

Tony Chavonne
City of Fayetteville
Mayoral Candidate

Home Builders Association of Fayetteville Forum Questions

1. **What do you think is the economic impact of the home building industry in our community?** Total economic impact approaches \$300 million per year, representing almost 2% of household income and annual employment in our community.
2. **How do you see the home building industry fitting in as stakeholders in the decision making process?** I believe better decisions are reached when all stakeholders participate in the decision making process. We used that approach effectively with the development of the Unified Development Ordinance.
3. **Do you think the City should regulate development standards or should be dictated by market needs?** No one extreme solution works. We cannot allow the City to unilaterally regulate development standards nor can we allow the market to always react in the collective community's best interests. Development standards should be developed by working in partnership with government, the private sector and citizens.
4. **If the City does dictate certain development standards, to what extent and level of detail should they do so?** Any overall development standards should be clearly identified, readily available and consistently applied. They should include as much flexibility as possible that allows the ultimate goals to be reached without dictating any more specific actions than necessary. In addition there should be some user-friendly process for variances to be considered in appropriate situations.
5. **What are the 3 most important requirements set out in the Unified Development Ordinance?** I view the following as strengths of the Unified Development Ordinance:
 - (1) It updated 40-year old development standards and consolidated them in one comprehensive document. Under the previous code, if you wanted to determine which zones permitted a specific use, it was necessary to review and compare the multi-page definition of each zone and create your own cross reference. The information is now in a single table.
 - (2) It will provide a user-friendly tools like graphic interfaces that allow the user to easily access the proper information and better understand exactly what the policy is, and
 - (3) It reduces uncertainty and risks for projects by providing more administrative relief to resolve issues and reduce the situation when issues have to be resolved at the political level. (City Council.)
6. **What is your position on term limits for elected city officials? Would you favor maximum consecutive terms?**

Term limits are not allowable under North Carolina statutes. The best solution is an informed and engaged citizenry that votes.
7. **What experience do you have that qualifies you to evaluate and establish the city budget?**

I am a CPA and have been responsible for developing and managing multi-million dollar budgets for my 30-year professional career.

8. If elected what are you top two priorities during your term?

- Identify and recruit better paying jobs.
- Maximize the BRAC economic development opportunities by remaining engaged with the military and defense industry representatives to identify opportunities and bring the necessary private public and private sector parties together to aggressively seek the opportunities.

9. What organizations have endorsed you for this position? I have been elected Mayor three consecutive times. I have not been endorsed by any organization.

Nat Robertson
City of Fayetteville
Mayoral Candidate

Home Builders Association of Fayetteville Inc.
Forum Questions for City of Fayetteville Candidates,
Nat Robertson for Mayor

1. *What do you think is the economic impact of the home building industry in our community?*

The home building industry in Fayetteville has a huge economic impact on our community and generates jobs for thousands of people. From the construction crews to school teachers. Many benefit from the new construction of single family and multi-family homes to include any retail or service industry that happens to be close by or may be in the future development stages. This construction has no greater impact than the revenue that is generated for city and county governments that assess taxes for services such as road paving, police, fire and other basic city services. So, to answer the question, the impact must be in the tens or hundred of millions of dollars annually.

2. *How do you see the home building industry fitting in as stakeholders in the city's decision making process?*

Fayetteville must become more user friendly for our home builders and developers! Home builders, developers and real estate professionals should play a larger role in key areas of city and county government to include service on Zoning, Planning and Adjustment Boards. They should have positions on our Historic Resources Commission, the PWC board and lobby harder on issues that may impact the industry. This would put the HBA as a principal and authority in cases involving these issues.

3. *Do you think the City should regulate development standards or should the standards be dictated by market needs?*

This is not an either/or question. The city has to have some development standards but also needs the flexibility to set aside those standards when they don't make sense. An example of that would be the requirement to put in a sidewalk to nowhere or when there is no connecting sidewalk. A small expense like that can exclude potential buyers due to available financing. Safety cannot be compromised but common sense must prevail. At the same time, home builders should be encouraged to exceed those standards anytime the builders feel the market will pay for it.

4. *If the City does dictated certain development standards, to what extent and level of detail should they do so?*

With few exceptions, the only standards that should be dictated by the government would be those associated with the safety of the potential home owner or those having to do with connecting with city services. In a perfect world, the home builder or developer would have high standards built into the neighborhood covenants. Ultimately the standards should protect future home values of surrounding homes.

5. *What are the 3 most important requirements set out in the Unified Development Ordinance?*

1. Transition to the new zoning districts moving away from the 2010 plan
2. Application process/criteria
3. Appeals process

6. *What is your position on term limits for elected city officials? Would you favor maximum consecutive terms?*

Even though the argument is made that because of the election cycle, term limits are up every two years, therefore real term limits are not necessary. I however would support term limits for the city council as well as the mayor. I would set them as five terms for a council member and three terms for the mayor. We have a lot of intelligent and talented people who may not have the opportunity to serve otherwise.

7. *What experience do you have that qualifies you to evaluate and establish the city budget and to review and recommend zoning changes?*

1. My degree is in Public Administration with classes in budgeting and zoning.
2. I have served for eight years on the city council and have more legislative experience than my opponent and therefore have voted on more budgets and zoning cases.
3. I have owned and managed and budgeted several small businesses.

8. *When elected, what are your top two priorities during your term?*

1. Reduce the size of government and its infringement on our residents and businesses.
2. To make our city government more user friendly for our tax paying customers and return transparency to the policy making process.

9. *What organizations have endorsed you for this position?*

1. The Republican Liberty Caucus (www.rlc.org)
Looking beyond party affiliation in this non-partisan race, I am honored to have the RLC support and endorsement. I will stand up for individual property rights and do everything possible to stop any further annexations.

Robert Lee Evans
City of Fayetteville
District 1 Candidate

Home Builders Association of Fayetteville, Inc.
Forum Questions for City of Fayetteville Candidates

Candidate Name: Robert Lee Evans

Office Sought: City Council District #1

1. What do you think is the economic impact of the home building industry in our community?

The Economic impact of home builders in our area must take into consideration the types of homes built and location. Single family, apartments and condos or town houses. Utilities, congestion, roads and communication are a few impacts.

