



Agenda

Greenville City Council

May 8, 2008
7:00 PM
City Council Chambers
200 West Fifth Street

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I. Call Meeting To Order

II. Invocation - Council Member Joyner

III. Pledge of Allegiance

IV. Roll Call

V. Approval of Agenda

VI. Appointments

1. Appointments to Boards and Commissions

VII. Old Business

2. Ordinance creating the Neighborhood Advisory Board
3. Consideration of Wayfinding System design alternatives

VIII. New Business

Public Hearings

4. Limousine franchise for two limousines to Michael Anthony Ward d/b/a Dejewskis Limousine Service
5. Ordinance requested by Ward Holdings, LLC to amend the Future Land Use Plan Map for the area described as being located at the southeast corner of the intersection of Greenville Boulevard

and 14th Street, 320± feet along Greenville Boulevard and 200± feet deep, containing approximately 1.5 acres, from an "Office/Institutional/Multi-family" category to a "Commercial" category

6. Ordinance requested by Alva W. Worthington to rezone 57.297 acres located along the eastern right-of-way of County Home Road and adjacent to The Bellamy Apartments and Kittrell Farms Subdivision from RA20 (Residential-Agricultural) to R6 (Residential [High Density Multi-family]), R6A (Residential [Medium Density Multi-Family]), R6S (Residential-Single-family [Medium Density]) and O (Office).
7. Ordinance requested by Maxine A. Speight to rezone 0.3445 acres located along the western right-of-way of S.E Greenville Boulevard and 560± feet south of Alexander Circle from R9S (Residential-Single-family [Medium Density]) to O (Office)
8. Ordinance to annex Cobblestone, Phase 3 Addition containing 0.0505 acres located on Brookville Drive south of its intersection with Cobblestone Drive
9. Ordinance requiring the repair or the demolition and removal of the dwelling located at 507 A and B Watauga Avenue
10. Ordinance requiring the repair or the demolition and removal of the dwelling located at 809 A and B Vanderbilt Lane
11. City of Greenville 2008-2013 Consolidated Plan and 2008-2009 Annual Action Plan

Public Comment Period

- The Public Comment Period is a period reserved for comments by the public. Items that were the subject of a public hearing at this meeting shall not be discussed. A total of 30 minutes is allocated with each individual being allowed no more than 3 minutes. Individuals who registered with the City Clerk to speak will speak in the order registered until the allocated 30 minutes expires. If time remains after all persons who registered have spoken, individuals who did not register will have an opportunity to speak until the allocated 30 minutes expires.

Other Items of Business

12. Intermodal (Bus) Transfer Facility
13. C.M. Eppes Alumni Heritage Society lease
14. Proposed operating budget for 2008-2009 and financial plan for 2009-2010

IX. Comments from Mayor and City Council

X. City Manager's Report

XI. Adjournment



City of Greenville, North Carolina

Meeting Date: 5/8/2008
Time: 7:00 PM

Title of Item: Appointments to Boards and Commissions

Explanation: City Council appointments or reappointments need to be made to the Affordable Housing Loan Committee, Community Appearance Commission, Planning and Zoning Commission, and Recreation and Parks Commission, and a recommendation needs to be made to fill the County vacancy on the Pitt-Greenville Convention and Visitors Authority.

Fiscal Note: No fiscal impact

Recommendation: To make appointments or reappointments to the Affordable Housing Loan Committee, Community Appearance Commission, Planning and Zoning Commission, and Recreation and Parks Commission, and to make a recommendation to the County to fill the vacancy on the Pitt-Greenville Convention and Visitors Authority.

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[Appointments To Boards and Commissions](#) [City Council Meetings Agenda Deadline Material 138519](#)

Appointments To Boards and Commissions

May 8, 2008

Affordable Housing Loan Committee

Council Liaison: Council Member Rose Glover

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
John Tulloss	First term	Resigned	February 2010

Community Appearance Commission

Council Liaison: Council Member Larry Spell

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
Richard Crisp	First term	Resigned	April 2008
Doreen Winston	First term	Did not meet attendance requirements	April 2010

Historic Preservation Commission

Council Liaison: Council Member Calvin Mercer

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
Chris Woelkers	First term	Resigned	January 2010

Pitt-Greenville Convention and Visitors Authority

Council Liaison: Mayor Pro-Tem Mildred A. Council

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
Tonyia Fulghum (1) (County Member)	Second term	No longer employed at City Hotel and Bistro	July 2010

(1) Owner/operator of hotel/motel

Planning and Zoning Commission

Council Liaison: Council Member Larry Spell

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
Shelley Basnight (Alternate 2)	Filling unexpired term	Eligible	May 2008

William Lehman	First term	Eligible	May 2008
Jim Moye	Second term	Ineligible	May 2008
B. Porter Stokes	First term	Resigned – Moved out of city limits	May 2009

Recreation and Parks Commission

Council Liaison: Council Member Larry Spell

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
Sydney Womack	Second term	Resigned	June 2009

Applicants for Affordable Housing Loan Committee

Cheryl Easter 207 Manhattan Street Greenville, NC 27834	752-0829	Application Date: 3/31/2008
Bari Muhammed 302 Sedgefield Drive Greenville, NC 27834	367-3690	Application Date: 9/24/2007
Justin Mullarkey 1509 East 5th Street Greenville, NC 27858	364-1183	Application Date: 1/28/2008

Applicants for Community Appearance Commission

Justin Mullarkey
1509 East 5th Street
Greenville, NC 27858

Application Date: 1/28/2008

364-1183

Applicants for Historic Preservation Commission

Kay Swope
107 Valley Place
Greenville, NC 27834

758-4692

Application Date: 10/17/2007

Blake Wiggs
1400-B Ashley Way
Greenville, NC 27858

902-7343

Application Date: 10/9/2007

Applicant Interest Listing

Convention & Visitors Authority

Brayom Anderson III 1624 Black Jack Simpson Road Greenville NC 27858	Day (252) 439-0555 Evening Phone: (252) 341-2527 Fax: E-mail: brayom@tie-breakers.com Priority:	Gender: M Race White District: 3 Date Applied: 01/25/2007
Applicant's Attributes: County Planning Jurisdiction District 3		

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)

	Organization	Description	Date(s)
Education	JH Rose High		
Experience	Law enforcement/deputy		
Experience	Tie Breakers Sports Bar & Grill	Owner	
Experience	US Army & Coast Guard		

Joanne Askew 1944 Cornerstone Drive Winterville NC 28590	Day (252) 756-5601 Evening Phone: (252) 814-6774 Fax: E-mail: gobills10@suddenlink.net Priority:	Gender: F Race White District: 5 Date Applied: 02/21/2007
Applicant's Attributes: Winterville City Limits District 5		

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)

	Organization	Description	Date(s)
Education	University of Pennsylvania	BS - Business	
Education	Internboro High		
Experience	Onslow County	Retired HR Director	
Experience	Alamance County	Retired HR Director	
Volunteer/Prof. Associations	United Way		
Volunteer/Prof. Associations	Church Committees		

Applicant Interest Listing

Volunteer/Prof. Associations NC Symphony Board
Volunteer/Prof. Associations Meals on Wheels

Ralph Hall, Jr.
111 Hardee Street
Greenville NC 27858

Day
Evening Phone: (252) 756-0262
Fax:
E-mail: bajhall@aol.com
Priority: 0

Gender: M
Race White
District: 6
Date Applied: 02/26/2003

Applicant's Attributes: District 6
Greenville ETJ

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)

	Organization	Description	Date(s)
Education	University of South Carolina	Civil Engineering	1955-1957
Education	Edenton High		
Experience	Phillippines Construction	Project Manager	1962-1966
Experience	Foreign Service Staff Officer	Civil Engineer	1966-1969
Experience	Odell Associates	Hospital Construction Engineer	1969-1973
Experience	PCMH	Vice-President of Facilities	1973-2001
Volunteer/Prof. Associations	N.C. Bio-Medical Association		
Volunteer/Prof. Associations	N.C. Association of Health Care		
Volunteer/Prof. Associations	American Society of Health Care		
Volunteer/Prof. Associations	American Cancer Society		
Volunteer/Prof. Associations	State Board of Directors		

Boards Assigned To

Industrial Revenue & Pollution Control Authority	3/15/2004 to 3/15/2007
P. C. M. H. Board of Trustees District 2	2/19/2008 to 3/31/2013

Steve Little
3314 NC 33 W
Convention & Visitors Authority
Thursday, April 24, 2008

Day (910) 608-3724
Evening Phone: (252) 758-2040

Gender: M
Race White

Applicant Interest Listing

Greenville NC 27834

Fax: District: 2
E-mail: slittle@nashfinch.com Date Applied: 01/05/2007
Priority:

Applicant's Attributes: District 2
County Planning Jurisdiction
North of the River

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)

	Organization	Description	Date(s)
Education	East Carolina University		
Education	Belvoir Elementary		
Experience		NC Real Estate Broker License	
Experience	Nash Finch	Division Manager	
Volunteer/Prof. Associations	Pitt County Planning Board		6 years
<u>Boards Assigned To</u>			
	ABC Board		1/23/2007 to 6/30/2009

Joseph Skinner

P.O. Box 30135
Greenville NC 27833

Day (252) 847-6843 Gender: M
Evening Phone: (252) 756-1966 Race White
Fax: District: 4
E-mail: Date Applied: 12/17/2007
Priority: 0

Applicant's Attributes: District 4
Greenville City Limits

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)

	Organization	Description	Date(s)
Education	East Carolina University		
Education	Ralph L Fike		
Experience	S.T. Wooten Construction		
Experience	C.A. Lewis	General Contractor	15 years

Applicant Interest Listing

Experience	Pitt County Memorial Hospital	Project Manager/Employer	2000
Volunteer/Prof. Associations	Advisory Board @ PCC		
Volunteer/Prof. Associations	University Kiwanis Club		
Volunteer/Prof. Associations	Planning & Zoning		

Boards Assigned To

Development Commission	12/18/2007 to 12/17/2010
Greenville Nominated	

Kelli Smith

3750 Langston Blvd.
Winterville NC 28590

Day (252) 413-4368
Evening Phone: (252) 353-2737
Fax:
E-mail: kpsmith@pcmh.com
Priority: 0

Gender: F
Race African
District: 4
Date Applied: 09/17/2004

Applicant's Attributes: District 4
Greenville City Limits

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)

	Organization	Description	Date(s)
		MBA - Health Care Admin	
Education	East Carolina University	BS-Biology, MPH -Epidemiology	
Education	Clark Atlanta University		
Education	Beaumont School for Girls		
Experience	Alpha Kappa Alpha Inc.		1991-present
Experience	NASA -Johnson Space Center		1997-1999
Experience	Centers for Disease Control &		1995
Experience	Jefferson County Department of		1996-1997
Experience	University Health Systems	Coordinator, HA Corp Affairs	
Volunteer/Prof. Associations	Institutional Review Board for		
Volunteer/Prof. Associations	University Health Care		

Boards Assigned To

Applicant Interest Listing

Pitt County Emergency Medical Services Advisory
At large

12/6/2004 to 9/16/2005

Linda Tripp

4817 NC 33 E
105 Oakmont Drive-work-use this one
Greenville NC 27858

Day (252) 355-4700
Evening Phone: (252) 758-3840
Fax: (252) 355-4707
E-mail: ltripp@greenvillenc.com
Priority: 0

Gender: F
Race White
District: 3
Date Applied: 04/25/2003

Applicant's Attributes: District 3
Simpson ETJ
GUC Customer
Non Greenville Resident

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)

	Organization	Description	Date(s)
Education	South Georgia College		
Education	East Carolina University	BUED,MAED	
Education	Pitt Community College	Real Estate Broker's License	
Education	Patterson High		
Experience	Carolina Court Reporters, Inc.	President & CEO	1992-present
Experience	State of North Carolina	Division of Water Quality	1972-1979
Experience	Tripp Diet Centers, Inc.	President & CEO	1979-1992
Volunteer/Prof. Associations	East Carolina University	Pirate Club/Vice-President	
Volunteer/Prof. Associations	Pitt Community College		
Volunteer/Prof. Associations	Jockey Club Advisory Board		
Volunteer/Prof. Associations	East Carolina University	Network for Advancement	
Volunteer/Prof. Associations	Various Church Committees &		
Volunteer/Prof. Associations	East Carolina University	Performing Arts/Vice-President	
Volunteer/Prof. Associations	American Heart Association	Gala Chairperson	
Volunteer/Prof. Associations	American Cancer Society	Hope Gala Committee	
Volunteer/Prof. Associations	Greenville Museum of Art	Benefactor	

Convention & Visitors Authority
Thursday, April 24, 2008

Applicant Interest Listing

Volunteer/Prof. Associations	College of Education	Member	2005-present
Volunteer/Prof. Associations	Library Admin. & Management	Member since 2003	
Volunteer/Prof. Associations	Library Science & Instructional	Member	2005-present
Volunteer/Prof. Associations	Florida Library Association	Member	2000-2002
Volunteer/Prof. Associations	North Carolina Library	Member since 2005	
Volunteer/Prof. Associations	Ohio Library Council	Member	2002-2005
Volunteer/Prof. Associations	Public Library Association	Member since 2003	
Volunteer/Prof. Associations	American Libraries Association	Member since 1993	

Wendy Winstead

140 Farmington Rd.
Grimesland NC 27834

Day (252) 916-8180
Evening Phone: (252) 355-8280
Fax:
E-mail: wenwins@earthlink.net
Priority: 0

Gender: F
Race White
District: 3
Date Applied: 07/12/2006

Applicant's Attributes: District 5
County Planning Jurisdiction

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)

	Organization	Description	Date(s)
Education	East Carolina University	BS in Social Studies	
Education	Fuquay-Varian Senior H.S.		
Experience	R.H.Donnallay	Sprint Yellow Pages Account	1995-present
Volunteer/Prof. Associations	Salvation Army Volunteer		
Volunteer/Prof. Associations	Michael Jordan Golf Classic		
Volunteer/Prof. Associations	Dream Factory Committee		
Volunteer/Prof. Associations	CCA-NC East Carolina Chapter		
Volunteer/Prof. Associations	Association Executives of NC		
Volunteer/Prof. Associations	March of Dimes of Eastern NC	Board of Directors, Bid for Bachelors	
Volunteer/Prof. Associations	American Cancer Society	Relay for Life Committee	
Volunteer/Prof. Associations	Greater Greenville Kiwanis Club	Board of Directors, President, Vice-	

Applicant Interest Listing

Volunteer/Prof. Associations

Pitt-Greenville Chamber of

Ambassador, Chamber Bowling

Boards Assigned To

ABC Board

8/31/2006 to 8/31/2009

Applicants for Planning and Zoning Commission

Susan Bailey 203 Crown Point Road Greenville, NC 27858	756-1559	Application Date: 5/5/2007
O. J. Gupton 3001-A Mulberry Lane Greenville, NC 27858	756-6146	Application Date: 7/26/2007
Judith Havermann 2009-A Cambria Drive Greenville, NC 27834	321-1655	Application Date: 11/19/2007
Zeke Jackson 3226 Meeting Place Greenville, NC 27858	750-1420	Application Date: 12/10/2007
Mitchell Jones 94 Tuckahoe Drive Greenville, NC 27858	756-7660	Application Date: 8/11/2006
Terry King 1310 Thomas Langston Rd. #7 Winterville, NC 28590	321-6996	Application Date: 9/10/2007
Justin Mullarkey 1509 East 5th Street Greenville, NC 27858	364-1183	Application Date: 1/28/2008
Tony Parker 1600 Hollybriar Lane Greenville, NC 27858	355-5281	Application Date: 2/26/2007
Melissa Tilley 115 East Thirtieth Street Greenville, NC 27858	412-0490	Application Date: 11/26/2007
Louis Treole 225 York Road Greenville, NC 27858	355-8004	Application Date: 3/11/2008
William Whisnant 108 Christina Drive Greenville, NC 27858	353-5197	Application Date: 2/14/2008

Applicants for Recreation and Parks Commission

Billy All 3288 Colony Court, Apt. 606 Greenville, NC 27834	916-1545	Application Date: 2/1/2007
Martha Brown 2780 Stantonsburg Rd., Apt 2C Greenville, NC 27834	551-9921	Application Date: 6/28/2007
Joseph P. Flood 1919 Sherwood Drive Greenville, NC 27858	353-9915	Application Date: 7/18/2007
Theodore Arthur Graepel 317 Baytree Drive Greenville, NC 27834	756-9172	Application Date: 6/10/2006
Clifton Bell Hickman 112 Roanoke Place Greenville, NC 27834	756-3591	Application Date: 10/11/2007
Tony Parker 1600 Hollybriar Lane Greenville, NC 27858	355-5281	Application Date: 2/26/2007
Chad Reynolds 104 Marion Drive Greenville, NC 27858	321-6311	Application Date: 9/18/2007
Don M. Wilkerson 3714 Cantata Drive Greenville, NC 27834	355-7331	Application Date: 2/28/2007



City of Greenville, North Carolina

Meeting Date: 5/8/2008
Time: 7:00 PM

Title of Item: Ordinance creating the Neighborhood Advisory Board

Explanation: One of the 2007 Goals of City Council called for the development of a neighborhood commission. Staff submitted a plan for consideration at the February 18, 2008, City Council meeting. City Council took no action on the proposed ordinance and requested that staff provide additional information on the neighborhood commissions in Raleigh and Durham. The requested information was provided to City Council on February 29, 2008. During the March 13, 2008, City Council meeting, Council Member Spell requested that this item be added to the April City Council agenda. At its April 10, 2008, meeting, City Council considered the attached memo from Council Member Spell, expressed agreement with the proposal contained in the memo, and directed that an ordinance be prepared which will accomplish the proposal contained in the memo.

Attached is the requested ordinance which establishes the Neighborhood Advisory Board. Some highlights of the ordinance provisions are as follows:

- 1) The composition of the Board is ten (10) Board Members with two (2) Board Members being elected from each of the five (5) districts from which Council Members are elected.
- 2) Board Members are elected annually by the Liaison Members appointed from each neighborhood association which represents a neighborhood located primarily within the district from which a Council Member is elected. To be eligible to be elected as a Board Member for a district, the person must be a Liaison Member appointed by a neighborhood association which represents a neighborhood located primarily within the district.
- 3) The Neighborhood Advisory Board is to establish a schedule of regular monthly meetings and meet as necessary to accomplish its mission. The Board is also to meet at least twice each year with the Liaison Members appointed by the neighborhood associations.
- 4) The Neighborhood Advisory Board is to develop its mission statement and

submit it for approval to City Council with any amendments deemed appropriate by City Council.

5) The Neighborhood Liaison/Ombudsmen position will be an ex-officio, non-voting member of the Board and will serve as the secretary to the Board.

Fiscal Note:

The costs associated with the Neighborhood Advisory Board will be absorbed within the budget of the Community Development Department. An estimate of the annual expense related to the activities of the Board is \$17,137. This estimate is detailed in the attached memo from Director of Community Development Merrill Flood.

Recommendation:

Consistent with Council's previous direction, it is recommended that the attached ordinance creating the Neighborhood Advisory Board be approved.

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Attachments / click to download

 [Memo from Larry Speel](#)

 [Memo From Merrill Flood](#)

 [Neighborhood_Advisory_Committee_Ordinance_760515](#)

ORDINANCE NO. 08-_____
AN ORDINANCE AMENDING CHAPTER 3 OF TITLE 2 OF THE CITY CODE
BY ADDING AN ARTICLE H WHICH ESTABLISHES A
NEIGHBORHOOD ADVISORY BOARD

WHEREAS, the City Council has determined there is the need within the City of Greenville for the establishment of a Neighborhood Advisory Board;

WHEREAS, it has been determined that a central forum for neighborhood associations to establish common goals and avenues of mutual interest including communication channels between citizens, elected officials, and city staff is important to improving livability of the City of Greenville;

WHEREAS, it is the desire of the elected officials and staff of the City to assist neighborhood associations in understanding the City of Greenville Code of Ordinances; and

WHEREAS, it is recognized that having an all-inclusive community involves all neighborhoods working together;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA:

Section 1: That Chapter 3 of Title 2 of the Greenville City Code be amended by adding a new Article H entitled "Neighborhood Advisory Board," said article shall read as follows:

Article H. Neighborhood Advisory Board

Sec. 2-3-81. Definitions.

The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Board Member shall mean an individual elected by the Liaison Members of the Neighborhood Advisory Board to attend meetings of the Neighborhood Advisory Board, participate in actions of the Neighborhood Advisory Board, and bring to the attention of elected officials and city staff the concerns of the neighborhood associations during the regular meetings of the Neighborhood Advisory Board.

Neighborhood shall mean an organized residential area within the corporate limits of the City of Greenville.

Neighborhood association shall mean an organized group of residents within a specific neighborhood within the corporate limits of the City of Greenville and that operates under a formal association by-laws, holds at least two board or membership meetings a year, has elected officers, maintains records of meetings, maintains an association membership roster, and has placed on file with the Neighborhood Liaison/Ombudsman a current set of by-laws and amendments and a list of current officers. There shall be only one neighborhood association for each neighborhood.

Item # 2

Liaison Member shall mean an individual appointed by a neighborhood association to represent the association in electing Board Members to the Neighborhood Advisory Board and offering feedback to the Board Members of the Neighborhood Advisory Board.

Sec. 2-3-82. Creation.

There is hereby created the Neighborhood Advisory Board.

Sec. 2-3-72. Composition.

(a) The Neighborhood Advisory Board shall consist of ten (10) Board Members with two (2) Board Members being elected from each of the five (5) districts from which Council Members are elected.

(b) Each neighborhood association shall appoint a Liaison Member to the Neighborhood Advisory Board and an alternate Liaison Member to the Neighborhood Advisory Board. The Liaison Member and the alternate Liaison Member shall serve at the pleasure of the neighborhood association. The alternate Liaison Member, while attending a meeting of the Liaison Members or of the Neighborhood Advisory Board in the absence of the Liaison Member from the same neighborhood association, may serve as the Liaison Member and shall have and may exercise the powers of the Liaison Member.

(c) The Liaison Members of the Neighborhood Advisory Board shall elect at the initial meeting of the Liaison Members and annually thereafter, at a meeting of the Liaison Members established by the Neighborhood Advisory Board for that purpose, ten (10) Board Members of the Neighborhood Advisory Board with two (2) Board Members being elected from each of the five (5) districts from which Council Members are elected. The Liaison Members of the Neighborhood Advisory Board who represent neighborhood associations of neighborhoods located primarily within a district from which a Council Member is elected shall only be eligible to vote for Board Members for said district. The Board Members of the Neighborhood Advisory Board elected from a district from which a Council Member is elected must be a Liaison Member for a neighborhood association of a neighborhood located primarily within said district. For the purpose of determining eligibility to vote and to serve as a Board Member, a neighborhood is located primarily within the district if the majority of the residences in the neighborhood served by the neighborhood association are located within said district.

(d) The Neighborhood Liaison/Ombudsman shall serve as an ex-officio, non-voting member of the Neighborhood Advisory Board.

(e) The Liaison Members of the Neighborhood Advisory Board shall consist of the Liaison Members appointed by each neighborhood association. In addition to electing the Board Members of the Neighborhood Advisory Board in accordance with the provisions of subsection 2-3-72(b), the Liaison Members shall offer feedback to the Board Members of the Neighborhood Advisory Board at least twice each year at a meeting of the Neighborhood Advisory Board..

Sec. 2-3-73. Meetings; officers; by-laws; records.

The Neighborhood Advisory Board shall establish a schedule of regular monthly meetings and shall meet as necessary to accomplish its mission statement approved by City Council. At least twice each

year, the Neighborhood Advisory Board shall meet with the Liaison Members of the Neighborhood Advisory Board to receive feedback from the Liaison Members. All of the meetings of the Neighborhood Advisory Board shall be public meetings. The Neighborhood Advisory Board will elect from its Board Members a chair and a vice-chair. The Neighborhood Liaison/Ombudsmen or designee shall serve as secretary. The secretary shall keep the records of who is in attendance and minutes of the meetings, resolutions, discussions, findings, and recommendations and these records shall be public records. The Neighborhood Advisory Board shall adopt by-laws, not inconsistent with state law or this article, for the transaction of business.

Sec. 2-3-74. Quorum.

(a) In order for the Liaison Members of the Neighborhood Advisory Board to elect Board Members of the Neighborhood Advisory Board, at least sixty (60%) percent of the Liaison Members of the neighborhood associations shall be present.

(b) In order for the Neighborhood Advisory Board to take action, a majority of the Board Members of the Neighborhood Advisory Board shall be present.

Sec. 2-3-75. Decisions.

All decisions of the Neighborhood Advisory Board other than the election of Board Members, shall be by vote of a majority of those Board Members of the Neighborhood Advisory Board present at a meeting of the Neighborhood Advisory Board with a quorum being present. The election of Board Members of the Neighborhood Advisory Board shall be by vote of a majority of the Liaison Members of the Neighborhood Advisory Board eligible to vote for the Board Member, in accordance with the provisions of subsection 2-3-72(b), at a meeting of the Liaison Members of the Neighborhood Advisory Board with a quorum being present.

Sec. 2-3-76. Purpose.

The Neighborhood Advisory Board shall serve as a liaison between the neighborhoods and the City of Greenville. The Neighborhood Advisory Board shall develop its mission statement and submit it for approval to City Council with any amendments deemed appropriate by City Council. The mission statement may include, but is not limited to, the following purposes:

- (a). To serve as a liaison between the neighborhoods and the City of Greenville over issues of common interest;
- (b). To serve as an advocate for programs, ideas and methods to promote working relationships between the neighborhoods and with the City of Greenville;
- (c). To disseminate information to the neighborhoods and the City of Greenville with regard to issues of healthy, strong and vibrant neighborhoods;
- (d). To assist and promote neighborhood education efforts concerning ways to develop, revitalize, and maintain healthy, strong and vibrant neighborhoods;

- (e). To increase citizen participation in neighborhood revitalization and development; and
- (f). To provide information to new neighborhood associations and encourage formation of new neighborhood associations.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3. Any part or provision of this ordinance found by a court of competent jurisdiction to be in violation of the Constitution or laws of the United States or North Carolina is hereby deemed severable and shall not affect the validity of the remaining provisions of the ordinance.

Section 4. This ordinance will become effective upon its adoption.

This the 8th day of May, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

Memo

To: Mayor Dunn and City Council colleagues

From: Councilman Spell

Subject: Proposed Neighborhood Council

I'm proposing a compromise structure to the proposed Neighborhood Council. The full council would consist of one representative from each city recognized resident neighborhood association. The full council would meet initially to elect a board. The board would consist of two members from each voting district. At the first meeting neighborhood representatives would split up by voting district and elect their board members. In the event that a neighborhood is split between two voting districts the district with the larger share of homes would claim that neighborhood. For example, College Court/Coghill has a few homes in district 4, but the majority is in district 3. So the College Court/Coghill representative would vote within the district 3 group.

Once formed the board would meet monthly to discuss and collaborate on issues that affect single family neighborhoods. The full council should meet at least twice a year to offer feedback to the board. The first task would be to craft a proposed mission statement and submit it to council for amendment and approval. I feel that at first we should not be overly specific with this group's mission in order to encourage the council to develop organically and truly reflect to wishes of the residents.

I look forward to our discussion on Thursday.

COMMUNITY DEVELOPMENT

MEMO

DEPARTMENT

To: Thomas Moton, Assistant City Manager
From: Merrill Flood, Community Development Director *MF*
Date: April 22, 2008
Subject: **Estimated Neighborhood Advisory Board Expenses**

I am providing an estimate of costs associated with the Neighborhood Advisory Board as requested by Councilmember Joyner at the April 10, 2008 meeting of City Council. The costs associated with the Neighborhood Advisory Board will be absorbed within the existing budget of the Community Development Department. In the 2007-2008 fiscal year budget the Neighborhood Liaison / Ombudsman position was authorized. The Neighborhood Advisory Board will be staffed by the person in this position and it is estimated that approximately 30% of the staff member's time will be for Neighborhood Advisory Board Functions.

In consideration of anticipated activities of working directly with these functions, I have prepared an estimated budget of annual expenses related to Neighborhood Advisory Board functions.

Expenditure	Estimated Annual Expense
*Salary	\$15,387
Postage, Printing, Supplies	\$ 1,500
Travel	\$ 250
Total	\$17,137

** Salary expenses computed at 30% of annual base salary and benefits totaling \$51,292.*

Please keep in mind that this is a preliminary estimate based upon a portion (30%) of staff time and related expenses directly attributable to the proposed Neighborhood Advisory Board. Please contact me if you have additional questions or need information.

~~cc.~~ David Holec, City Attorney



City of Greenville, North Carolina

Meeting Date: 5/8/2008
Time: 7:00 PM

Title of Item: Consideration of Wayfinding System design alternatives

Explanation: As a result of comments received from City Council members at the January 7, 2008, City Council meeting and subsequent comments from Redevelopment Commission members, City staff instructed Hillier Architecture staff handling the City's wayfinding system to prepare design alternatives that include reference to Greenville's past as a center of tobacco-related commerce. Based on those instructions, the consultants prepared and the Redevelopment Commission adopted a design alternative that may be used in and around the National Register Tobacco Warehouse and Dickinson Avenue Historic Districts where much of Greenville's tobacco-related commerce was conducted.

Fiscal Note: Fabrication and installation of Phases I and II of the comprehensive wayfinding system are slated for completion for approximately \$450,000 funded from 2004 Center City General Obligation Bond funds. Phase III of the system, which includes areas such as the medical district, airport, convention center district, and other commercial areas, is estimated to cost \$475,000 and is presently included in the the City's Capital Improvement Projects budget as an unfunded project.

Recommendation: Adopt the original wayfinding design scheme approved by the Redevelopment Commission ("Exhibit A") and consider the tobacco district option as illustrated in "Exhibit B".

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

[EXHIBIT A.pdf](#)

[EXHIBIT B.pdf](#)

“EXHIBIT A”



SIGN MENU-UPTOWN



City of Greenville, N.C.
Uptown-Wayfinding Program
Design Development
January 07, 2007



“EXHIBIT B”



SCALE: 3/8"=1'-0"



SCALE: 3/8"=1'-0"

Item # 3



City of Greenville, North Carolina

Meeting Date: 5/8/2008
Time: 7:00 PM

Title of Item: Limousine franchise for two limousines to Michael Anthony Ward d/b/a Dejewskis Limousine Service

Explanation: A request was received by Michael Anthony Ward d/b/a Dejewskis Limousine Service to operate two limousines from 604 Griffin Street, Greenville, NC. Because of the advertising deadlines, the advertisement for the public hearing had to be submitted prior to learning that more information would need to be attached to the application due to the zoning of the property. The applicant was given until noon on April 29 to submit a revised and completed application packet in order to have the request considered at the May Council meetings; however, he did not do so. Therefore, the public hearing, since it was advertised as being held on May 8, 2008, will need to be continued to June 12, 2008.

Fiscal Note: No fiscal impact

Recommendation: Continuance of the public hearing to June 12, 2008.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / [click to download](#)



City of Greenville, North Carolina

Meeting Date: 5/8/2008
Time: 7:00 PM

Title of Item: Ordinance requested by Ward Holdings, LLC to amend the Future Land Use Plan Map for the area described as being located at the southeast corner of the intersection of Greenville Boulevard and 14th Street, 320± feet along Greenville Boulevard and 200± feet deep, containing approximately 1.5 acres, from an "Office/Institutional/Multi-family" category to a "Commercial" category

Explanation: **History/Background:**

The current Future Land Use Plan Map was adopted on February 12, 2004. In 1969, the subject property was zoned R9 (single-family and duplex). In 1990, the owners of eight (8) lots (6 acres) along Greenville Boulevard, between 14th Street and Adams Boulevard, requested their property to be rezoned from R9 (single-family and duplex) to O (Office). The Planning and Zoning Commission, at the request of these property owners, sponsored the rezoning request; however, the Commission recommended denial at the public meeting. A valid protest petition (91.7% of the adjoining property owners) was filed by the owners of property within 100 feet of the request. The City Council, at their February 1990 public hearing, unanimously voted to deny the request.

In 2006, the subject property was contained within the Eastwood Subdivision area that was rezoned to R9S (Residential-Single-family) as part of the Task Force on Preservation of Neighborhood and Housing recommendations.

In November 2007, the City Council denied an identical request by the petitioner.

Comprehensive Plan:

The subject area is located in Vision Area C .

