

Agenda

Greensboro City Council

East Greensboro Study Committee

Friday, August 22, 2014

3:30 p.m.

Plaza Level Conference Room

- I. Welcome
- II. Approval of Draft Minutes – 5/22/14
- III. Focus Group Update
- IV. Other Items
- V. Public Comment
- VI. Adjourn

MEMBERS OF COUNCIL

NANCY VAUGHAN, Mayor
YVONNE J. JOHNSON, Mayor Pro Tem
MIKE BARBER, At Large
MARIKAY ABUZUAITER, At Large

SHARON M. HIGHTOWER, District One
JAMAL T. FOX, District Two
ZACK MATHENY, District Three
NANCY HOFFMANN, District Four
TONY G. WILKINS, District Five

DRAFT
MINUTES OF THE EAST GREENSBORO STUDY COMMITTEE
OF THE
CITY OF GREENSBORO, NORTH CAROLINA

COMMITTEE MEETING

22 MAY 2014

The East Greensboro Study Committee of the City of Greensboro met at 3:00 p.m. on the above date in the Plaza Level Conference Room of the Melvin Municipal Office Building with the following members present: Councilmember and Chairman Sharon Hightower; Mayor Nancy Vaughan; and Councilmember Jamal T. Fox. Absent: Mayor Pro-Tem Yvonne Johnson.

Also attending: Assistant City Manager David Parrish; Deputy Police Chief James Hinson; IT Manager Dr. Lee Hunt; Planning Director Sue Schwartz; and Deputy City Clerk Diana Schreiber.

Staff directives are in bold.

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Chairperson Hightower called the meeting to order at 3:00 p.m.

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Motion by Councilmember Fox, seconded by Mayor Vaughan, to adopt the draft meeting minutes from April 17, 2014. Motion carried by voice vote of the Committee members.

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Demographic & Infrastructure Update

Assistant City Manager David Parrish spoke to Items #3 and 4 concurrently; presented maps; reviewed completed construction projects; responded that he could remove city-wide infrastructure improvements from the list; reviewed demographic info; and encouraged the committee to provide feedback on research.

Committee members requested that a representative from the Guilford County School District, Guilford County Commissioners and possibly Triad Adult Family Medicine be invited to attend future meetings of the committee; requested that items remain on the list such as fire stations, libraries, parks and other amenities or major projects that impact residents; and requested staff provide presentations electronically prior to the committee meeting.

Planning Director Sue Schwartz addressed the adopted Redevelopment Plan; specified redevelopment areas in East Greensboro; referenced Redevelopment Commission residential developments in South Side, North Martin Luther King Drive, North Olde Asheboro, East Market Street corridor; stated a redevelopment bond had not been awarded since 2000; and indicated that other redevelopment projects would need new sources of funding.

Committee members requested staff provide additional research on renter versus owner-occupied dwellings; ways to encourage home ownership; requested the executive summary from a PART report; and to provide history of the DOLLY program on affordable home loans.

Police Update

Deputy Police Chief James Hinson made a PowerPoint presentation consisting of Neighborhood Oriented Policing: Crime and Disorder Analysis consisting of eastern/central and southern divisions; compared East Greensboro to the City at-large; noted that the overall crime rate was falling; attributed the fall in crime to community partnerships and initiatives; spoke to fundamental objectives of policing; problem oriented policing – stratified model; explained the problem analysis triangle, types of problems and identification of problems, problem solving with community partners, focus areas, reaching out to parents, conversing with kids about their behaviors and treating individuals

with respect; spoke to the Get Locked Initiative and 2014 Monthly Public Safety Campaigns; and outlined the process of neighborhood policing- definition and foundations.

Dr. Lee Hunt, Manager, Information Services, spoke to staffing levels and responsibilities in the zones; stated staff focused on stakeholders to promote safe neighborhoods; used data driven business intelligence to direct operations; and spoke to Crime Prevention Through Environmental Design (CPTED) that de-motivated offenders.

Ms. Schwartz spoke to utilizing CPTED principles in the land development ordinance.

Deputy Chief Hinson stated that overall crime was trending down in East Greensboro due to community-oriented policing, building relationships and improving the trust factor. Committee members expressed appreciation for the Police Department's hard work.

Deputy Chief Hinson spoke to college initiatives and methods to get college students involved.

Assistant City Manager Parrish requested to support Police initiatives in September for *National Campus Safety Month*.

Next Steps

Assistant City Manager Parrish spoke to the plan of action handout with specific actions and timelines; referenced data collection, SWOT (strength, weaknesses, opportunity and threats) analysis, goal development and draft report preparation; proposed an estimated end date of November 2014; and stated that the report would be taken to Council.

Assistant City Manager Parrish requested to tab the final document into categories (housing, police), strategies and funding.

Chairperson Hightower expressed the desire to market East Greensboro for residential and commercial purposes in order to encourage development.

Mayor Vaughan supported identification of potential sites for development; stated that the completion of the urban loop was important to move cargo and people to the airport; voiced a need to study the types of businesses we want there and proactively market East Greensboro; voiced the importance of evaluating water/sewer infrastructure locations in East Greensboro near the Urban Loop; and encouraged utilizing *Ideas Greensboro* as a fun way to communicate with the community.