2. How do you see the home building industry fitting in as stakeholders in the city's decision making process?

Home builders may assist in deciding the area and direction of growth and type structures for a given area.

3. Do you think the City should regulate development standards or should they standards be dictated by market needs?

The city must regulate development standards as it pertains to types, size and amount allowed in a given area.

4. If the City does dictated certain development standards, to what extent and level of detail should they do so?

Answer is the same as #3

5. What are the 3 most important requirements set out in the Unified Development Ordinance?

The UDO should, protect health safety and general welfare of its citizens. Make land uses efficient and foster good relations with owners. Guard against land overcrowding from the populace and resources over used such as street congestion.

6. What is your position on term limits for elected city officials? Would you favor maximum consecutive terms?

I favor term limits in all elected office position. (3) two year terms and a break before you can be re-elected.

7. What experience do you have that qualifies you to evaluate and establish the city budget, and to review and recommend zoning changes?

No experience in city. Was deputy Fire Chief of Fort Bragg and had to do cost analysis on major equipment and resources for fire protection and prevention. My other experience is just going through the many changes that have been thrust on our citizens over the past 40 years. Operating a business and living through zoning changes.

8. If elected what are your top two priorities during your term?
**Trying to secure revenue for our city and county by continuing to try convincing our legislature to reform vehicle emission and adopt my suggestion of 2 years ago. Can elaborate later.
Securing more jobs producing business to the area.**
9. What organizations have endorsed you for this position?
n/a

I hereby authorize the Home Builders Association of Fayetteville (HBAF) to make available to its members, for review, my response to the questions contained in this profile.

Signature: _____

Date: _____

Kady-Ann Davy
City of Fayetteville
District 2 Candidate

1. What do you think is the economic impact of the home building industry in our community?

- The home construction industry is a major factor and driving force of the economy in our community. I also think it's critical that we manage and make wise planning choices within this ever important industry. The August 2006, JUD & Associates report of Economic Impact of Residential Real Estate Development in Cumberland county reflects the significant impact on new job creation, personal income and extra tax revenue. We must continue to work hard and smart in meeting the needs of relocating families and businesses to the Fayetteville area and smartly anticipate the needs of moving-up or downsizing families and households.

2. How do you see the home building industry fitting in as stakeholders in the city's decision-making process?

- Our developers, builders, and realtors must continue to have a voice at the table when discussing and planning zoning and housing issues. I would compare their absence to any major corporation making financial decision without the input of the COO and CFO. It simply doesn't make sense and I would encourage and push for their presence in regards to input on such issues. I believe the building industry should be in the forefront of discussions that are being made. Of course it is council's responsibility to always ensure that there is fair and equitable voices from all sectors, whether builders, buyers, or peripheral industries that benefit indirectly.

3. Please explain how you favor PWC to be operated.

- a. Being an independent utility authority
 - b. Making it a department of the city
 - c. Selling it
 - d. No change from current status
- No change from current status. Currently, PWC is able to operate and manage its resources effectively with minimal oversight by the city council. Without significant cause, I do not believe there is a need to change PWC from its current status. However, we must continually weigh and assess PWC performance and the needs of our/its customers.

3b. Do you agree with taking money from PWC to support and fund the city budget?

- Yes. However we must be keen and thrift stewards in these funds are used. PWC currently transfers money to the city's general fund based on the assets of the utility, in lieu of paying property taxes, since it is wholly owned by the city. This asset-based formula was recommended by the PWC Commission as a replacement for the previous funding agreement which was based on 5% of electric revenue. I believe this approach works well presently.

- 3c. Do you believe PWC utilities should be extended to promote development?
- I believe that PWC should support development but only through planning and smart growth. We need to maximize our resources to support controlled growth.

4. Do you agree with the current proposed timeline and plan to provide services to the newly annexed areas? What are the priority services and how do you propose to pay for them?

- I believe we must continue to explore ways to lessen this unplanned burden and implement them sooner rather than later. Smart growth means preplanned and executable services. The city must continue to grow in terms of efficiency in planning and executing services in a methodical and “as-scheduled” manner.

5. What is your position on joint planning with the city and the county and metro government?

- I’m in favor of and think anytime we can have all stakeholders sit and have discussions on issues that impact everyone at the table, it’s a win: win.

6. Do you consider it acceptable, as a city standard, to install strip asphalt paving with no concrete curbing on unpaved streets located in the city? If yes, explain why it is acceptable for the city to have one set of standards for the unpaved streets located in the city and a different set of standards for private industries?

- These factors are driven by economics, uniformed development ordinances planning and ultimately scheduling. I realize the impact that this issue has on the Home Building Industry. The city acting on this issue and in time, the housing industry, homeowners and the city itself will benefit by the well-thought out actions.

7. What are the 3 most critical new requirements being considered for inclusion in the Unified Development Ordinance?

- Incorporate Sustainable Development Practices
- Governing the land use within the city
- Zoning and subdivision regulations

8. What is the city's role in preparing for the BRAC recommendations that will affect our community?

- Continuing to work closely with partners- such as: County, School Board, and our General Assembly and Congressional delegation as well as Congressional Delegation to implement infrastructure needs.
- City government will continue to collaborate with the Chamber to discuss economic/industry development and resources expansion.

9. What is your position on term limits for elected officials? Would you favor maximum consecutive terms?

- Ultimately, term limits are determined by the voters. Once an office holder is no longer serving effectively, our system places that elected officials performance in the hands of the voter. The voter terminates or returns the official to office.

Likewise I believe an officeholder knows or should know when it is in the citizens best interest that they step down. This is a judgment I will always be ready to make where my service is concerned.

10. What experience do you have that qualifies you to evaluate and establish the city budget?

- Two-years experience on council, my fascination with the budget process, and my commitment to be a zealous guardian of the taxpayer dollars.
- Redevelopment Commissioner- monitoring over a 3 million dollar budget allocations for various community development programs.
- Committee member of the CRPD with Junior League- which we allocate grant funding to numerous non-profit organizations in Cumberland County.
- City Council Liaison for the Cumberland County Veterans Council & Parks and Rec.
- Currently a MBA student; taking courses such as Managerial Accounting, Finance, and various other certification classes.

