displacement?	When elected, I will work to expand affordable homeownership opportunities while ensuring long-time residents can remain in the community they've built. First, I will support zoning updates that allow a greater mix of home types, such as townhomes, condos, and smaller single-family homes, so families at different income levels have a pathway to ownership. To help current homeowners, I will advocate for programs that provide tax relief, repair grants, and utility assistance, ensuring rising costs do not push out long-time residents. I also believe in building stronger partnerships with nonprofits, lenders, and housing organizations to create down-payment assistance and first-time homebuyer programs, particularly for historically marginalized groups who have faced systemic barriers to ownership. Preventing displacement requires a proactive approach of protecting affordability in existing neighborhoods, planning

	thoughtfully for future growth, and ensuring that Morrisville’s housing policies reflect fairness, stability, and opportunity.
Ashit Patel	
Candidate did not respond to Habitat's questionnaire.	

Town of Morrisville Town Council, District 04	
Patty W. Cheng	
One in four households are unable to afford housing in our community. Six decades of stagnant wages, a 30-year undersupply of housing, and too little public and private funding are driving this housing crisis. If elected, what specific policies, practices, or initiatives will you implement to increase affordable housing in our community?	I would encourage developing innovative housing options for more affordable housing, like owner-occupied condominiums where first time homeowners can build equity in their own homes instead of paying for apartments at market rate. Unlike our current Town Council members, I would appoint people interested in affordable housing options to our Planning and Zoning Board and vote for well planned affordable housing projects, not only pay to subsidize a handful of subsidized apartments in a complex with 300 to 400 units. Unlike my opponent who claims to be an advocate for “affordable housing” as she voted for 3 major tax increases in 2021, 2022, and 2024, increasing the median homeowner’s property bill by \$720.00 a year, I would seek other cost cutting measures to keep housing affordable for all citizens.
Historically, intentionally discriminatory housing policy created racially segregated housing infrastructure. Government and the private sector prevented Black residents from becoming homeowners – resulting in today’s racial wealth gap. If elected, how will you advance racial equity in housing?	It’s a shame that American lenders actively discriminated against African Americans in mortgage policies for many years. As a Town Council member, I will insist on consistent, fair policies for everyone regardless of race, ethnicity, or sexual preference.
Rents are rising across our community. For North Carolina renters, rents have increased 21% since 2001 while incomes have only increased 2%. Almost half, 45.2%, of renters in the Raleigh-Cary Metro Area are cost burdened, or	Our property taxes have increased 39.1% since 2021. That’s too much of an increase. I will refuse any additional tax increases over the next 4 years. Then, any increased rent can then not be attributed to higher taxes.

pay at least 30% of their income, on rent. What steps will you take to support renters?	
Home sales prices have soared since 2020, making homeownership increasingly out of reach for residents. Current low-income homeowners are also at risk of displacement from rising housing costs. How do you increase affordable homeownership and prevent resident displacement?	Those who volunteer for public service can not be expected to be miracle workers. Unlike our current Town Council members, I would do everything possible to Not increase taxes. That way, consistent costs will not displace current residents.
Vicki Scroggins-Johnson	
One in four households are unable to afford housing in our community. Six decades of stagnant wages, a 30-year undersupply of housing, and too little public and private funding are driving this housing crisis. If elected, what specific policies, practices, or initiatives will you implement to increase affordable housing in our community?	Morrisville is a vibrant, welcoming community in the heart of the Triangle region. Housing prices have risen faster here than in other Wake County towns, creating challenges for both homeowners and renters. As a Town Council member, I championed Morrisville's first Affordable Housing Plan, adopted in Fall 2019. This plan outlines strategies to reduce barriers through public, private, and nonprofit partnerships. Through conditional rezoning, over 50 housing units have been voluntarily discounted for 10 to 30 years. Morrisville has also partnered with Wake County to explore rental assistance and down payment support for existing housing. With the town nearly built out, we must be strategic in preserving and expanding housing options. I remain committed to ensuring Morrisville continues to be a place where families of all incomes can thrive.
Historically, intentionally discriminatory housing policy created racially segregated housing infrastructure. Government and the private sector prevented Black residents from becoming homeowners – resulting in today's racial wealth gap. If elected, how will you advance racial equity in housing?	In Morrisville, the legacy of exclusion is visible in the historic Shiloh community. According to the Town of Morrisville's website, Shiloh was originally settled in the late 1820s by freeborn African Americans and formerly enslaved people. By 1870, it had grown into a self-sufficient community where families built homes despite systematic barriers. Today, Morrisville has transformed from an agricultural town into a more urban community, with land – including Shiloh – being developed into neighborhoods and commercial centers. If re-elected, I will continue to advocate for zoning reforms that allow a greater mix of housing types and help prevent displacement. Equity in housing means acknowledging our past and investing in a future where every resident has access to stability, dignity, and opportunity. I remain committed to ensuring Morrisville grows in a way that reflects our values and serves all who call it home.

