

COMMITTEE OF THE WHOLE

Virtual Meeting

February 28, 2022

CALL TO ORDER

Mayor Joines called the meeting to order at 4:00 p.m. and stated that due to the pandemic, all Council Members are participating virtually. If there was a need for a vote, Council Members will vote by roll call vote. A Council Member will be recognized, raise their hand, and state their vote. He then asked the City Clerk to call the roll.

ROLL CALL

Present: Council Member John C. Larson, Council Member Robert C. Clark, Council Member Kevin Mundy, Council Member Annette Scippio, Mayor Allen Joines, Mayor Pro Tempore Denise D. Adams, Council Member James Taylor Jr., Council Member Jeff MacIntosh, and Council Member Barbara Hanes Burke (arrived at 4:25 p.m.)

1. Welcome

Mayor Joines welcomed everybody to the meeting and thanked staff for their hard work. He also thanked the presenters Mitchell Silver, Tyler Mulligan, and Sarah Odio for participating.

2. Workshop Objective

Mayor Pro Tempore Adams welcomed everybody and thanked them for all the hard work that had gone in to making this meeting possible. She then reminded Council of the great need to take action to tackle affordable housing in the City.

3. Affordable Housing - A Top Strategic Plan Priority

Marla Newman, Community Development Director, introduced Mitchell Silver, Principal with McAdams.

Mr. Silver provided a presentation from a planner's perspective on why it is important to look at housing as a critical component to a livable City.

Council Member Burke arrived at 4:25 p.m.

Mayor Pro Tempore Adams asked about including an implementation section in our comprehensive plan in the future.

Mr. Silver gave recommendations for adding an implementation section in the future, and gave other recommendations for our future land use map.

Council Member MacIntosh asked how the City of Raleigh has dealt with the quickly increasing number of citizens.

Mr. Silver discussed some of the ways the City of Raleigh addressed housing needs, including an affordable housing bond.

Council Member Scippio asked about affordable housing and continuing to support the growth of poverty and segregated neighborhoods.

Mr. Silver discussed the difference of affordable housing versus housing that is affordable. He also stated that generational wealth is a complex problem that will take generations to fix.

Council Member Mundy asked about how to create new housing without gentrification.

Mr. Silver answered that they are often either accused of neglect or gentrification. He stated they will have to find a balance of helping people find housing without displacing others.

Council Member Clark asked about subsidization for affordable housing.

Mr. Silver answered that with construction prices today, subsidization is required to create more affordable housing.

Mayor Joines thanked Mr. Silver and stated Council would take a short break.

Council recessed at 5:01 p.m.

4. Affordable Housing Toolkit

At 5:08 p.m., Mayor Joines reconvened the meeting.

Marla Newman, Community Development Director, introduced Tyler Mulligan and Sarah Odio from the School of Government.

Tyler Mulligan provided a presentation on affordable housing approaches.

Sarah Odio provided a presentation on exploring supply-side approaches for affordable housing and leveraging low income tax credits in mixed-income projects.

Council Member Mundy asked about the disbursement of the 9% tax credit across the state.

Mr. Mulligan stated that the State tries to spread the credits out equally across the state.

Mrs. Odio added that Winston-Salem is in the metro group, and is therefore able to potentially get more than 1 credit at a time.

Council Member Mundy asked about the definitions of low and moderate income.

Mr. Mulligan answered that low income is defined as less than 60% of the area median income, and moderate income is usually less than 80% of the area median income.

Mayor Pro Tempore Adams asked about utilizing different strategies to tackle affordable housing.

Mrs. Odio stated that having multiple priorities and multiple strategies works, but your resources are always going to be limited.

Mayor Joines thanked Mr. Mulligan and Mrs. Odio and state the Council would take a short break.

The meeting recessed at 6:15 p.m.

5. Next Steps

Mayor Joines reconvened the meeting at 6:21 p.m.

Marla Newman, Community Development Director, presented on the next steps.

6. Discussion

Mayor Joines stated that he would not recommended having any bonds during the same year as a municipal election, as it hasn't worked out well in the past.

Council Member Larson asked about how the vacant lots that the City owns will work in our affordable housing efforts.

Mrs. Newman answered that they would need to revisit the Affordable Housing Ordinance to decide how those properties will contribute, whether they be used internally or put out to the public for development.

Council Member MacIntosh noted he was interested in seeing how the structure of a housing trust fund one be, but cautioned that he did not want the City to act as a developer.

Council Member Clark requested staff to look at all properties we own, plus properties that owe more than five years of back taxes, and see how many of them are able to be developed or built on.

Council Member Scippio requested staff to survey the qualified census tracts to see what houses can be rehabbed and what the cost would be.

7. Recommitment of City Council to Housing

Mayor Joines asked that Council recommit their efforts and the financial resources necessary to meet the housing needs in Winston-Salem. He also asked the staff bring an action item to the City Council next month that would commit 20 million dollars from the American Rescue Plan Act funds to affordable housing, commit 10 million dollars from the State for affordable housing, and to establish a formal goal of at least 750 affordable units per year going forward.

ADJOURNMENT

There being no further business to come before the Council, the meeting adjourned at 6:54 p.m.