11. If elected, what are your top two priorities during your term?

- Public Safety
- Economic Growth & Development

12. List your accomplishments in the non-political arena.

Her civic and professional involvement includes: (*but not limited to*)

- 2011 All-America City Award Delegation Member
- CARE Clinic of Cumberland County/Operation Inasmuch
- Council Liaison for Fayetteville/Cumberland Parks & Recreation Commission
- Council Liaison for Cumberland County Veterans Council
- President of K. Davy Consulting, LLC
- Junior League of Fayetteville
- Fayetteville Urban Ministry Youth Mentor
- Member of Fayetteville Downtown Alliance
- Fayetteville Young Professionals
- Fellow of United Way Leadership Program
- Greater Fayetteville Futures II
- Fellow of the Institute of Political Leadership
- Novice Judge for the 2012 Miss Fayetteville & Fayetteville's Outstanding Teen Pageant 2012
- Member of Friends of African & African-American Art
- Member of Cape Fear Toastmasters, International
- Elected Mayor of Leadership Fayetteville, Class of 2009
- Member of NC Center for Women in Public Service Board
- Member of PFC: Public Engagement & Development Committee
- Monthly Speaker at Fayetteville/Cumberland Senior Center
- Susan B. Anthony Recipient 2010
- Commencement Speaker for Troy University Spring 2010 Graduation
- Citizen of the Year for Tau Gamma Gamma Chapter of Omega Psi Phi Inc.

- 2011 Class of The Fayetteville Observer's 40 Under Forty
- Motivational Speaker
- Founding Member of D.C.A.T. (Davy Community Action Team).

Arthur Duke
City of Fayetteville
District 2 Candidate

Home Builders Association of Fayetteville, Inc.
Forum Questions for City of Fayetteville Candidates

Candidate Name: Arthur Duke

Office Sought: City Council, District 2

Please email your answers to Home Builders Association Fayetteville at
admin@fayhba.org

1. What do you think is the economic impact of the home building industry in our community?
The HBA is a good organization and all cities should have them. Right now the market is very poor.
2. How do you see the home building industry fitting in as stakeholders in the city's decision making process?
The HBA should be included with the city making process. I'm sure that council members are not using much of the HBA input.
3. Do you think the City should regulate development standards or should they standards be dictated by market needs?
City should regulate some development standards but they have too many now.
4. If the City does dictated certain development standards, to what extent and level of detail should they do so?
The city has enough development standards and they are in greater detail now than they should be.
5. What are the 3 most important requirements set out in the Unified Development Ordinance?
The UDO should not have been passed or brought to council. It's more big government.
6. What is your position on term limits for elected city officials? Would you favor maximum consecutive terms?
Term limits on all government offices are long overdue.
7. What experience do you have that qualifies you to evaluate and establish the city budget, and to review and recommend zoning changes?
I owned and operated a small business for 35 years and know about the building trades and construction trades.
8. If elected what are your top two priorities during your term?
If elected, I would repeal the UDO or any part of it. Stop the wasteful spending the council does now.

9. What organizations have endorsed you for this position?
The Republican and We the People of the Sandhills.

I hereby authorize the Home Builders Association of Fayetteville (HBAF) to make available to its members, for review, my response to the questions contained in this profile.

Signature: _____

Date: _____

D.J. Haire
City of Fayetteville
District 4 Candidate

D.J. Haire

1- What do you think is the economic impact of the home building industry in our community?

The home building industry is one of the major forces in our community from, providing homes to employment. It's a great engine for us.

2- How do you see the home building industry fitting in as a stakeholder in the decision making process?

The home building industry is and should be a major stakeholder in certain major decision processes as it was in developing our new UDO policy.

3- Do you think the city should regulate development standards or should the standards be dictated by market needs?

I think this should be a collaborative effort between the stakeholders and the city.

4- If the city dictated certain development standards, to what extent and level of the detail should they do so?

I think the city should develop these standards as they did with the UDO, with the stakeholder's involvement. I think the format should be done or written that all can understand and to me that hasn't been done in this project.

5- What are the 3 most important requirements set out in the Unified Development Ordinance?

It's very difficult to say what the three most important UDO requirements are, the ones that I have seen great use in are: Changing the Zoning Mapping:

A- Even though I don't always agree with the one to one remapping/rezoning, I appreciate the direction staff is attempting to improve.

B- Tree Removal Permit, Tree Protection: I personally like this one; I've never liked the clear cutting.

C- Improvements to our sidewalks, curb & gutters policy

6- What's my position on term limits, would you favor maximum consecutive terms?

I'll give this to voters to decide, but I would like to see the term increased. I think two years are rather short, for a new elected official, it takes one to two terms to learn the many different processes.

7- What experience do you have that qualifies you to evaluate and establish the city budget and to review and recommend zoning changes?

I'm a small business owner of twenty-six years; I operate a budget & employees, and my fourteen years on city council has given me a lot of experience. Working on our city budgets & zoning changes are staff & Council collaboration.

D.J. Haire

8- If elected, what are your top priorities during your term?

Working with Council to improve crime, our Murchison Road corridor, & Transit; routes, & shelters.

9- What groups have endorsed you for this position?

I'm not aware of any groups that have endorsed me as of yet.

Bobby Hurst
City of Fayetteville
District 5 Candidate

Home Builders Association of Fayetteville, Inc.
Forum Questions for City of Fayetteville Candidates

Candidate Name: Bobby Hurst

Office Sought: Fayetteville City Council, District 5

Please email your answers to Home Builders Association of Fayetteville at admin@fayhba.org