Rents are rising across our community. For North Carolina renters, rents have increased 21% since 2001 while incomes have only increased 2%. Almost half, 45.2%, of renters in the Raleigh-Cary Metro Area are cost burdened, or pay at least 30% of their income, on rent. What steps will you take to support renters?	Rents are rising significantly across Morrisville and Wake County. If re-elected, I will continue advocating for policies that support renters and promote housing stability. This includes expanding rental and deposit assistance programs for income-qualified residents, in partnership with Wake County. I'll continue to support incentives that encourage developers to include affordable units in new projects, and advocate for zoning reforms that allow a greater mix of housing types. I'll also work to preserve existing affordable housing through rehabilitation grants and anti-displacement measures. Renters deserve stability, dignity, and a voice in shaping Morrisville's future. I'm committed to ensuring our town grows in a way that includes everyone.
Home sales prices have soared since 2020, making homeownership increasingly out of reach for residents. Current low-income homeowners are also at risk of displacement from rising housing costs. How do you increase affordable homeownership and prevent resident displacement?	Homeownership has become increasingly out of reach for many Morrisville residents, and rising housing costs are putting low-income homeowners at risk of displacement. If re-elected, I will continue advancing policies that promote affordable homeownership and protect long-term residents. I will continue to support zoning reforms that allow a greater mix of housing types – such as single-family homes, townhomes, duplexes, and ADUs - to expand ownership opportunities. I'll also work to preserve existing affordable housing through rehabilitation grants, property tax relief outreach, and anti-displacement strategies that help current homeowners stay in place. Morrisville's 2019 Affordable Housing Plan laid the foundation. I remain committed to building on that work to ensure families of all incomes can put down roots and thrive in our community. Homeownership should be a path to stability, not a source of stress.

Town of Rolesville Board of Commissioners, At-large

Dan Tyrone Alston*

Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at vote4dant2021@gmail.com

Jennifer Bernat

Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at bernatforcommissioner@gmail.com

April Sneed*

Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at rcommsneed@gmail.com

Town of Wake Forest Mayor

Vivian Jones*

One in four households are unable to afford housing in our community. Six decades of stagnant wages, a 30-year undersupply of housing, and too little public and private funding are driving this housing crisis. **If elected, what specific policies, practices, or initiatives will you implement to increase affordable housing in our community?**

Wake Forest has an affordable Housing Plan which I support and will be sure that we continue to implement. We will need to review and update regularly. Also, I have been talking with Wake County Commissioners about the Wake Housing Authority and how we can partner with them to update all the public housing in Wake Forest.

Historically, intentionally discriminatory housing policy created racially segregated housing infrastructure. Government and the private sector prevented Black residents from becoming homeowners – resulting in today's racial wealth gap. **If elected, how will you advance racial equity in housing?**

I am working with my church (St John's Episcopal) to partner with other churches in Wake Forest to work with the Town to address this issue. We are beginning our work in the traditionally black area of town and then other areas. I believe we all have to work together; I don't think government can do it alone.

