

## **S3 Housing Connect Housing Committee Meeting**

### **Buggy Building Conference Room**

**Tuesday, January 7, 2020, 10:00 AM**

**Attendance:** Kerry Bashaw, Lawrence Curtis, Stan Holt, Rachel Picard, Dick Poletti, Marshall Downey, Gayle Johnson, Max Dolan, John Campbell, Karen Kennedy

#### **I. Meeting Called to Order & Introductions**

#### **II. New Business**

- Brick Capital Community Development Updates- Kerry Bashaw, BCCDC
  - Brick Capital's current initiative is to find financing for OMI's new shelter. BCCDC is looking into state funding, HFA funds, and Federal Home Loan Bank of Atlanta funds, and hopes to pair those with other potential funding streams. BCCDC will be assisting with consulting and developing for this project. It was suggested that OMI consider having kennels on-site for people's pets. However, the concrete pad and boarding requirements would be a challenge.
  - Kerry and Bob are still looking into the Garden St apartments owned by Christian Provision Ministries. This would be a great site for supportive housing. We are still unsure how much the properties would sell for. There is extra space to build on the lot.
  - BCCDC is in the planning stages for a 16-acre tract across from Horton Park. The City of Sanford recently donated this land to BCCDC for a nominal cost. There is potential for a mix of single-family homes and multi-family supportive housing.
  - St. James Place- Additional affordable single-family homes to be built
- Shelter Updates
  - OMI is planning for a new shelter
  - Dr. Hall with H3 is gearing up to start street medicine outreach
  - Dick Poletti asked if old warehouses could be transitioned into shelters. The city is actively engaged with the Institute of Government and others to create public/private partnerships to reinvest in the old warehouses. There are tax credits and other subsidy programs that allow for redevelopment of these types of structures.
  - The Downtown Sanford police initiative is going well. Could someone start collecting data on the results of this project? Karen will ask Kelli Laudate for info

#### **III. Old Business**

- Discuss Housing Committee Goals
  - In September 2019 this committee created goals for 2020. They were:
    - Increase OMI capacity
    - Rapid Rehousing and landlord work
    - Funding

- Data Collection
    - Organizational Capacity
  - A goal for 2020 should be to build capacity for property management at future multi-family sites
  - Need to discuss Rapid Rehousing and landlords in this committee
- Tiny Homes Update
  - Two components of tiny homes that need to be addressed are the design and impact of a tiny home project and who would manage the tiny homes after they're built
    - NIMBY-ism (Not in My Back Yard)
  - A benefit of tiny homes is that high schools, CCCC classes, or other groups might be willing to build them
  - Are efficiency apartments easier to manage and a better 'bang for our buck'?
- Other Business
  - Need to check hotels during PIT Count
  - Max Dolan asked if we could create a flow chart showing the path from homelessness to housing. This will be done in the February Housing meeting.
  - Update on East Sanford Urban Redevelopment: the initiative is currently under contract and in the very early stages
  - Could Housing Committee tour CASA units (Permanent Supportive Housing) in Raleigh?
    - Could something like CASA be done in the McIver School?
    - Would need a housing partner (BCCDC?) and a mental health provider
  - Could condemned houses be turned into affordable housing?
    - Possibly, but who would own and operate?
    - Stipulations for ownership and renovations- deed restrictions
  - Can we offer incentives to Section 8 landlords?
    - Landlords are leery because stories of units being destroyed. Is there a way to police behavior in units?
    - Durham has created a fund that can be created for landlords to help with renovations and repairs of these type of units
  - How many VASH vouchers are being used in this area?
  - HUD NOFA for homeless-focused PSH
    - Need a service provider with mental health experience

#### **IV. Adjournment**

**The next Housing Committee meeting will be on February 4 at 10:30 AM in the Buggy Building Conference Room**