The Future Land Use Plan Map recommends office/institutional/multi-family along the southern right-of-way of Greenville Boulevard, east of the Norfolk

Southern Railroad and adjacent to the neighborhood focus area at the intersection of Greenville Boulevard and Eastbrook Drive.

There are designated neighborhood focus areas at the intersections of Greenville Boulevard and 14th Street and Greenville Boulevard and Eastbrook Drive. These areas generally contain less than 40,000 square feet of conditioned floor space.

Greenville Boulevard is designated as a connector corridor from its intersection at 14th Street and continuing north. Connector corridors are anticipated to contain a variety of higher intensity activities and uses, whereas residential corridors are preferred to accommodate lower intensity residential uses.

The Comprehensive Plan states: "Office/Institutional/Multi-family land uses should be developed along transportation thoroughfares to provide transition between commercial nodes and to preserve vehicle carrying capacity. Office/Institutional/Multi-family development should be used as a buffer between light industrial and commercial development and adjacent lower density residential land uses."

The Comprehensive Plan states that "location and size of commercial nodes included in the plan are not intended to be static. As the area surrounding commercial nodes develop, larger node definitions ...may be warranted."

In addition, as the commercial nodes of outlying areas of the City's planning jurisdiction develop, they should be buffered from surrounding areas by office, institutional and multi-family and residential and open spaces. Again, the exact size of the required buffer has not been predetermined. The required buffer width should be determined when the ultimate extent of the commercial node is known.

Environmental Conditions/Constraints:

There are no known environmental constraints.

Surrounding Land Uses and Zoning:

North: CG–Trade/Wilco Convenience Store

South: R9S–Eastwood Subdivision (single-family)

East: R9S–Eastwood Subdivision (single-family)

West: CN–Professional office building

Thoroughfare/Traffic Volume (PW-Engineering Division) Report Summary:

Development under the proposed land use plan amendment could generate 3,380 trips to and from the site on Greenville Blvd and 14th Street, which is a net increase of 3,350 additional trips per day compared to the existing land use.

During the review process, measures to mitigate traffic impacts will be

determined and access to the properties will also be reviewed.

Detailed Report Included

Note: This is not a rezoning request. Any future rezoning request(s) for the property in this area shall be considered by the Planning and Zoning Commission and City Council in accordance with standard procedures.

Fiscal Note: No cost to the City.

Recommendation: Staff does not recommend expansion of commercial development in the area adjacent to the Eastwood Subdivision. The current office/institutional/multi-family designation will afford adaptive reuse of the property while minimizing negative impacts on the interior neighborhood.

Note: In addition to other criteria, the Planning and Zoning Commission and City Council shall consider the entire range of permitted and special uses for the existing and proposed land use districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

The Planning and Zoning Commission, at their December 18, 2007 meeting, voted to approve the request.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

- [Current and Proposed Land Use Plan Maps](#)
- [Bufferyard and Vegetation Chart and Residential Density Chart](#)
- [Zoning Patterns and Existing Land Use Maps](#)
- [Future Land Use Plan Map Amendment for SE corner of Greenville Blvd and 14th Street 727602](#)
- [Land Use Plan Amendment 7 03 709592](#)
- [Ward Holdings LLC P and Z Minutes 735072](#)

ORDINANCE NO. 08-____
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
AMENDING HORIZONS: GREENVILLE'S COMMUNITY PLAN

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on May 8, 2008 at 7:00 p.m. in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance amending Horizons: Greenville's Community Plan as follows; and

WHEREAS, the Horizons: Greenville's Community Plan was adopted on January 9, 1992 by the Greenville City Council per ordinance 2412; and

WHEREAS, the Horizons: Greenville's Community Plan will from time to time be amended and portions of its text clarified by the City Council; and

WHEREAS, Future Land Use Plans are to be prepared to expand and clarify portions of the Horizons: Greenville's Community Plan; and

WHEREAS, the City Council of the City of Greenville has per ordinance no. 97-73 adopted the Greenville Future Land Use Plan Map and associated text dated June 4, 1997 as an amendment to the Horizons: Greenville's Community Plan; and

WHEREAS, the City Council of the City of Greenville has per ordinance no. 04-10 amended the Horizons: Greenville's Community Plan and Future Land Use Plan Map pursuant to the 2004 Update; and

WHEREAS, the Planning and Zoning Commission and the City Council have reviewed the Future Land Use Plan Map and a public hearing has been held to solicit public comment.

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES HEREBY ORDAIN:

Section 1. The Future Land Use Plan Map is hereby amended by re-designating from an "Office/Institutional/Multi-family" category to a "Commercial" category the area described as being located at the southeast corner of the intersection of Greenville Boulevard and 14th Street, 320+ feet along Greenville Boulevard and 200+ feet deep containing approximately 1.5 acres.

Section 2. That the Director of Community Development is directed to amend the Future Land Use Plan Map of the City of Greenville in accordance with this ordinance.

Section 3. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 4. That this ordinance shall become effective upon its adoption.

ADOPTED this 8th day of May, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

Doc. # 727602

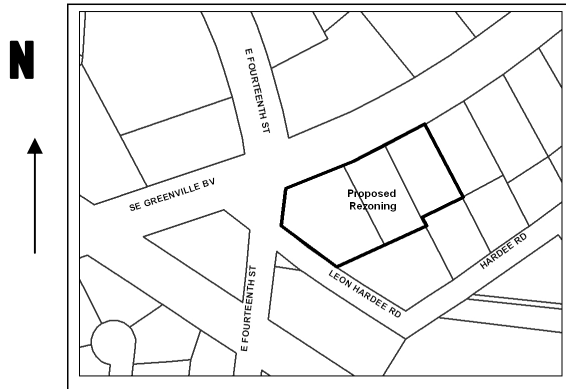
LAND USE PLAN MAP AMENDMENT/TRAFFIC VOLUME REPORT

Case No: 07-03

Applicants: Ward Holdings, LLC

Property Information

Current Land Use: Office/Institutional/Multi-Family
Proposed Use: Commercial
Current Acreage: 1.52 acres
Location: Corner of Greenville Blvd & 14th St
Points of Access: Greenville Blvd



Location Map

Transportation Background Information

1.) Greenville Blvd - State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	5-lane with curb and gutter	5-lane with curb and gutter
Right of way width (ft)	100	100
Speed Limit (mph)	45	
Current ADT:	East of Site: 38,200(*) West of Site: 24,400(*)	Design ADT: 45,000 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:	There are no sidewalks along Greenville Boulevard that service this property.	

Notes: (*) 2004 NCDOT count adjusted with a 2% growth rate for 2007
(**) Traffic volume based on an operating Level of Service D for existing geometric conditions
ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No Projects Planned.

2.) 14th St - State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	4-lane with curb and gutter	5-lane with curb and gutter
Right of way width (ft)	60	90
Speed Limit (mph)	35	
Current ADT:	North of Site: 9,800(*) South of Site: 17,500(*)	Design ADT: 35,000 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:	There are no sidewalks along 14 th Street that service this property.	

Notes: (*) 2004 NCDOT count adjusted with a 2% growth rate for 2007
(**) Traffic volume based on an operating Level of Service D for existing geometric conditions
ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No Projects Planned.

Case No: 07-03

Applicant: Ward Holdings, LLC

Trips generated by proposed use/change:

Current Use: 30 -vehicle trips/day (*) **Proposed Use:** 3380 -vehicle trips/day (*)

Estimated Net Change: increase of 3350 -vehicle trips/day (assumes full-build out)

(* - These volumes are estimated and based on an average of the possible uses permitted by the current and proposed use.)

Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on Greenville Blvd and 14th St are as follows:

1.) Greenville Blvd, East of Site (“No build” ADT of 38,200)

Estimated ADT with Proposed Use (full build) – 39,552
Estimated ADT with Current Use (full build) – 38,212
Net ADT change – 1340 (4% increase)

2.) Greenville Blvd, West of Site (“No build” ADT of 24,400)

Estimated ADT with Proposed Use (full build) – 25,414
Estimated ADT with Current Use (full build) – 24,409
Net ADT change – 1005 (4% increase)

3.) 14th St, North of Site (“No build” ADT of 9,800)

Estimated ADT with Proposed Use (full build) – 10,138
Estimated ADT with Current Use (full build) – 9,803
Net ADT change – 335 (4% increase)

3.) 14th St, South of Site (“No build” ADT of 17,500)

Estimated ADT with Proposed Use (full build) – 18,176
Estimated ADT with Current Use (full build) – 17,506
Net ADT change – 670 (4% increase)

Staff Findings/Recommendations:

Development under the proposed land use plan amendment could generate 3380 trips to and from the site on Greenville Blvd and 14th St, which is a net increase of 3350 additional trips per day compared to the existing land use.

During the review process, measures to mitigate traffic impacts will be determined. Access to the properties will also be reviewed.

Excerpt from the approved Planning and Zoning Commission meeting minutes (12/18/07)

REQUEST BY WARD HOLDINGS, LLC - APPROVED

Chairman Tozer stated that the first item of business is a request by Ward Holdings, LLC to amend the Future Land Use Plan Map for the area described as being located at the southeast corner of the intersection of Greenville Boulevard and 14th Street, 320± feet along Greenville Boulevard and 200± feet deep containing approximately 1.5 acres from an “Office/Institutional/Multi-family” category to a “Commercial” category.

Ms. Chantae Gooby stated this is a request to amend the Land Use Plan Map from Office/Institutional/Multi-family to Commercial. Ms. Gooby explained that this request is similar to a Land Use Plan Map amendment and a rezoning request that were brought to the Commission several months ago. At that time, the Commission recommended approval for the amendment and the rezoning request. However, when the two requests were submitted to City Council for consideration, City Council unanimously denied both request. Ms. Gooby stated that there was a valid protest petition filed against the rezoning request. Ms. Gooby explained the change in the policy that requires Land Use Plan Map amendments to be acted upon by the Planning and Zoning Commission and City Council prior to the submission of a rezoning request, if necessary. The site consists of approximately 1.5 acres and is located in the eastern section of the city at the intersection of Greenville Boulevard and 14th Street. This request consists of three separate parcels that each contain a single-family residence. There is a neighborhood focus area at the intersection of Greenville Boulevard and 14th Street. This request could general a net increase of 3,300 trips with the majority onto Greenville Boulevard via a left-hand turn. In 1990, there was a request to rezone eight lots along Greenville Boulevard to Office and that request was denied by the Commission. A valid protest petition of 91% of the adjoining property owners was filed and City Council unanimously denied the request. Ms. Gooby stated that the property is currently zoned R9S as recommended by the Task Force on Preservation of Neighborhoods and Housing. Ms. Gooby stated that the intent of the Land Use Plan Map is to provide an office buffer along Greenville Boulevard to protect the interior homes within the Eastwood Subdivision from the commercial and multi-family that is located across the street. The proposed request shows commercial zoning at the corner but does not provide a buffer to the adjoining property owners. It has been recognized that the homes along Greenville Boulevard do have diminished long-term livability due to the character of Greenville Boulevard and that is why the Land Use Plan shows the frontage along Greenville Boulevard as Office. Ms. Gooby explained that changing the Land Use Plan Map to commercial would not provide a buffer to the homes that adjoin the property and specifically the rear adjoining properties. Therefore, staff would recommend denial of the request.

Mr. Jim Ward, petitioner, reiterated that this is the same request as previously. Mr. Ward stated that he agrees with staff that the property is not suitable for single-family dwellings. Mr. Ward stated that his contingent is the best use for the property is commercial and staff’s position is for the property to be of office use. Mr. Ward

reiterated that the Land Use Plan Map is a guide and not absolute. It is the decision of the Commission to decide how the current changes affect the Land Use Plan Map. Mr. Ward explained that the bufferyard requirement and setbacks are more restrictive under a commercial use than an Office-Residential use. Mr. Ward made reference to letters in support of the request (see attached). The letters were passed out to the Commission members. Mr. Ward asked the Commission to reinforce their previous decision and approve the request.

There was discussion in regards to the depth and distance differences in the bufferyard requirements for commercial uses and office uses.

No one spoke in opposition.

Motion was made by Mr. Baker, seconded by Mr. Stokes to recommend approval of the proposed amendment, to advise that it is consistent with the comprehensive plan and other applicable plans, and to adopt the staff report which addresses plan consistency and other matters. Those voting in favor: Baker, Stokes, Ramey, Randall, Basnight and Gordon. Those voting in opposition: Moye and Wilson. Motion carried.



Jesse M. Baker
112 Hardee Road
Greenville, NC 27858

*Petitioner
Moving in January*



11/7/07

- o
- o
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- o
- o

Greenville City Council
City Council Chambers
200 Martin Luther King, Jr. Drive
Greenville, NC 27834

Dear City Council Members:

I have rented a home in Eastwood sub-division for over a year on Hardee Road just one block from Greenville Boulevard and the corner of E. 14th Street. For your information, just recently I have noticed transient people wandering around that I don't think live in this area, in fact, early in the morning on November 1st I found a college students wallet in my backyard that apparently fell when he jumped our fence cutting through our yard after dark that previous night or early that morning. When I called this person to return his wallet, cash & credit cards and to ask why he was in our yard late at night, he replied that he had know idea how he or his wallet was in our yard, in his words: "I was so screwed up that night I don't remember what I was doing there, just cutting through I guess". As you probably agree, my concerns are of safety issues regarding this type of activity recently witnessed in this ~~quite~~ neighborhood.

Sincerely,

Jesse M. Baker

Jim

From: <randymanning1@suddenlink.net>
To: <Jward39@suddenlink.net>
Sent: Thursday, October 11, 2007 8:56 AM

Greenville City Council,

I am in favor of the rezoning of properties by Ward Holdings Inc. on Greenville Blvd. I believe that the rezoning would eliminate continued growth of rental properties in this area. The potential move from residential to commercial property would also open up doors for potential jobs in the area, as well as eliminate some dangers of a residential neighborhood in a very high traffic environment.

Randy Manning
1606 Greenville Blvd

October 9, 2007

City Council Members:

I am a homeowner at 1608 Greenville Blvd. I am writing in support of the rezoning request at the corner of Greenville Blvd and 14th street by Mr. Jim Ward.

Rezoning the area could provide for a fresh look and help to enhance the neighborhood. Being a single family resident, a change in the zoning could also help to eliminate the rental atmosphere that has presented itself through the years.

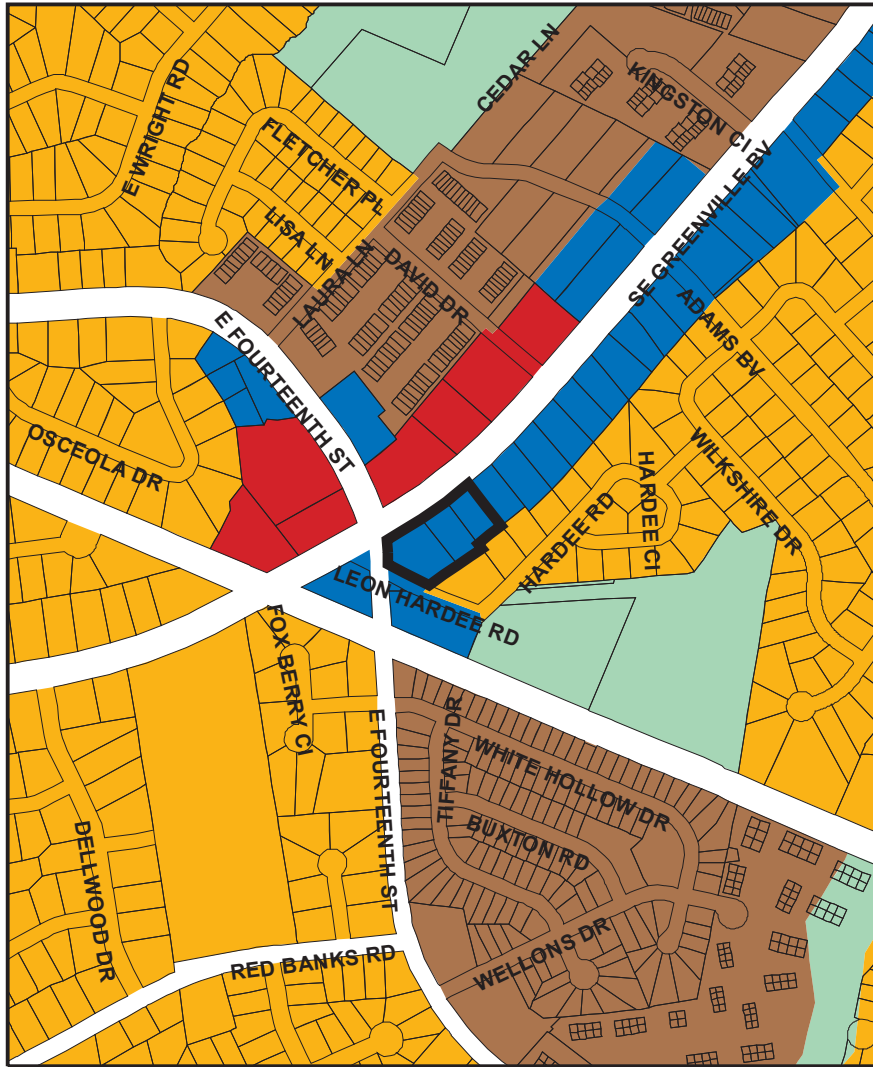
I regret that business travel has made me unable to attend this meeting. If there is a need to talk with me directly, please do not hesitate to call me at 252.412.5583.

Thank you for your time.

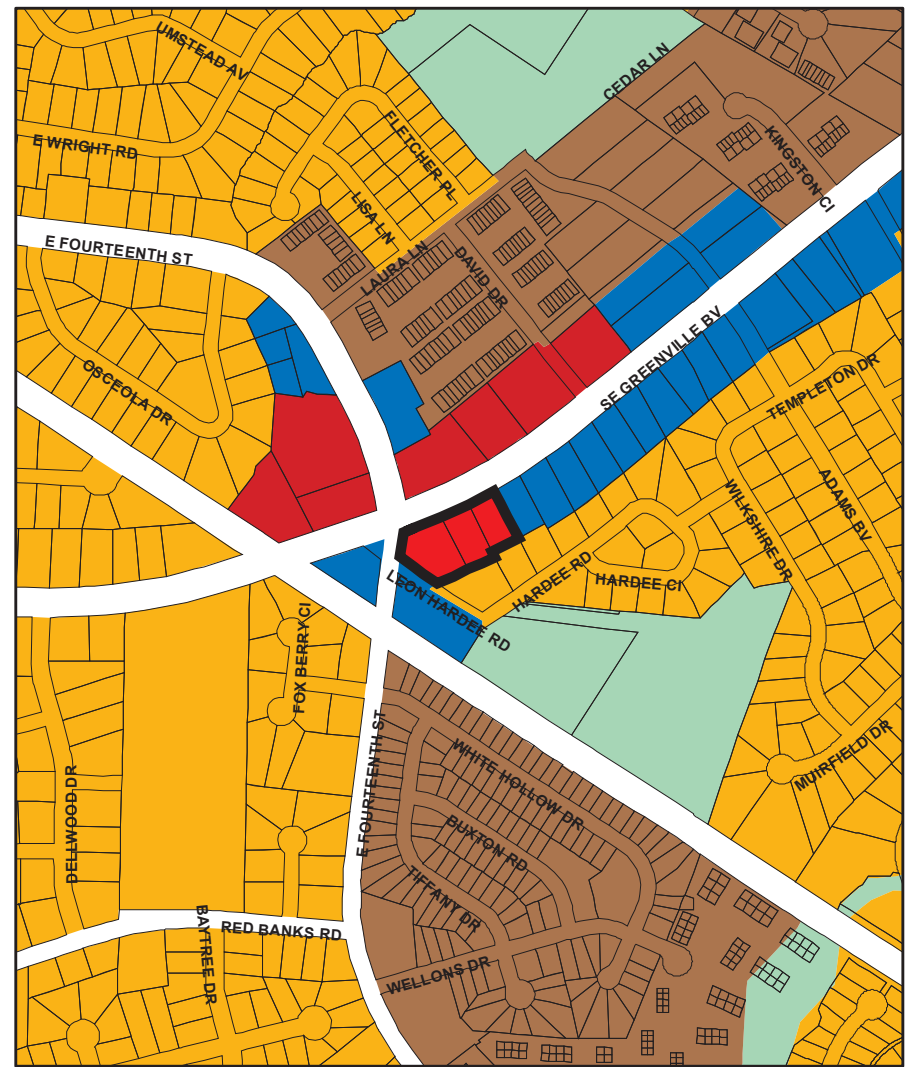
Rahul Thapar
1608 Greenville Blvd.

Ward Holdings, LLC Future Land Use Plan Admendment

Current (Future Land Use Plan Map)



Proposed (Future Land Use Plan Map)



- | | | | | |
|---------------|------------------------------------|---------------------------------------|------------------------------|---------------------------|
| Rezoning Site | Mixed Use / Office / Institutional | Office / Institutional / Medical | Medium Density Residential | Conservation / Open Space |
| Industrial | Medical Core | Office / Institutional / Multi-Family | Low Density Residential | |
| Commercial | Medical Transition | High Density Residential | Very Low Density Residential | |

Item #5

Created:
8/9/07

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

Bufferyard Requirments: Match proposed land use with adjacent permitted land use or adjacent vacant zone/nonconforming use to determine applicable bufferyard.

PROPOSED LAND USE CLASS (#)	ADJACENT PERMITTED LAND USE CLASS (#)					ADJACENT VACANT ZONE OR NONCONFORMING USE		PUBLIC/PRIVATE STREETS OR R.R.
	Single-Family Residential (1)	Multi-Family Residential (2)	Office/Institutional, light Commercial, Service (3)	Heavy Commercial, Light Industry (4)	Heavy Industrial (5)	Residential (1) - (2)	Non-Residential (3) - (5)	
Multi-Family Development (2)	C	B	B	B	B	C	B	A
Office/Institutional, Light Commercial, Service (3)	D	D	B	B	B	D	B	A
Heavy Commercial, Light Industry (4)	E	E	B	B	B	E	B	A
Heavy Industrial (5)	F	F	B	B	B	F	B	A

Bufferyard A (street yard)		
Lot Size	Width	For every 100 linear feet
Less than 25,000 sq.ft.	4'	2 large street trees
25,000 to 175,000 sq.ft.	6'	2 large street trees
Over 175,000 sq.ft.	10'	2 large street trees

Street trees may count toward the minimum acreage.

Bufferyard B (no screen required)	
Lot Size	Width
Less than 25,000 sq.ft.	4'
25,000 to 175,000 sq.ft.	6'
Over 175,000 sq.ft.	10'

Bufferyard C (screen required)	
Width	For every 100 linear feet
10'	3 large evergreen trees 4 small evergreens 16 evergreen shrubs

Where a fence or evergreen hedge (additional materials) is provided, the bufferyard width may be reduced to eight (8) feet.

Bufferyard D (screen required)	
Width	For every 100 linear feet
20'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard E (screen required)	
Width	For every 100 linear feet
30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard F (screen required)	
Width	For every 100 linear feet
50'	8 large evergreen trees 10 small evergreens 36 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Parking Area: Thirty (30) inch high screen required for all parking areas located within fifty (50) feet of a street right-of-way.

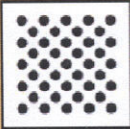
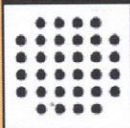
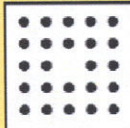
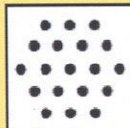
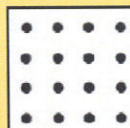
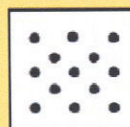
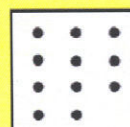
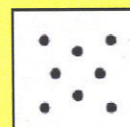
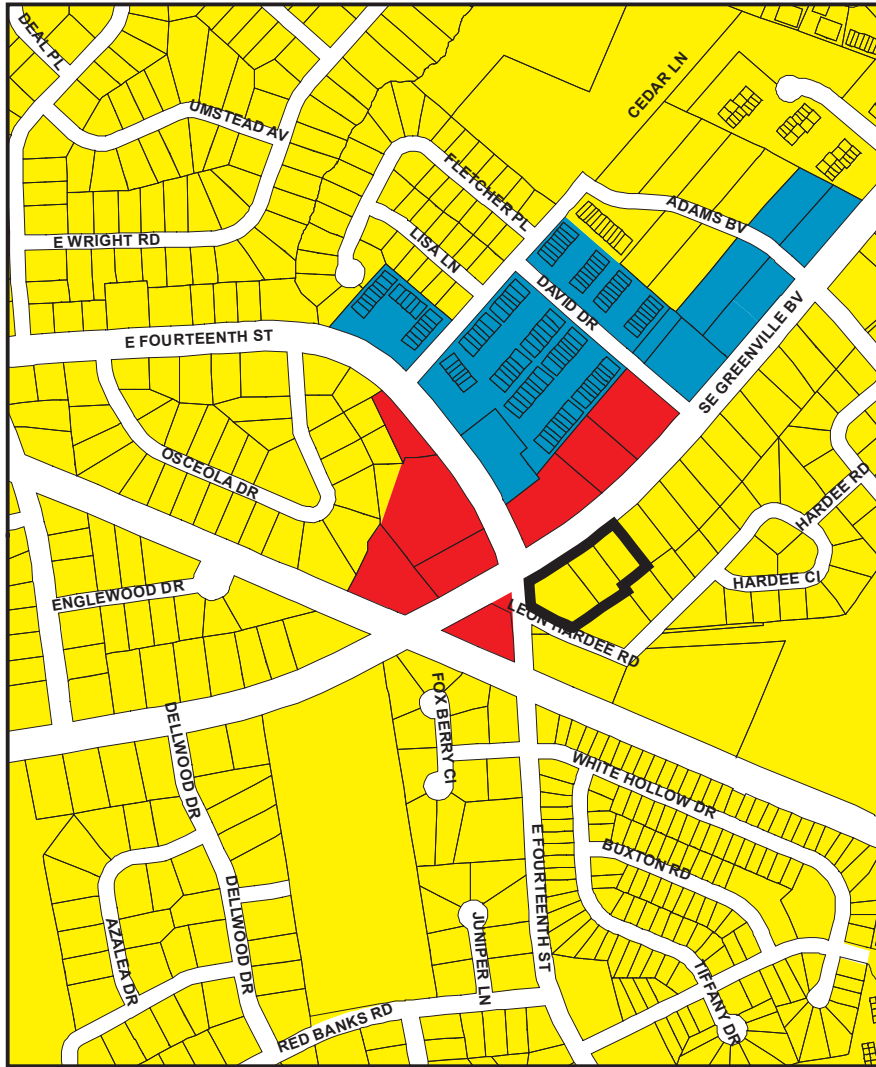
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons per acre	
R6-S	7 units per acre yields 19 persons per acre	
R9	6 units per acre yields 16 persons per acre	
R9-S	5 units per acre yields 13 persons per acre	
Low Density		
RA-20 MRS	4 units per acre yields 11 persons per acre	
R15-S	3 units per acre yields 8 persons per acre	

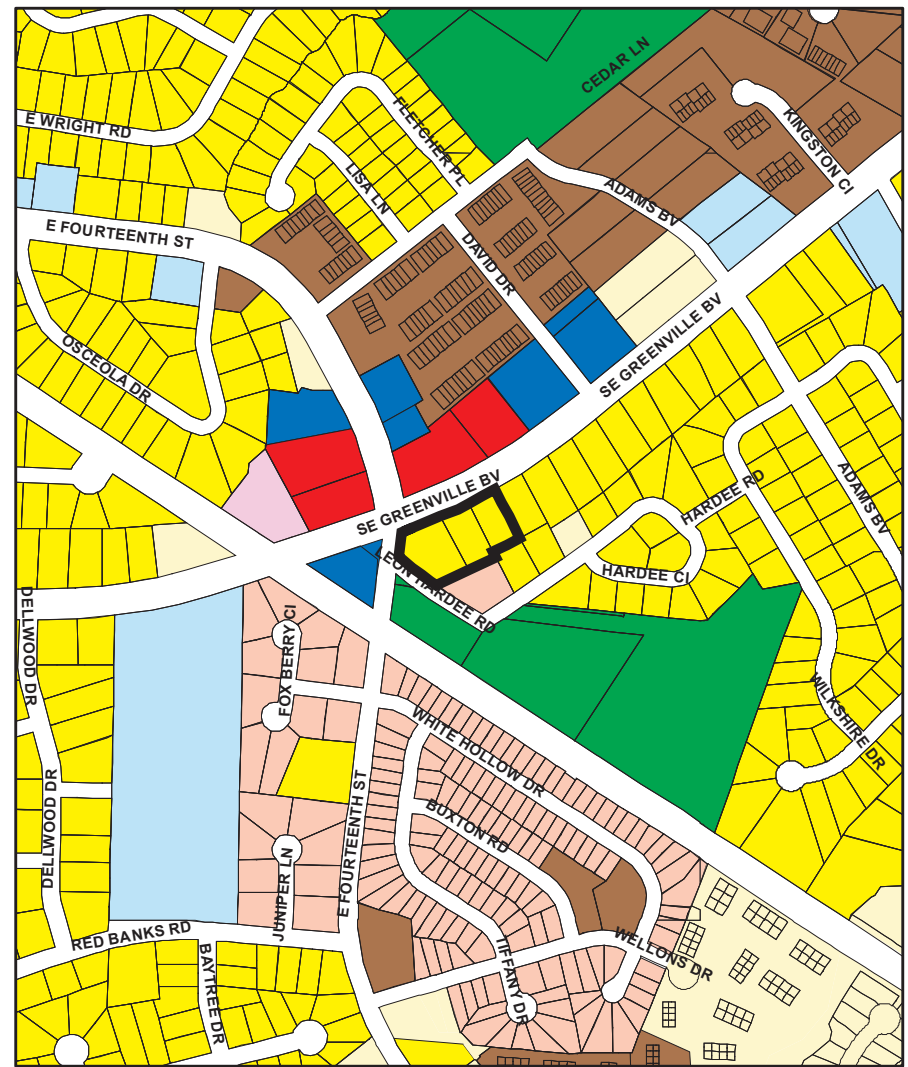
Illustration: Maximum allowable density in Residential Zoning Districts

Ward Holdings, LLC Future Land Use Plan Admendment

Zoning Patterns Map



Existing Land Use Map



- Rezoning Site
- Industrial
- Residential
- Commercial
- Office & Institutional
- Residential / Agricultural

- Industrial
- Mobile Home Park
- Recreation
- Cemetery
- Institutional
- Multi-Family
- Single Family
- Commercial
- Landfill
- Office
- Utility
- Duplex
- Mobile Home
- Public Parking
- Vacant

Item # 5

Created:
12/2/07



City of Greenville, North Carolina

Meeting Date: 5/8/2008
Time: 7:00 PM

Title of Item: Ordinance requested by Alva W. Worthington to rezone 57.297 acres located along the eastern right-of-way of County Home Road and adjacent to The Bellamy Apartments and Kittrell Farms Subdivision from RA20 (Residential-Agricultural) to R6 (Residential [High Density Multi-family]), R6A (Residential [Medium Density Multi-Family]), R6S (Residential-Single-family [Medium Density]) and O (Office).

Explanation: **Background**

A public hearing to rezone this property was conducted by the City Council on December 13, 2007. The City Council took no action on this request and the item was subsequently carried over to January 10, 2008 and April 10, 2008. At the April 10 meeting the petitioner presented an amended rezoning request and the City Council agreed to conduct a public hearing on the amended request on May 8, 2007.

Required Notice

Planning and Zoning Commission notice (adjoining property owners) mailed on November 5, 2007.

On-site Sign(s) - posted November 5, 2007.

City Council public hearing notice (adjoining property owners) mailed April 22, 2008.

Public Hearing Legal Advertisement published on April 28 and May 5, 2008.

Requested Change:

Current Zoning:

All tracts: RA20 (Residential-Agricultural)

Proposed Zoning:

	<u>Acreage</u>
Tract 1: R6 (Residential [High Density Multi-Family])	16.231
Tract 2: R6A (Residential [Medium Density Multi-Family])	33.192
Tract 3: R6S (Residential-Single-family [Medium Density])	2.803

Tract 4: O (Office)	5.071
TOTAL:	57.297

Comprehensive Plan:

The subject site is located in Vision Area D.

County Home Road is designated as a residential corridor from its intersection with Bell’s Chapel Road continuing south. Along residential corridors, office, service and retail activities should be specifically restricted to the associated focus area, and linear expansion outside the focus area node should be prohibited.