1. What do you think is the economic impact of the home building industry in our community? **I believe that the economic impact of the home building industry is a very positive one for our community. It provides employment, helps local businesses with purchase of materials and supplies and adds to the tax base. The spending from new residents whether the construction is single family homes or apartment complexes stimulates our local economy.**
2. How do you see the home building industry fitting in as stakeholders in the city's decision making process? **I believe that representatives of the home building industry should be at the table and participate in the decision making process. Certainly their input would be a valuable asset for long-term planning. The home building industries had representatives during the whole Unified Development Ordinance process and were instrumental in making positive changes to the ordinance.**
3. Do you think the City should regulate development standards or should the standards be dictated by market needs? **Standards are critical to a community's orderly development. Developers rely on standards every day. They allow us to develop systems that work well together – such as roads and sidewalks that are the same width and design for example. Standards protect the investment of one property owner from the negative impact of another property. They create a minimum standard preventing one property owner from free riding on the investments of another and lowering the value of that investment by doing so. Standards protect investors by providing certainty. If there is diversity in the residential market place then the consumer will drive that market and what it will be.**
4. If the City does dictate certain development standards, to what extent and level of detail should they do so? **If you are referring to a single family design standard, then I believe the regulation should be the minimum required to successfully result in a vibrant marketplace. It should be characterized by diverse housing options that create sustainable value and healthy, efficient and safe neighborhoods.**
5. What are the 3 most important requirement set out in the Unified Development Ordinance? **The 3 most important characteristics of the UDO are: 1) it is simpler to read and easier to navigate and understand; 2) it is more protective of existing single family neighborhoods; and 3) it provides new flexibility and tools to support development while still mitigating impacts that have threatened the business friendly development that is preferred.**

6. What is your position on term limits for elected city officials? Would you favor maximum consecutive terms? **I don't support a policy that dictates term limits because I believe that the electorate best dictates term limits through the election process. However, as an individual, I believe three 2-year terms is probably enough for any one person to serve, and certainly enough for me to serve.**
7. What experience do you have that qualifies you to evaluate and establish the city budget and to review and recommend zoning changes? **I graduated from Elon University with a Business Administration major in 1976. Almost immediately I was employed at our family business Hurst Annaho Supply and groomed to eventually take the leadership role in a growing construction and industrial supply business. I also served on City Council for a partial term in 2000, and was elected to full terms in 2007 and 2009. My duties involved evaluating our municipal budgets and reviewing zoning issues. I have never missed a budget meeting or an agenda briefing involving zoning cases.**
8. If elected, what are your top two priorities during your term? **My top two priorities are: 1) improving our economic base. We rely too much on property owners for our tax base and need to be more aggressive in marketing Fayetteville to manufacturing and industry; and 2) decreasing property crime. New residential construction has experienced a lot of copper theft. Existing residents have complained about an increase in break-ins as well. Chief Bergamine has recently created a new Burglary Task Force to focus on such criminal activity.**
9. What organizations have endorsed you for this position? **I have not sought endorsements. I have consistently volunteered and contributed to local organizations that work to build a better community. I seek the endorsement of my constituents to be re-elected on November 8.**

I hereby authorize the Home Builders Association of Fayetteville (HBAF) to make available to its members, for review, my response to the questions contained in this profile.

Signature: Bobby Hurst

Date: October 13, 2011

Tony McKinnon, Sr.
City of Fayetteville
District 5 Candidate

Home Builders Association of Fayetteville, Inc.
Forum Questions for City of Fayetteville Candidates

Candidate Name: Tony D. McKinnon, Sr.

Office Sought: District 5 City Council

1. What do you think is the economic impact of the home building industry in our community?
 - A. **Home building generates income and jobs for local residents, as well as revenue for local governments. Home building also imposes costs on local governments that supply education, police and fire protection, and other public services to support the new homes. From the standpoint of local governments, home building will usually pay for itself.**

2. How do you see the home building industry fitting in as stakeholders in the city's decision making process?
 - A. **All stakeholders, be it individual citizens, businesses, associations or local government departments, that will be directly or indirectly affected by a proposed project or implementation of regulation changes should be afforded an opportunity to be a part of the city's decision making process. Stakeholders share the responsibility of engaging in effective communication that produces workable solutions for the overall good of the community.**

3. Do you think the City should regulate development standards or should the standards be dictated by market needs?
 - A. **I believe the city has a responsibility to regulate development standards to protect the safety and quality of life for all of its citizens with the understanding that property owners should not be unfairly stripped of their rights to unencumbered use of their land. For example, a property owner has an established child care center and wants to use the land next door to open a halfway, should that property owner be able to compromise the safety and well being of the children and parents of the child care center?**

4. If the City does dictate certain development standards, to what extent and level of detail should they do so?
 - A. **Development standards should be dictated to the level that citizens' and its community's quality of life are protected.**

5. What are the 3 most important requirements set out in the Unified Development Ordinance?
A. Three important requirements of the Unified Development Ordinance is to continue to provide affordable housing; it cannot promote sprawl; its burden on industry must be reasonable --, incorporating best practices.
6. What is your position on term limits for elected city officials? Would you favor maximum consecutive terms?
A. I have no opinion on term limits or maximum consecutive terms at this time.
7. What experience do you have that qualifies you to evaluate and establish the city budget, and to review and recommend zoning changes?
A. I have worked on budgets at the local, state and national levels for several organizations for the past 25 years. Additionally, I was the secretary/treasurer for the Postal Credit Union for approximately 5 years, during the latter 80's and early 90's. In regards to my ability to review and recommend zoning changes, I am highly experienced in research, evaluation and analysis of data in order to make logical and informed decisions.
8. If elected what are your top two priorities during your term?
A. It is difficult to narrow my scope of priorities to only two as there are at least four very important issues that our community is faced with, safety, homelessness (veterans), transportation infrastructure and job growth and development.
9. What organizations have endorsed you for this position?
A. At this point I have no endorsements from any organization, yet. I hope the HBA will be the first.

I hereby authorize the Home Builders Association of Fayetteville (HBAF) to make available to its members, for review, my response to the questions contained in this profile.

