



NO DECEMBER MEETING

South Central News

A PUBLICATION OF THE SOUTH CENTRAL CITIZENS ADVISORY COUNCIL
www.raleighnc.gov/home/content/CommServices/Articles/CAC/SouthCentralCAC.html

Chair: Daniel Coleman (919) 524-1655
Vice Chair: Rev. Henry B. Pickett, Jr.
Secretary: Janet Howard
Assistant Secretary: Glenda Watson
Community Specialist: Marquita Mbonu
Marquita.mbonu@raleighnc.gov
Raleigh Police Southeast District:
Community Officer
 R.S. Williams (919) 441-7139
Crime Prevention Officer
 Officer Kay (919) 996-4455
Alcohol Law Enforcement Officer:
 Israel Morrow (919) 250-5934
City Council (919) 996-3050
City Manager (919) 996-3070
Graffiti Hotline (919) 996-6001
Public Works (919) 996-3030
Street Lights (919) 508-5400
Drainage Complaint (919) 996-3940
Solid Waste Services (919) 996-6890
Code Enforcement (919) 996-2444
Department of Planning (919) 996-2626
City Council Members (919) 996-3050
corey.branch@raleighnc.gov
mary-ann.baldwin@raleighnc.gov
russ.stephenson@raleighnc.gov
City Manager
 Ruffin Hall (919) 996-3070

HAPPY HOLIDAYS AND HAPPY NEW YEAR!!



City of Raleigh offices will be closed on December 23, 26, and 27, 2016 and on January 2, 2017 in observance of the holidays.

Citizens Advisory Councils

WHAT IS THE CAC? COME AND JOIN! GET INVOLVED AND INVITE OTHERS. GOOD NEIGHBORS MAKE HEALTHY AND STRONG NEIGHBORHOODS.

The South Central CAC, sponsored by the City of Raleigh and supported by the Community Engagement Division, is the only advisory body to the City Council whose members are not appointed by the City Council. Membership in the CAC is strictly voluntary and provides the means for citizens to be involved in planning for their community and in turn, gives the City a method of communication with its citizens.

THE NEXT REGULARLY SCHEDULED CAC MEETING WILL BE MONDAY JANUARY 23, 2017 at Robert's Park Community Center 1300 E. Martin Street

South Central Citizens Advisory Council (SC-CAC)
Roberts Park Community Center – 1300 E. Martin ST, Raleigh, NC
November 28, 2016

The regular meeting of the South Central Citizens Advisory Council opened at 7 PM on the above date with the Chair, Mr. Daniel Coleman presiding. Pledge led by Chairman Coleman.

Present - Residents: 15 Guests: 2 Passage Homes City Staff: 5

I. Pledge of Allegiance

II. Parks - Mr. Calvin Mitchell informed the meeting: Christmas break child care 7:30 AM – 6 PM, ages 5-12, available - \$10 a day. Dance class, Mondays \$3-\$4; Senior Club (50+) meets 11 AM -1:30, Tues.; 85% new equipment in Fitness center; use fees are senior \$5 & adults \$10. Center has rates for birthday parties, showers, etc. Dec. 3, bring personal camera for free pics w/Santa. See Center fliers or online for Volleyball league start.

III. Guest presentation, Raleigh Durham General Construction Company, Tyrone Armstrong, speaker. Presenter, Tupper Place developer that will expand 2018 on 9-10 acres, shared that RDGCC, a bidder on 125 affordable housing lots in Martin ST area; costs will probably range from \$150K-\$190K (\$206K max). He is available to speak with churches and other civic groups regarding the building and preparing for home ownership. Income limits @City site:

<http://www.raleighnc.gov/home/content/HousingNeighborhoods/Articles/Homeownership.html>

<http://www.raleighnc.gov/content/HousingNeighborhoods/Documents/Lenders.pdf>

<http://www.raleighnc.gov/content/HousingNeighborhoods/Documents/CitywideHomeownership.pdf>

http://portal.hud.gov/hudportal/HUD?src=/topics/buying_a_home

IV. Raleigh Police Department – Officer Charles Kay reviewed SC-CAC activity that included only 4 auto break-ins down from last month's ten (10) larcenies (bikes and other small items). Officer Kay introduced Officer Graham who also participates in the Thompson Hunter Initiative (East of East St to Raleigh Blvd). Reminded of the Thompson Hunter Initiative direct to officer phone number, 919.896.9903. Safety tips: continue to lock doors & call if suspicious activity. If start auto, lock doors & keep vehicle in line of sight; schedule delivered packages when home; call 911 for emergencies.

V. Code Enforcement: James LeClair - absent

VI. Report of City Meetings: Ms. Piper prepared a summary of meeting highlights relevant to our CAC; see attached.

VII. Nominations: Chairman Coleman opened the discussion for CAC officer election. Gina Dean moved that the following candidates for office: Daniel Coleman, Chair; HB Pickett - V Chair; Janet Howard, Sect., Brittany Piper, Asst Sect. Nathaniel Hines 2nd the motion. The motion passed. The Chair asked for nominations from the floor. No nominated offered. Nathaniel Hines moved that the nominations be closed; 2nd by Irene Hall. Motion passed. Unanimous vote elected officers.