Rents are rising across our community. For North Carolina renters, rents have increased 21% since 2001 while incomes have only increased 2%. Almost half, 45.2%, of renters in the Raleigh-Cary Metro Area are cost burdened, or pay at least 30% of their income, on rent. **What steps will you take to support renters?**

Having more housing available will help bring rents and purchase prices down.

Home sales prices have soared since 2020, making homeownership increasingly out of reach for residents.

We are working with developers to try to get a percentage of affordable homes in developments. We can offer them incentives to encourage this.

Current low-income homeowners are also at risk of displacement from rising housing costs. How do you increase affordable homeownership and prevent resident displacement?	Our Affordable Housing Plan addresses this, showing ways we can partner with developers with land, infrastructure, and other ways.
Ben Clapsaddle**	
One in four households are unable to afford housing in our community. Six decades of stagnant wages, a 30-year undersupply of housing, and too little public and private funding are driving this housing crisis. If elected, what specific policies, practices, or initiatives will you implement to increase affordable housing in our community?	Wake Forest is growing rapidly and unless we act boldly, too many families will be priced out of the community they call home. We must expand housing options, preserve affordability, and protect residents from displacement so teachers, nurses, service workers, and seniors can remain here. We will update zoning to allow duplexes, triplexes, cottage courts, and ADUs, and invest in water, sewer, and transit upgrades in “housing opportunity zones.” We will create a permit express lane for projects that include affordable units and use incentives like density bonuses and fee reductions to encourage long-term affordability. We must also preserve older, naturally affordable apartments through partnerships and tax relief, while supporting landlords who keep rents stable. Finally, I will work with county and state leaders to expand the Housing Trust Fund and push for source-of-income protections. Housing is about stability, opportunity, and dignity for every family in Wake Forest.
Historically, intentionally discriminatory housing policy created racially segregated housing infrastructure. Government and the private sector prevented Black residents from becoming homeowners – resulting in today’s racial wealth gap. If elected, how will you advance racial equity in housing?	I will work to strengthen fair housing enforcement, so no one is denied a home because of race, income source, or background. I will direct infrastructure and housing investments into historically under-resourced neighborhoods to ensure growth benefits everyone. Will expand affordable homeownership through down-payment assistance, community land trusts, and nonprofit partnerships so families of color can build generational wealth. I will also preserve existing affordable homes and prevent displacement, making sure long-time residents are not pushed out as Wake Forest grows. Equity must guide every housing decision, because safe, stable housing is the foundation of opportunity and the key to a stronger, more inclusive community.
Rents are rising across our community. For North Carolina renters, rents have increased 21% since 2001 while incomes have only increased 2%. Almost half, 45.2%, of renters in the Raleigh-Cary Metro Area are cost burdened, or pay at least 30% of their income, on rent. What steps	We will expand emergency rental assistance so households in hardship can remain in their homes, and support “right to counsel” programs so tenants are not forced into eviction court without legal help. We will preserve naturally affordable housing through partnerships and tax relief for landlords who keep rents stable. I will push for source-of-income protections so families with housing vouchers are not denied homes. We will also align new housing development with infrastructure investments to increase supply and relieve pressure on rents. Supporting renters means protecting families, strengthening neighborhoods, and ensuring everyone in Wake Forest has a fair chance to thrive.

will you take to support renters?	
Home sales prices have soared since 2020, making homeownership increasingly out of reach for residents. Current low-income homeowners are also at risk of displacement from rising housing costs. How do you increase affordable homeownership and prevent resident displacement?	I will support down-payment assistance programs, promote community land trusts, and partner with nonprofits to create long-term, income-restricted homes that allow families to build equity. I will encourage the use of public land for mixed-income housing and expand housing trust fund resources to help first-time buyers. To prevent displacement, I will back targeted property tax relief for low-income homeowners, preserve naturally affordable housing through acquisition and rehab, and direct infrastructure investments into neighborhoods without triggering gentrification. By combining preservation, smart incentives, and pathways to ownership, we can keep long-time residents in place while giving more families in Wake Forest the opportunity to achieve the stability and wealth-building that homeownership provides.