Signature: _____

Date: _____

Bill Crisp
City of Fayetteville
District 6 Candidate

Responses to Home Builders Questionnaire – 2011

1. The economic impact of the home building industry is second only to revenue realized through Fort Bragg and the quality of homes at affordable prices is indeed an attraction which causes soldiers and others to remain in the areas following retirement.
2. Home builders as stakeholders must be in major players in craft building codes and city planning and zoning issues.
3. The city must establish codes and regulate development to avoid future infrastructure problems and degradation of standards. However, the home builders must be active in development standards such as the UDO.
4. As the code (UDO) has been developed and as we edit and make necessary changes to it, we must follow designs that are articulated within the code. This will undoubtedly raise the cost of some housing which will impact market needs; however, we must build for the future rather than for the present—meaning we go green.
5. I will not elevate any three requirements above all others but we must have sidewalks, curbs and sufficient drainage for stormwater run-off. Also we must have green space and save trees.
6. I do not favor term limits but six years is long enough for me personally. I trust in the will of the people (voters) to send officials home when they (voters) feel that person is less than effective or someone else presents a better choice.
7. I now have four years experience in helping to “craft” the city’s annual budgets. I understand the nuances and how complicated budget are. I have learned to closely examine proposed budget items/cuts with a determination to ensure a balanced budget that is sensible. In regards to zoning, I admit zoning requests often require me to do an actual on site personal survey to gain a perspective of the request and how it will impact the area. Zoning is a tough arena but I am generally committed to separating commercial from residential and I sometimes call upon a skilled and knowledgeable member of the home builders to explain and educate me. I do not have any problem in asking for help in trying to gain a thorough understanding of a zoning issue since these issues always impact the lives and livelihood of citizens.
8. At present my two top priorities are reduce crime and provide jobs—the latter which will be facilitated to some extent through building industry (your) efforts.
9. I have not sought the endorsement of any organizations and at this time, I am not aware of any endorsements of me by organizations. I do want to make it clear that I am presently and will always be willing to meet with and listen to home builders to resolve issues.

Bill Crisp
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Pg #3

Val Applewhite
City of Fayetteville
District 7 Candidate

Candidate Name: Councilwoman Valencia "Val" Applewhite

Office Sought: Fayetteville City Council, District 7 Representative

1. What do you think is the economic impact of the home building industry in our community?

With certainty, the home building industry is a barometer of the economic well-being of our community – and nation. The development, construction, and sale of new homes have an obvious and direct impact on our tax base and job creation directly related to the industry. Just as important is the indirect recycling of income generated by home building industry that creates a multiplier effect. As homes are built, opportunities are created for local business to prosper and potentially create new jobs in support of new housing and residents. "Build it and 'they' will come" is a desired outcome for the industry and the City of Fayetteville, a common goal that is critical for the continued growth of our community.

2. How do you see the home building industry fitting in as stakeholders in the city's decision making process?

Stakeholders' perspective, expertise and knowledge of industry standards and emerging trend have proven invaluable to the city's ability to develop policy that will shape the growth of this community for decades to come. The Unified Development Ordinance was a monumental task that required significant and sustained engagement with local stakeholders. It is an example of the effort and collaboration that can encourage responsible development and growth while meeting the vision and strategic goals of the city. Including stakeholders throughout the decision making process helps to identify and mitigate impacts to the industry while fostering solutions that are acceptable to both.

3. Do you think the City should regulate development standards or should the standards be dictated by market need?

The City (via elected officials) is ultimately responsible for the planning and growth of this community. There are far too many examples of what happens when development is left virtually unchecked. Our decisions today (or lack of) in regards to development standards will impact the quality of life and fabric of this city for decades to come. I believe that market needs (stakeholder consideration) are an important part of the equation just as consideration of best practices from across the country. The city is charged with creating the vision and shaping our community into one that reflects thoughtful and forward leaning standards and creates an appreciable quality of life for our citizens. Local government involvement with consideration of market demands will create smart solutions.

4. If the City does dictate certain development standards, to what extent and level of detail should they do so.

There is no blanket response to this question. Circumstances should dictate the level and detail of involvement by the city. In all situations, local government must be mindful of the impact to the city as well as to the building industry. Striving to create an environment that promotes development while meeting the needs of a community must be a mutual goal.

5. What are the 3 most important requirements set out in the UDO?

I am proud of the City's effort and success in implementing the Unified Development Ordinance. For the first time in 50 years, our city has a comprehensive plan that will guide the development of our city for many decades. Expecting it will be refined and amended as we move forward, it certainly is an accomplishment the city, UDO Advisory Committee, stakeholders, and citizens can be proud of.

The emergence of multi-family homes has had significant impact on our community. The UDO provides the ability to preserve the integrity of existing single family home developments through *design and transition standards*. The *Traffic Impact Analysis* will also help to anticipate and mitigate traffic problems resulting from the presence of new multi-family developments. The requirement to include *sidewalks on both sides of the street* in new subdivisions will be of great benefit to citizens and provide for the safety of children in our neighborhoods. Finally, providing incentives for *Sustainable Development Practices* may encourage consideration of global climate issues and the protection of natural resources. Most importantly, it will provide a high quality of life for future residents of our city.

6. What is your position on term limits for elected city officials? Would you favor maximum consecutive terms?

I don't believe term limits are necessary for elected officials at the municipal level. Engaged citizens are more than capable of deciding when an elected official's representation is no longer needed.

7. What experience do you have that qualifies you to evaluate and establish the city budget, and to review and recommend zoning changes?

Prior to being elected to the Fayetteville City Council, I had an integral role in evaluating and establishing multi-million dollar budgets for the Department of the Air Force and the Pentagon. Since being elected in 2007, I've gained significant experience and insight into the City of Fayetteville's budgetary process. Having the opportunity to understand the operational needs of departments and the expectations of citizens have proven invaluable. Most importantly, utilizing our strategic plan as a tool to direct our financial decisions allows me the opportunity to prioritize needs of our community while operating within budgetary constraints.

Gaining experience that allowed me to make technically informed decisions to review and recommend zoning changes was certainly an "on the job" learning experience. Admittedly, this is

one of the most confusing and difficult issues for a City Council member to grasp. Over the past four years I've also gained a better understanding of how the results of zoning impact the quality of life issues for citizens. I have the ability to consider the two issues (technical/quality of life) to make informed decisions. Certainly, the past two years of effort to implement the Unified Development Ordinance has proven to be a very valuable experience and will allow me to move forward with a greater understanding of our new zoning standards.

8. If elected, what are your two top priorities during your term?

As part of our economic development efforts, the city of Fayetteville must continue to aggressively pursue opportunities that will result in an expanded and diversified tax base. Our success in this area will have a ripple effect in our local economy that should produce new jobs, create growth opportunities for small local business, and additional revenues. Although we've made great progress in funding our Police Department, we must sustain our efforts to reduce crime in our community. Realizing the City of Fayetteville cannot do this alone, it will be important to build relationships across faith based, non-profit organizations and other elected bodies to provide for the safety and security of our citizens.

