

Housing Committee Meeting Notes

October 22, 2019, 3-4 PM | Buggy Building Chatham St. Conference Room

Attendance: Bob Hughes (Chair), Dick Poletti, Kate Rumely, Kerry Bashaw, Patricia and Charlie Hawes, Rachel Picard, Marshall Downey

- **Pre-demolition/condemned properties**
 - A couple of companies are interested in turning pre-demolition or condemned properties around. The properties are in various states of distress, and an entity would obtain the houses and rehab them instead of demolishing. There would be certain rules and time constraints they would have to follow.
 - S3 has discussed this idea before, but this is happening organically with companies approaching the city to discuss the possibility.
 - Where does the funding for this come from? The companies would supply it
 - Are these companies helping our cause or are they renovating properties for profit (flipped houses)?
- **Tiny homes**
 - The nonprofit Greensboro Tiny Homes has built tiny home communities for homeless in Greensboro, High Point, and they are looking into Fayetteville. Would they consider Sanford?
 - Would tiny homes be an interim step (transitional housing) or permanent housing? Which model is Greensboro Tiny Homes following? Which model is more needed in Sanford?
 - Tiny homes would need to be in city limits- putting them in the county would take the residents away from community and needed services
 - Three biggest hurdles: Finding a way to fund this initiative, land acquisition, and finding an organization to run this after the tiny home community is built
 - Are apartments more efficient/cost-effective than tiny homes? One large building instead of multiple small buildings
 - Bob will meet with Greensboro Tiny Homes before the next Housing meeting to find out more about how they addressed building code, funding, land acquisition, etc.
- **Garden Street Apartments**
 - Owned by Reverend Charles Mellette (Christian Provision Ministries) for 20 years
 - Tax value- \$322,000; 2.83 acres
 - What's the condition of the property and buildings?
 - Are the apartments and church connected, or could the apartments stand alone?
 - Bob and Kate will continue to find information for this initiative
- **Brick Capital Community Development Corporation**
 - Started with 10 lots, four are currently available. The rest are either sold, under contract or under construction. Hoping to be finished with all construction by mid-2020. BCCDC is only working on new construction right now but would love to focus on rehab in the future.
 - Most buyers are between 50% and 80% median income and eligible for assistance from the Housing Finance Agency. Buyers also meet HUD qualifications. Buyers usually have some income, but not a lot of money.
 - BCCDC also has apartments- there is a constant need for one-bedroom apartments
- **Landlord list**- Jeffrey has 20+ landlords on his list that are willing to be part of Rapid Rehousing, but for privacy reasons, he cannot share their names. A lot of the landlords are not willing to rent to people without jobs.
- **Goals for the committee**- Should our focus be on affordable housing, shelter, or both?
 - Could there be incentives for affordable housing? Utility incentives, tax credits, etc could be considered
 - What does the process look like for a person experiencing homelessness to acquire housing?
 - Add affordable housing information to City of Sanford website- Rachel will look into this
 - Rachel will send a poll for the next meeting time and date. Marshall suggested having a special, focused work session on one big topic related to housing or shelter
 - BCCDC is having a homebuyer class on Nov. 16 from 9 AM-3 PM.