Town of Wake Forest Board of Commissioners, At-large

Nick Sliwinski*

Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at sliwinski.nick@gmail.com

R. Keith Shackleford*

One in four households are unable to afford housing in our community. Six decades of stagnant wages, a 30-year undersupply of housing, and too little public and private funding are driving this housing crisis. If elected, what specific policies, practices, or initiatives will you implement to increase affordable housing in our community?	I will continue support the strategies outlined in our Housing Affordability Plan. Wake Forest opportunities to work with organizations like Habitat for Humanity and the Housing Authority of Wake County. Both are important partners in our efforts to create more affordable housing for rent and ownership.
Historically, intentionally discriminatory housing policy created racially segregated housing infrastructure. Government and the private sector prevented Black residents from becoming	Other municipalities have found creative ways to achieve this goal and to encourage and support ownership among black residents. We need to learn from our contemporaries and identify strategies that will work for Wake Forest.

homeowners – resulting in today's racial wealth gap. If elected, how will you advance racial equity in housing?	
Rents are rising across our community. For North Carolina renters, rents have increased 21% since 2001 while incomes have only increased 2%. Almost half, 45.2%, of renters in the Raleigh-Cary Metro Area are cost burdened, or pay at least 30% of their income, on rent. What steps will you take to support renters?	We have encouraged developers set aside a percentage of their units cost burdened residents. I continue to think there is an opportunity for the Housing Authority of Wake County, Wake County and the Town of Wake Forest to work together and to redevelop properties owned by HAWC in Wake Forest. With the right plan and FUNDING, we could do something phenomenal in Wake Forest.al al
Home sales prices have soared since 2020, making homeownership increasingly out of reach for residents. Current low-income homeowners are also at risk of displacement from rising housing costs. How do you increase affordable homeownership and prevent resident displacement?	We need to work with our residents we much as we can. A waiver of the municipal portion of the property tax could provide some relief.
Jasmine Zavala	
One in four households are unable to afford housing in our community. Six decades of stagnant wages, a 30-year undersupply of housing, and too little public and private funding are driving this housing crisis. If elected, what specific policies, practices, or initiatives will you implement to increase affordable housing in our community?	I know affordable housing is one of the biggest challenges our community faces, and while I don't pretend to be an expert, I am committed to learning and listening to those who are. What I do know is that we can't keep growing without making sure that the people who work here can also afford to live here. If elected, I would support partnerships with organizations like Habitat for Humanity, look for ways to encourage developers to include more affordable options in their projects, and push for creative solutions that fit Wake Forest – like building near transit and services so families have what they need close by. Most importantly, I believe in keeping the conversation open with residents, nonprofits, and businesses so we can find solutions together. I will always bring data, equity, and heart into these decisions, because housing is at the center of what makes a community strong.