In the general area east of County Home Road, the Future Land Use Plan Map recommends High Density Residential (HDR) for those properties closest to the Bell’s Chapel Road intersection and Medium Density Residential (MDR) for those properties approaching the Wintergreen School and the Pitt County Council on Aging site/facility. The extension of Signature Drive (minor thoroughfare) will intersect County Home Road approximately 700 feet north of the Pitt County property and may adequately serve as the appropriate density-transition point.

In staff’s opinion, high-density residential zoning should not be extended south of the Signature Drive intersection.

Thoroughfare/Traffic Volume (PW-Engineering Division) Report Summary:

Based on possible permitted uses by the requested rezoning, the proposed rezoning classification could generate 2,375 trips to and from the site on County Home Road, which is a net increase of 1,691 additional trips per day.

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1,279 trips to and from the site on Charles Boulevard, which is a net increase of 910 additional trips per day.

During the review process, measures to mitigate traffic will be determined. These measures may include the construction of turn lanes into the development and traffic signal modification at the intersection of County Home Road and Fire Tower Road.

Detailed Report Attached

History/Background:

In 1993, the subject site was incorporated into the City’s jurisdiction and was zoned RA20 (Residential-Agricultural).

Present Land Use:

Farmland and woodlands.

Water/Sewer:

GUCO water is available along County Home Road, and sanitary sewer is available at the southwest corner of the subject property.

Cultural Resources:

There are no known effects on designated sites.

Environmental Conditions/Constraints:

There are no known environmental conditions.

Surrounding Land Uses and Zoning:

North: R6A: The Bellamy Apartments and Kittrell Farms Subdivision (single-family)

South: RA20: Pitt County Senior Citizen Center (under construction) & Pitt County Intergenerational Center

East: RA20: Woodlands

West: RA20: Nine (9) single-family residences

Density Estimates:

Tract 1

Gross Acreage: 16.231 acres

Net Acreage: 14.6 acres (minus 10% rights-of-way)

At the current zoning (RA20), staff would anticipate the site to yield 25-30 single-family lots. At the proposed zoning (R6), staff would anticipate the site to yield 205 multi-family units (2 & 3 bedrooms) based on similar site comparison of Willoughby Park at 14 units per net acre. At maximum density, the site would yield 248 multi-family units (1, 2 & 3 bedrooms) based on 17 units per net acre.

Tract 2

Gross Acreage: 33.192 acres

Net Acreage: 29.9 acres (minus 10% rights-of-way)

At the current zoning (RA20), staff would anticipate the site to yield 55-60 single-family lots. At the proposed zoning (R6A), staff would anticipate the site to yield 240 multi-family units (2 & 3 bedrooms) based on similar site comparison of The Vineyards at 8 units per net acre. At maximum density, the site would yield 270 multi-family units (1, 2 & 3 bedrooms) at 9 units per net acre.

Tract 3

Gross Acreage: 2.803 acres

Due to the configuration of the subject tract, staff does not anticipate any development on the tract.

Tract 4

Gross Acreage: 5.071 acres

Net Acreage: 4.6 acres (minus 10% rights-of-way)

At the current zoning (RA20), staff would anticipate the site to yield 5-10 single-family lots. At the proposed zoning (O), staff would anticipate the site to yield 20,000± square feet of office space.

The anticipated build-out is 4 to 6 years.

Fiscal Note:

No cost to the City.

Recommendation:

In staff's opinion, the request is in general compliance with Horizons: Greenville's Community Plan and the Future Land Use Plan Map.

"General compliance with the comprehensive plan" should be construed as meaning the requested zoning is recognized as being located in a transition area and that the requested zoning (i) is currently contiguous, or is reasonably anticipated to be contiguous in the future, to specifically recommended and desirable zoning of like type, character or compatibility, (ii) is complementary with objectives specifically recommended in the Horizons Plan, (iii) is not anticipated to create or have an unacceptable impact on adjacent area properties or travel ways, and (iv) preserves the desired urban form. It is recognized that in the absence of more detailed plans, subjective decisions must be made concerning the scale, dimension, configuration and location of the requested zoning in the particular case. Staff is not recommending approval of the requested zoning; however, staff does not have any specific objection to the requested zoning.

The Planning and Zoning Commission, at their November 18, 2007 meeting, voted to approve the original request. The City Council did not refer the amended request to the Planning and Zoning Commission.

Note: In addition to other criteria, the Planning and Zoning Commission and City Council shall consider the entire range of permitted and special uses for the existing and proposed zoning districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

If City Council determines to approve the rezoning request, a motion to adopt the attached rezoning ordinance will accomplish this. The ordinance includes the statutorily required statement describing whether the action taken is consistent with the comprehensive plan and explaining why Council considers the action taken to be reasonable and in the public interest.

If City Council determines to deny the rezoning request, in order to comply with this statutory requirement, it is recommended that the motion be as follows:
Motion to deny the request to rezone and to make a finding and determination that the denial of the rezoning request is consistent with the adopted comprehensive plan and that the denial of the rezoning request is reasonable and in the public interest due to the denial being consistent with the comprehensive plan and, as a result, the denial furthers the goals and objectives of the comprehensive plan.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

- [📎 Bufferyard and Vegetation Chart](#)
 - [📎 Locational Map](#)
 - [📎 Survey](#)
 - [📎 Ordinance_Alva_Worthington_753661](#)
 - [📎 Rezoning_07_32_Alva_Worthington_Amended_758527](#)
 - [📎 Alva_W_Worthington_P_and_Z_Minutes_730475](#)
 - [📎 From_RA20_to_R6_R6A_R6S_O_758156](#)
-

ORDINANCE NO. 08-__
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
REZONING TERRITORY LOCATED WITHIN THE
PLANNING AND ZONING JURISDICTION OF THE CITY OF
GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on May 8, 2008, at 7:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

WHEREAS, the City Council has been informed of and has considered all of the permitted and special uses of the districts under consideration; and,

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the City Council does hereby find and determine that the adoption of the ordinance rezoning the following described property is consistent with the adopted comprehensive plan and that the adoption of the ordinance rezoning the following described property is reasonable and in the public interest due to its consistency with the comprehensive plan and, as a result, its furtherance of the goals and objectives of the comprehensive plan.

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES HEREBY ORDAIN:

Section 1. That the following described territory is rezoned from RA20 (Residential-Agricultural) to R6 (Residential).

TO WIT: Alva W. and Lois Worthington Property, Tract 1.

LOCATION: Located along the eastern right-of-way of County Home Road and adjacent to The Bellamy Apartments and Kittrell Farms Subdivision.

DESCRIPTION: Situate and being in Winterville Township, Pitt County, North Carolina, and beginning at 213.57 feet from an existing iron pipe on the east side of NCSR 1725 in the PL Greenville II, L.P. line running with the line of the PL Greenville II, L.P. lands S 55°50'31" E, 1,096.48 feet to an existing iron pipe; thence S 02°58'23" E, 237.90 feet, S 19°06'20" W, 258.25 feet, S 43°38'38" W, 268.71 feet, S 68°14'56" W, 259.59 feet, N 89°57'21" W, 166.03 feet; thence S 01°14'43" W, 148.65 feet, S 02°30'15" E, 145.20 feet, S 06°34'05" E, 143.01 feet, S 10°50'45" E, 145.91 feet, S 12°37'21" E, 283.37 feet, S 13°12'36" E, 143.16

feet, S 12°46'02" E, 317.62 feet to the beginning, containing 16.231 acres, and being the same tract of land conveyed to Alva Wayne Worthington as referenced in Deed Book R33, Page 387 and Deed Book 1558, Page 508 of the Pitt County Registry.

Section 2. That the following described territory is rezoned from RA20 (Residential-Agricultural) to R6A (Residential).

TO WIT: Alva W. and Lois Worthington Property, Tract 2.

LOCATION: Located along the eastern right-of-way of County Home Road and adjacent to The Bellamy Apartments and Kittrell Farms Subdivision.

DESCRIPTION: Situate and being in Winterville Township, Pitt County, North Carolina, and beginning at an existing iron pipe on the east side of NCSR 1725 in the Pitt County Council on Aging, Inc, line and running thence with the line of the Pitt County Council on Aging, Inc. lands N 85°32'16" W, 514.78 feet to an existing iron pipe, thence with the line of Pitt County N 85°32'16" W, 929.73 feet to an existing iron pipe; thence with the line of Rosalind T. Branch S 32°48'27" W, 527.81 feet to an axle; thence with the line of Vivian G. Branch S 32°21'30" W, 321.22 feet; thence N 55°50'31" W, 1,132.41 feet; thence S 02°58'23" E, 106.20 feet, S 19°06'20" W, 258.25 feet, S 43°38'38" W, 268.71 feet, S 68°14'56" W, 259.59 feet, N 89°57'21" W, 316.70 feet; thence with the east side of road NCSR 1725 N 05°26'42" E, 122.77 feet, N 09°16'49" E, 129.86 feet, N 13°15'40" E, 142.77 feet, N 15°34'27" E, 216.61 feet to the beginning, containing 33.192 acres, and being the same tract of land conveyed to Alva Wayne Worthington as referenced in Deed Book R33 Page 387 and Deed Book 1558 Page 508 of the Pitt County Registry.

Section 3. That the following described territory is rezoned from RA20 (Residential-Agricultural) to R6S (Residential-Single-family).

TO WIT: Alva W. and Lois Worthington Property, Tract 3.

LOCATION: Located along the eastern right-of-way of County Home Road and adjacent to The Bellamy Apartments and Kittrell Farms Subdivision.

DESCRIPTION: Situate and being in Winterville Township, Pitt County, North Carolina, and beginning at an existing iron pipe 1,310.05 feet from an existing iron pipe on the east side of NCSR 1725 in the PL Greenville II, L.P. line running with the line of the PL Greenville

II, L.P. lands S 55°50'31" E, thence with the line of Rosewood Farms, LLC S 55°50'31" E, 631.46 feet to an existing iron pipe; thence with the line of Carole G. Dowty and Meredith A. Dowty S 55°50'31" E, 246.94 feet to an existing iron pipe; thence with the line of Clark Land Company, LLC S 54°58'49" E, 330.40 feet to an existing iron pipe; thence with the line of Vivian Grace Branch S 32°21'30" W, 100.08 feet, thence N 55°50'31" W, 1,132.41 feet; thence N 02°58'23" W, 131.70 to the beginning, containing 2.803 acres, and being the same tract of land conveyed to Alva Wayne Worthington as referenced in Deed Book R33 Page 387 and Deed Book 1558 Page 508 of the Pitt County Registry.

Section 4. That the following described territory is rezoned from RA20 (Residential-Agricultural) to O (Office).

TO WIT: Alva W. and Lois Worthington Property, Tract 4.

LOCATION: Located along the eastern right-of-way of County Home Road and adjacent to The Bellamy Apartments and Kittrell Farms Subdivision.

DESCRIPTION: Situate and being in Winterville Township, Pitt County, North Carolina, and beginning at an existing iron pipe on the east side of NCSR 1725 in the PL Greenville II, L.P. line, and running thence with the line of the PL Greenville II, L.P. lands S 55°50'31" E, 213.57 feet; thence S 12°46'02" E, 317.62 feet, S 13°12'36" E, 143.16, S 12°37'21" E, 283.37 feet, S 10°50'45" E, 145.91 feet, S 06°34'05" E, 143.01 feet, S 02°30'15" E, 145.20 feet, S 01°14'43" W, 148.65 feet; thence N 89°57'21" W, 150.67; thence with the east side of road NCSR 1725 N 05°26'42" E, 11.69 feet, N 01°14'43" E, 138.24 feet, N 02°30'15" W, 134.97 feet, N 06°34'05" W, 132.08 feet, N 10°50'45" W, 137.98 feet, N 12°37'21" W, 280.27 feet, N 13°12'36" W, 142.97 feet, N 12°46'02" W, 320.22 feet, N 11°13'39" W, 235.58 feet to the beginning, containing 5.071 acres, and being the same tract of land conveyed to Alva Wayne Worthington as referenced in Deed Book R33, Page 387 and Deed Book 1558, Page 508 of the Pitt County Registry.

Section 5. That the Director of Community Development is directed to amend the zoning map of the City of Greenville in accordance with this ordinance.

Section 6. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 7. That this ordinance shall become effective upon its adoption.

ADOPTED this 8th day of May, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

Doc. # 753661

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 07-32

Applicant: Alva W. Worthington (Amended)

Property Information

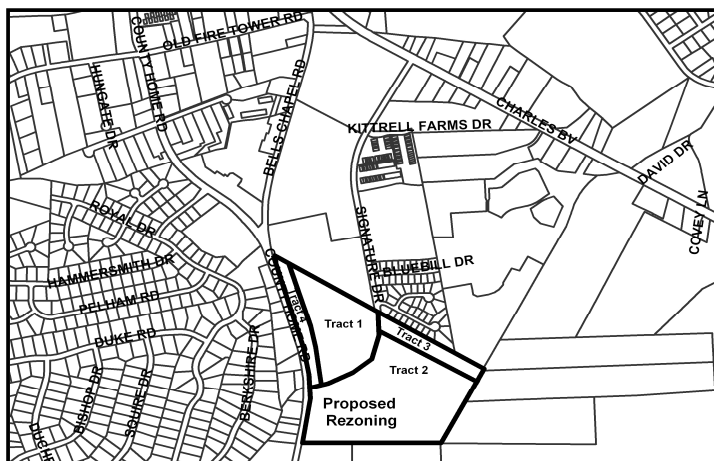
Current Zoning: Tract 1, 2, 3, and 4: RA20

Proposed Zoning: Tract 1: R6 Tract 3: R6S
Tract 2: R6A Tract 4: O (Office)

Current Acreage: Tract 1: 16.231 acres
Tract 2: 33.192 acres
Tract 3: 2.803 acres
Tract 4: 5.071 acres
Total = 57.297 acres

Location: County Home Road south of Bell's Chappel intersection

Points of Access: County Home Road, Signature Drive



Location Map

Transportation Background Information

1.) County Home Road- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2-lane w/ paved shoulders	5-lane curb & gutter
Right of way width (ft)	60	90
Speed Limit (mph)	45	45
Current ADT:	8,850 (*)	Ultimate Design ADT: 35,000 vehicles/day (**)
Design ADT:	12,000 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:	There are no sidewalks along County Home Road that service this property.	

Notes: (*) 2004 NCDOT count adjusted for a 3% annual growth rate
(**) Traffic volume based an operating Level of Service D for existing geometric conditions
ADT – Average Daily Traffic volume

Transportation Improvement Program Status: From Priority List: Spot Safety Improvements for County Home Road (between Bell's Chapel Road and Wintergreen Intermediate), including the addition of a continuous turn lane.

2.) Charles Blvd / NC 43 South - State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2-lanes	4-lane w/ median, curb & gutter
Right of way width (ft)	60	100
Speed Limit (mph)	45	45
Current ADT:	14,000 (*)	Ultimate Design ADT: 35,000 vehicles/day (**)
Design ADT:	12,000 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:	There are no sidewalks along Charles Blvd that service this property.	

Notes: (*) 2007 City Count
(**) Traffic volume based an operating Level of Service D for existing geometric conditions
ADT – Average Daily Traffic volume

Transportation Improvement Program Status: From Priority List (currently unfunded): Widen existing 2 and 3 lane boulevard (Charles Boulevard / NC-43 South) to a multi-lane urban section.

Trips generated by proposed use/change

Current Zoning: 1,053 -vehicle trips/day (*)

Proposed Zoning: 3,654 -vehicle trips/day (*)

Estimated Net Change: increase of 2,601 vehicle trips/day (assumes full-build out)

(* - These volumes are estimated and based on an average of the possible uses permitted by the current and proposed zoning.)

Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on County Home Road and Charles Blvd are as follows:

- 1.) County Home Road, North of Site: "No build" ADT of 8,850**
- | | |
|---|-----------------------------|
| Estimated ADT with Proposed Zoning (full build) – | 11,042 |
| Estimated ADT with Current Zoning (full build) – | 9,482 |
| Net ADT change = | 1,561 (16% increase) |
- 2.) County Home Road, South of Site: "No build" ADT of 8,850**
- | | |
|---|--------------------------|
| Estimated ADT with Proposed Zoning (full build) – | 9,033 |
| Estimated ADT with Current Zoning (full build) – | 8,903 |
| Net ADT change = | 130 (1% increase) |
- 3.) Charles Blvd, North of Site: "No build" ADT of 14,000**
- | | |
|---|--------------------------|
| Estimated ADT with Proposed Zoning (full build) – | 15,096 |
| Estimated ADT with Current Zoning (full build) – | 14,316 |
| Net ADT change = | 780 (5% increase) |
- 4.) Charles Blvd, South of Site: "No build" ADT of 14,000**
- | | |
|---|------------------------------|
| Estimated ADT with Proposed Zoning (full build) – | 14,183 |
| Estimated ADT with Current Zoning (full build) – | 14,053 |
| Net ADT change = | 130 (<1% increase) |

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 2,375 trips to and from the site on County Home Road, which is a net increase of 1,691 additional trips per day.

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1,279 trips to and from the site on Charles Blvd, which is a net increase of 910 additional trips per day.

During the review process, measures to mitigate the traffic will be determined. These measures may include construction of turn lanes into the development and traffic signal modification at the intersection of County Home Road and Firetower Road.

Excerpt from the Planning and Zoning Commission meeting minutes (11/20/07)

REQUEST BY ALVA W. WORTHINGTON – APPROVED

Chairman Tozer stated that the next item is a request by Alva W. Worthington to rezone 57.297 acres located along the eastern right-of-way of County Home Road and adjacent to The Bellamy Apartments and Kittrell Farms Subdivision from RA20 (Residential-Agricultural) to R6 (Residential [High Density Multi-family]) and R6A (Residential [Medium Density Multi-Family]).

Ms. Gooby stated this is a request to rezone 57 acres from Residential-Agricultural to High Density Multi-family and Medium Density Multi-family. The property is located in the southeast quadrant of the city and east of Windsor Subdivision. Ms. Gooby indicated the extension of Signature Drive on the map and the boundary between Tracts 1 and 2. Tract 1 is requested for High Density Multi-family and Tract 2 is requested for Medium Density Multi-family. Ms. Gooby indicated the multi-family developments in the area on the map. This rezoning could generate a net increase of 2,974 trips which will be divided between Charles Boulevard and County Home Road. There is a commercial focus area at the intersection of Fire Tower Road and Arlington Boulevard. The Land Use Plan Map recommends high density residential near the Bells Chapel Road intersection and then transitioning into medium density approaching Wintergreen School. Ms. Gooby stated that it is staff's opinion that to the north of the proposed Signature Drive should be the dividing line between high density and medium density multi-family. There is R6A and R6 zoning adjacent to the north. Ms. Gooby stated that under the current zoning, staff would anticipate 100 to 115 single-family lots and under the proposed zoning, staff would anticipate 500 units of multi-family. Ms. Gooby stated that in staff's opinion the request is in general compliance with the Comprehensive Plan and the Land Use Plan Map.

Mr. Bell stated that in staff's opinion it was stated that multi-family zoning should not be extended to the south of Signature Drive and asked if this would put Signature Drive at its maximum.

Ms. Gooby stated that Signature Drive is a connector street and the increase would not put Signature Drive over capacity.

Mr. Wayne Worthington, son of the applicant, spoke on behalf of the request. Mr. Worthington stated that he helped develop the application. Mr. Worthington stated that in developing the application three major areas were focused upon (1) conformance with the Comprehensive Plan (2) compatibility with surrounding zoning and (3) compatibility with surrounding and future land uses. Mr. Worthington stated that this request was submitted at this time to ensure the long-term development goals for the area to be realized in a predictable manner. Mr. Worthington stated that they believe the request is in compliance with the Comprehensive Plan and compatible with the surrounding zoning and future land uses.

Mr. Fred Mattox, representing the applicant, stated the request is compatible with the existing Land Use Plan. There is R6 zoning adjacent to the proposed R6 zoning and R6A adjacent to the proposed R6A zoning. Signature Drive is designed to be a minor thoroughfare. Mr. Mattox stated that the street would be installed by the applicant. Mr. Mattox stated that this is an appropriate transition point for different zoning. Mr. Mattox stated that in his opinion the Signature Drive is better transition point than to have one particular zone adjacent to a second zone which could be incompatible. Mr. Mattox explained that the traffic issues will be addressed when plans are submitted to the city for review. Mr. Mattox reiterated that staff has stated that

the request is in conformity with the Horizons Greenville's Community Plan and would ask for approval of the request.

Ms. Meredith (Dowty) Hall, resident of 4132 Hillard Lane, is the only resident in the adjacent subdivision to the subject property. Ms. Hall stated her property backs up to the Worthington property and has concerns in regards to environmental issues, stormwater run-off, lighting and paving for multi-family. Ms. Hall stated that in reference to Signature Drive it is possible that the increase in traffic would max out the capacity of the road because other development will have access to this road. Ms. Hall stated with the other developments in the area she feels the area is being over populated.

Chairman Tozer stated that the applicants would have to comply with stormwater regulations and bufferyard regulations initiated by the city.

Ms. Kelly Hurley, resident of the Berkshire Drive, Windsor Subdivision, stated that other residents of the area didn't receive letters. Ms. Hurley stated that there are residents that are concerned in regards to this request. Ms. Hurley stated that with the amount of current building in the area that County Home Road is congested already. Ms. Hurley stated that Signature Drive will not eliminate the congestion. Ms. Hurley asked if the Worthington's had considered a park in the area as an alternative.

Ms. Gooby advised the Commission that staff posted signs on November 5, 2007 along County Home Road and at the terminus of Signature Drive. Notices were mailed on the same day. Ms. Gooby advised that notices were mailed to homes that front County Home Road and the homes on the east side of Berkshire Drive in the Windsor Subdivision which was in excess of those required to receive mailed notice.

Ms. Hurley reiterated that residents that were not notified have concerns but were unable to attend the meeting and asked that the request not be heard in order for those residents to voice their concerns.

Mr. Randall noted that adjacent to this property there is construction on the Pitt County Council on Aging facility and a park is under construction behind that facility.

Mr. Thomas Atkinson, resident on County Home Road, stated that he has concerns in regards to drainage. Mr. Atkinson stated that he already has a problem with drainage.

Chairman Tozer advised Mr. Atkinson to contact Pitt County Planning in reference to his concerns regarding drainage and the ditch problem.

No one spoke in rebuttal.

Motion was made by Mr. Baker, seconded by Mr. Stokes, to recommend approval of the proposed amendment, to advise that it is consistent with the comprehensive plan and other applicable plans, and to adopt the staff report which addresses plan consistency and other matters. Those voting in favor: Baker, Stokes, Bell, Gordon, Moye, Lehman, Basnight. Those voting in opposition: Randall. Motion carried.

EXISTING ZONING

RA20 (Residential-Agricultural)

Permitted Uses

(1) General:

- a. Accessory use or building
- c. On- premise signs per Article N

(2) Residential:

- a. Single-family dwelling
- f. Residential cluster development per Article M
- k. Family care home (see also section 9-4-103)
- q. Room renting

(3) Home Occupations (see all categories):

*None

(4) Governmental:

- b. City of Greenville municipal government building or use (see also section 9-4-103)

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)
- c. Wayside market for farm products produced on site
- e. Kennel (see also section 9-4-103)
- f. Stable; horse only (see also section 9-4-103)
- g. Stable; per definition (see also section 9-4-103)
- h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use

(6) Recreational/ Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreational facility

(7) Office/ Financial/ Medical:

* None

(8) Services:

- o. Church or place of worship (see also section 9-4-103)

(9) Repair:

* None

(10) Retail Trade:

* None

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

* None

(12) Construction:

- c. Construction office; temporary, including modular office (see also section 9-4-103)

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

(15) Other Activities (not otherwise listed - all categories):

* None

RA20 (Residential-Agricultural)

Special Uses

(1) General:

* None

(2) Residential:

- b. Two-family attached dwelling (duplex)
- g. Mobile Home
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility

(3) Home Occupations (see all categories):

- a. Home occupation; including barber and beauty shops
- c. Home occupation; including manicure, pedicure or facial salon

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

- b. Greenhouse or plant nursery; including accessory sales

(6) Recreational/ Entertainment:

- a. Golf course; regulation
- c.(1). Tennis club; indoor and outdoor facilities

(7) Office/ Financial/ Medical:

* None

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- d. Cemetery
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)

(9) Repair:

* None

(10) Retail Trade:

* None

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

* None

(12) Construction:

* None

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

(15) Other Activities (not otherwise listed - all categories)

* None

PROPOSED ZONING

R6 (Residential)

Permitted Uses

(1) General:

- a. Accessory use or building
- c. On- premise signs per Article N

(2) Residential:

- a. Single-family dwelling
- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article I
- f. Residential cluster development per Article M
- k. Family care home (see also section 9-4-103)
- q. Room renting

(3) Home Occupations (see all categories):

*None

(4) Governmental:

- b. City of Greenville municipal government building or use (see also section 9-4-103)

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)

(6) Recreational/ Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreational facility

(7) Office/ Financial/ Medical:

* None

(8) Services:

- o. Church or place of worship (see also section 9-4-103)

(9) Repair:

* None

(10) Retail Trade:

* None

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

* None

(12) Construction:

- a. Construction office; temporary, including modular office (see also section 9-4-103)

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

(15) Other Activities (not otherwise listed - all categories):

* None

R6 (Residential)

Special Uses

(1) General:

* None

(2) Residential:

d. Land use intensity multifamily (LUI) development rating 50 per Article K

e. Land use intensity dormitory (LUI) development rating 67 per Article K

l. Group care facility

n. Retirement center or home

p. Board or rooming house

r. Fraternity or sorority house

o.(1). Nursing, convalescent center or maternity home; minor care facility

(3) Home Occupations (see all categories):

a. Home occupation; including barber and beauty shops

c. Home occupation; including manicure, pedicure or facial salon

(4) Governmental:

a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

a. Golf course; regulation

c.(1). Tennis club; indoor and outdoor facilities

(7) Office/ Financial/ Medical:

* None

(8) Services:

a. Child day care facilities

b. Adult day care facilities

d. Cemetery

g. School; junior and senior high (see also section 9-4-103)

h. School; elementary (see also section 9-4-103)

i. School; kindergarten or nursery (see also section 9-4-103)

m. Multi-purpose center

t. Guest house, college and other institutions of higher learning

(9) Repair:

* None

(10) Retail Trade:

* None

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

* None

(12) Construction:

* None

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

(15) Other Activities (not otherwise listed - all categories):

* None

R6A (Residential)

Permitted Uses

(1) General:

- a. Accessory use or building
- c. On- premise signs per Article N

(2) Residential:

- a. Single-family dwelling
- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article 1
- f. Residential cluster development per Article M
- k. Family care home (see also section 9-4-103)
- q. Room renting

(3) Home Occupations (see all categories):

*None

(4) Governmental:

- b. City of Greenville municipal government building or use (see also section 9-4-103)

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)

(6) Recreational/ Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreational facility

(7) Office/ Financial/ Medical:

* None

(8) Services:

- o. Church or place of worship (see also section 9-4-103)

(9) Repair:

* None

(10) Retail Trade:

* None

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

* None

(12) Construction:

- c. Construction office; temporary, including modular office (see also section 9-4-103)

(13) Transportation:

- * None

(14) Manufacturing/ Warehousing:

- * None

(15) Other Activities (not otherwise listed - all categories):

- * None

R6A (Residential)

Special Uses

(1) General:

- * None

(2) Residential:

- d. Land use intensity multifamily (LUI) development rating 50 per Article K
- e. Land use intensity dormitory (LUI) development rating 67 per Article K
- l. Group care facility
- n. Retirement center or home
- p. Board or rooming house
- r. Fraternity or sorority house
- o.(1). Nursing, convalescent center or maternity home; minor care facility

(3) Home Occupations (see all categories):

- a. Home occupation; including barber and beauty shops
- c. Home occupation; including manicure, pedicure or facial salon

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

- * None

(6) Recreational/ Entertainment:

- a. Golf course; regulation
- c.(1). Tennis club; indoor and outdoor facilities

(7) Office/ Financial/ Medical:

- * None

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- d. Cemetery
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- m. Multi-purpose center
- t. Guest house, college and other institutions of higher learning

(9) Repair:

- * None

(10) Retail Trade:

* None

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

* None

(12) Construction:

* None

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

(15) Other Activities (not otherwise listed - all categories):

* None

R6S (Residential-Single-Family)

Permitted Uses

(1) General:

- a. Accessory use or building
- c. On- premise signs per Article N

(2) Residential:

- a. Single-family dwelling
- f. Residential cluster development per Article M
- k. Family care home (see also section 9-4-103)
- q. Room renting

(3) Home Occupations (see all categories):

*None

(4) Governmental:

- b. City of Greenville municipal government building or use (see also section 9-4-103)

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)

(6) Recreational/ Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreational facility

(7) Office/ Financial/ Medical:

* None

(8) Services:

- o. Church or place of worship (see also section 9-4-103)

(9) Repair:

* None

(10) Retail Trade:

* None

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

* None

(12) Construction:

c. Construction office; temporary, including modular office (see also section 9-4-103)

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

(15) Other Activities (not otherwise listed - all categories):

* None

R6S (Residential-Single-Family)

Special Uses

(1) General:

* None

(2) Residential:

* None

(3) Home Occupations (see all categories):

b. Home occupation; excluding barber and beauty shops

c. Home occupation; excluding manicure, pedicure or facial salon

d. Home occupation; including bed and breakfast inn (historic district only)

(4) Governmental:

a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

a. Golf course; regulation

c.(1). Tennis club; indoor and outdoor facilities

(7) Office/ Financial/ Medical:

* None

(8) Services:

d. Cemetery

g. School; junior and senior high (see also section 9-4-103)

h. School; elementary (see also section 9-4-103)

i. School; kindergarten or nursery (see also section 9-4-103)

t. Guest house for a college and other institution of higher learning

(9) Repair:

* None

(10) Retail Trade:

* None

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

* None

(12) Construction:

* None

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

(15) Other Activities (not otherwise listed - all categories):

* None

O (Office)

Permitted Uses

(1) General:

- a. Accessory use or building
- b. Internal service facilities
- c. On- premise signs per Article N
- f. Retail sales; incidental

(2) Residential:

* None

(3) Home Occupations (see all categories):

*None

(4) Governmental:

- b. City of Greenville municipal government building or use (see also section 9-4-103)
- c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
- d. Federal government building or use

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)

(6) Recreational/ Entertainment:

- f. Public park or recreational facility

(7) Office/ Financial/ Medical:

- a. Office; professional and business, not otherwise listed
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed

(8) Services:

- c. Funeral home
- e. Barber or beauty shop
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- o. Church or place of worship (see also section 9-4-103)
- p. Library

- q. Museum
- r. Art Gallery
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- w. Recording studio
- x. Dance studio

(9) Repair:

* None

(10) Retail Trade:

- s. Book or card store, news stand
- w. Florist

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

* None

(12) Construction:

- c. Construction office; temporary, including modular office (see also section 9-4-103)

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

(15) Other Activities (not otherwise listed - all categories):

* None

O (Office)

Special Uses

(1) General:

* None

(2) Residential:

- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile homes

(3) Home Occupations (see all categories):

* None

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

* None

(7) Office/ Financial/ Medical:

* None

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- j. College and other institutions of higher learning
- l. Convention center; private
- bb. Civic organizations
- cc. Trade and business organizations

(9) Repair:
* None

(10) Retail Trade:
* None

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:
* None

(12) Construction:
* None

(13) Transportation:
* None

(14) Manufacturing/ Warehousing:
* None

(15) Other Activities (not otherwise listed - all categories):
* None

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

Bufferyard Requirments: Match proposed land use with adjacent permitted land use or adjacent vacant zone/nonconforming use to determine applicable bufferyard.

PROPOSED LAND USE CLASS (#)	ADJACENT PERMITTED LAND USE CLASS (#)					ADJACENT VACANT ZONE OR NONCONFORMING USE		PUBLIC/PRIVATE STREETS OR R.R.
	Single-Family Residential (1)	Multi-Family Residential (2)	Office/Institutional, light Commercial, Service (3)	Heavy Commercial, Light Industry (4)	Heavy Industrial (5)	Residential (1) - (2)	Non-Residential (3) - (5)	
Multi-Family Development (2)	C	B	B	B	B	C	B	A
Office/Institutional, Light Commercial, Service (3)	D	D	B	B	B	D	B	A
Heavy Commercial, Light Industry (4)	E	E	B	B	B	E	B	A
Heavy Industrial (5)	F	F	B	B	B	F	B	A

Bufferyard A (street yard)		
Lot Size	Width	For every 100 linear feet
Less than 25,000 sq.ft.	4'	2 large street trees
25,000 to 175,000 sq.ft.	6'	2 large street trees
Over 175,000 sq.ft.	10'	2 large street trees

Street trees may count toward the minimum acreage.

