

NEW HANOVER COUNTY PLANNING & LAND USE



AGENDA

COUNTY-CITY WORKFORCE HOUSING ADVISORY COMMITTEE
Virtual Meeting - Microsoft Teams
September 2, 2020 – 3:00 PM

Estimated Minutes

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| 5 | I. | Call to Order <ul style="list-style-type: none">• Welcome• Establish Quorum |
| 5 | II. | Approve Agenda |
| 5 | III. | Approve Minutes <ul style="list-style-type: none">• August 5, 2020 |
| 30 | IV. | Public Comments |
| 45 | V. | New Business <ul style="list-style-type: none">• Update on Housing Study and Survey |
| 5 | VI. | Announcements |
| | VII. | Adjourn |

ATTACHMENTS:

- Draft Minutes of August 5, 2020 Meeting

This meeting is open to the public by calling 1-336-218-2051 and entering Conference ID: 988 250 75#

***Purpose:** The Committee shall be organized for the purpose of developing a comprehensive workforce housing study, workforce housing opinion study and public awareness campaign, support for increasing equitable access and the supply of workforce housing that is affordable; informing the Appointing Authorities and other organizations of their findings; and making recommendations, in an advisory capacity, to the Appointing Authorities and other organizations, as necessary.*

New Hanover County-City of Wilmington Workforce Housing Advisory Committee
August 5, 2020 Regular Meeting

Committee Members Present: Shamonique Brantley, Patrick Brien, Evelyn Bryant, Don Harris, Katrina Knight, Katrina Redmon, Steve Spain, David Spetrino, Paul Stavovy, Glenda Tate

Staff Present: Tufanna Bradley (NHC), Rachel LaCoe (NHC), Suzanne Rogers (CoW), Rebekah Roth (NHC)

Call to Order

The meeting was called to order and quorum established through roll call at 3:03 pm by Chairperson Evelyn Bryant.

Approve Agenda

David Spetrino made a motion to approve the agenda, which was seconded by Steve Spain and adopted unanimously.

Approve Minutes

David Spetrino made a motion to approve the draft minutes from the June 3, 2020 meeting. The motion was seconded by Glenda Tate and adopted unanimously.

Public Comments

No members of the public requested to provide public comment.

New Business

Update on Housing Study and Survey

Chairperson Bryant recognized Workforce Housing Planner Rachel LaCoe, who updated the committee members.

Bowen National Research portion of the study:

- Reviewed list of completed tasks.
- Identified next steps of survey of rental housing including a review of student housing that will take place in September and questions about the impact of the COVID situation on the data.
- Still on track to deliver draft by October/November

UNCG portion of the study:

- The consultants are making edits on the survey. The final draft will be sent out to the Committee for review prior to release. It will be a quick turn-around to review.
- Themed focus group listening sessions will take place in mid-to-late August. Committee members will make suggestions on who should be included in the sessions.

City of Wilmington Update on CDBG-CV Rental Assistance Program

City of Wilmington Community Development and Housing Planner Suzanne Rogers presented information about the City of Wilmington's CDBG-CV Rental Assistance Program.

A resolution to contract with Good Shepherd Center for eviction prevention will go before City Council at their August 18 meeting. This includes a housing stabilization plan and outreach component.

Ms. Katrina Knight emphasized the community need and narrow target of the program.

Pilot Project – Workforce Housing and Housing Affordability

Workforce Housing Advisory Committee member David Spetrino with PBC Design + Build gave a brief presentation on how he is incorporating an unsubsidized workforce housing component into his Switchyard project.

Program highlights:

- Set aside approximately 10% of our new apartment homes for workforce housing for people making 60% to 80% of the Area Median Income (AMI) utilizing high HOME rents that would be floating throughout the project.
- Project would be marketed/given priority to public safety, education and healthcare workers serving our community.
- Program is ideally in perpetuity but would be for a period of no less than 10 years.

The project is scheduled to be heard at the August 5 City of Wilmington Planning Commission.

Announcements

Chairperson Bryant reminded the Committee about the upcoming meetings for City of Wilmington Planning Commission, New Hanover County Planning Board, and the UNCG Housing Hangout.

Planner Rachel LaCoe informed the Committee that New Hanover County is drafting an eviction related rental and mortgage program that will be administered through Health and Human Services.

Committee members were invited to the Cape Fear Housing Coalition's Solution Series on August 19 – Putting Our Trust in Housing and Health.

Adjournment

With no further questions or comments, quorum was established through roll call. Chairperson Bryant adjourned the meeting at 4:22 PM.