Historically, intentionally discriminatory housing policy created racially segregated housing infrastructure. Government and the private sector prevented Black residents from becoming homeowners – resulting in today’s racial wealth gap. If elected, how will you advance racial equity in housing?	Housing has always been a doorway to opportunity, yet past policies kept Black families from owning homes and building wealth, and that history still impacts us today. As a teacher, most of my students were students of color, and I saw firsthand how housing instability and lack of opportunity shaped their lives. That experience drives me to care deeply about equality and fairness in housing. If elected, I'll listen to the communities most affected, support groups like Habitat that are working for fairness, and push for policies that give every family a real chance to live and grow here.
Rents are rising across our community. For North Carolina renters, rents have increased 21% since 2001 while incomes have only increased 2%. Almost half, 45.2%, of renters in the Raleigh-Cary Metro Area are cost burdened, or pay at least 30% of their income, on rent. What steps will you take to support renters?	I know firsthand how hard rising rents can be – I was a renter for years, and even now as a new homeowner, I remember what it felt like when housing costs took up so much of my budget. Too many families in Wake Forest are in that same position today. The gap between rising rents and stagnant incomes doesn’t just strain individual households – it affects our whole economy and the social fabric of our community. If elected, I’ll support efforts to preserve affordable rental units, encourage developers to include more affordable options, and work with nonprofits like Habitat who are helping families bridge the gap. My goal is to make sure renters have stability and a fair chance to put down roots here.
Home sales prices have soared since 2020, making homeownership increasingly out of reach for residents. Current low-income homeowners are also at risk of displacement from rising housing costs. How do you increase affordable homeownership and prevent resident displacement?	Working in low-income communities and having lived that experience myself, I’ve seen how housing impacts every part of life. When families don’t have a stable roof over their heads, it affects not just their security but their ability to focus on things like work, school, or even putting food on the table. Rising costs make homeownership feel out of reach, while also putting longtime residents at risk of being displaced. Expanding affordable homeownership and preserving existing homes isn’t just about housing – it’s about supporting the social well-being and stability of the whole community.
Haseeb Fatmi	
One in four households are unable to afford housing in our community. Six decades of stagnant wages, a 30-year undersupply of housing, and	Municipal governments are uniquely positioned to affect the price of housing and to keep it affordable. I would mandate that new developments are built around mixed income development plans with a minimum number of affordable housing units, including apartments, townhomes, and accessory dwelling units. Wake Forest has a transit

too little public and private funding are driving this housing crisis. If elected, what specific policies, practices, or initiatives will you implement to increase affordable housing in our community?	problem, and our lower income communities have stated that lack of access to public transit poses an obstacle to affordable housing. I would overturn the ban on electric micro transit. I would work with the Wake County Housing Authority to increase access to Section 8 housing. I would amend our zoning ordinance to allow ADUs, and provide developer incentives to encourage low income housing. We are also seeing a trend of corporations purchasing single family homes to use as rental units, which encourages higher housing costs. I would mandate covenants with the land to restrict the ability of private corporations from purchasing single family homes. We can also offer tenant protection services and mortgage loss-mitigation programs to help people stay in their homes.
Historically, intentionally discriminatory housing policy created racially segregated housing infrastructure. Government and the private sector prevented Black residents from becoming homeowners – resulting in today’s racial wealth gap. If elected, how will you advance racial equity in housing?	Intentionally discriminatory housing policies have plagued municipalities throughout North Carolina, and Wake Forest is no different. I have already begun working with neighborhood groups and coalitions to advance racial equity in housing. Demographically, the lowest income areas in Wake Forest are in the North East, which is predominantly made up of African American communities. I have been working with the Wake Forest North East Community Coalition to listen to the needs of the community. We are working to bring programs and services to that area, including in-person GED courses, which I hope will be sponsored by the Town, public and micro-transit, infrastructural investment, and favorable development plans.
Rents are rising across our community. For North Carolina renters, rents have increased 21% since 2001 while incomes have only increased 2%. Almost half, 45.2%, of renters in the Raleigh-Cary Metro Area are cost burdened, or pay at least 30% of their income, on rent. What steps will you take to support renters?	I would like to enact a tenants’ rights ordinance modeled off the ordinance over Astoria, New York. Tenants’ protections would include requiring written notice of tenants’ rights during a new lease, restricting rent increases, eliminating at-will evictions, and mandating reporting requirements for rent increases and evictions. I would expand our non-discrimination ordinance to include discrimination on the basis of income and source of income. Moreover, because rent prices are extremely market driven, supply must go up to keep up with demand.
Home sales prices have soared since 2020, making homeownership increasingly out of reach for residents. Current low-income homeowners are also at risk of displacement from rising housing costs. How do you increase affordable	We need a three pronged approach. First, increase the amount of affordable housing. Work with developers to mandate a certain percentage of development be dedicated to affordable housing units, increase higher density developments like town homes and apartments, allow for ADUs, provide developer incentives for lower cost units. Second, increase access to affordable housing. Increase access to Section 8, increase public transportation, extend infrastructural development, provide services to those areas. Less parking requirements and encourage public and micro transit. Third, keep people in their homes.