Bufferyard B (no screen required)	
Lot Size	Width
Less than 25,000 sq.ft.	4'
25,000 to 175,000 sq.ft.	6'
Over 175,000 sq.ft.	10'

Bufferyard C (screen required)	
Width	For every 100 linear feet
10'	3 large evergreen trees 4 small evergreens 16 evergreen shrubs

Where a fence or evergreen hedge (additional materials) is provided, the bufferyard width may be reduced to eight (8) feet.

Bufferyard D (screen required)	
Width	For every 100 linear feet
20'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard E (screen required)	
Width	For every 100 linear feet
30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard F (screen required)	
Width	For every 100 linear feet
50'	8 large evergreen trees 10 small evergreens 36 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Parking Area: Thirty (30) inch high screen required for all parking areas located within fifty (50) feet of a street right-of-way.

Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons per acre	
R6-S	7 units per acre yields 19 persons per acre	
R9	6 units per acre yields 16 persons per acre	
R9-S	5 units per acre yields 13 persons per acre	
Low Density		
RA-20 MRS	4 units per acre yields 11 persons per acre	
R15-S	3 units per acre yields 8 persons per acre	

Illustration: Maximum allowable density in Residential Zoning Districts

Alva W. Worthington (Amended Request)

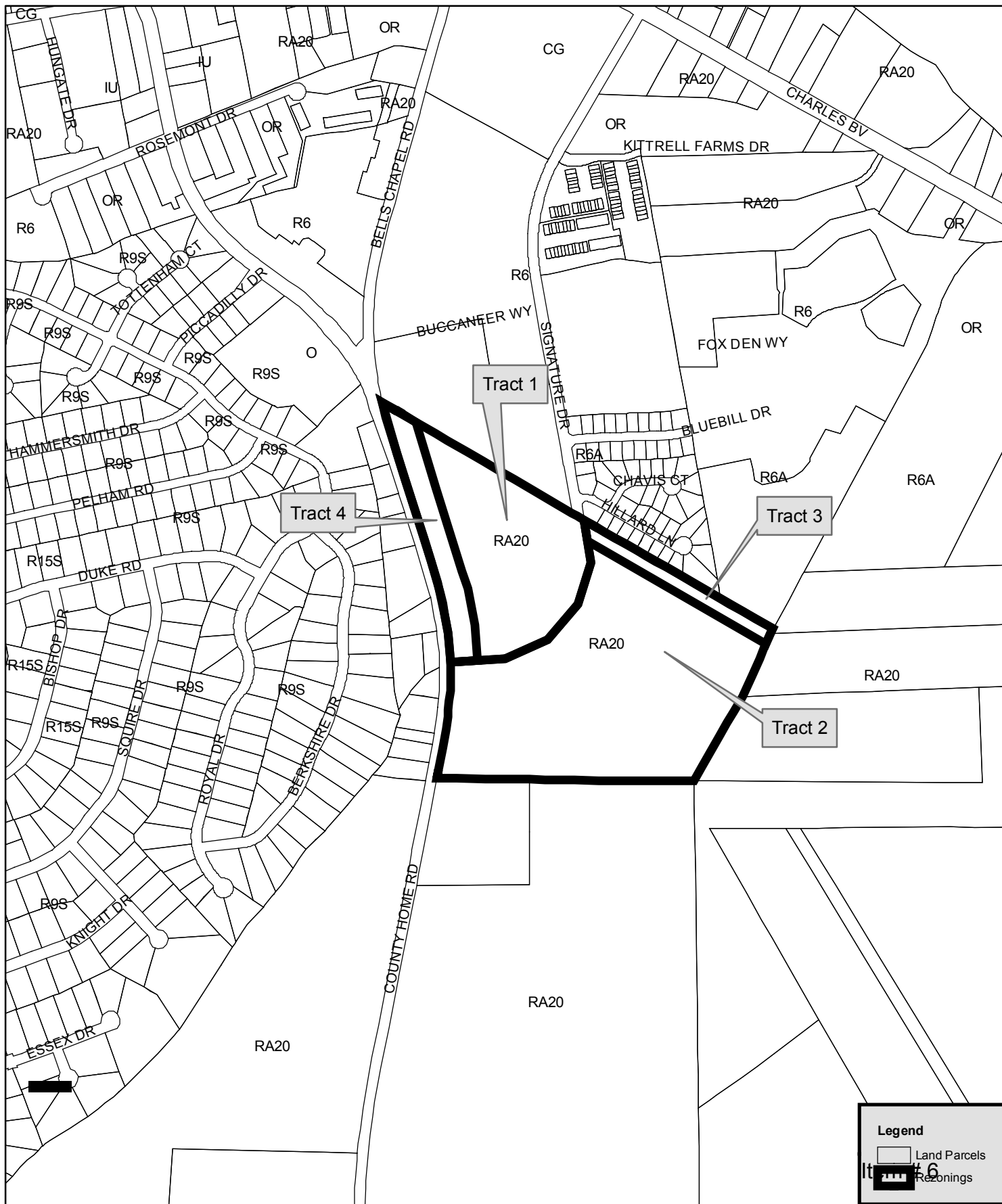
Tract 1: RA20 to R6 (16.231 acres)

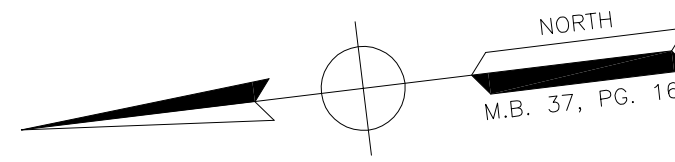
Tract 2: RA20 to R6A (33.192 acres)

Tract 3: RA20 to R6S (2.803 acres)

Tract 4: RA20 to O (5.071 acres)

April 17, 2008





VICINITY MAP

SCALE: 1"=1000'

TRACT 1 = 16.231 ACRES
 TRACT 2 = 33.192 ACRES
 TRACT 3 = 2.803 ACRES
 TRACT 4 = 5.071 ACRES
 TOTAL = 57.297 ACRES

- NOTE1 - DIVIDING LINE BETWEEN TRACT 1 AND TRACT 2
- NOTE2 - A BERM SHALL BE CONSTRUCTED WHICH RUNS PARALLEL TO COUNTY HOME ROAD. THE BERM SHALL BE SIMILAR TO THAT OF TRAILGAR SQUARE (SIZE AND VEG) AND SHALL RECEIVE FINAL APPROVAL DURING SITE DEVELOPMENT.
- NOTE3 - SIDEWALKS & GREEN SPACE WILL BE ESTABLISHED IN ACCORDANCE WITH THE CITY OF GREENVILLE CODE REQ.
- NOTE4 - QUALITY OF CONSTRUCTION WILL MEET OR EXCEED CITY OF GREENVILLE CODE REQ.

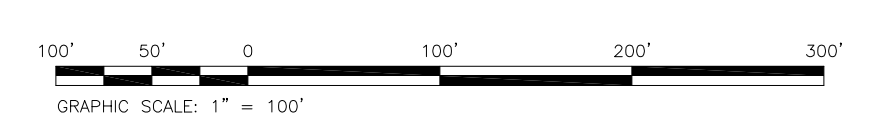
LEGEND

(R-6A) INDICATES ROSEWOOD FARMS, LLC DB 1503, PG 639

I, ALVA W. WORTHINGTON, JR., CERTIFY THAT THIS ZONING MAP WAS PREPARED FROM DEEDS AND MAPS OF RECORDED REFERENCED HEREON AND A BOUNDARY SURVEY HAS BEEN PERFORMED.

SIGNED
 ALVA W. WORTHINGTON, JR., PE REG. NO. PE-13378

DATE:



1	3/25/08	ADD TRACTS 3 & 4, ADD NOTES 2,3 & 4
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ZONING MAP FOR ALVA W. WORTHINGTON

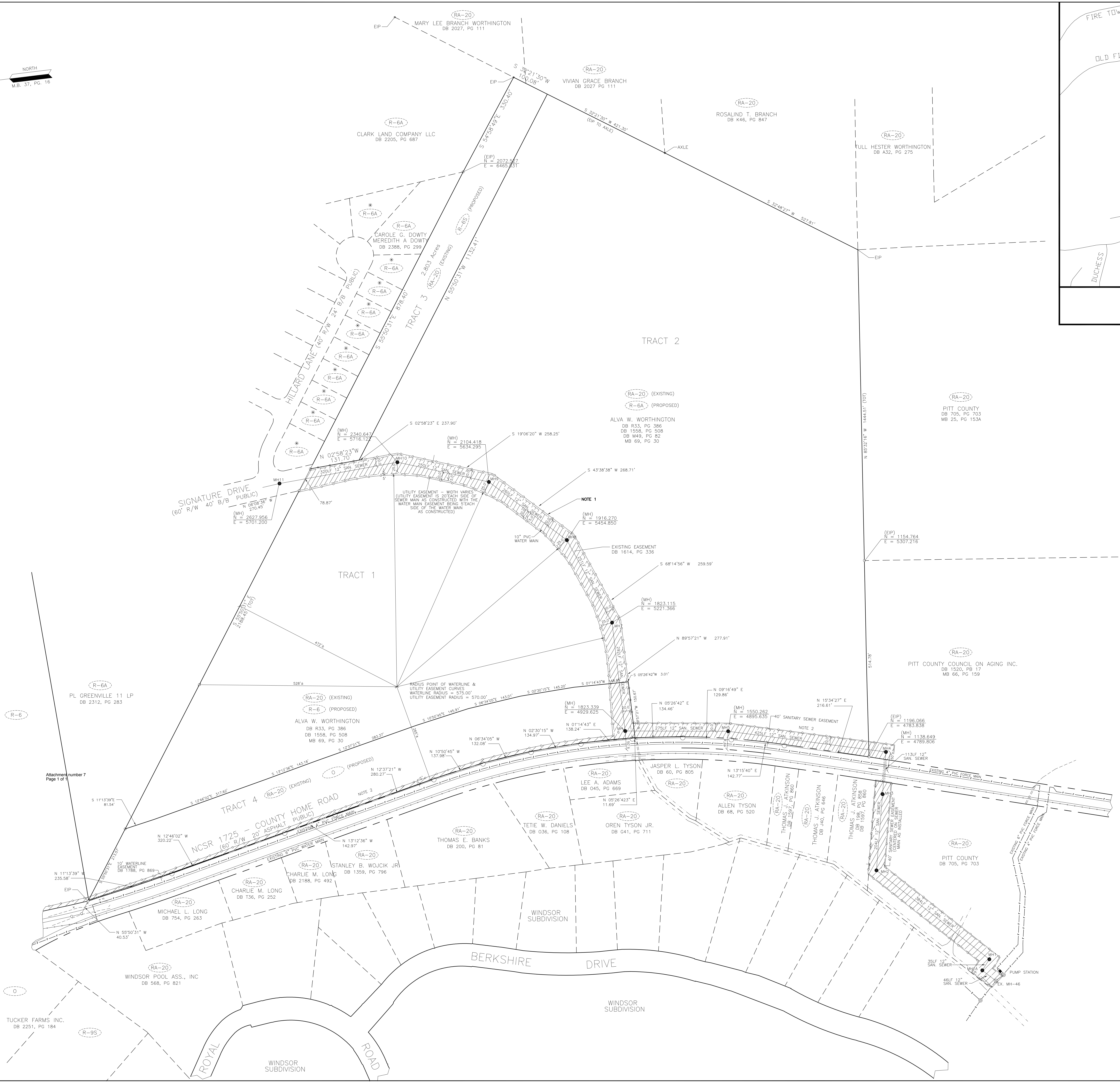
WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER: ALVA W. WORTHINGTON

ADDRESS: 785 WORTHINGTON ROAD
 WINTERVILLE, NC 28590

PHONE: (252) 756-0026

DESIGNED: AWW	APPROVED:
DRAWN: AWW	DATE: 03/25/2008
CHECKED:	SCALE: 1" = 100'



Attachment number 7
 Page 1 of 1



City of Greenville, North Carolina

Meeting Date: 5/8/2008
Time: 7:00 PM

Title of Item: Ordinance requested by Maxine A. Speight to rezone 0.3445 acres located along the western right-of-way of S.E Greenville Boulevard and 560+ feet south of Alexander Circle from R9S (Residential-Single-family [Medium Density]) to O (Office)

Explanation: **Required Notice:**

Planning and Zoning Commission meeting notice (adjoining property owner letters) mailed April 1, 2008.

On-site Sign(s) posted on April 1, 2008.

City Council public hearing notice (adjoining property owner letters) mailed April 22, 2008.

Public Hearing Legal Advertisement published April 28, 2008, and May 5, 2008.

Comprehensive Plan:

The subject site is located in Vision Area I. Greenville Boulevard is considered a “connector corridor” beginning at East Fourteenth Street and continuing north.

Connector Corridors are designed to carry high volumes of moderate speed traffic through and across the city. A variety of intense land uses could appropriately be developed along connector thoroughfares; however, the size and scale of development should be somewhat less than that along gateway thoroughfares.

The Future Land Use Plan Map recommends Office/Institutional/Multi-family (OIMF) along the western right-of-way of Greenville Boulevard adjacent to the recognized focus area at Greenville Boulevard and Eastbrook Drive along the frontage of Greenville Boulevard transitioning to Medium Density Residential (MDR) to the interior areas.

The long-term livability of the dwellings fronting Greenville Boulevard will diminish over time due to roadway impacts and proximity to commercial activities. The proposed office zoning will afford low-impact adaptive reuse of the residential lots fronting the Boulevard.

**Thoroughfare/Traffic Volume (PW-Engineering Division) Report
Summary:**

The proposed rezoning will have minimal impact on Southeast Greenville Boulevard (a net increase of 5 vehicles trips/day); therefore, a traffic analysis was not performed.

History/Background:

In 1989, the subject property was zoned R9S (single-family).

Present Land Use:

Vacant.

Water/Sewer:

Water and sanitary sewer are available along Greenville Boulevard.

Historic Sites:

There is no known effect on designated sites.

Environmental Conditions/Constraints:

There are no known environmental constraints.

Surrounding Land Uses and Zoning:

North: R9S – Single-family development

South: CG – Ashley Furniture store East:

CG – Kentucky Fried Chicken Restaurant

West: R9S –Cedar Point subdivision (single-family)

Density Estimates:

Under the current zoning (R9S), staff would anticipate the site to yield no more than one (1) single-family lot.

At the proposed zoning (O), staff would anticipate the site to yield approximately 1,400 square feet of office space.

The anticipated build-out time is one (1) to two (2) years.

Fiscal Note:

No cost to the City.

Recommendation:

In staff's opinion, the request is in compliance with Horizons: Greenville's Comprehensive Plan and the Future Land Use Plan Map.

“In compliance with the comprehensive plan” should be construed as meaning the requested zoning is (i) either specifically recommended in the text of the Horizons Plan (or addendum to the plan) or is predominantly or completely surrounded by the same or compatible and desirable zoning and (ii) promotes the desired urban form. The requested district is considered desirable and in the public interest and staff recommends approval of the requested rezoning.”

The Planning and Zoning Commission at their April 15, 2008, meeting voted to approve the request.

Note: In addition to other criteria, the Planning and Zoning Commission and City Council shall consider the entire range of permitted and special uses for the existing and proposed zoning districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

If City Council determines to approve the rezoning request, a motion to adopt the attached rezoning ordinance will accomplish this. The ordinance includes the statutorily required statement describing whether the action taken is consistent with the comprehensive plan and explaining why Council considers the action taken to be reasonable and in the public interest.

If City Council determines to deny the rezoning request, in order to comply with this statutory requirement, it is recommended that the motion be as follows: Motion to deny the request to rezone and to make a finding and determination that the denial of the rezoning request is consistent with the adopted comprehensive plan and that the denial of the rezoning request is reasonable and in the public interest due to the denial being consistent with the comprehensive plan and, as a result, the denial furthers the goals and objectives of the comprehensive plan.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

- [Maxine A. Speight Survey](#)
- [Maxine A. Speight Location Map](#)
- [Bufferyard, Vegetation, and Residential Density Chart](#)
- [Ordinance to Rezone Maxine A. Speight Property 758440](#)
- [R9S to O Illustrated uses 758429](#)
- [Maxine A. Speight Minutes 758748](#)

ORDINANCE NO. 08-__
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
REZONING TERRITORY LOCATED WITHIN THE
PLANNING AND ZONING JURISDICTION OF THE CITY OF
GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on May 8, 2008 at 7:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

WHEREAS, the City Council has been informed of and has considered all of the permitted and special uses of the districts under consideration; and,

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the City Council does hereby find and determine that the adoption of the ordinance rezoning the following described property is consistent with the adopted comprehensive plan and that the adoption of the ordinance rezoning the following described property is reasonable and in the public interest due to its consistency with the comprehensive plan and, as a result, its furtherance of the goals and objectives of the comprehensive plan.

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES HEREBY ORDAIN:

Section 1. That the following described territory is rezoned from R9S (Residential – Single-family) to O (Office).

TO WIT: Maxine A. Speight Property.

LOCATION: Located along the western right-of-way of S.E Greenville Boulevard and 560± feet south of Alexander Circle.

DESCRIPTION: Lying and being situate in Greenville, Greenville Township, Pitt County, North Carolina and being more particularly described as follows:

Beginning at a point in the northern right-of-way of Greenville Blvd. said point being the southeast corner of the Triple B #10, LLC property as recorded in deed book 2284, page 490, thence from said point of beginning leaving the northern right of way of Greenville Blvd. with the eastern line of the Triple B #10, LLC property N 59°48'31" W, 150.09 feet to the southern line of the Edmonson Properties, LLC property as recorded in deed book

1417, page 295, thence with the southern line of the Edmonson Properties, LLC property N 28°30'37" E, 100.04 feet to the western line of the Earl Deal property as recorded in deed book Y 33, page 631, thence with the western line of the Earl Deal property and the western line of the Mary Burroughs property S 59°48'31" E, 150.09 feet to the northern right-of-way of Greenville Blvd., thence with the northern right-of-way of Greenville Blvd. S 28°30'37" W, 100.04 feet to the point of beginning containing 0.3445 acres.

Section 2. That the Director of Community Development is directed to amend the zoning map of the City of Greenville in accordance with this ordinance.

Section 3. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 4. That this ordinance shall become effective upon its adoption.

ADOPTED this 8th day of May, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

EXISTING ZONING

R9S (Residential-Single-Family)

Permitted Uses

(1) General:

- a. Accessory use or building
- c. On- premise signs per Article N

(2) Residential:

- a. Single-family dwelling
- f. Residential cluster development per Article M
- k. Family care home (see also section 9-4-103)
- q. Room renting

(3) Home Occupations (see all categories):

*None

(4) Governmental:

- b. City of Greenville municipal government building or use (see also section 9-4-103)

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)

(6) Recreational/ Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreational facility

(7) Office/ Financial/ Medical:

* None

(8) Services:

- o. Church or place of worship (see also section 9-4-103)

(9) Repair:

* None

(10) Retail Trade:

* None

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

* None

(12) Construction:

- c. Construction office; temporary, including modular office (see also section 9-4-103)

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

(15) Other Activities (not otherwise listed - all categories):

* None

Doc. # 72878

1. To be used for comparative purposes only, not for official use.
2. Special Uses require special use permit approval of the Board of Adjustment with the exception of Land Use Intensity Multi-Family applications, which are considered by the Planning and Zoning Commission.
3. See Title 9, Chapter 4, Article D, Table of Uses, of the Greenville City Code for an official table of district uses.

R9S (Residential-Single-Family)

Special Uses

(1) General:

* None

(2) Residential:

* None

(3) Home Occupations (see all categories):

- b. Home occupation; excluding barber and beauty shops
- c. Home occupation; excluding manicure, pedicure or facial salon

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

- a. Golf course; regulation
- c.(1). Tennis club; indoor and outdoor facilities

(7) Office/ Financial/ Medical:

* None

(8) Services:

- d. Cemetery
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)

(9) Repair:

* None

(10) Retail Trade:

* None

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

* None

(12) Construction:

* None

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

(15) Other Activities (not otherwise listed - all categories):

* None

Doc. # 72878

1. To be used for comparative purposes only, not for official use.
2. Special Uses require special use permit approval of the Board of Adjustment with the exception of Land Use Intensity Multi-Family applications, which are considered by the Planning and Zoning Commission.
3. See Title 9, Chapter 4, Article D, Table of Uses, of the Greenville City Code for an official table of district uses.

PROPOSED ZONING

O (Office)

Permitted Uses

(1) General:

- a. Accessory use or building
- b. Internal service facilities
- c. On- premise signs per Article N
- f. Retail sales; incidental

(2) Residential:

* None

(3) Home Occupations (see all categories):

*None

(4) Governmental:

- b. City of Greenville municipal government building or use (see also section 9-4-103)
- c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
- d. Federal government building or use

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)

(6) Recreational/ Entertainment:

- f. Public park or recreational facility

(7) Office/ Financial/ Medical:

- a. Office; professional and business, not otherwise listed
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed

(8) Services:

- c. Funeral home
- e. Barber or beauty shop
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- o. Church or place of worship (see also section 9-4-103)
- p. Library
- q. Museum
- r. Art Gallery
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- w. Recording studio
- x. Dance studio

(9) Repair:

* None

(10) Retail Trade:

- s. Book or card store, news stand
- w. Florist

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

Doc. # 72878

1. To be used for comparative purposes only, not for official use.
2. Special Uses require special use permit approval of the Board of Adjustment with the exception of Land Use Intensity Multi-Family applications, which are considered by the Planning and Zoning Commission.
3. See Title 9, Chapter 4, Article D, Table of Uses, of the Greenville City Code for an official table of district uses.

* None

(12) Construction:

c. Construction office; temporary, including modular office (see also section 9-4-103)

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

(15) Other Activities (not otherwise listed - all categories):

* None

Doc. # 72878

1. To be used for comparative purposes only, not for official use.
2. Special Uses require special use permit approval of the Board of Adjustment with the exception of Land Use Intensity Multi-Family applications, which are considered by the Planning and Zoning Commission.
3. See Title 9, Chapter 4, Article D, Table of Uses, of the Greenville City Code for an official table of district uses.

Item # 7

O (Office)
Special Uses

(1) General:

* None

(2) Residential:

i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile homes

(3) Home Occupations (see all categories):

* None

(4) Governmental:

a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

* None

(7) Office/ Financial/ Medical:

* None

(8) Services:

a. Child day care facilities

b. Adult day care facilities

j. College and other institutions of higher learning

l. Convention center; private

bb. Civic organizations

cc. Trade and business organizations

(9) Repair:

* None

(10) Retail Trade:

* None

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

* None

(12) Construction:

* None

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

(15) Other Activities (not otherwise listed - all categories):

* None

Doc. # 72878

1. To be used for comparative purposes only, not for official use.
2. Special Uses require special use permit approval of the Board of Adjustment with the exception of Land Use Intensity Multi-Family applications, which are considered by the Planning and Zoning Commission.
3. See Title 9, Chapter 4, Article D, Table of Uses, of the Greenville City Code for an official table of district uses.

Item # 7

Excerpt from the draft Planning and Zoning Commission meeting minutes (4/15/08)

REQUEST BY MAXINE A. SPEIGHT – APPROVED

Rezoning ordinance requested by Maxine A. Speight for 0.3445 acres located along the western right-of-way of S.E Greenville Boulevard and 360± feet south of Mosley Drive from R9S (Residential-Single-family [Medium Density]) to O (Office).

Mr. Laughlin delineated the area on the map. He stated the subject property was currently vacant. The survey shows the existing zoning of R9S, with R9S to the north and CG to the south and across the street. The existing land use map shows primarily single-family to the west and Commercial and multi-family to the east. This rezoning could generate a net increase of five trips. The intent of the land use plan for this rezoning is to afford a low-impact adaptive reuse for the residential homes along Greenville Boulevard. Mr. Laughlin stated staff was aware that long term livability of the lots will diminish over time with roadway impacts and proximity to commercial activities. Mr. Laughlin stated that in staff's opinion the request was in compliance with the land use plan.

Mr. Moyer asked if a building was located on the property to the immediate west of the area.

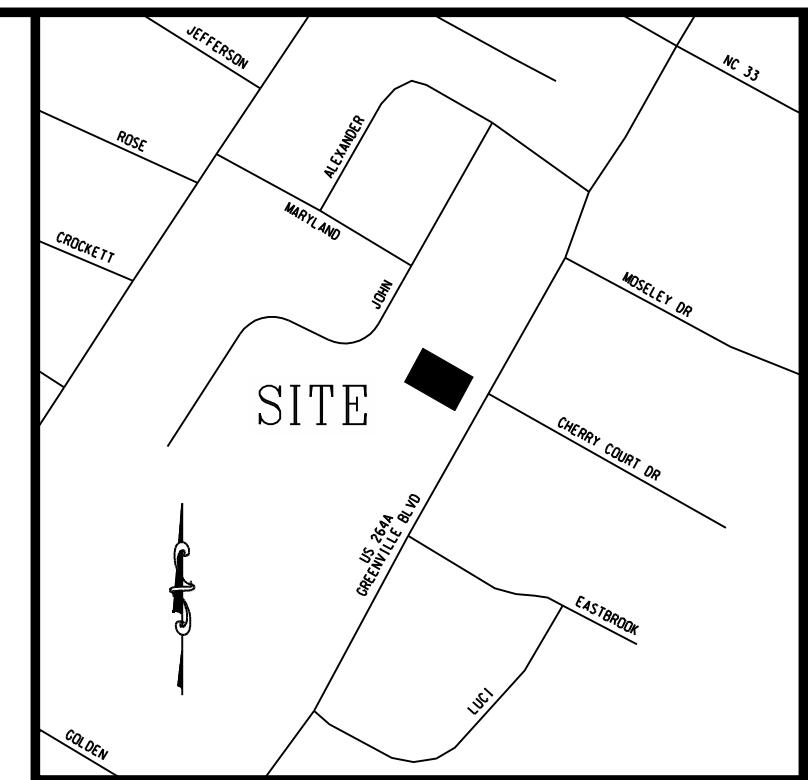
Mr. Laughlin stated there was.

Mr. Ramey asked if there were some residents located in the area designated as commercial on the map.

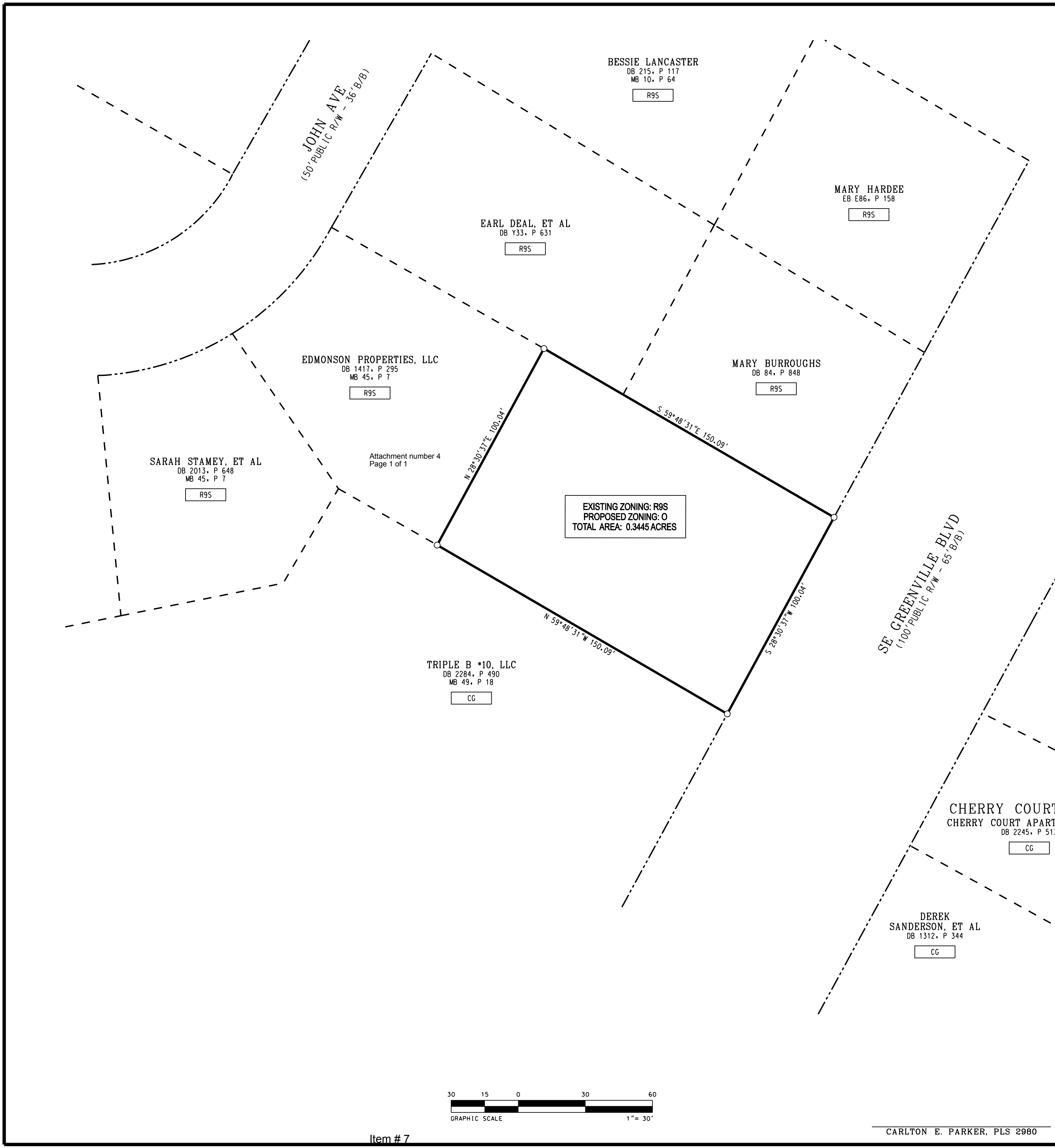
Mr. Laughlin stated there were and that the land use plan called for office types of reuse for that strip.

No one spoke in favor or opposition to the request.

Mr. Gordon made a motion to recommend approval of the proposed amendment, to advise that it is consistent with the comprehensive plan and other applicable plans, and to adopt the staff report which addresses plan consistency and other matters. Motion was seconded by Mr. Bell. Motion carried unanimously.



