



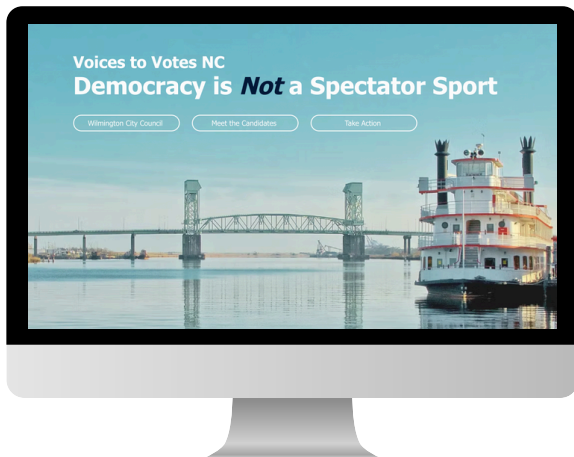
VOICES TO VOTES NC

THE LOCAL LOOP

AUGUST ISSUE

OUR WEBSITE IS NOW LIVE!

The new Voices to Votes website is your **one-stop hub for the 2025 Municipal Election**—featuring candidate profiles, how City Council works, key dates, news, and educational resources. No more searching across multiple sites—just clear, accessible information to help you make **confident decisions at the ballot box.**



IN THIS ISSUE

WEBSITE RELAUNCH

VISIT [VOICESTOVOTESNC.ORG](https://voicestovotesnc.org)

DID YOU KNOW?

MULTI-HOUSING DEVELOPMENT

CELEBRATE SUCCESS

SOUTH FRONT APARTMENTS

CITIZEN VOICES

WILMINGTON CITIZENS

TAKE ACTION

WHQR INTERVIEWS

CANDIDATE FORUMS

UNDERSTANDING THE TERMS

DEVELOPMENT TERMS TO KNOW

LEARN MORE AT [VOICESTOVOTESNC.ORG](https://voicestovotesnc.org)



Did You Know...

City leaders project that **30,000 more people will move to Wilmington over the next 15 years**—but only if housing is built to accommodate them. That’s why City Council continues approving more and more large-scale residential developments.

But the question isn’t just can we house them—it’s **can our city handle them**. Adding 30,000 people would increase Wilmington’s population from roughly 120,000 to **150,000**. Without the roads, schools, stormwater systems, and public safety infrastructure to match this growth, what does that mean for those of us already here?

Before inviting tens of thousands of new residents, shouldn’t we first ask: **can our infrastructure support this future—or are we setting ourselves up for gridlock, flooding, and declining quality of life?**



Why Are Our Leaders Approving So Many Multi-Family Developments?

Our elected officials and their appointed commissions often cite three primary reasons for supporting more multi-family housing:

1. “There’s a severe housing shortage in Wilmington.”

This claim is based not on the needs of current citizens, but on projections of how many future residents may want to move here. Building solely for projected growth ignores the well-being of the people already living in Wilmington.

2. “The new development aligns with the Create Wilmington Comprehensive Plan.”

Yes, but selectively. City staff, the planning Commission, and City Council tend to emphasize only the policies that promote increased density and growth, while overlooking others that call for preserving neighborhood character, addressing traffic impacts, and protecting green spaces and natural resources.

3. “We need more affordable housing.”

This phrase is used repeatedly—and emotionally—by leaders and candidates. Yet few clarify the difference between:

- Affordable housing as defined by HUD, based on income thresholds and capped rents.
- Housing that is simply “more affordable” than high-end options.

The truth: Wilmington’s recent wave of one-bedroom apartments renting for \$1,500+ per month **cannot be called affordable**. Genuine affordable housing requires significant subsidies—through government investment (your tax dollars) or private contributions.



Ask your candidates: How much growth can we realistically support?

VIEW THE PLAN ➔

Celebrate Success

Not all development has to come at the expense of our trees, neighborhoods, and green spaces. **South Front Apartments**—created from the former Nesbitt Court public housing complex—stands as a model of the kind of thoughtful development our community should celebrate.

Instead of bulldozing trees or tearing down historic homes, this project **repurposed existing structures** to create vibrant, livable housing. By revitalizing what was already built, South Front shows how **redevelopment can meet housing needs while preserving the natural environment** that makes Wilmington unique.

As we face growing pressures from rapid development, South Front reminds us that we have a choice. We can support projects that respect our past, protect our green spaces, and still provide housing for the future. **This is the kind of growth that strengthens our community** without sacrificing what makes Wilmington special. Congratulations to Tribute Properties for adding this great residential development to our community.

The Google Earth images below provide an overview of the South Front Street apartment complex, showing the site before construction in 2010 and in 2014, two years after the redevelopment project had been completed.