homeownership and prevent resident displacement?	Tenants rights, notice requirements for evictions, grant homeowners rights of first refusal, enact loss-mitigation mortgage assistance, provide renters' assistance.
Thomas Dement	
Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at thomas4WF@gmail.com	
Pam James	
Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at texasneers@gmail.com	

Town of Wendell Board of Commissioners, At-large	
Deans Eatman*	
Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at deans.eatman@gmail.com	
Wes Jones	
Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at wes4wendell@gmail.com	
B.J. Barham	
Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at barham4wendell@gmail.com	
Kate Benson	
Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at kmbforwendellnc@gmail.com	
Dustin Ingalls	
One in four households are unable to afford housing in our community. Six decades of stagnant wages, a 30-year undersupply of housing, and too little public and private funding are driving this housing crisis. If elected,	It comes down to housing supply and zoning reform. The more houses available, the less landlords and sellers can charge. Wendell is one of the few places in Wake County where there is still undeveloped land, and we don't get a do-over on the land use choices we make now, so we have to get it right. I'm glad people want to settle in our still relatively affordable corner of the world. But many are doing that in part because they're priced out elsewhere, and part of the reason housing prices are so high in other places is there aren't enough housing units for people to live in. If

what specific policies, practices, or initiatives will you implement to increase affordable housing in our community?	we put a wall around our town, prices are only going to go up, just like they have everywhere else. To boost supply, we must reduce unnecessary barriers in our zoning codes that favor single-family homes over other types. I want the next town UDO to allow more housing types by right across town, including townhouses, ADUs, and duplexes, rather than having to request special use permits with each individual redevelopment. Raleigh has done this in recent years, and it has led to the rent cost curve starting to bend down after years of a rapid rise.
Historically, intentionally discriminatory housing policy created racially segregated housing infrastructure. Government and the private sector prevented Black residents from becoming homeowners – resulting in today’s racial wealth gap. If elected, how will you advance racial equity in housing?	I want Wendell's residential zoning to allow a mix of housing types by right throughout town. That will help address the remnants of old zoning that locked residents of color out of certain neighborhoods. I also want to work with the county housing authority to replace their current public housing units with more and better quality units in their place and to identify town and county land, particularly near schools and shopping, where more housing could be built.
Rents are rising across our community. For North Carolina renters, rents have increased 21% since 2001 while incomes have only increased 2%. Almost half, 45.2%, of renters in the Raleigh-Cary Metro Area are cost burdened, or pay at least 30% of their income, on rent. What steps will you take to support renters?	Landlords can charge more because there isn't enough competition. We haven't built the supply of apartments and townhouses that the market demands. See my answer to question 5.
Home sales prices have soared since 2020, making homeownership increasingly out of reach for residents. Current low-income homeowners are also at risk of displacement from rising housing costs. How do you increase affordable homeownership and prevent resident displacement?	See question 5; much of this owes to lack of supply in the private market. We need to build in a way that minimizes car trips; transportation is another housing cost, and sprawl is a cost burden. Unfortunately, most other aspects of housing cost are out of the town's control -- the cost of materials and labor has gone up, partly due to unfortunate choices made by the federal government. The cost of energy bills is also going up, and choices made by the federal and state governments aren't helping that either. I will certainly advocate for federal and state policies that help Wendell residents afford to acquire housing and stay where they want to live, including regional public transit. We need to get rid of tariffs on Canadian lumber, boost clean energy, and update FEMA flood maps to minimize building in areas most vulnerable to flooding and to help folks rebuild when disaster strikes. We need more weatherization funding for low-income residents and more funding for coastal roof fortification and

	flood plain buyouts. We need a modern state building code that prioritizes energy efficiency and quality building hardened against the increasing strength of storms.
Jorge Cordova	
Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at jecordova3@gmail.com	
Philip Tarnaski	
Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at ptarnaski@gmail.com	
Christopher M. Critzer	
Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at critzerforwendell@gmail.com	