VICINITY MAP
1" = 1000'

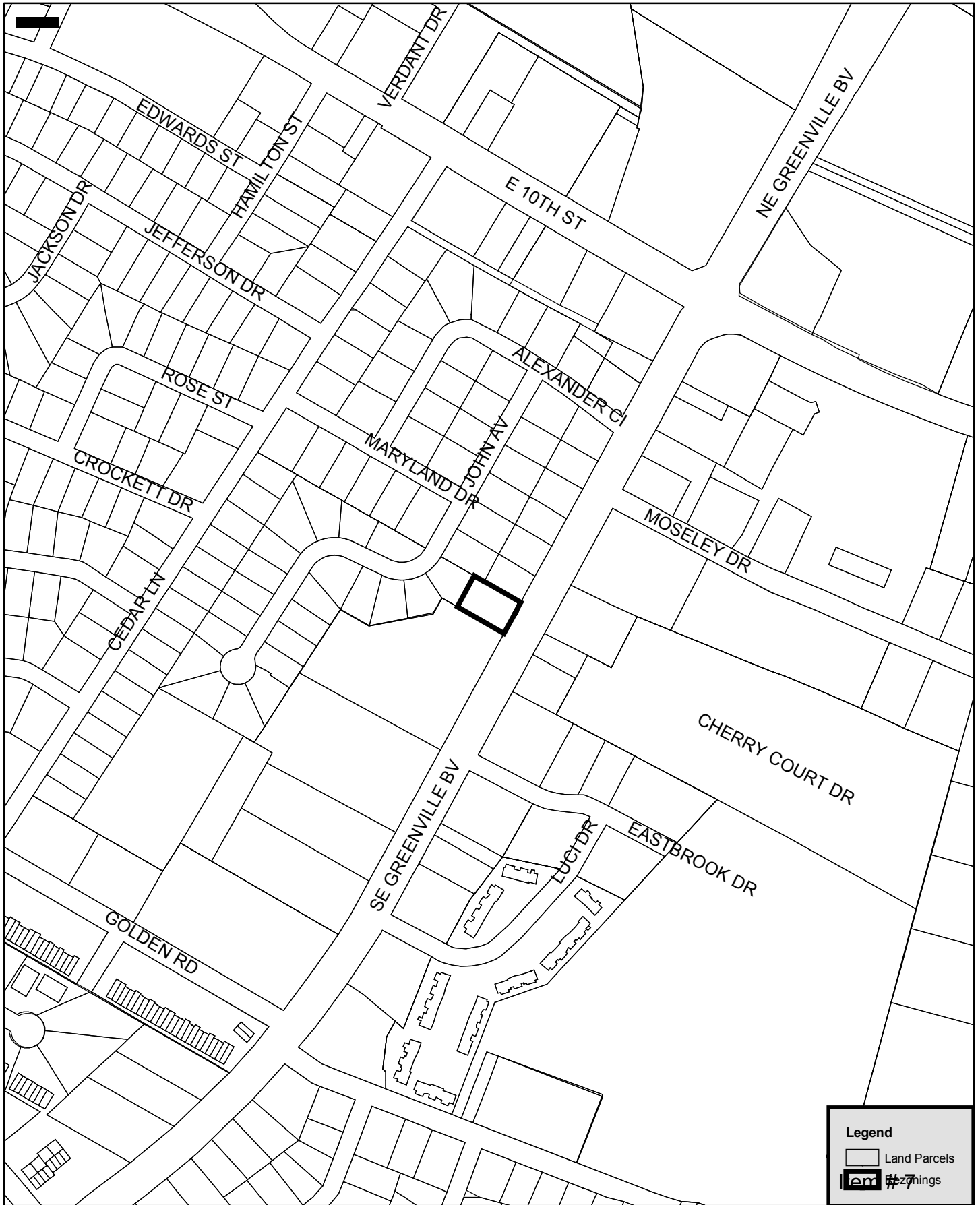


EXISTING ZONING: R9S
PROPOSED ZONING: O
TOTAL AREA: 0.3445 ACRES



TAX PARCEL 44285 REZONING MAP FOR MAXINE A. SPEIGHT PROPERTY RECORDED IN DEED BOOK 1069, PAGE 754 OF THE PITT COUNTY REGISTRY GREENVILLE GREENVILLE TWP. PITT COUNTY NORTH CAROLINA	
OWNER: MAXINE A. SPEIGHT ADDRESS: PO BOX 30189 GREENVILLE, NC 27833 PHONE: (252) 757-1626	DESIGNED: WKM DRAWN: KCW APPROVED: WKM
MALPASS & ASSOCIATES 1645 ARLINGTON BLVD., SUITE D GREENVILLE, N.C. 27858 (252) 756-1780	
DATE: 02/22/08 SCALE: 1" = 30' SHEET <u>1</u> OF <u>1</u>	

Maxine A. Speight
R9s to O
0.3445 Acres
April 4, 2008



BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

Bufferyard Requirments: Match proposed land use with adjacent permitted land use or adjacent vacant zone/nonconforming use to determine applicable bufferyard.

PROPOSED LAND USE CLASS (#)	ADJACENT PERMITTED LAND USE CLASS (#)					ADJACENT VACANT ZONE OR NONCONFORMING USE		PUBLIC/PRIVATE STREETS OR R.R.
	Single-Family Residential (1)	Multi-Family Residential (2)	Office/Institutional, light Commercial, Service (3)	Heavy Commercial, Light Industry (4)	Heavy Industrial (5)	Residential (1) - (2)	Non-Residential (3) - (5)	
Multi-Family Development (2)	C	B	B	B	B	C	B	A
Office/Institutional, Light Commercial, Service (3)	D	D	B	B	B	D	B	A
Heavy Commercial, Light Industry (4)	E	E	B	B	B	E	B	A
Heavy Industrial (5)	F	F	B	B	B	F	B	A

Bufferyard A (street yard)		
Lot Size	Width	For every 100 linear feet
Less than 25,000 sq.ft.	4'	2 large street trees
25,000 to 175,000 sq.ft.	6'	2 large street trees
Over 175,000 sq.ft.	10'	2 large street trees

Street trees may count toward the minimum acreage.

Bufferyard B (no screen required)	
Lot Size	Width
Less than 25,000 sq.ft.	4'
25,000 to 175,000 sq.ft.	6'
Over 175,000 sq.ft.	10'

Bufferyard C (screen required)	
Width	For every 100 linear feet
10'	3 large evergreen trees 4 small evergreens 16 evergreen shrubs

Where a fence or evergreen hedge (additional materials) is provided, the bufferyard width may be reduced to eight (8) feet.

Bufferyard D (screen required)	
Width	For every 100 linear feet
20'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard E (screen required)	
Width	For every 100 linear feet
30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard F (screen required)	
Width	For every 100 linear feet
50'	8 large evergreen trees 10 small evergreens 36 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Parking Area: Thirty (30) inch high screen required for all parking areas located within fifty (50) feet of a street right-of-way.

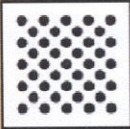
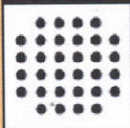
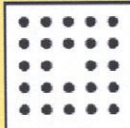
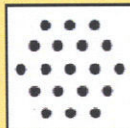
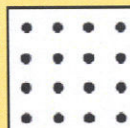
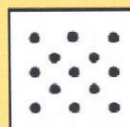
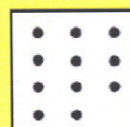
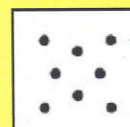
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons per acre	
R6-S	7 units per acre yields 19 persons per acre	
R9	6 units per acre yields 16 persons per acre	
R9-S	5 units per acre yields 13 persons per acre	
Low Density		
RA-20 MRS	4 units per acre yields 11 persons per acre	
R15-S	3 units per acre yields 8 persons per acre	

Illustration: Maximum allowable density in Residential Zoning Districts



City of Greenville, North Carolina

Meeting Date: 5/8/2008
Time: 7:00 PM

Title of Item: Ordinance to annex Cobblestone, Phase 3 Addition containing 0.0505 acres located on Brookville Drive south of its intersection with Cobblestone Drive

Explanation: ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: April 28, 2008
2. City Council public hearing date: May 8, 2008
3. Effective date: June 30, 2008

B. CHARACTERISTICS

1. Relation to Primary City Limits: Contiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 0.0505 acres (2,199 square feet)
4. Voting District: 1
5. Township: Arthur
6. Vision Area: F
7. Zoning District: R6A (Residential)
8. Land Use: Existing: Vacant
Anticipated: 2,199 square feet of right-of-way of Brookville Drive

9. Population:

	Formula	Number of People
Total Current	-----	0
Estimated at full development	-----	0
Current Minority	-----	0
Estimated Minority at full development	-----	0
Current White	-----	0
Estimated White at full development	-----	0

10. Rural Fire Tax District: Red Oak

11. Greenville Fire District: Station #5

12. Present Tax Value: \$1,162
Estimated Future Tax Value: \$1,162

Fiscal Note: Total estimated tax value at full development is \$1,162.

Recommendation: Approval of the ordinance to annex Cobblestone, Phase 3 Addition.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Cobblestone, Phase 3 Survey](#)

 [Annexation Ordinance for Cobbleston Ph 3 Addition 758635](#)

ORDINANCE NO. 08-_____
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF
THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and

WHEREAS, the City Council has directed the City Clerk to investigate the sufficiency of said petition; and

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at City Hall at 7:00 p.m. on the 8th day of May, 2008 after due notice by publication in The Daily Reflector on the 28th day of April, 2008; and

WHEREAS, the City Council does hereby find as a fact that said petition meets the requirements of G. S. 160A-31, as amended.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES ORDAIN:

Section 1. That by virtue of the authority vested in the City Council of the City of Greenville, North Carolina, under G. S. 160A-31, as amended, the following described contiguous territory is annexed:

TO WIT: Being all that certain property as shown on the annexation map entitled "Cobblestone, Phase 3 Addition" involving 0.0505 acres as prepared by Malpass & Associates.

LOCATION: Lying and being situated in Arthur Township, Pitt County, North Carolina, located on Brookville Drive south of its intersection with Cobblestone Drive. This annexation involves 0.0505 acres

GENERAL DESCRIPTION: Lying and being situated in Arthur Township, Pitt County, North Carolina and being more particularly described as follows:

Beginning at the southeast corner of Lot 54 B Cobblestone Phase 3, Section 1 as recorded in map book 66, page 21 of the Pitt County Registry thence N 71°25'00" W, 237.02 feet, thence N 18°35'00" E,

105.00 feet to the point of beginning, thence from said point of beginning S 71°25'00" E, 29.50 feet, thence 34.53' along the arc of a curve said curve being to the left having a radius of 125.00' and a chord bearing S 79°19'48" E, 34.42 feet, thence S 02°45'30" W, 50.00 feet, thence 24.84' along the arc of a curve said curve being to the right having a radius of 175.00' and a chord bearing N 83°10'34" W, 24.82 feet, thence N 28°57'37" W, 71.74 feet to the point of beginning containing 0.0505 acres.

Section 2. Territory annexed to the City of Greenville by this ordinance shall, pursuant to the terms of G. S. 160A-23, be annexed into Greenville municipal election district one. The City Clerk, City Engineer, representatives of the Board of Elections and any other person having responsibility or charge of official maps or documents shall amend those maps or documents to reflect the annexation of this territory into municipal election district one.

Section 3. The territory annexed and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Greenville and shall be entitled to the same privileges and benefits as other territory now within the City of Greenville. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 4. The Mayor of the City of Greenville, North Carolina, shall cause a copy of the map of the territory annexed by this ordinance and a certified copy of this ordinance to be recorded in the office of the Register of Deeds of Pitt County and in the Office of the Secretary of State in Raleigh, North Carolina. Such a map shall also be delivered to the Pitt County Board of Elections as required by G.S. 163-288.1.

Section 5. This annexation shall take effect from and after the 30th day of June, 2008.

ADOPTED this 8th day of May, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

NORTH CAROLINA
PITT COUNTY

I, Patricia A. Sugg, Notary Public for said County and State, certify that Wanda T. Elks personally came before me this day and acknowledged that she is City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing instrument was signed in its name by its Mayor, sealed with the corporate seal, and attested by herself as its City Clerk.

WITNESS my hand and official seal, this the _____ day of _____, 2008.

Patricia A. Sugg, Notary Public

My Commission Expires: September 4, 2011.



City of Greenville, North Carolina

Meeting Date: 5/8/2008
Time: 7:00 PM

Title of Item: Ordinance requiring the repair or the demolition and removal of the dwelling located at 507 A and B Watauga Avenue

Explanation: The Code Enforcement Coordinator for the City of Greenville requests that the City Council approve an ordinance requiring the owner of a dwelling, which has been vacated and closed for a period of at least six months pursuant to the enforcement of the Minimum Housing Code, to repair or demolish and remove the dwelling located at 507 A and B Watauga Avenue. The ordinance provides that the owner has 90 days to repair or demolish and remove the dwelling and if the owner fails to accomplish this within 90 days, then the City will proceed with repairing or demolishing and removing the dwelling.

The initial notice of violation was sent by certified mail on September 28, 2006, to the property owner informing the owner of the minimum housing violations cited by the Code Enforcement Officer and of the remedies necessary to bring the dwelling into compliance. Since that date, there have been four certified notices regarding minimum housing violations of the dwelling. Staff has attempted to work with the owner, but no repairs have been made.

The most recent notice mailed to the owner was sent on April 10, 2008, and provided notice to the owner that the dwelling was considered as an abandoned structure. There have been six calls for service to the Greenville Police Department for this property. The dwelling has been vacated and closed for a period of at least six months. The utilities to the dwelling have been disconnected since September 2005 for unit A and December 2005 for unit B. Taxes are delinquent on the property for 2007 in the amount of \$399.94. The current Pitt County Tax Assessor's report values the property at \$24,675 (the building is valued at \$20,688 and the land is valued at \$3,987). The estimated cost to repair the dwelling is \$29,250.

Fiscal Note: Cost to test and abate asbestos (if present) and demolish the structure will be approximately \$10,000.

Recommendation: Approval of the ordinance requiring the repair or demolition and removal of the dwelling located at 507 A and B Watauga Avenue.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Picture # 1 for 507 Watauga Avenue Side A and B](#)

 [Picture #2 for 507 Watauga Avenue Side A and B](#)

 [Picture # 3 for 507 Watauga Avenue Side A and B](#)

 [Ordinance_for_507_Watauga_Ave_758630](#)

ORDINANCE NO. 08
ORDINANCE REQUIRING THE OWNER OF A DWELLING VACATED
AND CLOSED FOR A PERIOD OF AT LEAST SIX MONTHS PURSUANT TO THE
ENFORCEMENT OF THE MINIMUM HOUSING CODE TO REPAIR OR DEMOLISH
AND REMOVE THE DWELLING LOCATED AT 507 A and B WATAUGA AVE.
TAX PARCEL NUMBER 10607

WHEREAS, pursuant to the enforcement of the Minimum Housing Code contained in Article F of Chapter 1 of Title 9 of the Code of the City of Greenville, North Carolina, as authorized by the provisions of Part 6 of Article 19 of Chapter 160A of the North Carolina General Statutes, the dwelling described herein has been vacated and closed for a period of at least six (6) months;

WHEREAS, the City Council of the City of Greenville hereby finds that the owner has abandoned the intent and purpose to repair, alter or improve the dwelling described herein in order to render it fit for human habitation and the continuation of the dwelling in its vacated and closed state would be inimical to the health, safety, morals and welfare of the city in that the dwelling would continue to deteriorate, would create a fire and safety hazard, would be a threat to children and vagrants, would attract persons intent on criminal activities, would cause or contribute to blight and the deterioration of property values in the area, and would render unavailable property and a dwelling which might otherwise have been made available to ease the persistent shortage of decent and affordable housing in this State; and

WHEREAS, G.S. 160A-443 (5), which applies to the City of Greenville pursuant to the provisions of Chapter 200 of the 2005 Session Laws of the North Carolina General Assembly, and Section 9-1-111 of the Code of the City of Greenville, North Carolina, empowers the City Council of the City of Greenville to enact this ordinance;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Greenville that:

Section 1. The owners, Keith and Joselyn Frizzell, of the dwelling located at 507 Watauga Avenue, in the City of Greenville, North Carolina, are hereby directed and required to either repair said dwelling so that it fully complies with the standards of the Minimum Housing Code or to demolish and remove said dwelling within ninety (90) days from the effective date of this ordinance.

Section 2. The Code Enforcement Coordinator is hereby authorized and directed to proceed to either repair or demolish and remove the dwelling in the event the owner fails to comply with the provisions of Section 1 of this ordinance within ninety (90) days, said dwelling being located at 507 A and B Watauga Avenue, Greenville, North Carolina, and owned by Keith and Joselyn Frizzell.

Section 3. The cost of repair or demolition and removal shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as the lien for special assessment established by Article 10 of Chapter 160A of the North Carolina General Statutes. The material of the dwelling and any personal property, fixtures, or appurtenances found in or attached to the dwelling shall be sold and the proceeds shall be credited against the cost of removal or demolition and any balance remaining shall be deposited in superior court where it shall be secured and disbursed in the manner provided by G.S. 160A-443 (6).

Section 4. This ordinance shall be recorded in the Office of the Register of Deeds of Pitt County and shall be indexed in the name of the property owner in the grantor index.

Section 5. This ordinance shall become effective upon its adoption.

This the 8th day of May, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

NORTH CAROLINA
PITT COUNTY

I, Patricia A. Sugg, a Notary Public in and for the aforesaid County and State, do hereby certify that Wanda T. Elks personally appeared before me this day and acknowledged that she is the City Clerk of the CITY OF GREENVILLE, a North Carolina municipal corporation, and that by authority duly given and as the act of the CITY OF GREENVILLE, the foregoing instrument was signed in its corporate name by its Mayor, sealed with its corporate seal, and attested by herself as City Clerk.

Witness my hand and Notarial Seal, the 8th day of May, 2008.

Patricia A. Sugg, Notary Public

My Commission expires: 9/4/2011



Attachment number 2
Page 1 of 1

Item # 9



Attachment number 3
Page 1 of 1

Item # 9



Attachment number 4
Page 1 of 1

Item # 9



City of Greenville, North Carolina

Meeting Date: 5/8/2008
Time: 7:00 PM

Title of Item: Ordinance requiring the repair or the demolition and removal of the dwelling located at 809 A and B Vanderbilt Lane

Explanation: The City of Greenville Code Enforcement Coordinator requests that the City Council approve an ordinance requiring the owner of a dwelling, which has been vacated and closed for a period of at least six months pursuant to the enforcement of the Minimum Housing Code, to repair or demolish and remove the dwelling located at 809 A and B Vanderbilt Lane. The ordinance provides that the owner has 90 days to repair or demolish and remove the dwelling and if the owner fails to accomplish this within 90 days, then the City will proceed with repairing or demolishing and removing the dwelling.

The initial notice of violation was sent by certified mail on August 16, 2006, to the property owner informing the owner of the minimum housing violations cited by the Code Enforcement Officer and of the remedies necessary to bring the dwelling into compliance. Since that date, there have been five certified notices mailed about minimum housing violations on the dwelling. Staff has attempted to work with the owner, but no repairs have been made.

The most recent notice mailed to the owner was sent on April 10, 2008, and provided notice to the owner that the dwelling was considered an abandoned structure. There have been no calls for service to the property reported by the Greenville Police Department. The dwelling has been vacated and closed for a period of at least six months. The utilities to the dwelling have been disconnected since May 2003 for Unit A and September 2005 for Unit B. Taxes are delinquent for the 2006-2007 years and total \$1,544.38. The March 26, 2008, Pitt County Tax Assessor's report valued the property at \$28,547 (the building was valued at \$25,160 and the land was valued at \$3,054). The estimated cost to repair the dwelling exceeds \$30,000.

Fiscal Note: Cost to test and abate asbestos (if present) and demolish the structure will be approximately \$10,000.

Recommendation: Approval of the ordinance requiring the repair or demolition and removal of the dwelling located at 809 A and B Vanderbilt Lane.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

-  [Picture # 1 for 809 Vanderbilt Lane Side A and B](#)
 -  [Picutre #2 for 809 Vanderbilt Lane Side A and B](#)
 -  [Picture # 3 for 809 Vanderbilt Lane Side A and B](#)
 -  [Ordinance for 809 Aand B Vanderbilt Lane_758597](#)
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ORDINANCE NO. 08
ORDINANCE REQUIRING THE OWNER OF A DWELLING VACATED
AND CLOSED FOR A PERIOD OF AT LEAST SIX MONTHS PURSUANT TO THE
ENFORCEMENT OF THE MINIMUM HOUSING CODE TO REPAIR OR DEMOLISH
AND REMOVE THE DWELLING LOCATED AT 809 VANDERBILT LANE SIDE A AND B
TAX PARCEL NUMBER 14500

WHEREAS, pursuant to the enforcement of the Minimum Housing Code contained in Article F of Chapter 1 of Title 9 of the Code of the City of Greenville, North Carolina, as authorized by the provisions of Part 6 of Article 19 of Chapter 160A of the North Carolina General Statutes, the dwelling described herein has been vacated and closed for a period of at least six (6) months;

WHEREAS, the City Council of the City of Greenville hereby finds that the owner has abandoned the intent and purpose to repair, alter or improve the dwelling described herein in order to render it fit for human habitation and the continuation of the dwelling in its vacated and closed state would be inimical to the health, safety, morals and welfare of the city in that the dwelling would continue to deteriorate, would create a fire and safety hazard, would be a threat to children and vagrants, would attract persons intent on criminal activities, would cause or contribute to blight and the deterioration of property values in the area, and would render unavailable property and a dwelling which might otherwise have been made available to ease the persistent shortage of decent and affordable housing in this State; and

WHEREAS, G.S. 160A-443 (5), which applies to the City of Greenville pursuant to the provisions of Chapter 200 of the 2005 Session Laws of the North Carolina General Assembly, and Section 9-1-111 of the Code of the City of Greenville, North Carolina, empowers the City Council of the City of Greenville to enact this ordinance;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Greenville that:

Section 1. The owners, Jennifer and Dale Speicher, of the dwelling located at 809 A and B Vanderbilt Lane, in the City of Greenville, North Carolina, are hereby directed and required to either repair said dwelling so that it fully complies with the standards of the Minimum Housing Code or to demolish and remove said dwelling within ninety (90) days from the effective date of this ordinance.

Section 2. The Code Enforcement Coordinator is hereby authorized and directed to proceed to either repair or demolish and remove the dwelling in the event the owner fails to comply with the provisions of Section 1 of this ordinance within ninety (90) days, said dwelling being located at 809 A and B Vanderbilt Lane, Greenville, North Carolina, and owned by Jennifer and Dale Speicher.

Section 3. The cost of repair or demolition and removal shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as the lien for special assessment established by Article 10 of Chapter 160A of the North Carolina General Statutes. The material of the dwelling and any personal property, fixtures, or appurtenances found in or attached to the dwelling shall be sold and the proceeds shall be credited against the cost of removal or demolition and any balance remaining shall be deposited in superior court where it shall be secured and disbursed in the manner provided by G.S. 160A-443 (6).

Section 4. This ordinance shall be recorded in the Office of the Register of Deeds of Pitt County and shall be indexed in the name of the property owner in the grantor index.

Section 5. This ordinance shall become effective upon its adoption.

This the 8th day of May, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

NORTH CAROLINA
PITT COUNTY

I, Patricia A. Sugg, a Notary Public in and for the aforesaid County and State, do hereby certify that Wanda T. Elks personally appeared before me this day and acknowledged that she is the City Clerk of CITY OF GREENVILLE, a North Carolina municipal corporation, and that by authority duly given and as the act of the CITY OF GREENVILLE, the foregoing instrument was signed in its corporate name by its Mayor, sealed with its corporate seal, and attested by herself as City Clerk.

Witness my hand and Notarial Seal, the 8th day of May, 2008.

Patricia A. Sugg, Notary Public

My Commission expires: 9/4/2011

Attachment number 2
Page 1 of 1



Item # 10



Attachment number 3
Page 1 of 1

Item # 10



Attachment number 4
Page 1 of 1

Item # 10



City of Greenville, North Carolina

Meeting Date: 5/8/2008
Time: 7:00 PM

Title of Item: City of Greenville 2008-2013 Consolidated Plan and 2008-2009 Annual Action Plan

Explanation: This is a request to hold the final public hearing to receive citizen comments and approve the submission of the City of Greenville 2008-2013 Consolidated Plan and 2008-2009 Annual Action Plan to U.S. Department of Housing and Urban Development (HUD). This document summarizes Greenville's plan and provides interested parties an understanding of the planned housing and community development activities that will be implemented over the next five years. At the April 10, 2008, meeting of City Council, the draft plan was presented to City Council for review and comment.

The City of Greenville has been an entitlement community for Community Development Block Grant funds since 1994. The City has also been serving as the lead agency of the Pitt County HOME Consortium since 1997. In order to increase resources available and qualify Greenville as a Participating Jurisdiction under the HOME program, the Greenville City Council authorized the recommended dissolution of the consortium at the January 10, 2008, meeting of City Council. The effective date of the dissolution will be June 30, 2009. During the fiscal year July 1, 2008 - June 30, 2009, City staff will continue to fund new projects and work closely with Consortium members--which include Pitt County and the Towns of Farmville, Ayden, Bethel, Grifton and Winterville--while providing support and monitoring the Consortium programs until all remaining funds of the Pitt County HOME Consortium are expended.

The 2008-2013 Consolidated Plan strategies for City of Greenville CDBG and HOME efforts will be to establish the West Greenville 45-Block Revitalization Area as the primary focus. The goals will include:

1. Reduce substandard housing and blight in the area.
2. Preserve owner-occupied housing.
3. Increase homeownership.
4. Improve public infrastructure.
5. Increase economic development opportunities in the area.

Please find the proposed activities and allocated resources for fiscal year 2008-2009 attached.

Fiscal Note:

The City has been allocated \$797,533 from Community Development Block Grant funds; and the Pitt County HOME Consortium has been allocated \$830,172 of HOME Investment Partnership funds. Both amounts are contingent upon final HUD approval.

Recommendation:

Hold public hearing to receive citizen comments, then authorize the City Manager to approve and sign final draft consolidated plan and annual action plan for submission to U.S. Department of Housing and Urban Development.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [2008 HOME CDBG budget allocation 756957](#)

 [Strategic Plan 2008 13 760489](#)

 [Action Plan 2008 09 760490](#)

2008 HOME proposed Budget

Administration	\$ 63,000.00
CHDO set aside	\$ 130,000.00
City of Greenville	\$ 340,172.00
Pitt County Gov't	\$ 150,000.00
Pitt County Gov't Admin	\$ 15,000.00
Town of Farmville	\$ 80,000.00
Town of Winterville	\$ 47,000.00
Town of Winterville Admin	\$ 5,000.00

(City of Greenville)

- Admin
- CHDO
- Consortium members
- Housing Rehab
- Acquisition
- Downpayment Ass
- New Construction

Total \$ 830,172.00

2008 CDBG proposed budget

Administration	\$ 150,000.00
Housing Rehabilitation	\$ 300,000.00
Clearance/Demolition	\$ 77,533.00
Acquisition	\$ 125,000.00
Public Service	\$ 115,000.00
Public Facilities Improvement	\$ 30,000.00
	\$ 797,533.00

\$ 63,000.00
\$ 130,000.00
\$ 297,000.00
\$ 100,000.00
\$ 50,000.00
\$ 80,000.00
\$ 110,172.00

\$ 830,172.00



3-5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

3-5 Year Strategic Plan Executive Summary:

Executive Summary 2008-2013

The Consolidated Plan is a planning document required by the U.S. Department of Housing and Urban Development (HUD). This document serves the following functions:

- A planning document for City of Greenville, which builds on a comprehensive community consultation process.
- An application for federal funds under HUD's formula grants programs.
- A strategy to be followed in carrying out HUD programs; and
- An action plan that provides a basis for assessing performance.

The City of Greenville's FY 2008 – 2013 Consolidated Plan establishes a strategic course of action for housing and community development in Greenville. This document summarizes Greenville's plan and provides interested parties an understanding of the planned housing and community development activities that will be implemented over the next five years.

Funding received through this application/plan from the U.S. Department of Housing And Urban Development (HUD) makes a substantial impact on serving the needs of very low-income, low-income, moderate-income, homeless and special needs populations in Greenville.

This plan provides information regarding the needs of residents in Greenville and how the programs funded through HUD will be

administered to meet those needs. This document also describes goals and objectives of HUD-funded programs over the five years.

The City of Greenville has been an Entitlement Community for Community Development Block Grant (CDBG) funds since 1994. The City has also been serving as the lead agency of the Pitt County HOME Consortium. However, the Greenville City Council voted January 7, 2008 to approve disbanding of the existing Consortium and making application to become a separate Participating Jurisdiction for HOME Investment Partnership funds. The effective date of the Consortium dissolution will be June 30, 2009, at the end of the current contract with HUD. During the Action Plan Year July 1, 2008-June 30, 2009, the City will continue to fund new Projects and work closely with Consortium members, Pitt County, as well as the Towns of Farmville, Ayden, Bethel, Grifton and Winterville while providing support and monitor the Consortium programs until all remaining funds of the Pitt County HOME Consortium are expended.

During the past five years, the City of Greenville and Pitt County HOME Consortium carried out activities that were identified as the needs and priorities identified within the Consolidated Plan. Priority needs from 2003 through 2007 called for a concentrated effort within the 45-Block West Greenville Revitalization Area for the City and Housing Rehabilitation within the jurisdictional boundaries of the Pitt County HOME Consortium. The following cumulative accomplishments have been realized since 2003 fiscal year:

- Rehabilitated almost 100 homes through the CDBG and HOME Programs, matched with local funding.
- Completed abatement of lead-based paint in over 50 housing units
- Funded 22 nonprofits
- Constructed and sold over 100 new homes in the Countryside Estates Subdivision. Local funds were used for infrastructure and land acquisition.
- Using State ESG funding, provided emergency shelter for several thousand homeless persons and initiated more permanent housing for the homeless through the Continuum of Care.
- Provide shelter and services to HIV/AIDS afflicted clients using State assisted HOPWA funds.

The 2008-2013 Consolidated Plan Strategy for the City of Greenville CDBG and HOME efforts will be to concentrate efforts in the 45 Block

Revitalization in West Greenville area. The goals of this effort will be to:

1. Reduce substandard housing and blight in the area.
2. Preserve owner-occupied housing.
3. Increase homeownership.
4. Improve public infrastructure.
5. Increase economic development opportunities in the area.

During the Action Plan period for 2008-2009 and beyond, the other HOME Consortium members expect to continue to provide low-moderate assistance for ongoing housing revitalization programs.

Strategic Plan

Due every three, four, or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

Strategic Plan 2008-2013

Mission: The mission of the City is to extend and strengthen partnerships among the public and private sector to provide decent housing, establish and maintain a suitable living environment and expand economic opportunities. The lead agency responsible for the development of the City's Consolidated Plan is the Community Development Department, Housing Division.

The Consolidated Plan establishes a unified, coordinated vision of community development actions for the upcoming five years. Key elements of this Consolidated Plan are its emphasis on citizen participation and the collaborative nature of the process. The City uses the input from citizens and its community development partners to determine its housing and community development needs, to develop strategies for addressing those needs, and to undertake specific actions consistent with those strategies. Specifically, the City is actively involved with, and obtains significant input from specialized organizations, agencies, and committees focused on the needs of the City and its residents. Input is also gathered throughout the year through public meetings, citizen participation, and interaction with residents and business and community leaders.

Population and Area

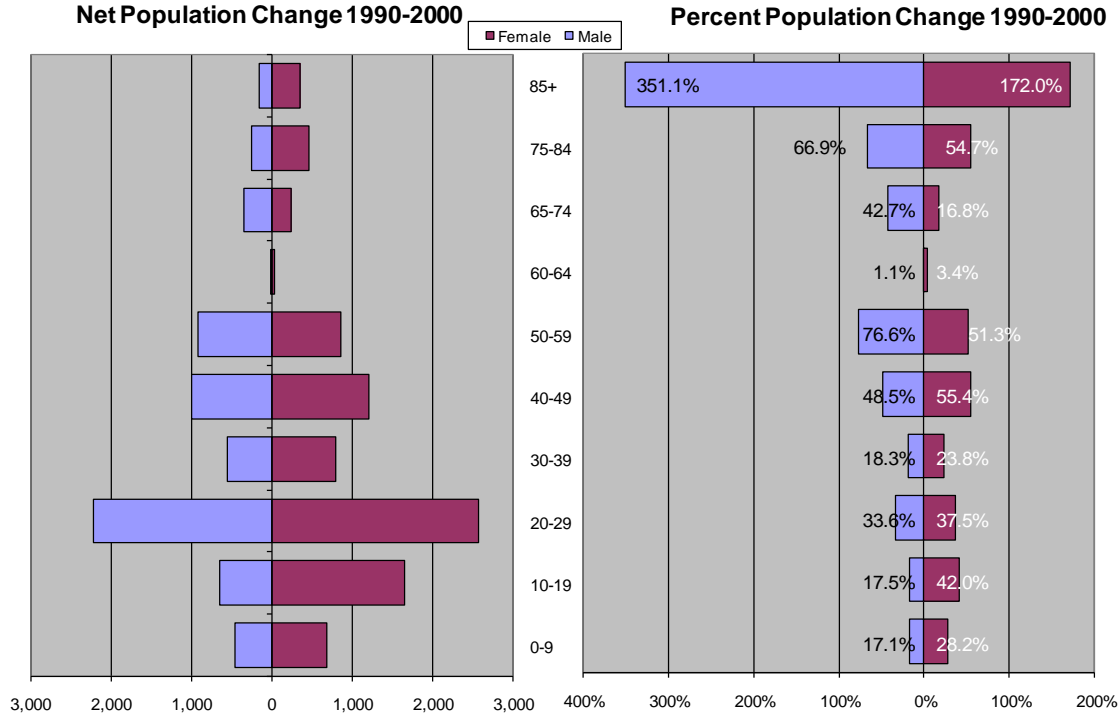
The City of Greenville is the retail, healthcare, educational, and cultural hub of Eastern North Carolina. From every major retail store, to a world-class regional medical facility and heart center (Pitt County Memorial Hospital), to one of the State's largest universities and a top-notch medical school to college athletics (East Carolina) the Region is rich in opportunity.