9. What organizations have endorsed you for this position?

I have neither sought nor received official endorsements from any organization. I have certainly been encouraged by many citizens in my district to seek a third term. I've been told to "keep doing what you're doing". I appreciate that and input and have taken that advice to heart.

Michael Pinkston
City of Fayetteville
District 8 Candidate

Home Builders Association of Fayetteville, Inc.
Forum Questions for City of Fayetteville Candidates

Candidate Name: **Michael Pinkston**

Office Sought: **City Council District 8**

1. What do you think is the economic impact of the home building industry in our community?

Clearly, the home building industry carries with it substantial and pervasive impact of all private enterprise within our community, not only in breadth, but in the depth by and through which it impacts nearly every aspect of our local economy. Not only does the homebuilding industry affect sales of the materials, labor and services necessary for or associated with construction, but, of course, wages, profitability and income of the people directly involved in homebuilding as well as the financial institutions in the community. In addition, the impact on the public sector including taxes collected and the tax base is extraordinarily high.

Home building is the cornerstone, not only of our local economy, but nationally, housing starts and the impact of a slow-down in homebuilding is a clear indicator of a recession in the economy. Improving the home-building environment is always important to true economic growth, nationally as well as locally.

In summary, the economic impact of the home building industry in our community is great.

2. How do you see the home building industry fitting in as stakeholders in the city's decision making process?

Every citizen is a stakeholder in the city's decision making process, and no citizen has or should have a greater stake than any other in the decisions which are made on behalf of the citizenry. Yet, certainly, decisions should not be made which affect some or all of the citizens without careful consideration of the impact on those affected. With the home building industry having such a deep and pervasive impact in our community economically and in terms of our quality of life, city council members should listen carefully and receptively to the citizens involved in home building.

3. Do you think the City should regulate development standards or should the standards be dictated by the market needs?

Traditionally and characteristically city governments have and must to some degree regulate the home building industry and development standards, but the danger to be avoided is that of over-regulation. Essentially, except for the traditional and historical

functions of municipal government with respect to development standards, the free market should indicate the standards for adherence.

4. If the City does dictate certain development standards, to what extent and level of detail should they do so?

As stated above, city governments have and must to some degree regulate development standards, but the danger to be avoided is that of over-regulation. Over-regulation is deleterious to business, to the citizens, and, in actuality to government itself. While the City may need to regulate, it must never dictate, and, certainly, it should never micro-manage the home building industry or the imposition or application of such standards. Such excessive regulation must be avoided.

5. What are the 3 most important requirements set out in the Unified Development Ordinance?

The "ordinance" rewrites zoning, development and subdivision codes to a sweeping and broad manner while containing excruciating details. Of the many requirements with respect to the UDO, three important ones are:

- Developers will have to dedicate space for parks or pay a fee, and they will have to provide sidewalks on each side of streets.
- Trails or bike paths are required to be built to connect developed properties to schools, parks or major employment centers.
- Buildings are required to incorporate at least three of eight design features, such as covered porches or bay windows.

While I want to recognize all the hard work that went into the development of the recent and now current UDO, it is problematic as well. I know that the committee struggled with countless issues, and I know that the committee was bombarded by contractors and realtors as well as citizens who were concerned with their rights to work and build on their property without council's approval. Yet, while on the surface the UDO may appear to be a commendable goal, we must be careful not to let over-regulation arise.

Zoning of property should exist to protect the property owner who has invested in the community and to improve the community, not to make investing in the community more difficult and less attractive. As to zoning and development, we do need a common sense plan that is specific, concise, and easy to understand.

6. What is your position on term limits for elected city officials? Would you favor maximum consecutive terms?

Term limits have a certain facial appeal, but the application of terms limits may have an adverse effect. For example, municipal politics is full of great stories of Mayors and Councilmen and Councilwomen who have been in office for many years and have accomplished great things for their cities.

Yet, establishing term limits is a statutory, if not a Constitutional issue, and one with which the legislative delegation, not a candidate for the city council should address.

While there is something to be said for experience, and, with experience hopefully comes wisdom, and with wisdom comes sound judgment, the need for new leaders and fresh ideas cannot be overstated. Until the legislature or the citizenry change the limits for elected officials, however, I can only hope that each council member will realize when their time has come to move on --- I know I will.

7. What experience do you have that qualifies you to evaluate and establish the city budget and to review and recommend zoning changes?

I have owned and operated my own business in Fayetteville for the past 18 years. I have reviewed and maintained our budget in that business. In addition, I have served on a number of Boards and Committees and as such, I have been involved in the budget process. I have been a close and careful of the Council and its deliberative process for the past 10 years, attending many of its meetings and observing its functions.

In addition, I served in the military for more than 20 years prior to my retirement from the Army. These experiences have qualified me well to participate in the municipal budget process and to participate in the approval or disapproval of the city budget.

As to the matter of recommending zoning changes, I will admit that I do not have substantial business experience in dealing with zoning changes. No candidate in this race for District 8 has such substantial experience. The position of councilman is to review and approve or disapprove zoning changes, and to listen to those who *recommend* them. Accordingly, I admit that there will be a lot of new learning when elected, and I will commit to listen and to learn. It has been my experience in the past, however, that most of these decision are "more common sense than rocket science." In any event, I will give every request and every policy a thorough investigation and make careful decisions.

8. If elected, what are your top two priorities during your term?

Without trying to be trite I would half to say that the state of our economy and taxes would be my top two priorities. Our economy is the life blood of our city, without it everything else falls apart. Jobs, jobs, and jobs should be our first priority as a council. For far too long we have been content to take the scraps of industry while other cities reap the rewards of industry. We need to find a way to encourage large companies make their home here in Fayetteville, we need to find a way to take advantage of the opportunity that Fort Bragg can bring to Fayetteville. We need to convince the outside world that Fayetteville is the place to move, start and maintain their businesses.

Secondly, reducing or maintaining the tax rate is critical. Of course, broadening the tax base will aid in keeping the tax rate from rising, but we must obtain new sources of revenue, while being careful not to spend beyond our means.