Town of Zebulon Mayor	
Glenn York*	
Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at york86049@gmail.com	
Gilbert Todd, Jr.	
Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at campaign@toddfortownmayor.com	
Shannon Baxter**	
Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at otebaxter@yahoo.com	
Larry R. Loucks	
One in four households are unable to afford housing in our community. Six decades of stagnant wages, a 30-year undersupply of housing, and too little public and private funding are driving this housing crisis. If elected, what specific policies,	We live in a Free Market economy which unfortunately does dictate the type of housing we all are available to afford. The average building cost is currently around \$200 per square foot. A 1,000 square foot home is therefore \$200,000. This does not include the land or any upgrades. I believe we need to explore creative financing options. For example, in North Carolina we need to explore Land Contracts, rent to own options and/or tiny homes or cottage villages. I would also consider "Mill Housing", businesses could build homes or apartments for their

practices, or initiatives will you implement to increase affordable housing in our community?	employees and underwrite the rent with a portion going towards the down payment on a starter home.
Historically, intentionally discriminatory housing policy created racially segregated housing infrastructure. Government and the private sector prevented Black residents from becoming homeowners – resulting in today's racial wealth gap. If elected, how will you advance racial equity in housing?	Once again, we live in a Free Market economy. This does not preclude public private partnerships to provide a path to home ownership. It has been stated that for a town to effectively grow smart... ones' neighbor should be smarter, make more money, have a more expensive home and take better care of it. When and if this happens, the Town is in a much better condition for all.
Rents are rising across our community. For North Carolina renters, rents have increased 21% since 2001 while incomes have only increased 2%. Almost half, 45.2%, of renters in the Raleigh-Cary Metro Area are cost burdened, or pay at least 30% of their income, on rent. What steps will you take to support renters?	One method used in larger cities is rent control, however this many times leads to fewer rental options for many. Please see "Mill Housing" comment above. This would allow those working for a participating business some relief from higher rental costs.
Home sales prices have soared since 2020, making homeownership increasingly out of reach for residents. Current low-income homeowners are also at risk of displacement from rising housing costs. How do you increase affordable homeownership and prevent resident displacement?	This is just the tip of the "iceberg" of the ever-increasing homeownership cost dilemma. Due to climate change and related weather events, property insurance is increasing, along with both City and County property tax rents. Many citizens are reporting the combined impact of just these two issues increasing their monthly house payment by \$400. The only short-term fix is smaller homes on cheaper land. This is already evident by the number of Townhouses and Apartments being built in new subdivisions. One must also consider the massive Federal deficit and how this will impact Federal program cuts, along with an additional burden being placed on the States, Counties and Towns property tax increases.
Jessica Daniels Harrison**	
Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at jessica4zebulon@gmail.com	

Town of Zebulon Board of Commissioners, At-large

George D. Roa

Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at vote4roa@gmail.com

Trenton Schmit

One in four households are unable to afford housing in our community. Six decades of stagnant wages, a 30-year undersupply of housing, and too little public and private funding are driving this housing crisis. **If elected, what specific policies, practices, or initiatives will you implement to increase affordable housing in our community?**

One in four households here struggle with housing, and that affects more than families – it affects our businesses too. Workers can't thrive if they can't live near their jobs. I'll push zoning reforms to allow workforce housing, tie developer incentives to affordability, and partner with employers, nonprofits, and builders to create housing near job centers. I'll also support tax relief and assistance programs that keep residents in place. Stable housing isn't just dignity – it's an economic driver, ensuring local businesses have the workforce they need to grow.