Greenville is the twelfth largest city in North Carolina. From 1990 to 2000, the population increased by more than one-third, growing by 34.3 percent from 44,972 in 1990 to 60,385 in 2000. According to the American Community Survey, the 2005 population was estimated at 71,211, representing an additional 17.9 percent growth over 2000. Greenville population growth outpaced that of Pitt County, which saw the population change by 24.0 percent, from 107,924 in 1990 to 133,798 in 2000. In 2005, the American Community Survey estimated the population of Pitt County to have increased to 145,619,

representing a growth rate of just 8.8 percent.

Numerically, the highest growth in the City’s population occurred in the cohort aged 20-to-29, who represented 29.9 percent of the population in 1990 and 30.2 percent in 2000—the largest percent in both years. Those aged 10-19 represented the second largest cohort in the population each year: 17.0 and 16.5 percent in 1990 and 2000, respectively. Almost equal increases occurred among those aged 40-49 and those aged 50-59. In the graphs below, blue bars on the left represent population increases among males and red bars on the right represent increases among females. When the positions are reversed, it indicates a loss in population. No cohort lost population between 1990 and 2000.

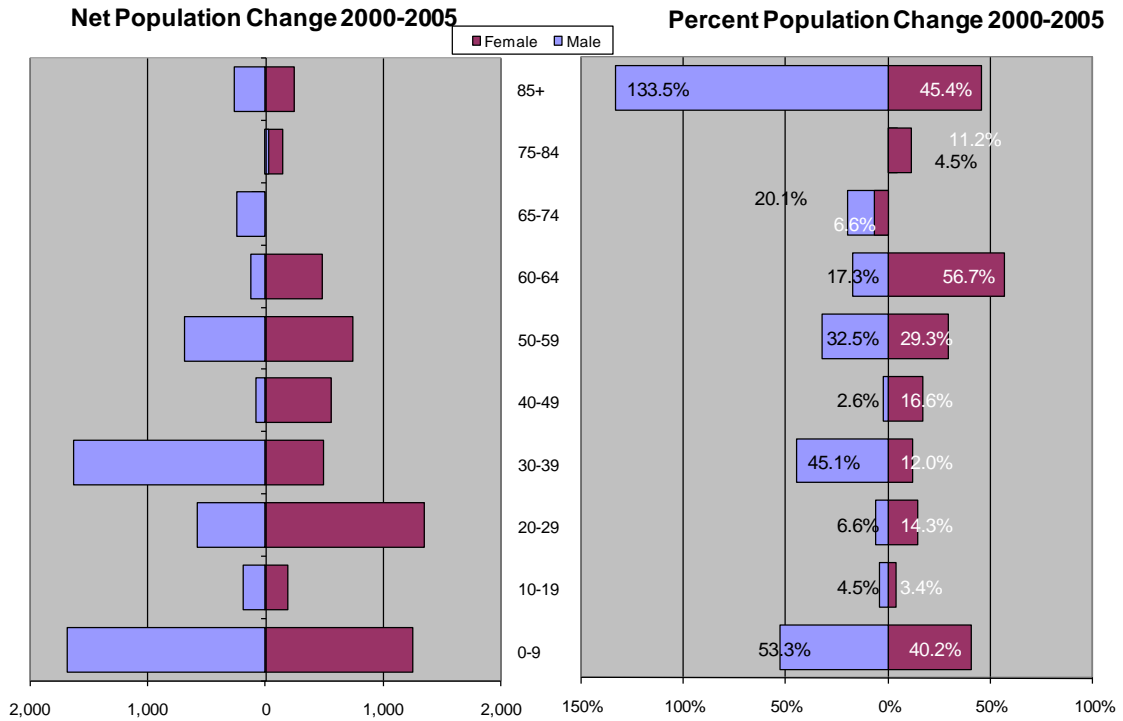
Figure 1: Population Change: 1990 - 2000



Between 2000 and 2005, the largest cohort, again, was those aged 20-29, now representing 28.3 percent of the population. The second largest cohort was those aged 10-19, at 14.5 percent of the population. Among both cohorts, these percentages represented a small decrease (less than 2 points each), while those aged 0-9 represented the fastest rate of growth, at 2.55 points. There was a small loss among females aged 65 to 74 and among males aged 75-84 between 2000 and 2005 (obscured by increase in females of this same

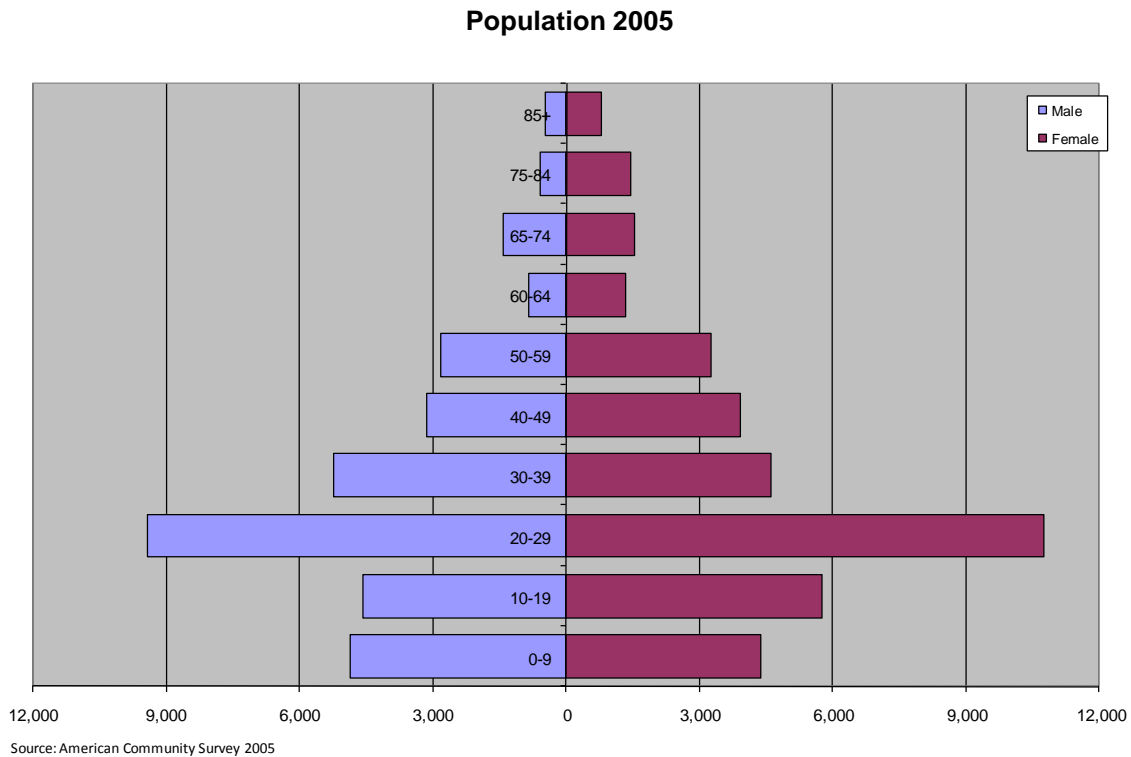
age in the graph below).

Figure 2: Population Change 2000-2005



In 2005, the City’s largest population segment is estimated to have been those aged 20 to 29, estimated to number 20,182. Those aged 10-19 numbered 10,342 at the same time. At 53.1 percent, females slightly outnumber males in the population.

Figure 3: Population Age/Gender 2005



Households and Age of Housing

The number of households in the City of Greenville increased by 49.2 percent, from 16,878 in 1990 to 25,187 in 2000. The number of households increased again between 2000 and 2005 to an estimated 32,433, an additional increase of 28.8 percent. Overall household size dropped from 2.49 to 2.14 persons per household between 1990 and 2000, and fell again to 1.96 by 2005. While the number of family households increased over the period, their proportion in the population declined from 1990 to 2005. Married-couple families declined from 36.3 percent of households in 1990 to 31.6 percent in 2000, but remained nearly stable at 31.5 percent in 2005. At the same time, non-family households increased dramatically, comprising from 46.6 percent of all households in 1990 to 52.6 in 2000, and 52.8 in 2005. A more rapid increase took place among householders living alone, which rose from 30.0 percent in 1990 to 35.3 percent in 2000, and 39.4 percent in 2005. Numerically, the increase in householders living alone was nearly equal between survey years, while the numeric increase in non-family households fell by nearly 20 percent. This suggests that more individuals may be opting to live alone rather than partnering with unrelated roommates. The graph below illustrates the proportion of the population made up by each household type; however, these household types are not mutually exclusive. While all

household types increased in number, their proportion in the community may be lower than in 1990.

Figure 4: Household Types 1990 - 2000 - 2005

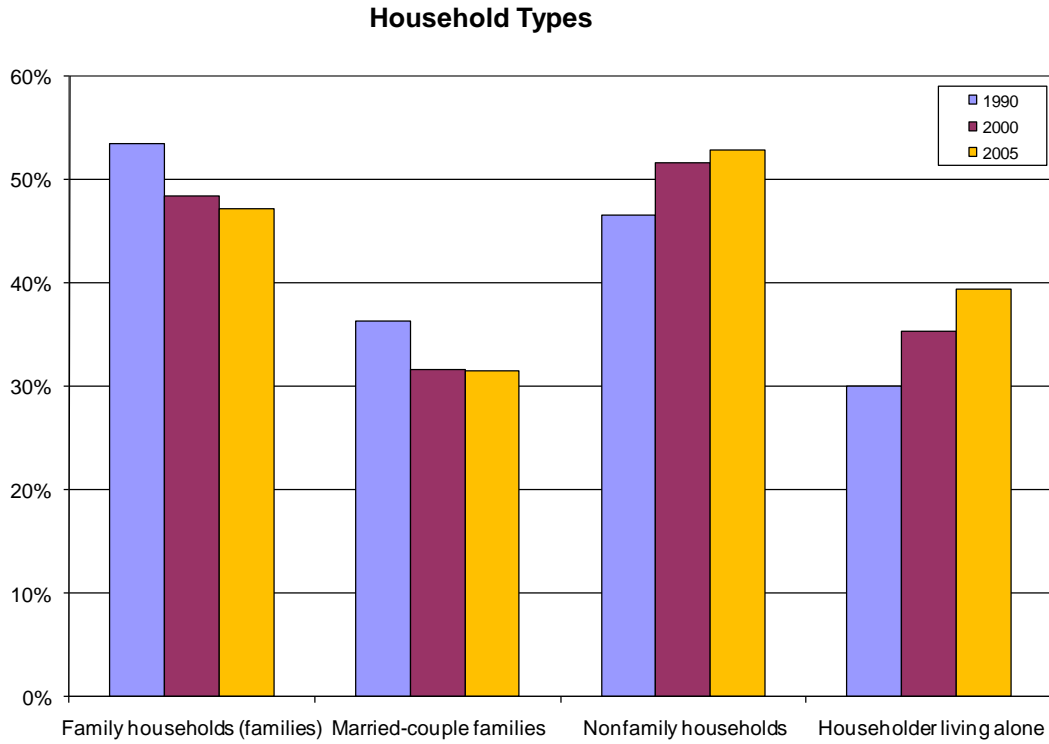
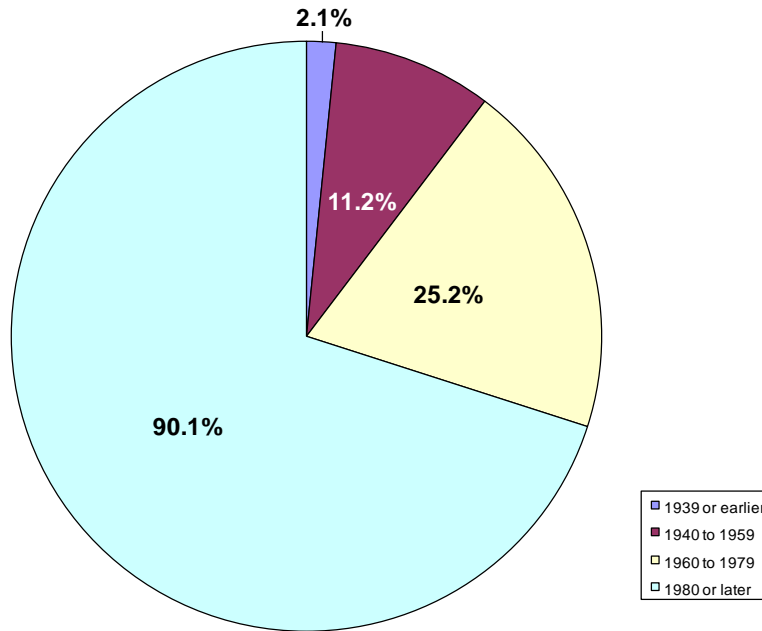


Figure 5: Age of Housing Stock: 2006

Age of Housing Stock

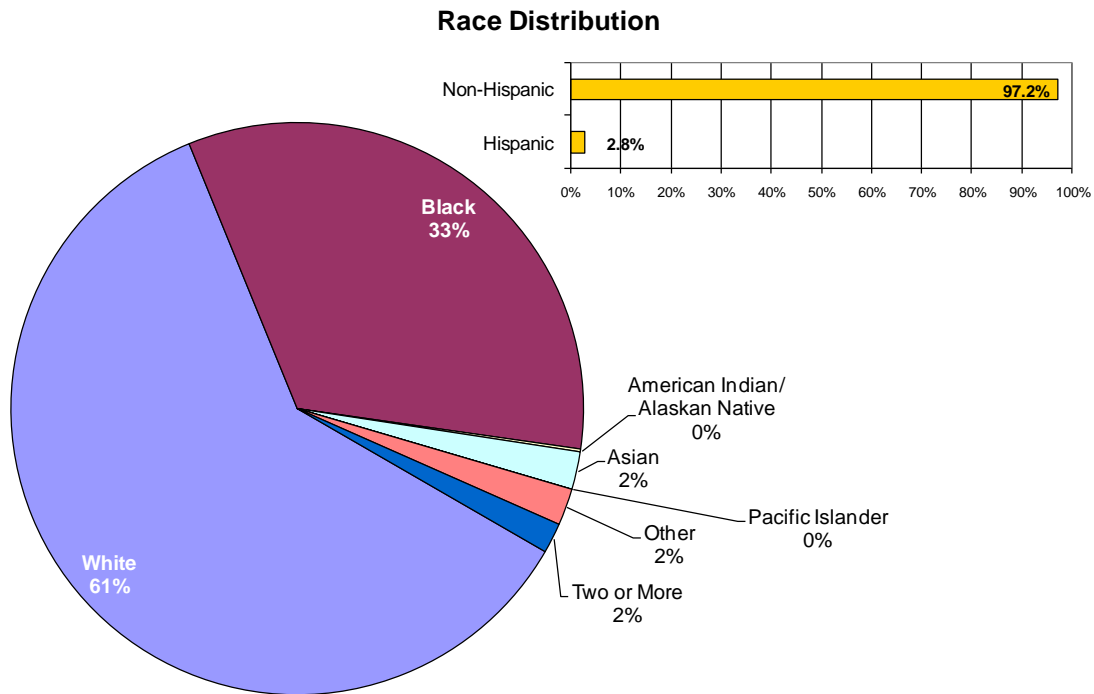


Source: American Community Survey 2005

Racial Composition

Greenville is a racially diverse city; the number of minority persons is nearly triple the national average. The population of City of Greenville, according to the 2000 Census, was 61.4 percent White; 34.2 percent Black or African American; 0.5 percent American Indian or Alaskan Native, 1.5 percent Asian, 1.0 percent some other race, and 1.4 percent two or more races. Hispanic or Latino ethnicity accounted for 2.0 percent of the population. By 2005, both the white and Black populations had lost nearly one full point each, while those who identify themselves as Asian or of some other race had increased by nearly this same amount. At the same time, those who reported Hispanic or Latino ethnicity increased to 2.8 percent of the population.

Figure 6: Race Distribution 2006



Source: American Community Survey 2005

In response to these needs, the City of Greenville’s strategic plan outlines the overall goals for addressing area housing and community development needs in the coming five years. The plan will identify how the City intends to use its Federal resources to address priority needs. The specific resources to be discussed include the Community Development Block Grant (CDBG) Program, the HOME Program, and several local CHDOs. Finally, Greenville is supported by the Housing Opportunities for Persons with HIV/AIDS (HOPWA) program, administered by the State of North Carolina, Department of Health and Human Services, as well as the Greenville/Pitt County Continuum of Care for Homeless Programs.

As a growing community, the City of Greenville must successfully balance a diverse array of housing and community development issues. Given the range of competing needs, the City must invest its scarce public resources wisely. Therefore, as a general principle, the City will attempt to expend public funds in a way that leverages the commitment of private sector support whenever possible, especially in the target area of low-moderate income part of the City.

Through the public participation and consultation process, the City has identified the community's overall goals and objectives, under the Performance Measurement System (PMS). The objectives also appear on an Integrated Disbursement Information System (IDIS) screen and the City chooses from the options presented. The three objectives are:

Suitable Living Environment - In general, this objective relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment.

Decent Housing - The activities that typically would be found under this objective are designed to cover the wide range of housing possible under HOME, CDBG, HOPWA or ESG. This objective focuses on housing programs where the purpose of the program is to meet individual family or community needs and not programs where housing is an element of a larger effort, since such programs would be more appropriately reported under Suitable Living Environment.

Creating Economic Opportunities - This objective applies to the types of activities related to economic development, commercial revitalization, or job creation.

Under the **PMS** the City has chosen from one of the three outcome categories that best reflects what the Council and Citizens are seeking to achieve by funding that activity, and then enter the outcome on the appropriate IDIS screen. The three outcome categories are:

Availability/Accessibility. This outcome category applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low-and moderate-income people, including persons with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the affordable basics of daily living available and accessible to low and moderate income people where they live.

Affordability. Affordability applies to activities that provide affordability in a variety of ways in the lives of low and moderate income people. It may include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care.

Sustainability (Promoting Livable or Viable Communities)

Sustainability applies to projects where the activity or activities are aimed at improving communities or neighborhoods, helping to make

them livable or viable by providing benefit to persons of low and moderate income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

Finally, each outcome category is connected to each of the overarching objectives, resulting in a total of nine groups of outcome/objective statements under which the City reports the activity or project data to document the results of the activities or projects. Each activity provides one of the following statements, although sometimes an adjective such as new, improved, or corrective may be appropriate to refine the outcome statement.

- Accessibility for the purpose of creating suitable living environments
- Accessibility for the purpose of providing decent affordable housing
- Accessibility for the purpose of creating economic opportunities
- Affordability for purpose of creating suitable living environments
- Affordability for the purpose of providing decent affordable housing
- Affordability for the purpose of creating economic opportunities
- Sustainability for the purpose of creating suitable living environments
- Sustainability for the purpose of providing decent affordable housing
- Sustainability for the purpose of creating economic opportunity

Based on the objectives and outcomes selected, and, in the case of CDBG activities the National Objective selected, IDIS identifies the specific indicators for each activity. Only the specific indicators appropriate for that activity will be available for the City to report. Thus, the process of identifying and selecting indicators is minimized. The objective and outcomes will combine with the activity indicator data to produce statements of National significance regarding the results of the activity.

There are certain data elements commonly reported by all programs, although both of the City's programs (CDBG and HOME) may require different specificity or may not require each element listed below. The

City reports the information required for both programs, as currently required, including:

- Amount of money leveraged (from other Federal, State, City, and private sources) per activity;
- Number of persons, households, units, or beds assisted, as appropriate;
- Income levels of persons or households by: 30 percent, 50 percent, 60 percent, or 80 percent of area median income, per applicable program requirements. However, if a CDBG activity benefits a target area, that activity will show the total number of persons served and the percentage of low/mod persons served. Note that this requirement is not applicable for economic development activities awarding funding on a “made available basis;”
- Race, ethnicity, and disability (for activities in programs that currently report these data elements).

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

3-5 Year Strategic Plan General Questions response:

General Information

Geographic Priorities

This table illustrates that, among renters, Native Americans experience a disproportionately higher rate of housing problems¹ in the City of Greenville. Among homeowners, there appears to be no

¹ Households with housing problems are those households that occupy units without a complete kitchen or bathroom, that contain more than one person per room or that pay more than 30% of their income for housing expenses.

disproportionate rate of housing problems experienced by any racial or ethnic group.

TABLE 1			
Households with Any Housing Problem by Race and Tenure (2000)			
Race	Renter Occupied	Owner Occupied	Total
White	45.3%	18.6%	33.0%
African American	50.0%	28.1%	44.0%
Hispanic	52.5%	22.6%	45.9%
Native American	53.2%	20.4%	42.0%
Asian	44.2%	10.5%	33.9%
Pacific Islander	100.0%	0.0%	50.0%
All Households	47.4%	20.4%	36.8%

Program activities carried out by the City of Greenville will continue to occur within the West Greenville 45-Block Revitalization Area during the Consolidated Plan period of 2008-13. This area is bound on the north by West Fifth Street, on the west by Bancroft Street, on the east by Albemarle Avenue and to the south by Fleming Street. The area involved has been a target area for all City of Greenville programs for many years. Recent efforts have substantially reduced the area currently being targeted in an attempt to address greater needs in a more concentrated approach. The only exception will be housing rehabilitation throughout the City. However, eligible persons from all racial, ethnic and gender groups are given the opportunity to participate in any of the housing programs.

Priority Needs

The City of Greenville’s five-year strategy is designed to assist the needs of principally the very-low and low-income population by adhering to the statutory goals of providing decent housing, suitable living environment and creating economic opportunities. The strategy will be implemented through a combination of Community Development Block Grant, HOME Investment Partnership and local Bond funds, as well as through community, public and private partnerships.

The general priorities that City of Greenville has adopted for its five-year strategic plan provide the vision for specific priorities within each of the following categories: Housing Assistance, Homeless Assistance and Non-Housing Community Development Assistance. The proposed priorities being employed to allocate funds are:

Housing Assistance

- Priority 1 – Down Payment Assistance for First-time Homebuyers
- Priority 2 – Housing Rehabilitation
- Priority 3 – New Construction of single-family units
- Priority 4 – Acquisition/Rehabilitation of Rental Housing
- Priority 5 – Acquisition/New Construction of Multi-family Rental/homeowner units

Homeless Assistance

- Priority 1 – Essential Services
- Priority 2 – Rehabilitation/Renovation

Housing and Non-Housing Community Development Assistance

- Priority 1 – Public Services (Both)
- Priority 2 – Public facilities Improvement (Non Housing)
- Priority 3 – Clearance/Demolition (Non Housing)
- Priority 4 – Economic/Business Development (Non Housing)
- Priority 5 – General Program Administration (Both)

More specifically, the specific priorities that have been planned and funded for the next five years are listed in the tables in the following appropriate sections such as Housing, Homeless, and Community Development (Non Housing). Each table provides the priority level, activity funded, funding level, funding resources, time frame, geographic location and performance measurements over the one and five years.

Obstacles to Meeting Underserved Needs

Other than insufficient financial resources, there are no particular obstacles to meeting underserved needs within or outside of the West Greenville Revitalization Area.

Managing the Process (91.200 (b))

1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons,

persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

*Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

3-5 Year Strategic Plan Managing the Process response:

Managing the Process 2008-2013

Lead Agency

The City of Greenville, through its Housing Division, the network of housing sub recipients and Community Housing Development Organizations (CHDOs), are effectively organized to utilize all the funding received through the various State/Federal programs.

Plan Process

The City of Greenville will continue to provide program delivery services through the process established while administering the HOME Consortium in conjunction with the on-going CDBG effort within the West Greenville Area. Non-profit agencies and local service providers as well as, the North Carolina Housing Finance Agency, the Greenville Housing Authority, and the Pitt County Continuum of Care are key organizations in the City's Community Development delivery structure.

Consultations

In developing the Plan, the City consulted with the Chamber of Commerce, Habitat for Humanity, Greenville Community Shelter, Domestic Violence Shelter, Greenville Housing Authority, Pitt County Planning Department, Mid East Housing Authority, Pitt County United Way, PICASO, New Directions Family Violence Center, Flynn Christian Home, Martin County Community Action, Pitt County Council on Aging, and Progressive Action and Restoration. Additionally, the North Carolina Housing Finance Agency, the North Carolina Department of Health and Human Services, the North Carolina Coalition to End Homelessness, and the Pitt County Continuum of Care are critical organizations in the City's Community Development Program.

Citizen Participation (91.200 (b))

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-

English speaking persons, as well as persons with disabilities.

4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

3-5 Year Strategic Plan Citizen Participation response:

Citizen Participation 2008-2013

Summary of the Citizen Participation Process

To maximize citizen participation, the City held three public meetings to solicit information for the Consolidated Plan (2008-13), in addition to one public hearing to discuss the past year's performance and to hear funding requests for the coming 2008-2009 program year. Public comment and input was encouraged at the Consolidated Plan meetings regarding the needs of the City and the surrounding area and the use of CDBG program funds.

The revised Citizen Participation Plan is submitted with the Consolidated Plan.

Summary of Comments or Views on the Plan

Community Needs identified:

1. Nonprofit assistance needed:
 - Capacity building
 - Developing housing counselors
 - Grant writing
 - Eliminate perception of city staff bias
 - Treat all fairly
 - CHDO training
2. Need to eliminate overcrowding & blight conditions
 - Enforce minimum Housing Standards
 - Proactive code enforcement
 - Increase front, side and rear setbacks
3. Affordable Housing concerns:
 - Houses must remain affordable
 - Senior citizen housing needed
 - Rental housing needed
4. Insure that streets are accessible to main thoroughfares

-
-
5. Need jobs/small businesses
 - Create safe environment for new businesses
 - Small business development programs
 - Mentoring programs for businesses
 - Job training for workers
 - Programs on techniques of marketing
 6. Need safe communities
 - Increase police response time to crime
 - Increase police presence
 7. Need for Housing Counseling
 - Develop an education component
 - Address “gaps” in counseling programs
 - Develop a comprehensive program utilizing more than one nonprofit
 - Address “special needs” clients
 - Credit counseling programs for teens & adults
 8. Citizen relocation/displacement concerns:
 - Its important that citizen be allowed to remain in West Greenville if desire
 - Need diverse neighborhoods
 - The stability of senior citizens must be a concern
 - Equal treatment
 - Affordable
 9. Senior Needs:
 - Recreational activities
 - Handicap accessibility
 10. Youth Needs:
 - After school programs
 - Teen recreational activities
 - Develop a teen Center
 11. There is a need to plan for sustaining West Greenville after revitalization complete.
 12. Need for multifamily units
 - For seniors
 - Citywide
 - Affordable

-
-
- Special needs population

Efforts to Broaden Public Participation

The public hearings/meetings were advertised in local newspapers at least 15 days in advance. The advertisements encouraged public attendance and input on the process, identification of which needs should be addressed, and the effectiveness of programs and activities carried out by the City's Department of Community Development.

Efforts to involve citizens in the planning process for the development of the consolidated plan included the invitation of the public to several hearings. Invitations were made through advertisements in the local newspapers, the distribution of flyers in the community, letters to partners, housing advocates, local churches and businesses, lenders and various community and neighborhood organizations. Announcements were made at City Council meetings and notice was also given to the public via television. Meetings were made accessible to the handicapped as well.

The meeting notices advised the public of the availability of the draft Consolidated Plan and Annual Action Plan for review. The notices encouraged input from the public and also advised them of the date of the final public meeting.

Explanations

To be completed prior to submission

Institutional Structure (91.215 (i))

1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.
2. Assess the strengths and gaps in the delivery system.
3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

3-5 Year Strategic Plan Institutional Structure response:

Institutional Structure 2008-2013

Partnerships

The City works with other public and private agencies to identify and prioritize community needs, develop strategies and action plans, identify community resources, and promote the coordination of resources. Representatives from public and private agencies, as well as the private sector involved in assisted housing, health services, and social services participate in individual and group meetings to obtain information and provide input to the development of the Consolidated Plan. Listed in the chart below, taken from the Continuum of Care Exhibit 1, is a comprehensive list of local and State of North Carolina agencies that play key roles in the City's community development process.

TABLE 2
Key Agency Partners
North Carolina Health and Human Services
North Carolina Housing Finance
North Carolina Employment Security Commission
Walter B Jones ADATC
LOCAL GOVERNMENT AGENCIES
City of Greenville Mayor and City Council
City of Greenville Housing and Planning Departments
Fountain Township
Pitt County Mental Health LME
Pitt County Commissioners
Pitt County Department of Social Services
PUBLIC HOUSING AGENCIES
Greenville Housing Development Corp.
Greenville and Mid Carolina Housing Authorities
SCHOOL SYSTEMS / UNIVERSITIES
Pitt County Schools/East Carolina University/Pitt Community College

LAW ENFORCEMENT / CORRECTIONS
Greenville Police Department/Pitt County Sheriff's Office
LOCAL WORKFORCE INVESTMENT ACT (WIA) BOARDS
Going Home Initiative
OTHER
Vietnam Veterans of America
NON-PROFIT ORGANIZATIONS
Metropolitan Housing & CDC
Farmville Housing Development Corporation
Habitat for Humanity
Progressive Action and Restoration
United Way of Pitt County
Legal Aid of North Carolina
Martin/Pitt Partnership for Children
Family Violence Program
REAL Crisis Intervention Inc.
PICASO
Steps to Freedom
Greenville Community Shelters
PATH
MARTIN County Community Action
FAITH-BASED ORGANIZATIONS
Ayden United Methodist Church
FUNDERS / ADVOCACY GROUPS
BUSINESSES (BANKS, DEVELOPERS, BUSINESS ASSOCIATIONS, ETC.)
Attorney at Law-Hugh Cox
HOSPITALS / MEDICAL REPRESENTATIVES
Pitt County Memorial Hospital
The Village
Oxford House
Health Assist

City Strengths and Gaps

The mission of the Community Development Department is to administer and implement policies, programs, and services authorized by the Greenville City Council that shape the physical environment of the City and provide services to the citizens of Greenville in a professional manner.

The Department is comprised of five divisions:

- The Administrative Division oversees and supervises all of the activities within the Community Development department.

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- The Housing Division administers and monitors programs to assist low and moderate-income citizens, including federal CDBG and HOME programs and local affordable housing initiatives.
 - The Code Enforcement Division is responsible for the enforcement of the Minimum Housing Code and Nuisance provisions of the Greenville City Code. The division is also responsible for working to strengthen neighborhoods through programs such as the Spring Clean Up and the Neighborhood Grant program.
 - The Urban Development Division works with citizens, neighborhood groups, business and property owners, local commissions and organizations, and elected officials to revitalize and preserve Greenville's Center City and surrounding neighborhoods.
 - The Planning Division serves as the administrative and technical coordinator for current land development and long range planning activities within the City's 65 square-mile planning jurisdiction.

Public Housing Strengths and Gaps

The Greenville Housing Authority ("GHA") operates a total of 779 units, administers 25 Housing Choice Vouchers, currently constructing 12 units of low income handicap accessible units (Initiative 400 project), developing a 60 unit Low Income Housing Tax Credit project for the Seniors, five new families obtained homeownership, received funds from Shelter Plus Care program to assist ten (10) homeless individuals with rental assistance and recently been approved for three year ROSS Homeownership grant. In addition, GHA annually receives Federal funds to modernize and repair public housing units.

Also, the City of Greenville Community Development Department Housing Division has formed a partnership with the Greenville Housing Authority to offer bimonthly Homeownership classes to public housing residents. Residents will utilize the Housing Choice Voucher program and City of Greenville HOME down payment assistance program to purchase new homes, developed by a local Community Housing Development Organization ("CHDO") and other affordable housing sources.

Monitoring (91.230)

1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

3-5 Year Strategic Plan Monitoring response:

Monitoring 2008-2013

Within the existing CDBG and HOME programs, the City of Greenville's Housing Division Staff has the responsibility for monitoring all activities undertaken.

All activities are covered by an established set of standards in the City of Greenville's Policy and Procedures Manual for the Community Development Programs. In addition all activities are carried out under a binding contract. Activities are reviewed for compliance with program objectives. The Housing Division maintains records of all activities.