Taskforce

Chairperson Hightower recommended sending out invitations to stakeholders; spoke to the goal of addressing food deserts; expressed the desire to include Gayland Oliver, Phil Barnhill and others in the housing business who handled foreclosures and to reach out to the housing market for purchases of vacant homes; suggested an introductory type meeting for taskforce members prior to the next Committee meeting; and encouraged representatives from healthcare, banking, Guilford County Schools, Guilford County Commissioners, real estate, development and businesses in East Greensboro to get involved.

Business Visits

Assistant City Manager Parrish stated UPS were available any day, during the hours of 1-2 p.m.; and Kindred, 10 am-noon on June 6 or June 12th; and said he would email the committee the information.

Other Items

Chair Hightower expressed a goal to devise a plan to utilize the remaining housing bonds.

Public Comment

Mac Simms expressed support and appreciation for the Police Department; that public safety was a key component of economic development; and that Chief's Hinson's presentation was appreciated.

David Lawnburg expressed support for the police department to address ongoing concerns at Kim's Market on Phillips Avenue and illegal parking at East Market Street Food Lion.

Assistant City Manager Parrish spoke to the certification process of individuals who could become eligible to issue tickets to those who violate handicapped parking spaces.

Mr. Lawnburg spoke to beer purchases by underage youth with EBT cards at Kim's Market; and that DSS was investigating.

Chief Hinson stated he had met with the owner of Kim's Market; noted that the owner appeared to be sincere in his desire to address problems; and stated that there was a desire to meet with the neighborhood and to include Councilmember Fox.

Jerome Gray itemized loans by district by the Greensboro Development Fund; stated he would email the tally broken out by district to the committee members; stated the loans totaled \$143,000; encouraged better lighting at businesses to prevent crime; stated that lighting and food desert programs could be implemented by his organization.

Chairperson Hightower stated there were federal funds available for urban farming; and announced the upcoming Teen Summit on May 31 from 3-6 p.m.

Names and contact information was collected from the audience for participation on the taskforce.

Next Meeting

The next meeting was to be determined.

Adjournment

Motion by Mayor Vaughan, seconded by Councilmember Fox, to adjourn. Motion carried by voice vote of Council.

The meeting adjourned at 4:38 p.m.

Respectfully submitted,

Diana Schreiber
Deputy Clerk

(Copies of PowerPoint presentations and maps are hereby referenced and made part of the minutes.)

Neighborhood Development
City of Greensboro



August 20, 2014

TO: Chris Wilson, Interim Assistant City Manager
FROM: Barbara Harris, Director
SUBJECT: Greensboro Affordable Home Loan Initiative History and Program Summary

Pursuant to a request reflected in the minutes from the May 22, 2014 meeting of the East Greensboro Study Committee, I have attached a program summary for the Greensboro Affordable Home Loan Initiative (GAHLI).

BH

Attachments

GREENSBORO AFFORDABLE HOME LOAN INITIATIVE (GAHLI)

Introduction

Approximately 1,400 Greensboro families have become homeowners through the Greensboro Affordable Home Loan Initiative (GAHLI) program since its inception in 1990. The program provides down payment and/or closing costs assistance to low and moderate income households that obtain a 30-year, fixed-rate first mortgage.

GAHLI was developed as a public/private partnership between the City of Greensboro, Freddie Mac, United Guaranty Residential Insurance Company, First Union Mortgage Corporation and the Triad Minority Development Corporation.

History

In 1988, a two-year community wide study, Greensboro VISIONS, was undertaken. Two objectives resulted from this study: the development of a five-year strategic plan for affordable housing and the creation of a housing coalition. The housing coalition consisted of mortgage insurers, lenders, builders and real estate brokers. This coalition planned the Greensboro Affordable Home Loan Initiative. They identified the major hurdles to homeownership and secured financial support for the Greensboro Initiative from the City. The City committed \$500,000 to fund the down payment grants, the deferred second mortgages, and the City also allocated staff time to the program. During this period, the Greensboro City Council established the Housing Partnership Trust Fund for homeownership and lease purchase programs by dedicating revenue of one cent per \$100 of property taxes. This fund supported the Greensboro Initiative as well as other affordable housing projects.

With the downturn of the economy changes have occurred in the housing industry. GAHLI has experienced reduced funding and changes in the funding source. There have also been revisions made in the program's guidelines, several of which have resulted from changes made by HUD. However providing homeownership opportunities for low to moderate income households remains the focus of the program.

Goal

The program's goal is to continue assisting low and moderate income, first time homebuyers in achieving their dream of homeownership through counseling, education and second mortgage funding.

The program has served an average of 23 clients per year over the past five years, with an average subsidy amount of \$3,500.00.

The attached chart reflects program activity since 2009.

**GAHLI Program Performance
FY 2009-10 – FY 2013-14**

	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14
# Applicants approved for down payment or closing costs assistance	28	19	25	25	20
Average annual amount of assistance provided (per household)	\$3,484	\$4,119	\$4,000	\$3,286	\$3,775
Average annual income of households receiving assistance	\$28,507	\$28,255	\$26,952	\$31,007	\$29,010
Average cost of homes purchased	\$97,456	\$91,377	\$90,532	\$92,112	\$94,013
Council District for homes purchased with down payment assistance:					
District					
1	7	6	13	10	3
2	16	11	9	11	13
3	1	0	1	1	3
4	0	1	0	0	0
5	4	1	2	3	1