9. What organizations have endorsed you for this position?

I have not yet been endorsed by any organizations for this position, nor have I, until now, sought the endorsement of any organization. However, I would be grateful for the endorsement of the home builders, and I ask for that endorsement.

Regardless of whether I receive any organizations endorsement, however, the most important endorsements and those that I genuinely desire and seek are those of the voters in District 8. It is the citizens in District 8 to whom I will be held accountable and whom I will serve

Wade Fowler
City of Fayetteville
District 8 Candidate

Home Builders Association of Fayetteville, Inc.
Forum Questions for City of Fayetteville Candidates

Candidate Name: Wade Fowler _____

Office Sought: City Council District 8 _____

Please email your answers to Home Builders Association Fayetteville at
admin@fayhba.org

1. What do you think is the economic impact of the home building industry in our community?
I believe that the home building industry is vital to the health of our economy because of the number of jobs it is directly and indirectly responsible for.
2. How do you see the home building industry fitting in as stakeholders in the city's decision making process?
Homebuilders are important stakeholders because they understand the market factors that drive consumer demand in housing trends including areas such as: home size, neighborhood amenities, and community appearance.
3. Do you think the City should regulate development standards or should they standards be dictated by market needs?
While some level of regulatory standard may be necessary, market needs should be the primary standard.
4. If the City does dictated certain development standards, to what extent and level of detail should they do so?
The city should only be concerned with the impact on items such as traffic concerns and storm water control, in other words items that affect more than just the community being developed.
5. What are the 3 most important requirements set out in the Unified Development Ordinance?
The green space requirement is ill-conceived. The establishment of multiple review committees/boards can slow the development process. The overall concept of centralized planning from a government process.
6. What is your position on term limits for elected city officials? Would you favor maximum consecutive terms?
Term limits set at 8 years of service seem reasonable to me.
7. What experience do you have that qualifies you to evaluate and establish the city budget, and to review and recommend zoning changes?
I have experience in the mortgage industry, I have developed some of my own property, and I have been actively involved in the political process in our city since 1984.
8. If elected what are your top two priorities during your term?
First, ensure that we have allocated funds properly to optimally provide public safety to our citizens. Second, improve the regulatory and tax environment in the city to promote small business growth and strengthen our economy.
9. What organizations have endorsed you for this position? None

Frances Vinell Jackson
Town of Hope Mills
Commissioner Candidate

Home Builders Association of Fayetteville, Inc. Forum Questions for the Town of Hope Mills Candidate

Candidate: Frances Vinell Jackson

Office: Hope Mills Town Commissioner

1. The economic impact of the home building industry in our community?

The Home building industry is the most influential economic and labor industry that exists. You produce jobs, and increase the tax base in our community. The realtors and home builders are indicators as to the strength of the economy. The home builders are in your own way planners who too, can guide community growth, and tell what the future holds in the way we live, how we live and if we live well. You make adjustments in accommodating the transitions of "family" as the size and needs of individuals, singles, couples, roommates, have changed over the years. As Home Builders you can see with bifocals as developers, planners and visionaries. You make it possible for those with disabilities to live normal lives not only in houses but public facilities such as hotels, restaurants, etc. As we live alone, together, longer, you make adjustments and dictate to the planners/ leaders in the community housing as it will exist in the future. A man by the name of J.P. Riddle guided the growth of the community by developing Skibo Road with a Cross Creek Mall, a Wal-mart, (twice), forced the development of Yadkin Road and Lake Valley extension where development has begun to occur that will bring more developing ending result revenue. If it were not for J.P. Riddle, we would be the "hamburger-hot dog town" he often referred to us as to the Cumberland County Commissioners. Without a doubt many developers such as the gentleman I mentioned and many others who are with us today have influenced our lives. That statement alone brings fond thoughts of the greatest planner of all time in my book, the great "Walt Disney". Like J.P. Riddle, how many men can you say is developing communities and they have long gone, men with vision. The Home Builder's Association (HBA) transitioned us from the fancy living room to the great room, from the bonus room to the play room. As "families" change the housing types created by the HBA will no doubt continue to give us the sign of things to come.

2. How do I see the Home Building industry fitting in as stakeholders in the town's decision making process? As boards are created, this community has learned to have a representative from the home builders at the table. The Cumberland County Planning Department led these charge years ago during the development of the 2010 Comprehensive Plan and plans that followed. Its good sense to have a balance to represent the interest of the community to give the balance that is needed.

3. Do you think the town should regulate development standards or should the standards be dictated by market needs?

I think there should be a balance of interest. The HB is most familiar as I stated in question (1) as to what the (future) will hold as the market changes. The town represents both the HBA and the community.

In my opinion this is the main reason government should be transparent, to give the public and private sectors an opportunity to have input in decisions that will impact the lives of so many people. All interest should be at the table. As a deacon in my church says, "it's good to disagree to agree. No one has all the answers but as a TEAM (together everyone accomplish much)!"

4. If the town does dictated certain development standards, to what extent and level of detail should they do so? Development standards created by staff are general and it is not a "fit all" by no means. This is the reason for boards of adjustments and variances. As development standards are created prior to adoption, the town representatives should review and adopt the

standards that are best suited for what exist within this community (Hope Mills) coupled with the "vision" established by the people and the town leaders. For example, if the regulations require sidewalks, it may not be advantageous in a certain area, such as next to a railroad track or to the back yard of a house.

5. What is your position on term limits for elected town officials? Would you favor maximum consecutive terms? A great concern I have with this new generation is the ease of turning away and throwing out "institutional knowledge". It takes many years of knowledge coupled with wisdom to perfect a craft (profession). This does not happen overnight and a one (two year term) does not accomplish it. Knowledge, wisdom and experience bring influence, which is needed in these economic times. In other words, I disagree with term limits. First, let's revisit the purpose of political representation. It appears that many politicians are representing their own interest instead of that of the people. Remember "We the People". After victory many continue to campaign to stay longer instead of looking out for the people who sent them, instead it becomes a look out for me and my friends and my class of people. It takes many years for representation to become seasoned in a position and win the confidence the people. The best representatives we have had were in position for many years and we continue to live off their coat tails. For example, I would hate to think what would have happened to this community/state without Senators and Congressman such as John Henley, Charlie Rose, Lura Tally, Luther Nick Jeralds, and Tony Rand. The people determine the term as they vote you in or vote you out. If they don't vote, they're voting.