Monitoring activities include but are not limited to the following:

- Monthly and Quarterly meetings with Affordable Housing Loan Committee.
- Weekly contact with Non-Profit Agencies funded under the CDBG and HOME programs for compliance with Local/National Program Objectives.
- Monitoring projects of Non-Profits that provide public service to insure compliance with Section 3, Davis-Bacon, Bidding, Contracting, Uniform Act, Auditing and Local Building Code requirements.
- Monitor progress of all projects through bimonthly reporting to City Management.
- Financial activities in the programs are reviewed on a monthly basis.
- Annual inspection of assisted properties for continued maintenance of property and verification of Hazard Insurance by Community Development Staff.
- Annual independent audit of all expenditures is conducted and results are provided to City Council, Granting Agencies, and Bonding Agencies.

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- Review of nonprofit files for maintaining information required by the City of Greenville and granting agencies (as outlined in procedures manual and contract).
 - Conduct workshops for contractors, non-profits, and other program participants to establish guidelines and requirements.

Priority Needs Analysis and Strategies (91.215 (a))

1. Describe the basis for assigning the priority given to each category of priority needs.
2. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Needs Analysis and Strategies response:

Priority Needs Analysis and Strategies 2008-2013

Assigning Priorities

The City's top community development priorities are to concentrate on the needs of the West Greenville Revitalization Area over the five year term of the 2008-2013 Consolidated Plan. In addition, the City will serve the balance of the low-moderate population of the City with CDBG and HOME funds for housing rehabilitation, downpayment assistance and public service activities.

Obstacles to Underserved Needs

The major obstacle to serving all the low-moderate income persons in the City, including the West Greenville Area, is the very small amounts of Federal funds available. The City uses local Bond issue and general funds to carry out most of the Housing and Community Development work in Greenville.

Lead-based Paint (91.215 (g))

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.
2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based

hazards is related to the extent of lead poisoning and hazards.

3-5 Year Strategic Plan Lead-based Paint response:

Lead Based Paint 2008-2013

Lead-Based Paint Hazards

Lead poisoning is one of the worst environmental threats to children in the United States. While anyone exposed to high concentrations of lead can become poisoned, the effects are most pronounced among young children.

All children are at higher risk to suffer lead poisoning than adults, but children under age six are more vulnerable because their nervous systems are still developing. At high levels, lead poisoning can cause convulsions, coma, and even death. Such severe cases of lead poisoning are now extremely rare, but do still occur. At lower levels, observed adverse health effects from lead poisoning in young children include reduced intelligence, reading and learning disabilities impaired hearing and slowed growth.

Since the 1970s, restrictions on the use of lead have limited the amount of lead being released into the environment. As a result, national blood lead levels for children under the age of six declined by 75 percent over the 1980s and declined by another 29 percent through the early 1990s. Despite the decline in blood-lead levels over the past decade, recent data show that 900,000 children in the United States still have blood lead levels above 10µg/dL. These levels are unacceptable according to the Centers for Disease Control and Prevention (CDC) which lowered blood lead intervention level for young children from 25 to 10µg/dL (micrograms of lead per deciliter of whole blood) in 1991. Many of these lead-poisoned children live in low-income families and in old homes with heavy concentrations of lead-based paint. The CDC identified the two most important remaining sources of lead hazards to be deteriorated lead-based paint in housing built before 1978 and urban soil and dust contaminated by past emissions of leaded gasoline.

The national goal for blood lead levels among children ages six months to five years is to limit elevations above 15µg/dL to no more than 300,000 per year and to entirely eliminate elevations above 25µg/dL.

Housing with Lead-Based Paint Hazards

National Trends

According to a report published by the U.S. Department of Housing and Urban Development in September 1995, as many as 64 million homes (83% of the privately owned housing units built before 1980) have lead-based paint somewhere in the building. Twelve million of these homes are occupied by families with children who are six years old or younger. An estimated 49 million privately-owned homes have lead-based paint on their interiors. Although a large majority of pre-1980 homes have lead-based paint, the affected areas are relatively small. The amounts of lead based paint per housing unit vary with the age of the dwelling unit. Pre-1940 units have, on average, about three times as much lead-based paint as units built between 1960 and 1979.

Local Estimates

According to the Report on the National Survey of Lead-based Paint in Housing,² there are no statistically significant differences in the prevalence of lead-based paint by type of housing, market value of the home, amount of rent payment, household income or geographic region. The following Table includes data from the 2000 census on the year housing units in the City of Greenville were built. By applying the estimated national percentages of housing with lead-based paint somewhere in the building, we can estimate the housing units in The City of Greenville with lead-based paint.

Construction Year	Occupied Housing Units built before 1980	Housing with Lead-Based Paint	
		Units	Percent
Total	14,884	12,006	81%
1960 to 1979	10,222	7,769	76%
1940 to 1959	3,363	3,094	92%
Before 1940	1,299	1,143	88%

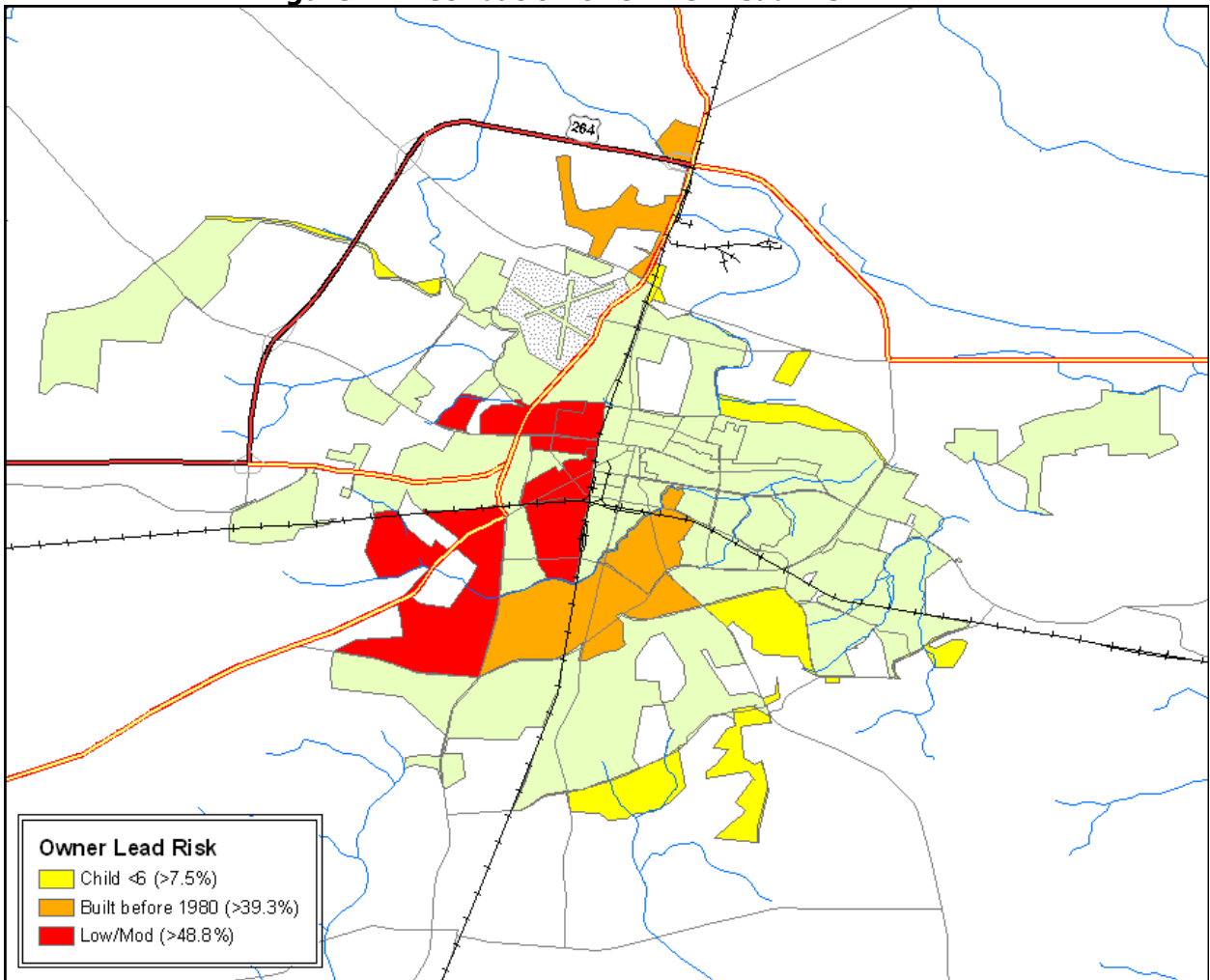
Based on these estimates, as many as 12,006 occupied housing units in the City of Greenville may contain lead-based paint. Nationally, the presence of lead is even more widespread in public housing; 86 percent of all pre-1980 public housing family units have lead-based paint somewhere in the building.

² EPA, *National Survey of Lead-based Paint in Housing*, DocNo024EPA., June, 1995

Three important measures of the likelihood of lead-based paint poisoning are (in order of relevance) the presence of a child under age 6, living in a structure that was built prior to 1978 (using census year 1980 as a proxy), and low income. By compiling these measures, we can begin to focus on where these affected housing units might be located.

The map below was developed by cumulative measures, comparing each to the City's average. The yellow areas indicate census tracts where more than 7.5 percent of the population is made up of children under age 6. This threshold represents the average percent of children under 6 throughout the City of Greenville. On average, 3.93 percent of the owner-occupied structures in the City were built prior to 1978—the year when lead-based paint was banned. The second measure—shown in orange below—indicates census tracts where a greater percent of children under age 6 than the 7.5 percent area average, and there is a greater percent of owner-occupied structures built prior to 1978 than the area's average of 39.3 percent, indicating a higher likelihood of risk of lead-based paint poisoning among young children. Finally, the 8 block groups shown in red below indicate a culmination of the previous two measures with the addition of higher-than-average population of low- and moderate-income households. In the City of Greenville, this average is 48.8 percent.

Figure 7: Distribution of Owner Lead Risk

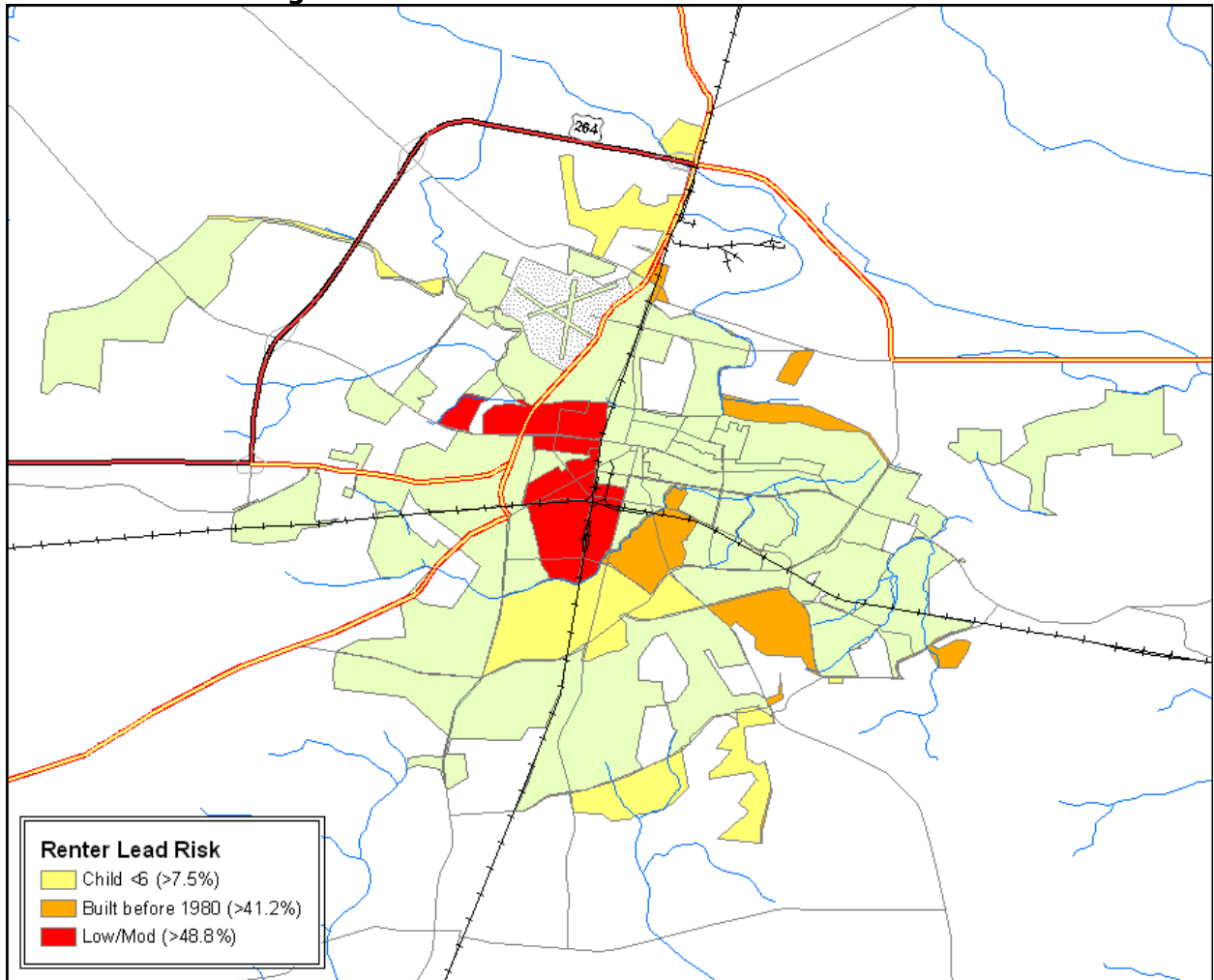


Renters, too, are at risk of lead-based paint poisoning hazard; in fact, they may actually be at greater risk, since they have less control over the conditions of the structure in which they live. The difficulty in lead hazard control for rental properties lies in gaining the owner’s consent and cooperation for performing needed work. Unfortunately, it is often the presence of a child with Elevated Intervention Blood Lead Levels (EIBLL) that sounds the alarm.

The methodology for targeting lead remediation for tenant-occupied units is the same as for owners. The same thresholds of children under age 6 (greater than 7.5 percent of the population) and low- and moderate-income composition of the tract’s population (48.8 percent) apply. However, in The City of Greenville, the threshold for renters living in homes built prior to 1980 is 41.2 percent (as compared to 39.3 percent of owners). This threshold means that there may be a high risk of lead-based paint poisoning hazard even in tracts that fall

short of this measure, and this risk should not be minimized. Seven block groups (shown in red below) have all three of the significant factors for lead hazards. Five of these block groups were also identified as having a high risk of lead hazards in owner-occupied units.

Figure 8: Distribution of Renter Lead Risk



Although local data are not available, in 2005 there were 21 confirmed cases of children with Elevated Blood Lead Levels (greater than 10µg/dL) at four separate addresses in Pitt County.³

In 2000, the population of Greenville comprised 45.1 percent of the population of Pitt County, and children under the age of 6 represented 7.5 (in 2000) percent of the population in the city. Housing stock built prior to 1980 (as proxy for 1978) is considerably less prevalent in Greenville than in Pitt County as a whole. While 45.2 percent of all

³ Department of Health and Human Services, Centers for Disease Control and Prevention, <http://www.cdc.gov/nceh/lead/grants/North%20Carolina/nc.htm>, accessed 3/18/08.

housing stock in Pitt County was built prior to 1980, in Greenville this figure is 29.9 percent (as of 2005). Proportionately, we can reasonably conclude that about ten of these children found to have dangerously high levels of lead in their blood in the last three years may have resided in Greenville.

Lead-Based Paint Hazard Reduction

An important initiative emanating from HUD in the last decade is the reduction of lead-based paint hazards, and many jurisdictions around the country have focused a concerted effort to reach this goal. The federal Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X of the Housing and Community Development Act of 1992) amends the Lead-Based Paint Poisoning Prevention Act of 1971, which is the law covering lead-based paint in federally funded housing. These laws and subsequent regulations issued by the U.S. Department of Housing and Urban Development (24 CFR Part 35) protect young children from lead-based paint hazards in housing that is financially assisted or being sold by the federal government.

In renovation and property rehabilitation projects involving the City of Greenville, the City will assess whether lead-based paint might be present and, if so, follow the guidelines set forth in the Residential Lead-Based Paint Hazard Reduction Act of 1992, Title X of the Housing and Community Development Act of 1992 (Title 24, Part 35 of the Code of Federal Regulations).

HOUSING

Housing Needs (91.205)

*Please also refer to the Housing Needs Table in the Needs.xls workbook

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families).
2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic

group is at least ten percentage points higher than the percentage of persons in the category as a whole.

3-5 Year Strategic Plan Housing Needs response:

Housing Needs 2008-2013

Estimated Housing Needs

A large percentage of extremely low-income and very low-income households in City of Greenville experience one or more housing problems. Households with housing problems are those households occupying units without a complete kitchen or bathroom, that contain more than one person per room, or that pay more than 30 percent of their income to cover housing expenses. The table below provides a breakdown of the percentage of households with housing problems by type of housing problem and income level.⁴

Housing Problem	Income Level	Households		
		Renter	Owner	Total
Any Housing Problems	30% or Less of Median	76.7%	83.1%	77.5%
	31% to 50% of Median	81.1%	73.6%	80.1%
	51% to 80% of Median	34.4%	44.8%	37.1%
	All Income Levels	47.4%	20.4%	36.8%
Cost Burden Over 30%	30% or Less of Median	75.5%	81.6%	76.2%
	31% to 50% of Median	78.4%	71.2%	77.5%
	51% to 80% of Median	28.7%	42.8%	32.5%
	All Income Levels	43.5%	19.7%	34.2%
Cost Burden Over 50%	30% or Less of Median	67.5%	62.4%	66.8%
	31% to 50% of Median	23.9%	46.0%	26.8%
	51% to 80% of Median	1.2%	13.7%	4.5%
	All Income Levels	25.4%	8.5%	18.8%

Extremely Low-Income Households

Extremely low-income households are households that earn 30 percent or less of the area median income (adjusted for family size). Given that HUD's 2008 area median family income for City of Greenville is \$51,600 (for a family of four), households earning \$15,450 or less

⁴ CHAS data, 2000.

annually are considered extremely low-income.

Renters

Extremely low-income renters are less likely than homeowners to live in a home with housing problems or experience a cost burden. Among these renters, equal percentages of small related and large related households (82.5 percent) experience one or more housing problems. A slightly higher percentage of small related households (79.5 percent) are cost burdened, paying 30 percent or more of their income for housing, than other groups of renters. Among all extremely low-income renters, over three-quarters (75.5 percent) spend 30 percent or more on housing, and over two-thirds (67.5 percent) spend 50 percent or more on housing. Over two-thirds (68.1 percent) of small related households pay more than 50 percent of their income for housing, while 72.6 percent of all others pay more than 50 percent of the income for rent.

Owners

Among extremely low-income homeowners, 100 percent of large related households experience one or more housing problems, and 75.0 percent experience a cost burden greater than 30 percent. Over three-quarters of small related households (77.3 percent) experience a cost burden greater than 50 percent, as do 77.8 percent of all others.

Very Low-Income Households

Very low-income households are those that earn between 31 percent and 50 percent of the area's median household income (adjusted for family size). Given that the 2000 area median household income for City of Greenville is \$51,600 (for a household of four), households earning between \$15,450 and \$25,750 annually are considered very low-income.

Renters

Among very low-income renters, all other households experience housing problems more than any other group (90.3 percent). They are also more likely to experience a cost burden of 30 percent or more (89.6 percent) and a cost burden of 50 percent or more (30.7 percent). Still, among all very low-income renters, 81.1 percent experience housing problems and 78.4 percent experience a cost burden of 30 percent or more.

Owners

Among very low-income households, all large related households experience housing problems, as well as experience a cost burden of

30 percent or more. More than three-quarters (79.2 percent) of small related households experience a cost burden of 50 percent or more. Very low-income renters are more likely than homeowners to experience housing problems and/or a cost burden of 30 percent or more; however, homeowners are more likely to experience a cost burden of 50 percent or more.

Low-Income Households

Low-income households are those earning between 51 and 80 percent of the area median household income (adjusted for family size). Given that the 2000 area median household income for City of Greenville is \$51,600 (for a household of four), households earning between \$25,750 and \$41,200 annually are considered low-income.

Renters

A higher percentage of elderly households (62.5 percent) experience one or more housing problems than other low-income groups, and are more likely to be cost-burdened, with 54.2 percent spending more than 30 percent of their income for housing expenses, while 8.3 percent of elderly households spend more than 50 percent of their income for housing expenses. Among all renters, more than one in three (34.4 percent) experience some type of housing problem.

Owners

Other households are more likely to experience any housing problems (54.2 percent), to pay 30 percent or more for housing expenses (54.2 percent), while elderly households are more likely to pay 50 percent or more for housing expenses (18.7 percent). Low-income owners are more likely than renters to experience housing problems or any cost burden.

Renters Summary

Overall, renters with housing problems decreased in the period 1990 to 2000. In spite of this improvement, there was a dramatic rise among low-income renters with cost burden over 50 percent.

Among extremely low-income renter households, 11.5 fewer households experienced housing problems than in 1990, and over 10 percent (10.8 percent) fewer households experienced a cost burden in excess of 30 percent. However, 13.7 percent more renter households experienced a cost burden in excess of 50 percent.

Very low-income owner households experienced smaller improvements increases in housing problems between 1990 and 2000, with 4.9

percent fewer experiencing any housing problems and 4.5 percent fewer experiencing cost burden over 30 percent. Still, 5.8 percent more households experienced a cost burden in excess of 50 percent than in 1990.

For low-income owner households, 32.4 percent fewer households experienced housing problems than in 1990, and 38.7 fewer households experienced a cost burden in excess of 30 percent. Among low-income owners, there was a 66.0 percent increase in households experiencing a cost burden in excess of 50 percent; however, this change represents an increase from just 5.3 percent in 1990 to 8.8 percent in 2000.

TABLE 5								
Summary of Renter Households with Housing Problems								
	1990				2000			
	Total Households	Any Housing Problem	Cost Burden Over 30%	Cost Burden Over 50%*	Total Households	Any Housing Problem	Cost Burden Over 30%	Cost Burden Over 50%*
Income 30% or Less of Median	2,828	86.7%	84.6%	71.3%	4,727	76.7%	75.5%	81.1%
Income 31% to 50% of Median	1,520	85.3%	82.1%	32.5%	2,772	81.1%	78.4%	34.4%
Income 51% to 80% of Median	1,822	50.9%	46.8%	5.3%	2,818	34.4%	28.7%	8.8%
Total Households	9,500	0.52	**	**	15,366	47.4%	43.5%	25.4%
* Households experiencing a cost burden greater than 50% are a subset of those experiencing a cost burden greater than 30%.								
** Data unavailable								

Owners Summary

Overall, owners with housing problems increased in the period 1990 to 2000, as demonstrated in the table below. Among very low income owners, the change was considerably more significant than others.

For extremely low-income owner households, 12.3 percent more households experienced housing problems than in 1990. Over 10 percent (10.3 percent) more households experienced a cost burden in excess of 30 percent, and 30.7 percent more owner households experienced a cost burden in excess of 50 percent.

Very low-income owner households experienced significantly higher increases in housing problems between 1990 and 2000, with 28.9 percent more experiencing any housing problems and 36.9 percent more experiencing cost burden over 30 percent. In 2000, 87.5 percent more owner households experienced a cost burden in excess of 50 percent than in 1990.

For low-income owner households, 33.7 percent more households experienced housing problems than in 1990. More than one-third (33.8 percent) more households experienced a cost burden in excess of 30 percent, while just 8.4 percent more low-income owner households experienced a cost burden in excess of 50 percent.

TABLE 6								
Summary of Owner Households with Housing Problems								
	1990				2000			
	Total Households	Any Housing Problem	Cost Burden Over 30%	Cost Burden Over 50%*	Total Households	Any Housing Problem	Cost Burden Over 30%	Cost Burden Over 50%*
Income 30% or Less of Median	334	74.0%	74.0%	56.3%	679	83.1%	81.6%	73.6%
Income 31% to 50% of Median	506	57.1%	52.0%	23.9%	413	73.6%	71.2%	44.8%
Income 51% to 80% of Median	544	33.5%	32.0%	8.3%	1,023	44.8%	42.8%	9.0%
Total Households	7,378	0.195	**	**	9,913	20.4%	19.7%	8.5%
* Households experiencing a cost burden greater than 50% are a subset of those experiencing a cost burden greater than 30%.								
** Data unavailable								

Elderly and Frail Elderly

Understandably, elderly owner households are overwhelmingly low-income. The cost of maintaining a home rises with age of the house. Homeowner's insurance rates increase almost annually, yet elderly incomes generally do not rise when adjusted for inflation. Thus, elderly owner households are continually squeezed financially by the need to maintain the property, the rise in insurance rates, and an overall decline in the owner's health. Many elderly persons find it medically beneficial and emotionally comforting to remain in a familiar setting, making decent and affordable housing a major concern for this population. As a result, a strong emphasis is placed on the elderly maintaining an independent, to semi-independent lifestyle, with close,

convenient and immediate access to recreational, medical and social service resources.

Elderly households in Greenville have experienced some improvement since 1990, comprising 17.1 percent of all households in 1990, but 14.4 percent in 2000—a drop of 18.7 percent. At the same time, low-income elderly households fell 28.8 percent from 6.7 percent of all households in 1990 to 5.2 percent in 2000. When evaluated as a proportion of all low-income households, low-income elderly households fell from 21.7 percent of low-income households in 1990 to 15.3 percent of low-income households in 2000—a decrease of 42.4 percent. Still, numerically they are on the rise, as there were 755 more elderly households and 184 more low-income elderly households in 2000 than in 1990.

	All Households			Low-Income Households	
	Total	Elderly	Percent of Total	Elderly	Percent Low-Income
Renters	15,366	1,201	7.8%	832	11.1%
Owners	9,913	2,433	24.5%	479	43.9%
Total	25,279	3,634	14.4%	1,311	15.3%

The types of housing for the elderly and frail elderly vary depending on the special features and/or services needed to meet the needs of older residents. Factors that must be considered in developing housing for the elderly include location, services and amenities, nearness to healthcare, shopping and other services, affordability and ease of upkeep. Various categories of housing for the elderly include the following:

*Independent living housing, which includes elderly apartments, congregate housing, multi-unit assisted housing with services, adult communities, retirement communities and shared housing

*Assisted living, which includes adult care homes and multi-unit assisted housing with services

*Nursing homes

Priority Housing Needs (91.215 (b))

1. Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.
2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Housing Needs response:

1. Priority housing needs as defined by the Housing Needs Table are primarily in the area of affordability for renter families at or below 30 percent of AMI and renter families at or below 50% of AMI. In total, 3,569 renter households have cost burdens in excess of 30 percent of income and 2,976 renter households have cost burdens in excess of 50 percent of income when the renter household's income is below 30 percent of AMI. In total, 2,172 renter households have cost burdens in excess of 30 percent of income and 662 renter households have cost burdens in excess of 50 percent of income when the renter household's income is between 30 and 50 percent of AMI.

Priority housing needs as defined by the Housing Needs Table for owner households were less acute, but still significant. In total, 554 owner households have cost burdens in excess of 30 percent of income and 424 owner households have cost burdens in excess of 50 percent of income when the owner household's income is below 30 percent of AMI. In total, 294 owner households have cost burdens in excess of 30 percent of income and 145 owner households have cost burdens in excess of 50 percent of income when the owner household's income is between 30 and 50 percent of AMI

2. The housing market analysis identifies a serious and significant supply gap of 3,257 units for potential owner households at or below 55 percent of AMI. So, while current owner households do not face a significant cost burden, renter households seeking to become owner households are unable to obtain housing at a price point that is affordable. At a current permitting level of 518 units annually, if all units permitted were affordable to households at or below 55 percent of AMI, it would take 6.3 years to produce the units necessary to meet the supply gap. In reality, only units produced with the assistance of City's CDBG, HOME and Bond

funds actually seek to meet this supply gap. The total current production from all of the City's resources is ten to fifteen units annually.

The housing market analysis also identifies West Greenville as an area of significant concentration of both low income families and substandard housing.

3. The basis for priority housing needs was established by the housing market analysis which highlighted the need for a larger supply of affordable ownership units and identified the area of West Greenville as an area of acute local need.
4. Limited resources are the major barrier to addressing the priority needs.

Housing Market Analysis (91.210)

*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook

1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.
2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).
3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.

3-5 Year Strategic Plan Housing Market Analysis responses:

Housing Market Analysis 2008-2013

Market Characteristics

Housing Conditions

According to 2000 census data, less than one percent (0.7) of all housing units in Greenville lack complete plumbing facilities (184 units). This figure fell to 0.3 percent in 2005 (103 units). Complete kitchen facilities were lacking in 1.2 percent of housing units in 2000

(329), but in just 0.4 percent (134 units) in 2005.⁵

Overcrowding is another important measure of housing condition. HUD defines overcrowding as more than one resident per room in a housing unit. In Greenville, 0.9 percent of all households live in homes with more than one occupant per room (276 units). Among homeowners, this rate is 0.3 percent; among renters, the rate is 0.5 percent.⁶ Both of these rates have decreased since 2000, when homeowner overcrowding was 0.5 percent and tenant overcrowding was 3.1 percent.

Vacancy Rates

In 2000, the overall vacancy rate in Greenville was 10.5 percent of all housing units, representing a significant increase from the 1990 rate of 5.7 percent. In 2005, vacancy rate was estimated to be slightly higher at 10.8 percent.

Of all vacant units in 2000, 29.5 percent were for rent, 13.3 percent were for sale, and 13.3 percent had been rented or sold but were unoccupied. The percentage of properties available for rent decreased from 1990, when 58.0 percent of vacant properties were for rent, and the percentage of properties for sale dropped only slightly from 14.3 percent in 1990. In 2005, 72.5 percent of vacant units were for rent, for sale or committed but unoccupied. As a total, this compares to 72.2 percent in 1990, but just 56.1 percent in 2000. Dwelling units designated for seasonal, recreational or occasional use made up 5.3 percent of vacancies in 2000, a slight increase from 4.1 percent in 1990. Units vacant for other reasons accounted for 38.6 percent of total vacancy in 2000—significantly higher than the 23.7 percent in 1990. This figure was estimated to be 27.5 in 2005. There were no units specified “for migrant workers” in any year.

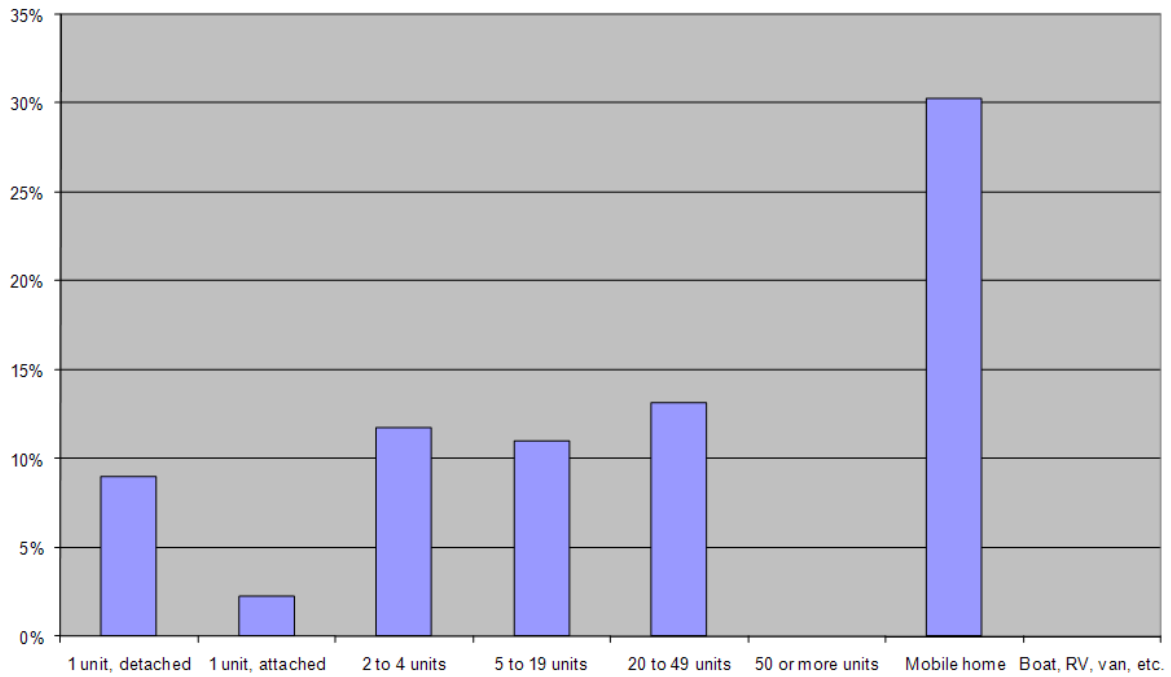
The highest vacancy rates are found in mobile homes. Of the 1,366 such units in City of Greenville in 2000, 413 were vacant (30.2 percent). Structures of 20 to 49 units have the second highest vacancy rate (13.1 percent). Dwellings in structures of 5 to 19 units are third highest, with a vacancy rate of 11.0 percent.

