



COMMUNITY HOUSING & NEIGHBORHOOD DEVELOPMENT COMMITTEE

Committee Members: Golden, Ewing, Alexander and Williams

Chaired by Mayor Pro Tem Golden

AUGUST 9, 2016 – 10:00 A.M.

3RD FLOOR LOBBY CONFERENCE ROOM

MINUTES

Present:

Chairman Jeff Golden

Absent:

Committee Members Latimer Alexander, Chris Williams, and Jason Ewing

Also Present:

Council Member Cynthia Davis (joined the meeting at 10:35 a.m.)

Staff Present:

Randy McCaslin, Deputy City Manager; Randy Hemann, Assistant City Manager; JoAnne Carlyle, City Attorney; Mike McNair, Director of Community Development; Richard Fuqua, Affordable Housing Manager; Michelle McNair, Community Resource Manager; Thanena Wilson, Community Development Administrator; Lauren Atwell Bass, Community Resource Specialist; Toni Jackson, Housing Specialist; Lori Loosemore, Local Codes Enforcement Supervisor; Maria Smith, Deputy City Clerk; and Lisa Vierling, City Clerk

Others Present:

Sofia Crisp, Housing Consultants Group

News Media:

Pat Kimbrough, High Point Enterprise

Note: The following hand-outs were distributed during the meeting and will be attached as a permanent part of these proceedings:

- *Presentation: Update on Technical Assistance Scholarship Program*
- *Presentation: Operation InAsMuch Update*
- *Presentation: Update on Kirkwood Crossing and Hartley Ridge Apartments*
- *Presentation: Update on Core City Homebuyer Incentive and Citywide Homebuyer Assistance*

Note: A quorum of the Committee was not present.

Chairman Golden called the Community Housing & Neighborhood Development Committee meeting to order at 10:03 a.m.

1) Update on Code Enforcement Program

Lori Loosemore, Local Codes Enforcement Supervisor, gave a brief update on the Code Enforcement Program and shared some “before and after” pictures of empty lots that were cleaned.

- 1004 Carter Street
- 1700 Pershing Street
- 306 West Kearns Avenue

She reviewed the following homes to be demolished:

- 1407 Leonard Street (demolition is imminent; contract has been issued to demolish)
- 618 Cable Street
- 705 Thissel (contract should be let soon)
- 1211 Franklin (contract should be coming up soon)

Mike McNair, Director of Community Development & Housing, mentioned they will start providing some visuals in the monthly reports that staff submits.

2) Review of workshop for Center for Community Progress

Mr. McNair reviewed the Technical Assistance Scholarship Program (TASP) schedule and visits.

- First visit (April 13-14) in High Point
- Second visit (July 13-14)
 - He noted that they had a Code Enforcement work shop conducted by Tyler Mulligan, UNC School of Government, with approximately 30-35 attendees. They discussed operationalizing strategic Code Enforcement and taking some of that information and putting it into action. The following day, they met with the data team and community stakeholders (i.e. Patrick, Harman, Dorothy Darr, Community Foundation, etc....).
- Third visit will be on September 8th.
 - He mentioned this would be a tax enforcement workshop and the county agreed to attend. It is anticipated this will involve a smaller group of about 15-20 attendees. Additional meetings will be scheduled as needed.
- Final visit will be in October
 - Center for Community Progress will present the final report to Council.

Randy McCaslin, Deputy City Manager, asked what would be covered during the September 8th meeting and Mr. McNair replied that foreclosures would be a major topic of discussion as well as using tax enforcement to identify properties that they would like to acquire since the county has started to speed up the foreclosure process.

Mr. McNair mentioned a new bill, SB 326, that has been passed by the General Assembly, effective January 17th. He noted this new bill with the new requirements sort of put a kink in what the city was trying to accomplish with periodic inspections. Based on what Mr. Mulligan pointed out, there would basically be three options moving forward:

1. Designate a targeted blight area, which would be limited in size (no more than 1 sq. mile or 5% of area—whichever is greater). Has to be 51% blighted and as long as it fits this criteria, it would allow inspection of every house in the area.
2. Designate a revitalization area via the Urban Redevelopment Act (URA). The area must meet the blight requirements and this would allow acquisition of blighted properties via

eminent domain. The URA plan must also include elements per NC Statute (findings, estimated costs, site plans, etc....)

3. Top 10% of properties with crime or disorder issues (rental properties). There are two options: based on crime data for the previous year, and allows for periodic inspections and permits

Mr. McNair concluded his presentation by identifying the next steps as follows:

- Continue to evaluate Code Enforcement options
- Complete the Technical Assistance Scholarship Program (TASP) process
- Keep the Committee abreast on the progress

He also mentioned the “Reclaiming Vacant Properties” conference that would be coming up in November of 2016 in Baltimore Maryland on September 28-30th. He mentioned that the City of High Point has four free registrations and he would like to start registering the city’s attendees within the next couple of weeks.