Historically, intentionally discriminatory housing policy created racially segregated housing infrastructure. Government and the private sector prevented Black residents from becoming homeowners – resulting in today's racial wealth gap. **If elected, how will you advance racial equity in housing?**

We can't close the racial wealth gap if we don't first admit it was engineered. Redlining and exclusionary policies stripped Black families of ownership, and the ripple is still felt today. I'll push to reverse that legacy: expanding down-payment assistance and first-generation homebuyer programs, prioritizing affordable housing in historically excluded areas, reforming zoning that still walls off opportunity, and leveraging public-private partnerships to invest where investment was denied. Equity isn't charity; it's justice, and it's the foundation for a stronger, fairer community.

Rents are rising across our community. For North Carolina renters, rents have increased 21% since 2001 while incomes have only increased 2%. Almost half, 45.2%, of renters in the Raleigh-Cary Metro Area are cost burdened, or pay at least 30% of their income, on rent. **What steps will you take to support**

When rent rises 21% but incomes crawl up 2%, families aren't living, they're treading water. Nearly half of renters here are cost burdened, and that strains not just households but our whole economy. I'll fight for stronger tenant protections against unfair evictions, expand rental assistance programs, and support property tax relief so costs aren't passed down unfairly. I'll also push for zoning reform and incentives to actually build more affordable units. Supporting renters means stabilizing lives, keeping workers close to jobs, and giving families room to breathe again.

renters?	
Home sales prices have soared since 2020, making homeownership increasingly out of reach for residents. Current low-income homeowners are also at risk of displacement from rising housing costs. How do you increase affordable homeownership and prevent resident displacement?	Homeownership shouldn't be a moving target, but soaring prices and rising costs are pushing it out of reach and threatening longtime residents. To expand affordable ownership, I'll support first-generation and first-time homebuyer assistance, down-payment grants, and shared equity models that keep homes affordable for the next family too. To prevent displacement, I'll fight for property tax relief for low-income and senior homeowners, preserve existing affordable homes through repair and rehab programs, and protect neighborhoods from speculative buyouts that price residents out of their own communities. At the same time, zoning reform and partnerships with builders can open the door for more attainable starter homes, not just luxury developments. Affordable homeownership is not only about building new, it's about protecting the families who already invested their lives here. Stability for homeowners means stability for our entire community.
Jesse Brown	
Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at voteforjessebrown@gmail.com	
Milton Robinson III	
One in four households are unable to afford housing in our community. Six decades of stagnant wages, a 30-year undersupply of housing, and too little public and private funding are driving this housing crisis. If elected, what specific policies, practices, or initiatives will you implement to increase affordable housing in our community?	I would campaign with private sectors to try to get funds for housing. I would digitally seek help for our state and federal government. My heart and passion is for our community.
Historically, intentionally discriminatory housing policy created racially segregated housing infrastructure. Government and the private sector prevented Black residents from becoming homeowners – resulting in today's racial wealth gap. If	I would make sure or ask that developers include affordable housing in their bids before I give my approval

elected, how will you advance racial equity in housing?	
Rents are rising across our community. For North Carolina renters, rents have increased 21% since 2001 while incomes have only increased 2%. Almost half, 45.2%, of renters in the Raleigh-Cary Metro Area are cost burdened, or pay at least 30% of their income, on rent. What steps will you take to support renters?	This is definitely an issue because most places required to make 2 1/2 times the rent to even be able to rent. So this means we need to somehow raise the wages for this community. The rate we're going not only we will not be able to afford housing, but we won't be able to even rent.
Home sales prices have soared since 2020, making homeownership increasingly out of reach for residents. Current low-income homeowners are also at risk of displacement from rising housing costs. How do you increase affordable homeownership and prevent resident displacement?	So these residents that are being displaced or these developers that are asking to develop in a low income areas we need to make sure that there's affordable housing in those sections. We can't keep building and pushing people out making more people homeless in our area. yes it's nice to look at nice homes but when you see someone, Home is right there in those nice neighborhoods, we have a problem a problem that needs to be addressed
Davarus Gardner	
Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at davarusforzebulon@gmail.com	
Quentin Miles*	
Candidate did not respond to Habitat's questionnaire. You can encourage them to submit their responses by emailing them at milesforcommissioner@gmail.com	