



# City of Greensboro

Melvin Municipal Building  
300 W. Washington Street  
Greensboro, NC 27401

## Meeting Minutes - Draft Community Services Committee

Tuesday, May 10, 2016

3:15 PM

Council Chamber

### Call to Order

This Community Services Committee meeting of the City of Greensboro was called to order at 3:37 p.m. on the above date in the Council Chamber of the Melvin Municipal Office Building with the following members present:

Present: 4 - Chairperson Jamal T. Fox, Vice Chair Sharon M. Hightower, Councilmember Nancy Hoffmann and Councilmember Justin Outling

Also present were Interim Assistant City Manager Barbara Harris, City Attorney Tom Carruthers, and Deputy City Clerk Angela R. Lord.

### Council Procedure for Conduct of the Meeting

Councilmember Fox explained the Council procedure for conduct of the meeting.

### I. CONSENT AGENDA (One Vote)

Councilmember Fox asked if anyone wished to remove any items from the Consent Agenda. Councilmember Hightower requested discussion for items #1 and #2.

**Moved by Councilmember Outling, seconded by Councilmember Hightower to refer the consent agenda as amended to Council. The motion carried by voice vote.**

3. [ID 16-0342](#) Resolution Approving Extension of Professional Services Contract 2009-056A with Withers & Ravenel, Inc., for the Design of the Downtown Greenway Phase 2
4. [ID 16-0388](#) Resolution Authorizing the City to Apply for a USDA Local Food Promotion Program Grant
5. [ID 16-0380](#) Resolution Listing Loans and Grant for City Council Approval
6. [ID 16-0360](#) Motion to Approve the Minutes of the Community Services Committee Meeting of April 12, 2016

Motion to approve the minutes of the Community Services Committee meeting of April 12, 2016 was adopted.

1. [ID 16-0379](#) Resolution for Approval of an Interlocal Agreement for Waiver of Service Process for Minimum Housing Code Cases

Councilmember Hightower requested additional explanation of the item; and asked about anticipated savings.

Interim Assistant City Manager Harris stated the item was an agreement with Guilford County to allow the City to provide service for Minimum Housing cases by means other than certified mail; spoke to the options of sending email and/or hard copy notices; and to an approximate \$6000 savings on the cost of certified mail.

City Attorney Carruthers spoke to an increase of efficiency and performance; stated the agreement would be between Guilford County the City of Greensboro only; that it would not affect private interest; added it would eliminate the County Tax Department signing green cards; and referenced the deficiency in taxes.

**Moved by Councilmember Hightower, seconded by Councilmember Hoffmann, to refer the resolution to Council. The motion carried on the following roll call vote:**

**Ayes,** 4 - Jamal T. Fox, Sharon M. Hightower, Nancy Hoffmann and Justin Outling

**2. [ID 16-0377](#) Resolution to Amend the Guilford County and the Piedmont Triad Regional Council Contract for the Management of County HOME Consortium Funds for Homeowner Rehabilitations**

Councilmember Hightower requested additional information on the item; and asked if Greensboro funding would be affected.

Interim Assistant City Manager Harris stated Greensboro was the lead for the home consortium which included Greensboro, Guilford County, Burlington, and Alamance; that the County funds had been allocated for housing rehabilitation; spoke to the allocation of Multi-Family Housing Development funds for Greensboro; a tri-party contract; the extension of the contract for additional funding; and confirmed the City's funding would not be impacted.

**Moved by Councilmember Hightower, seconded by Councilmember Outling, to refer the resolution to Council. The motion carried on the following roll call vote:**

**Ayes,** 4 - Jamal T. Fox, Sharon M. Hightower, Nancy Hoffmann and Justin Outling

## **II. GENERAL BUSINESS AGENDA**

There were no business agenda items for this agenda.

## **III. INFORMATIONAL ITEMS**

**7. [ID 16-0381](#) Resolution Awarding HOME Program Funds for Affordable Housing Development**

Councilmember Fox asked for a motion to recuse Councilmember Outling from the item due to a conflict of interest.

Councilmember Outling spoke to Brooks Pierce representing one of the parties in the transaction.

Moved by Councilmember Hightower, seconded by Councilmember Hoffmann to recuse Councilmember Outling from the item. The motion carried by voice vote.