3) Update on Operation InAsMuch

Mr. McNair reviewed (OIAM) and noted they would be focusing on the East Central area of High Point. The event date is Saturday, November 5, 2016. The East Central area consists of four Census block groups (139.1, 139.2, 139.3 and 139.4) with the greatest needs identified in 139.1 and 139.2 according to the tax records. These areas include 63 homeowners, all of which will be personally contacted.

Sofia Crisp, Housing Consultants Group, noted letters would go out to these property owners this week and pointed out the property owners would now be required to call and schedule a visit. She advised there is approximately \$80,000 that has been set aside to do the repairs, but there could be other resources also available. Once they determine what the specific needs are and who qualifies, estimates would then be done to see how many of the projects could be done.

Mr. McNair reviewed one block that contained ten homeowners and the next block that consisted of approximately 53 homeowners (identified on the map in blue). He reported that there could potentially be a Phase Two project for the Leonard Street area.

He reported that they met with the Burns Hill neighborhood group last evening and Fox8 was there to report. Randy Hemann, Assistant City Manager, inquired about the number of homeowners that were helped during the last event. Ms. Crisp noted they sent out 70 letters and worked on 11 homes. She is anticipating volunteer recruitment to be better this time and noted they are also asking for some corporate sponsorships. Bank of North Carolina has been asked to provide breakfast for the event.

Mayor Pro Tem Golden asked about other avenues that might be available since they don’t actually go in and rehab homes. Mr. McNair replied there are other programs available in Community Development that could possibly help since it does take longer to rehab. He reiterated this is completely volunteer-based and these events are usually only one day in duration.

4) Update on Kirkwood Crossing and Hartley Ridge Apartments

Mr. McNair then provided an update on the Kirkwood Crossing and Hartley Ridge Apartment projects.

- Kirkwood Crossing was approved in the 2015-2016 Annual Action Plan
- Estimated development cost: \$10.26 million
- City of High Point loaned \$2 million to the developer through the HUD Section 108 loan program
- 84 multifamily units will be built (48 two bedroom and 36 three bedroom)
- Rents are estimated to range from \$225 to \$675 per month (varies by income)

He noted that construction is now underway and they anticipate completion no later than August 2017.

- Hartley Ridge was approved in the 2016-2017 Annual Action Plan
- Estimated development cost: \$9.7 million
- City of High Point will loan \$694,000 to the developer through the HUD Section 108 loan program
- 84 multifamily units will be built (9 one bedroom; 42 two bedroom; and 33 three bedroom)
- Rents are estimated to range from \$295 to \$655 per month (varies by income)

Mr. McNair advised that although the HUD funds at this point have been unofficially approved, they were told by HUD that it has been approved. The North Carolina Housing Finance Agency (NCHFA) will make the announcement next week. He then shared the preliminary site plan, which has to be reviewed by the Technical Review Committee. If approved, construction is anticipated in the spring of 2017.

5) Update on Core City Housing Incentives Programs

Housing Specialist Toni Jackson gave a brief update on the Core City Housing Incentives Program and shared the Core City Homebuyer Incentive and Citywide Homebuyer Assistance Status Report for 2015-2016 identifying participants that applied. She reported there were five home purchases citywide with the balance in the Core City.

Ms. Jackson then reviewed the homebuyer assistance activity map through July 2016 that displayed the completed closing, pending and a few that had to withdraw due to financial hardships. The green represents completed sales; yellow represents pending sales; and the red identifies those that were withdrawn. She reported that the one on North Hamilton was scheduled to close at the end of last month, but due to a pending lawsuit with the homeowner's association, but the lender asked that it be postponed until it is known what the outcome will be. She advised that another homeowner did not want a lien against them, so they withdrew their application. Another home did not want a lien against them so they withdrew their application.

Ms. Jackson reported that they did receive an additional, partial application for 524 Radford and that the loan has already been approved. They have since decided to apply for the Core City Homebuyer's Assistance Program and it is anticipated that they will close on the purchase at the end of September.

Ms. Jackson pointed out that most of purchases would be in the northwest area. She shared on a daily basis she receives phone calls and emails requesting information on the Core City program and additional requests have been made for additional lenders to become part of their participating lender list. She also reported that she received a call from the Greensboro Realtors Association, who has noticed their buyers are drifting to High Point. They have asked for some additional education/awareness about the City of High Point's program and have asked city staff

to do a presentation before the realtors/lenders in Greensboro that work with clients in High Point.

Mr. McNair mentioned how the State would be renewing their program, but it would not be out until October. He reported it would consist of the same previous terms at \$15,000, five years.

There being no further business to discuss, the meeting adjourned at 10:37 a.m. upon motion duly made and seconded.

Respectfully Submitted,

Maria A. Smith
Deputy City Clerk

Jeff Golden, Chairman