VIII. Update – Transit Tax passed. Areas around the Lincoln Park Church and adjacent properties will be affected directly by Transit plans. Chair Coleman suggested a Citizens' teach-in or charrette re: the Transit Tax - Bus Rapid Transit; he reminded meeting that the DMV closes in 2020. The New Bern AV Corridor Alliance non-profit) meets regular & discusses these topics. Rev. Ratliff was present and discussions followed. **Neighborhood Orgs-** Members asked about the diversity within the SC-CAC & the separate meetings that residents plan & attend. A member shared that there is a Battery Heights online

resident group. Another member stated that a member from one of these groups said that ‘she was told that only one member representative from a neighborhood organization can attend the CAC.’ No such rule exists. The Chair reminded members that many CAC neighborhood residents organize & meet; this practice is often encouraged and effective. Chair Coleman added that some neighborhoods have specific interest, e.g., Community Watch. Members decided there is a Community Watch interest for the CAC. The chair asked Carl Dean to lead a team lead for Community Watch information and organization; he agreed.

Announcements: No meeting in December.

No additional business. The meeting was adjourned at 8:15 PM

Respectfully submitted,

Janet Howard, Sect.

Daniel Coleman, Chair.

City Meetings’ Summary – B. Piper

1) Professional Services - East College Park - J Davis Architects, Inc. -Amendment Number Three

Niki Jones, Housing & Neighborhoods The City is under contract with JDavis Architects to perform landscape architecture and land planning services for redevelopment focus areas. The original scope of work associated with improvements to the East College Park area has expanded to incorporate landscape architecture and engineering services required to facilitate development options approved by City Council on June 7, 2016

Landscape architecture and engineering services required as a result of the scope change include advancing development concepts in East College Park into the implementation phase. In addition, services involving parcel recombination, platting of five townhome subdivisions, design and construction documents for storm water improvements, as well as design and construction documents for new sidewalks are included with the revised contract scope.

Recommendation: *Authorize the City Manager to execute the contract amendment.*

2) Housing Rehabilitation Loan Program Modifications

Niki Jones, Housing & Neighborhoods The Homeowner Rehabilitation Program has been administered by the Housing and Neighborhood Department’s Community Development Division for over 25 years and is funded by federal HOME Investment Partnerships (HOME) and Community Development Block Grant (CDBG) grants. The primary objective of housing rehabilitation is to retain existing residents while improving the housing stock. Both HOME and CDBG funds have federally-imposed requirements with flexibility to structure the terms of financial assistance.

Modification of the loan terms under the current Homeowner Rehabilitation Program is requested in response to homeowner feedback received during the Neighborhood Revitalization Strategy Area (NRSA) planning process last year as well as during the latest two meetings with homeowners in the NRSA that concluded in September.

To support a targeted approach to neighborhood revitalization and to encourage greater participation in the Homeowner Rehabilitation Program, special incentives in this HUD-designated target neighborhood are needed. The recommended modifications to the loan terms are:

- Modify the loan terms under the Homeowner Rehabilitation Program, as requested by the homeowners in the Neighborhood Revitalization Strategy Area (NRSA), as follows:
- Increase maximum loan amount from \$45,000 to \$90,000.

- Decrease the time before loan forgiveness from 15 years to five years for elderly homeowners (62 years of age and older, as defined by HUD) and/or disabled. (Non-elderly can continue to benefit from the existing 15-year forgivable term).
- Increase the area median income (AMI) limit for forgivable loans from 50 percent AMI to 80 percent AMI, adjusted for household size, for both elderly and non-elderly homeowners.
- Offer the modified loan terms to homeowners within the Neighborhood Revitalization Strategy Area (NRSA).

Recommendation: *Authorize the modifications to the loan program.*

3) Garner Road Area Redevelopment Plan - Brown Birch Parcel Assembly Financing and Bragg Street Property Acquisition – Passage Home, Inc.

Larry Jarvis, Housing & Neighborhoods The Garner Road Area Redevelopment Plan, adopted by City Council in August 2002, calls for the assemblage of the Brown Birch complex under single ownership for redevelopment.

The complex, bordered by Bragg and McMakin Streets and Garner Road, was completed in 1985 and consists of 21 residential buildings (92 units) that provided both ownership and investment opportunities. A map is provided with the agenda packet. Over the years the site has experienced a number of challenges, including code violations, lack of maintenance of common areas, a dysfunctional Homeowners Association, crime, and multiple owners with no shared vision. Additional background information from the Raleigh Police Department and Passage Home is provided with the agenda packet.

Passage Home began investing in the improvement of this area in 2000, when the first four properties were acquired. Since then the City has incrementally partnered with the non-profit for additional acquisitions; 15 properties are currently owned by Passage Home.

To finance an additional six residential properties (26 units) in Brown Birch, Passage Home requests a funding commitment from the City of as much as \$2,072,000. This acquisition would allow Passage Home to increase majority ownership interest in the community from 72 percent to 100 percent, thus completing the shared vision of singular ownership and eventual redevelopment of the entire site in partnership with the City. Passage Home would inherit and honor lease agreements in place. Through attrition of current leases, the buildings will become vacant and ultimately redeveloped. Redevelopment of the site should provide affordable rental units with a higher density.

In addition, Passage Home requests a funding commitment of up to \$464,000 for the acquisition of the Bragg Street Mini Convenience Store and an adjacent lot with a residential structure located on Bragg Street, an area of frequent illicit activities.

The source of funding is federal Community Development Block Grant (CDBG) proceeds as well as proceeds from previous affordable housing bonds; funding is appropriated within the capital budget and will be transferred administratively. The City and Passage Home would jointly plan the redevelopment of these properties.

Recommendation: *Authorize funding commitments in amounts not to exceed \$2,072,000 and \$464,000 for the respective property acquisitions by Passage Home, Inc. Authorize staff to negotiate loan terms and to execute all required documentation for loan execution and implementation.*