Community Planning Manager Cindy Blue made a PowerPoint Presentation (PPP); spoke to the Planning Board's 2016 HOME program recommendations for the multi-family affordable housing development; funding allocation from the United States Department of Housing and Urban Development for homeowner rehabilitation, down payment assistance and rental vouchers; stated the City had conducted Request for Proposals (RFP); had received three proposals and three letters of interest; spoke to non-tax credit projects; scoring of the projects; reallocation of HOME funds from single family to multi-family developments; and the potential of eighty three affordable housing units. Ms. Blue highlighted the new construction of a seventy two unit development in District 1; an eleven unit construction for veteran families in District 2; spoke to the approximate cost of the projects; stated the Low Income Housing Tax Credit application process was ongoing; and spoke to the 2016 North Carolina Housing Finance Agency (NCHFA) awards to be announced in August. Ms. Blue added that a public hearing would be held on May 17th; and stated prior HOME projects were in various stages of completion.

Discussion took place regarding lien positioning; the plans for Sumner Ridge; the RFP's received by the City; the location of the project; the availability of bus service to the location; and extension of transportation to the site.

Councilmember Hightower recognized Chester Brown in the audience; and requested he speak to the transportation issue should the project be awarded to Brown Investment Properties.

Mr. Brown stated he was on the Board for Affordable Housing Management; and deferred to Executive Director David Levy to speak to the transportation concerns.

Mr. Levy voiced the company would welcome a bus stop at the property; spoke to providing a dedicated easement; referenced requests in 2009 and 2013 for a route extension; spoke to the difficulties in finding tax credit properties; maintaining a budget; and to shopping and transportation availability in the area.

Councilmember Hightower inquired about the demographics of the project; and asked about community meetings.

Mr. Levy confirmed housing would be for single parents and persons with disabilities; outlined the annual income ranges and rental fees; referenced low rent and cash flow challenges; spoke to an initial opposition to the rezoning; continued communication with the Foxcroft Homeowner Association President; the plans for an attractive property; decreasing operating expenses; and distributed a site plan for the property.

Discussion continued regarding the similarities to the Hope Court property; the materials being used for the exterior of the building; proposed floor plans; discounted electric rates; meeting the National Association of Home Builders standards; transportation concerns; and Minority/Women Business Enterprises (M/WBE) percentages.

Councilmember Fox recognized Greensboro Housing Authority (GHA) Chief Operating Officer James Cox to provide an update on the Homeless Veterans building on Thicket Lane.

Mr. Cox recognized Vice President of Real Estate Development Jaymar Joseph in attendance; stated the property was located on the corner of Yanceyville Street and Lee's Chapel Road; provided the history of the property acquisition; spoke to the potential of sixty additional units; plans to continue with the existing floor and site plans; slated office space; maintenance of a waiting lists; the need for veteran housing; profiles and demographics; providing quality service; and following the same development plan as the former developer.

Councilmember Fox asked about the timeframe for construction; requested GHA hold community meetings; and to forward plans to the City Manager to be distributed to Councilmembers.

Mr. Cox outlined the approximate twelve month construction; options for tax credits; referenced a high market demand; potential partnerships; the need for additional infrastructure; a meeting with the Technical Review Committee to recap what was being planned; voiced appreciation for partnerships throughout the City; spoke to a Lunch and Learn held with City staff; and to continued open dialogue.

Councilmember Hoffmann inquired about the funding process for the project.

Ms. Blue spoke to funding streams; low housing tax credits; permanent supportive housing; limited funding sources; and to potential funding by the City, the North Carolina Housing Finance Agency and the Federal Home Loan Bank.

Discussion continued regarding resident owned properties; property values based on comps in the area; designated housing; the process for funding requests; and additional funding options should the federal funding be denied.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer Y, Exhibit No. 20 which is hereby referred to and made a part of these minutes)

### Matters to be discussed by Committee Members

There were no items for discussion by the Committee members.

Matters to be presented by the City Manager

There were no items for discussion by the City Manager.

Matters to be presented by the City Attorney

There were no items for discussion by the City Attorney.

**Adjournment**

Moved by Councilmember Hightower, seconded by Councilmember Outling, to adjourn the meeting. The motion carried by voice vote.

THE COMMUNITY SERVICES COMMITTEE ADJOURNED AT 4:18 P.M.

ANGELA R. LORD  
DEPUTY CITY CLERK

JAMAL FOX  
CHAIR