Google Earth
1400 South 2nd Street, Wilmington, NC 28401

LEARN MORE ABOUT THE PROJECT



Understanding the Terms

Political jargon can get confusing, but we're here to make it simple.

Gaslighting: “the act or practice of grossly misleading someone especially for one's own advantage” - Merriam Webster

Voters can guard against misinformation by consulting multiple credible sources, fact-checking claims, and **focusing on verifiable records rather than rhetoric.**

A healthy democracy depends on transparency, accountability, and an engaged public that values truth over spin.

Redevelopment: Refers to the revitalization and reuse of previously developed, abandoned or underused property in, single lot infill and brownfield sites.

www.epa.gov



Affordable Housing: A technical term used by HUD to define housing for which the “occupant is paying no more than 30 percent of their annual gross income for housing costs, including utilities.” HUD publishes an annual schedule of qualifying income levels by Metropolitan Trading Area.

www.hud.gov

Workforce Housing (WFH): “housing affordable to households earning between 60 and 120 percent of area median income (AMI). Workforce housing targets middle-income workers which includes professions such as police officers, firefighters, teachers, health care workers, retail clerks, and the like...”

The City of Wilmington offers **density bonuses** to developers of multi-family projects that set aside at least 10% of units at special WFH rental rates. This incentive allows developers to exceed the standard unit-per-acre limit set by the Land Development Code—for example, surpassing a 17.9-unit-per-acre cap if the required workforce housing units are included.

www.unc.edu

READ MORE ABOUT THE WORKFORCE HOUSING COMMITTEE →

Citizen Voices

Lately, our social media pages have reflected growing community frustration around **real estate professionals holding public office, the strain on infrastructure, and the displacement of wildlife.**

Below, we're sharing a selection of comments that capture these concerns, underscoring how vital your voices are in **shaping Wilmington's future.**

All About the Vote

"Your vote matters more than ever!"

"Quit electing real estate agents."

"Hope we vote in some folks who are aware of these things and are willing to change the status quo..."



It's About Time We Think About Growth

"There is A LOT of building going on in Wllmington everywhere. Let's fix the hospital, have better schools, traffic gets worse every year, stop the reckless building..."

"Message to developers: please save what little green space is left! Instead of tearing down forests: fix, rebuild, or restore what is broken or abandoned and help revitalize the areas that are underserved."

"The transformation of Wilmington from a beautiful city canopied by old growth trees into a clear cut zone of high density development with crepe myrtle substitutions has been devastating to all. How our mayor, planners and city officials have allowed this to happen is beyond belief. Hoping the number of people who complain daily about traffic congestion and overdevelopment will how up and use their voices and power at the polls to protect what we have left."

[VIEW OUR INSTAGRAM](#)



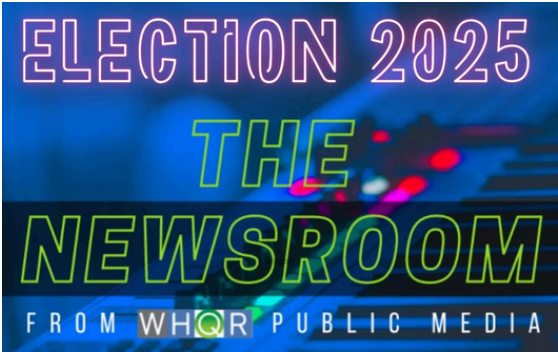
Know Before You Vote

LOCAL RESOURCES FOR CANDIDATE INFORMATION

MAKING INFORMED CHOICES STARTS WITH RELIABLE INFORMATION.

WHQR’s newsroom interviews, hosted by News Director Ben Schachtman, offer candid conversations with local officials on the issues shaping Wilmington.

All candidate interviews are now available, giving you the chance to hear directly from those running for office. Explore these resources—and more on our website—to stay informed and ready for the 2025 Municipal Election.



Additionally, there will be public candidate forums ahead of the 2025 Municipal Election, giving voters the opportunity to hear directly from those running for office.

Hosted by The New Hanover County Branch of the NAACP, in partnership with New Hanover for All and the local chapter of the AFL-CIO, is hosting Municipal Candidate Forums for the 2025 elections:

City Council Candidate Forum - Sept. 2nd at 5:30PM

- Martin Luther King Jr. Community Center

Mayoral Candidate Forum - Sept. 15th at 5:30PM

- Martin Luther King Jr. Community Center

WilmingtonBiz Power Breakfast Candidate Forum - Sept. 12th

- Breakfast & Networking: 7:30 - 8:15 a.m.
- Program: 8:15 - 9:45 a.m.
- Wilmington Convention Center



LEARN MORE AT WHQR.ORG