6. What experience do you have that qualifies you to evaluate and establish the town budget, and to review and recommend zoning changes?

My experience as a transit director and currently an Analyst. I have years of experience with department budgets but not a town budget. As the Land Use Codes Planner III (Supervisor) for six years, I administered the zoning and subdivision ordinances when Cumberland County Planning was a Joint Planning Department where all municipalities's Zoning, Subdivision and Watershed Ordinances were administered. I was the supervisor when Conditional Use and Special Use Permits were created as well as the Municipal Influence Area, to ensure the

placement of infrastructure. I also served as Secretary to Cumberland County and City of Fayetteville Boards of Adjustments. I was responsible for developing the Telecommunications Ordinance, Home Occupations Ordinance, Detention Facility Ordinance, the Transportation

Element of the 2010 Comprehensive Plan; assisted with Population and Economic Study; Initial Zonings, (Linden); Planner to the Town Of Hope Mills. Currently, I serve on the Hope Mills Zoning Commission.

7. The top priorities during my term would be improved communications among residents on the fringe of the town, economic development of the interchange at exit 41 and ADA accessible facilities.

8. No organizations have endorsed me.

Mike Mitchell
Town of Hope Mills
Commissioner Candidate

**Campaign to Elect Mike Mitchell
Home Builders Association of Fayetteville Inc
Forum Questions Response
October 13, 2011**

- 1. The home building industry is a leading economic indicator here in Cumberland County as it is nationwide. As a certified public accountant practicing in the Fayetteville area for over 26 years, I have witnessed a decline and, in some cases, even a halt in revenue for my construction and real estate clients. Although our local economy is somewhat insulated by the military influence of Fort Bragg, we have still witnessed a decline in home building from 1,955 new homes in the year 2006 to about 850 for the year 2011. We are still feeling the effects of the recession that started in the fall of 2008 and now economists fear a double dip knocking on our door. We still have over 360 foreclosures in our county according to my research. It appears that new home sales in our area have been in a holding pattern since 2008 of about 1,700 per year while existing home sales have fallen from about 3,700 in 2008 to perhaps 2,800 for 2011. Unemployment is closing in on all-time high of 11% in Cumberland County. We are in a vicious cycle that many economists say will take us ten years or better to recover from. Growing up in Fayetteville as the son of Gene Mitchell, a local real estate broker and educator at Fayetteville Technical Community College, I fully understand the importance of our real estate market, its cycles, and its effect on our local economy. At least interest rates are remaining low and our homes are holding their values if not appreciating somewhat from 2008.**
- 2. I believe our Town should network and call on the HBA of Fayetteville, Inc, to strategically plan land use and development in our municipal influence area to maintain moderate levels of building that is efficient and sustainable for growth according to economic forecasts.**
- 3. I am a conservative Republican and believe in free enterprise with limited government regulation. However, I do understand the need for maintaining a certain minimum standards for zoning, storm water, construction codes, etc., to protect the home buyers in our area. I believe our Town should regulate development standards without prejudice according to our ordinances and industry practices throughout our County.**
- 4. I believe our Town should allow developers to use their professional judgment when ordinances and industry standards are not clear on the particular matter. Otherwise, building codes should be followed accordingly. I also believe in developing a walkable community with sidewalks to provide a safer environment for our pedestrians and cyclists.**
- 5. I believe all levels of government should mandate term limits. I would favor term limits of 6 consecutive terms of 2 years here in Hope Mills but I am open for discussion.**
- 6. To my knowledge, Hope Mills has never had a certified public accountant serve on their Board. Therefore, I might be the most qualified candidate they have ever had in regards to budgeting, finances, and other matters of fiscal management. For zoning, I have**

learned a lot from attending the Town's board meetings since 2006 and have also had some exposure from attending some Cumberland County joint planning board meetings.

7. Top two priorities for Hope Mills are to fix the dam without any costs to our taxpayers and end the "thumb drive" controversy to improve employee morale. Once these two issues are resolved, our campaign has many more priorities to take care of. Please visit our campaign website, <http://www.campaigntoelectmikemitchell.intuitwebsites.com/> for a complete list of citizen recommended issues we hope to work on.
8. I have not been endorsed by any organizations at this time.

Deric Reed
Town of Hope Mills
Commissioner Candidate

Committee to Elect Deric Reed

1. I feel the impact of home building is a positive impact. It first gives jobs. Second, it contributes to the growth of a Town such as Hope Mills.
2. Town government should have the ability to make decisions concerning Town issues without interference. However, the home builders should have the ability to share as much information with the Town as the Town should share with the home builders. The input from home builders is extremely valuable to the Town leaders, and should be weighed considerably when growth is impacted.
3. I think the Town should regulate development only to maintain healthy growth. If the growth is too rapid then the Town will suffer by not having the required services in place such as Police and Fire to give sufficient coverage.
4. Again, only dictate the amount of growth that the services are able to sustain safely.
5. I am in favor of term limits for all elected officials. This creates a turnover that is healthy for new ideas, not allowing officials to become stagnate.
6. First, I am a homeowner. I have a family budget that must be maintained. Fiscal responsibility is imperative. Second, I am currently a State Employee that has to work under a state budget that is strict and tight, I do not wish to allow my Town to fall into this same situation.
7. First priority is to the services. Police, Fire, etc. I feel the services have not received the proper amount of attention. New fire trucks are needed. Police with pay. Overall employee morale and satisfaction.

Second priority is to the town residents' safety, and morale. The subject of crime has been mentioned time and time again. I wish to partner with the Police and push community policing to assist with crime reduction. This boosts morale and faith in the town government. I also wish to concentrate on attracting more business for the town and its residents. I feel this has a two prong effect. One, more business for the residents is less driving and more for the residents to have and do. (boost in morale). Second, it brings in more revenue for the town which aids in easing the tax burden felt by homeowners.

8. No endorsements at this time.

Thank you,
Deric Reed