⁵ 2000 Census, Summary File 3: H50: Kitchen Facilities (Housing Units) and H47: Plumbing Facilities (Housing Units), 2005 American Community Survey: B25047: Plumbing Facilities for all Housing Units (Housing Units) and B25051: Kitchen Facilities for all Housing Units (Housing Units)

⁶ Census 2000, Summary File 3; H20: Tenure by Occupants Per Room, American Community Survey 2005: C25014: Tenure by Occupants per Room (Occupied Housing Units)

Figure 9: Vacant Units: All Housing Units

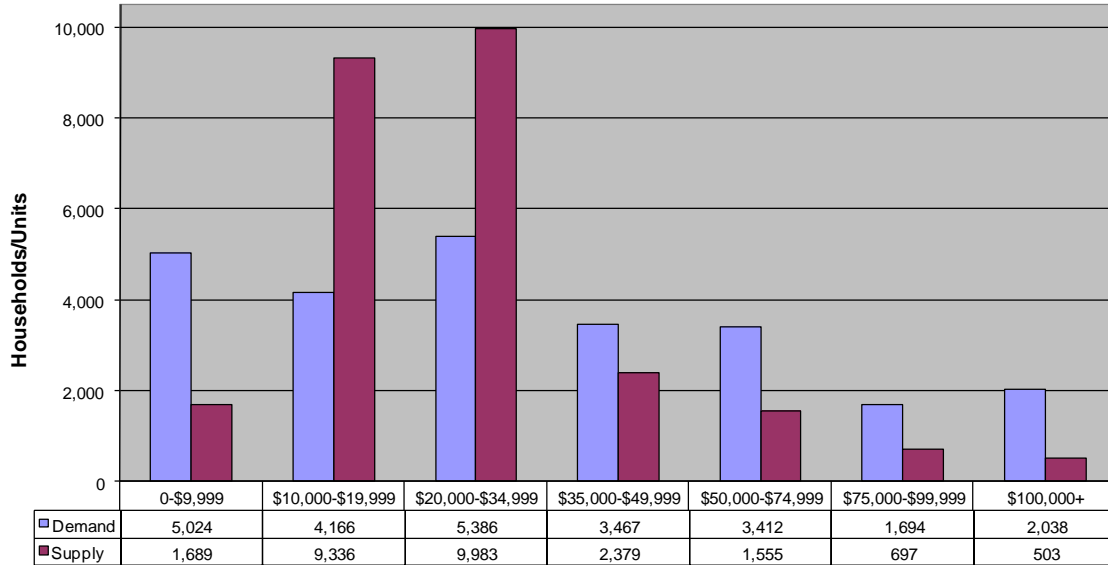
Percent Vacant Units



each income category in 2000. In this graph, the term *demand* represents the numbers of households at each income level shown (\$0-\$9,999, \$10,000-\$19,999, etc.). The term *supply* represents all housing units—that is, rented and owned, occupied and vacant—valued at appropriate affordability for each income level.

Figure 10: Purchasing Power

**Households by Purchasing Power Range versus
All Units by Income Range* (2000)**



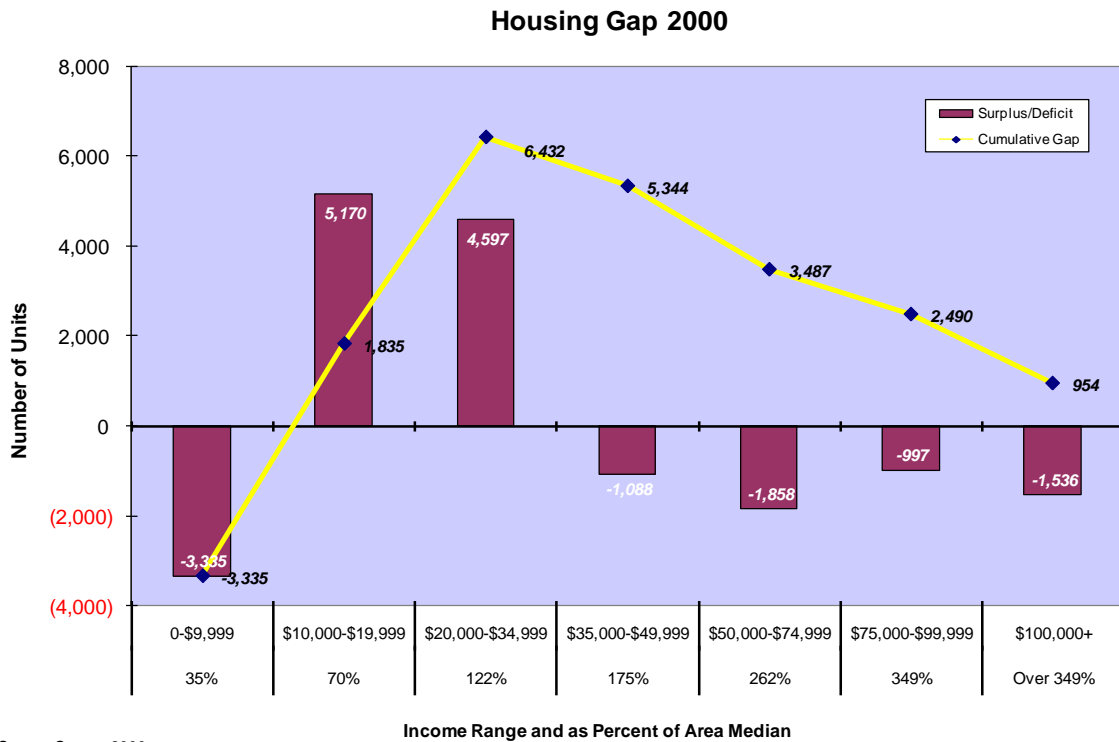
Purchasing Power by Income Range

Source: Census 2000

Surprisingly, there is a high supply for units affordable to those below the area’s median income level. The high demand that continues into the higher income levels indicates that these households may seek higher-cost housing. Without such a supply, higher-income households are purchasing homes below their affordability levels, causing them to compete for housing with those at lower income levels.

The following graph shows the gap between the supply and demand of housing units at each income level in 2000. For example, the demand of 5,024 units and supply of 1,689 creates a gap of -3,335 units (see graph and table above). In other words, there are 3,335 fewer units available to households earning up to \$9,999 annually than there are households in this income category.

Figure 11: Housing Gap 2000



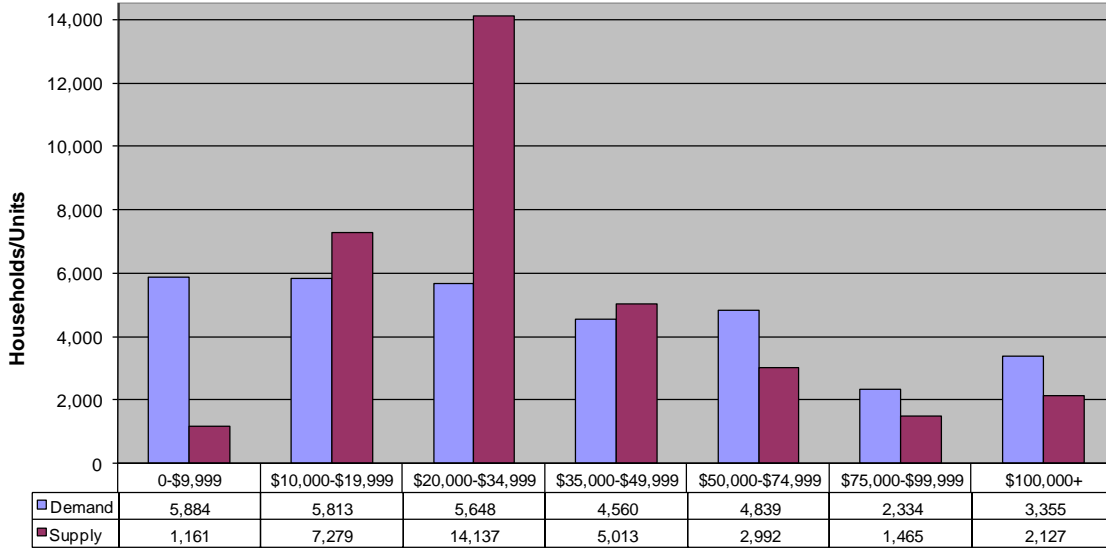
At the next level, the demand of 4,166 units and supply of 9,336 creates a gap of 5,170 units in excess of the demand. This surplus is offset by the shortage of 3,335 units at the previous level, offering a small measure of relief to the 3,335 low-income households who must overextend their incomes to find shelter.

A review of the cumulative housing supply and demand (yellow line) shows that there is ample housing for the low to high income levels, and cumulative surplus of 954 units (as of the 2000 Census). This surplus indicates that there are sufficient units for all but the lowest income level for households that accept living in housing at or below their affordability levels.

Estimates from the 2005 American Community Survey suggest the shifts as illustrated in the following graphs. Housing availability appears to have improved across the middle-income levels, falling short of demand only at the lowest and higher levels.

Figure 12: Purchasing Power 2005

**Households by Purchasing Power Range versus
A//Units by Income Range* (2005)**



Purchasing Power by Income Range

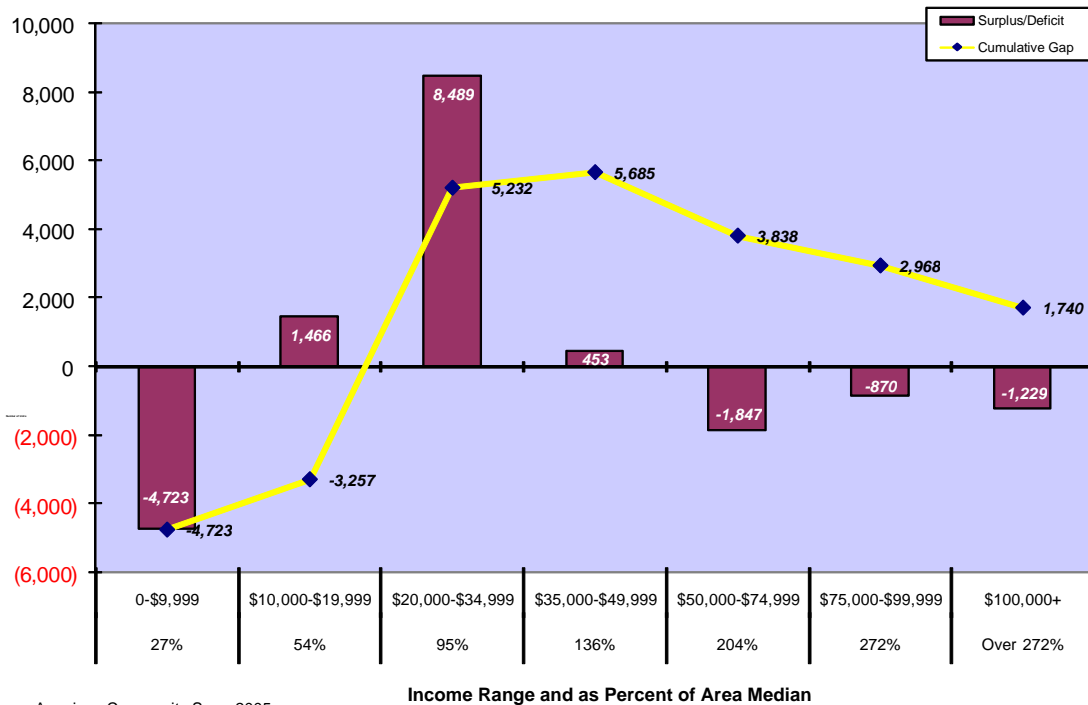
Source: American Community Survey 2005

* for all households

The demand for 5,884 units and supply of 1,161 at the lowest level reveals a gap of 4,723 units—considerably larger than the gap in 2000. Important to note is that a home priced at less than \$10,000 in 2000 was available to households earning up to 35 percent of the area’s median income. By 2005, this home was available to those earning up to just 27 percent of the area’s median income. Because the price of the home is held constant against a rising median income, the affordability measure decreases.

At the next price point, the demand for 5,813 units and supply of 7,279 units eases some of the demand from the lowest level, but still falls 3,257 units short of housing those with incomes below 54 percent of the area’s median. Finally, relief comes at the third price point, where all earners below 95 percent of the area’s median income can afford housing. Ultimately, Greenville has an estimated net surplus of 1,740 housing units. The low availability of stock for the highest earners illustrates that these households compete with lower earners for housing priced near the median.

Figure 13: Housing Gap 2005



Source: American Community Survey 2005

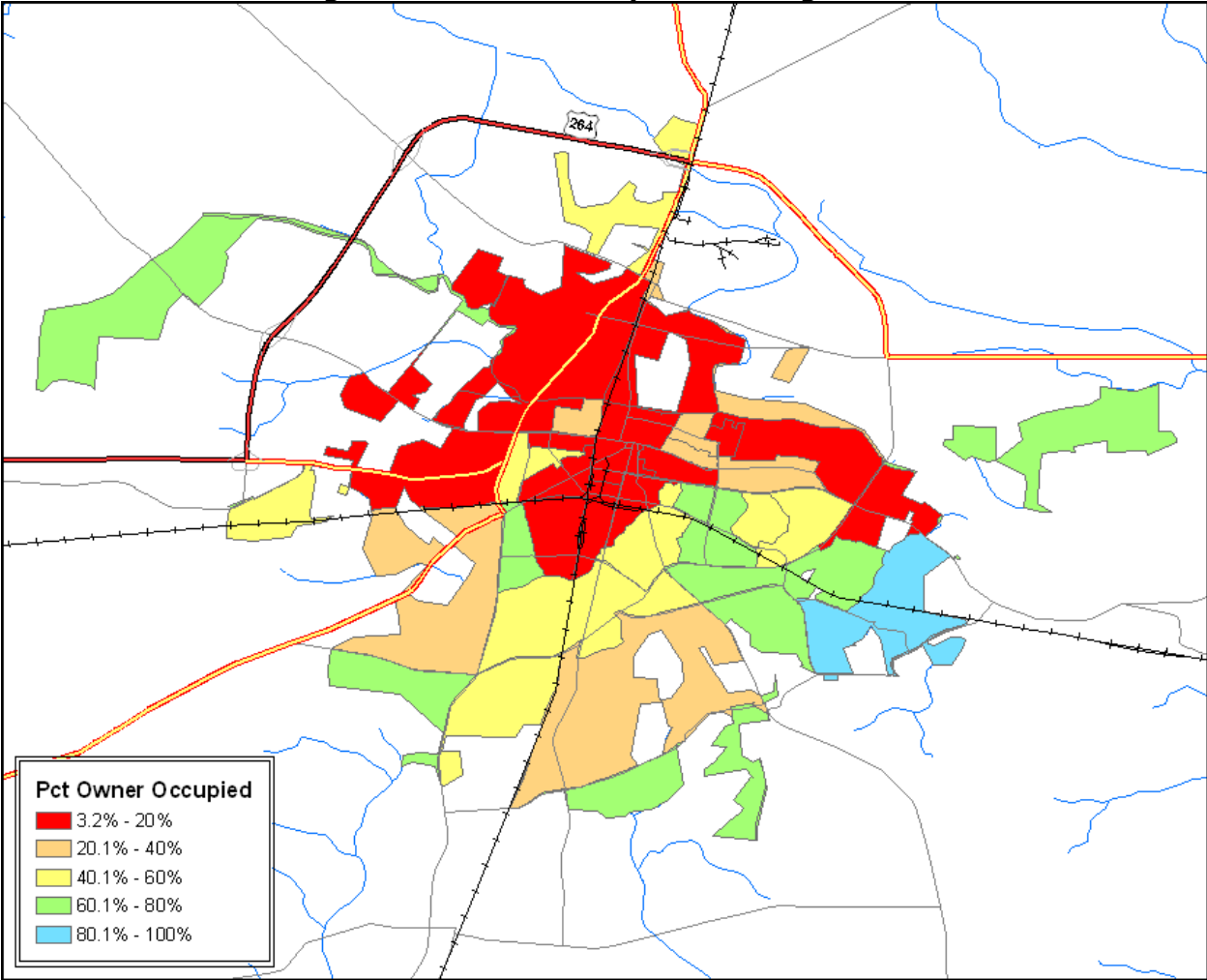
Owner-Occupied Housing

The current median value of a single-family home in the City of Greenville is \$124,900. Since the current median income in City of Greenville for the average family of 4 is \$36,782, it would appear that homeownership is attainable by any household earning an income near the median.⁷

The map below illustrates the distribution of owner-occupancy throughout the City as compared to the total number of housing units. The City's homeownership rate dropped from 42.1 percent in 1990 to 39.2 in 2000 and an estimated 36.6 in 2005. In all years, the homeownership rates have been significantly below the national average (which rose to 66.9 in 2005).

⁷ Twenty-eight percent of the median income would support a mortgage of \$131,364, which is greater than the median sales price.

Figure 14: Owner Occupied Housing



Currently Assisted Units

The Greenville Housing Authority will offer twenty-five Section 8 Homeownership Vouchers in the 2007 – 2008 fiscal year⁸, with a like amount anticipated each year over 2008-13 period.

Rental

Rental affordability is defined by the US Department of Housing & Urban Development (HUD) as 30 percent of a family’s adjusted gross income. Included in the 30 percent of income is both rent and utilities.

⁸ Greenville Housing Authority, 1103 Broad Street, Greenville, NC 27834 (252)329-4004 Annual PHA Plan 2007 ; <http://www.hud.gov/offices/pih/pha/approved/pdf/07/nc022v02.pdf>

Units Permitted

Between 2003 and 2007, 3,230 new rental units were permitted in Greenville for an average of 652 units annually. More rental units were permitted than single family ownership units in the period 2003 through 2007.

Of the new units permitted during the period, 494 units, or 15.3 percent of rental units permitted were in duplexes, while 84.7 percent of rental units permitted (2,717 units) were in structures of five units or more.

Of the new units permitted during the period, 72, or 2.2 percent of units permitted were assisted with low income housing tax credits.⁹

Units Lost to Demolition, Conversion or Expiring Use

No units were lost to expiring use during the period 2003 through 2007 and there are no properties entering into expiring use within the next five years.

At least 130 rental units were demolished in the period 2003 through 2007¹⁰.

The demolished units represent 4 percent of the new units permitted during the period 2003 through 2007.

The Greenville Housing Authority reports plans to dispose of Verdura Apartments, representing twelve units of very low income housing, in the 2008–2009 timeframe¹¹.

Fair Market Rents

Rental affordability is defined by the US Department of Housing & Urban Development (HUD) as 30% of a family's adjusted gross income. Included in the 30 percent of income is both rent and utilities.

HUD's Fair Market Rent ("FMR") for a two-bedroom unit was \$579 in 2007.¹² At the Fair Market Rent, the housing wage in Greenville is \$11.14 an hour.¹³ The state minimum wage is \$6.15 an hour¹⁴. Thus,

⁹ U.S. Department of Housing and Urban Development – Low Income Housing Tax Credit Database (<http://lihtc.huduser.org/>)

¹⁰ Includes 5 buildings containing 30 units and 50 duplexes.

¹¹ Greenville Housing Authority, 1103 Broad Street, Greenville, NC 27834 (252)329-4004 Annual PHA Plan 2007 ; <http://www.hud.gov/offices/pih/pha/approved/pdf/07/nc022v02.pdf>

¹² U.S. Department of Housing and Urban Development – HOME Program and Fair Market Rents 2007 (<http://www.hud.gov/utilities/intercept.cfm?offices/cpd/affordablehousing/programs/home/limits/rent/2007/northcarolina.pdf>)

¹³ The housing wage is the rate per hour required to pay the fair market rent if the rent and utilities are no greater than 30% of income

¹⁴ U.S Department of Labor <http://www.dol.gov/esa/minwage/america.htm>

the housing wage is 181.1 percent of the state minimum wage.¹⁵ This means that a full-time worker (40 hours per week) must earn \$23,160 in Greenville in order to afford a two-bedroom unit at the area's FMR, and a worker earning the state minimum wage (\$6.15 per hour) must work 22 hours per week in order to afford the unit¹⁶.

FMR's have remained relatively stable during the period 2003 through 2007 for one, two and three bedroom units, while four bedroom and above units have experienced a 15.5% decline in FMR.

Unit Type	2003	2004	2005	2006	2007	Net Inc/Dec
Efficiency	\$ 453	\$ 454	\$ 420	\$ 436	\$ 453	0.0%
1 Bdr	\$ 459	\$ 461	\$ 439	\$ 452	\$ 470	2.4%
2 Bdr	\$ 595	\$ 597	\$ 545	\$ 557	\$ 579	-2.7%
3 Bdr	\$ 802	\$ 805	\$ 790	\$ 772	\$ 802	0.0%
4 Bdr	\$ 981	\$ 984	\$ 815	\$ 797	\$ 829	-15.5%
5 Bdr	\$ 1,128	\$ 1,132	\$ 937	\$ 917	\$ 953	-15.5%
6 Bdr	\$ 1,275	\$ 1,026	\$ 1,060	\$ 1,036	\$ 1,078	-15.5%

The Rental Affordability Index indicates three and four person families at or below 60% of median income in Greenville will pay more than 30% of their income for rent at the FMR. Two and three person families at or below 50% of median income in Greenville will also pay more than 30% of their income for rent at the FMR. The gap between ability to pay and the FMR is particularly acute among all family sizes at or below 30% of AMI.

¹⁵ Calculation: ((\$579 [fair market rent] times 12 [months]) divided by 30 [allowable housing expense] multiplied by 100 = \$23,160 (which is the income needed to support rent of \$579 a month if housing expense is 30 percent of income)) divided by (\$6.15 [Minimum wage] times 2080 [annual hours] = \$12,792) = 181.1%

¹⁶ Calculation: \$579 (fair market rent) divided by \$6.15 (minimum wage) = 94.146 hours per month to pay rent and utilities, divided by 4.3 weeks in a month = 21.89 hours, rounded to 22 hours.

Two Person Families	30%	50%	60%	80%	100%	110%
Annual Income	\$11,950	\$19,900	\$23,880	\$31,900	\$39,800	\$43,780
Monthly Housing Expense @ 30% of Annual Income	\$299	\$498	\$597	\$798	\$995	\$1,095
Fair Market Rent (1 bedroom)	\$470	\$470	\$470	\$470	\$470	\$470
Affordability Gap	(\$171)	\$28	\$127	\$328	\$525	\$625
Fair Market Rent (2 bedroom)	\$579	\$579	\$579	\$579	\$579	\$579
Affordability Gap	(\$280)	(\$82)	\$18	\$219	\$416	\$516
Three Person Families	30%	50%	60%	80%	100%	110%
Annual Income	\$13,450	\$22,400	\$26,880	\$35,850	\$44,800	\$49,280
Monthly Housing Expense @ 30% of Annual Income	\$336	\$560	\$672	\$896	\$1,120	\$1,232
Fair Market Rent(2 bedroom)	\$673	\$673	\$673	\$673	\$673	\$673
Affordability Gap	(\$337)	(\$113)	(\$1)	\$223	\$447	\$559
Fair Market Rent (3 bedroom)	\$951	\$951	\$951	\$951	\$951	\$951
Affordability Gap	(\$615)	(\$391)	(\$279)	(\$55)	\$169	\$281
Four Person Families	30%	50%	60%	80%	100%	110%
Annual Income	\$14,950	\$24,900	\$29,880	\$39,850	\$49,800	\$54,780
Monthly Housing Expense @ 30% of Annual Income	\$374	\$623	\$747	\$996	\$1,245	\$1,370
Fair Market Rent(3 bedroom)	\$951	\$951	\$951	\$951	\$951	\$951

Housing Market Trends

Single Family Ownership Units Permitted

Between 2003 and 2007 2,591 new single family units were permitted in Greenville, for an average of 518 units annually.

Average Sales Price

The average sales price of all single family housing sold in Greenville has risen 21.4% in the last five years, or an average of 4.3% annually, to \$155,950. The average sales price for single family homes was \$185,429 in 2007, while the average condo/town home sale was \$93,333 and the average mobile home sale was \$68,393.¹⁷

¹⁷ Greenville-Pitt Association of Realtors

Table 8
Average Price of Housing Sold
Greenville, NC 2003 through 2007

<u>Year</u>	<u>2003</u>		<u>2004</u>		<u>2005</u>		<u>2006</u>		<u>2007</u>	
Average Sales Price	\$	128,495	\$	131,917	\$	138,466	\$	148,742	\$	155,950
Percent Increase/Decrease	--			2.66%		4.96%		7.42%		4.85%

Housing Affordability

There are four distinct measures of affordability in housing markets.

Affordability Index

The first measure is of the ability of a given family to afford an appropriately sized market rate unit in a given community. The measure is known as the Affordability Index. The Affordability Index establishes the affordability gap, or difference between what a family can pay and what the market indicates the family must pay on a monthly basis.

Family income is measured in relationship to median income and the market price of housing is based on the median size of units available at the median expected building cost. Calculations of interest rates and housing expense ratios are based on established industry norms at the time.

Affordable House Index

The second measure is the Affordable House Index. The Affordable House Index takes various income levels and derives what an affordable house would cost for that income level. The Affordable House Index permits a determination of the equity gap between a buyer's ability to pay and the market cost of the housing.

Availability Index

The third measure is the Availability Index. The Availability Index examines appropriately sized housing currently listed for sale and defines what percentage of the available housing is affordable to various income levels.

Cash-to-Close Index

The fourth measure is the Cash-to-Close Index. The Cash to Close Index defines the amount of cash needed by a given family to close the purchase of their first home. Families who must spend in excess of 35 percent of their annual income to close the purchase generally have great difficulty obtaining a home.

Taken together, these four affordability measures provide a broad and detailed synopsis of the current market in Greenville

Affordability Index

According to the MLS listings, there are currently 791 three (3) bedroom properties available for sale in Greenville.¹⁸ Of the 791 three bedroom units for sale, 522 or 66 percent are single family homes, 193 or 24.4 percent are condominiums, and 76 units or 9.6 percent are located within multifamily properties (duplexes, triplexes and the like).

The least expensive new three (3) bedroom Condo unit is listed for \$81,500. The condo is a 1,452 square foot, three (3) bedroom two and a half (2.5) bath unit. The sales price per square foot is \$56.13. The least expensive new single family three (3) bedroom unit is listed for \$98,900. The house is a 1,490 square foot, three (3) bedroom two and a half (2.5) bath on .54 acres. The sales price per square foot is \$66.38.

Two thirds of an acre lots are available at \$18,000, or \$0.65 a square foot. Land is available for \$35,750 for 2.78 acres, or \$0.30 per square foot. Existing units at the relevant price range are listed at an average of \$68 per square foot. Therefore, the probable new construction building cost is \$68 a square foot including land.

Three Person Families	50%	60%	80%	100%
Annual Income	\$22,400	\$26,880	\$35,850	\$44,800
Monthly Housing Expense @ 28% of Annual Income	\$523	\$627	\$837	\$1,045
Median Building Cost at 1,450 sq ft/\$68 per sq ft	\$98,600	\$98,600	\$98,600	\$98,600
Typical Required Down Payment @ 5%	\$4,930	\$4,930	\$4,930	\$4,930
Mortgage Amount	\$93,670	\$93,670	\$93,670	\$93,670
Rate	6.5%	6.5%	6.5%	6.5%
Term	30	30	30	30
Monthly Payment	\$592.06	\$592.06	\$592.06	\$592.06
Affordability Gap	(\$69.39)	\$35.14	\$244.44	\$453.28
Four Person Families	50%	60%	80%	100%
Annual Income	\$24,900	\$29,880	\$39,850	\$49,800
Monthly Housing Expense @ 28% of Annual Income	\$581	\$697	\$930	\$1,162
Median Building Cost at 1,450 sq ft/\$68 per sq ft	\$98,600	\$98,600	\$98,600	\$98,600
Typical Required Down Payment @ 5%	\$4,930	\$4,930	\$4,930	\$4,930
Mortgage Amount	\$93,670	\$93,670	\$93,670	\$93,670
Rate	6.5%	6.5%	6.5%	6.5%
Term	30	30	30	30
Monthly Payment	\$592.06	\$592.06	\$592.06	\$592.06
Affordability Gap	(\$11.06)	\$105.14	\$337.78	\$569.94

¹⁸ MLS listings as shown on Realtor.com on March 8th, 2008

At \$68 per square foot, a typical new home (or condo) will have a sales price of \$98,600 for a 1,450 square foot, three-bedroom, two bath unit. Based on 2007 median income data, three person families at or below 56.6 percent of the area median income cannot afford the typical new home and four person families at or below 51 percent of the area median cannot afford a typical new home.

Affordable House Index

The gap between the market price of a house and the ability of a family to pay provides a useful methodology for examining the “equity gap” that would need to be closed in order to make home ownership a reality for various family incomes. The equity gap is the difference between what the family can afford (including a 5 percent down payment) and the cost of a typical new or existing home.

Three Person Families	60%	80%	100%	110%
Annual Income	\$26,880	\$35,850	\$44,800	\$49,280
Monthly Housing Expense @ 28% of Annual Income	\$627	\$837	\$1,045	\$1,150
Mortgage Amount	\$99,230	\$132,343	\$165,383	\$181,921
House Value Assuming 5% Down Payment	\$104,452	\$139,309	\$174,087	\$191,496
Market Price	\$98,600	\$98,600	\$98,600	\$98,600
Equity Gap	\$5,852	\$40,709	\$75,487	\$92,896
Four Person Families	60%	80%	100%	110%
Annual Income	\$29,880	\$39,850	\$49,800	\$54,780
Monthly Housing Expense @ 28% of Annual Income	\$697	\$930	\$1,162	\$1,278
Mortgage Amount	\$110,305	\$147,110	\$183,841	\$202,225
House Value Assuming 5% Down Payment	\$116,110	\$154,852	\$193,517	\$212,868
Market Price	\$98,600	\$98,600	\$98,600	\$98,600
Equity Gap	\$17,510	\$56,252	\$94,917	\$114,268

The Greenville market does not have an equity gap for either three or four person families at or above 60% of median income.

Availability Index

The Availability Index takes the results of the Affordable House Index and determines, based on a fixed dates, the availability of units in the price ranges that would be affordable to the income segment.¹⁹

¹⁹ MLS Listings as provided by Realtor.com on March 8th, 2008. Units are three bedroom, two bath

	Three Person	Four Person		Three Person	Four Person
Affordable House @ 60% of Median	\$104,500	\$116,100	Affordable House @ 80% of Median	\$139,300	\$154,850
Units Available	113	211	Units Available	331	407
Total Housing Units on the Market	791	791	Total Housing Units on the Market	791	791
Affordable as a % of the Available Market	14.3%	26.7%	Affordable as a % of the Available Market	41.8%	51.5%
	Three Person	Four Person		Three Person	Four Person
Affordable House @ 100% of Median	\$174,000	\$193,500	Affordable House @ 110% of Median	\$191,500	\$212,900
Units Available	415	477	Units Available	476	515
Total Housing Units on the Market	791	791	Total Housing Units on the Market	791	791
Affordable as a % of the Available Market	52.5%	60.3%	Affordable as a % of the Available Market	60.2%	65.1%

Only 14.3 percent of units in Greenville are available to families at or below 60 percent of median income and 26.7 percent of the units on the market are affordable to families at or below 80 percent of median income.

Cash-to-Close Index

Typically, a family should spend no more than 35 percent of their annual income as the down payment and closing costs for the purchase of their first home.

Three Person Families	60%	80%	100%	110%
Annual Income	\$26,880	\$35,850	\$44,800	\$49,280
Median Building Cost at 1,450 sq ft/\$68 per sq ft	\$98,600	\$98,600	\$98,600	\$98,600
Typical Required Down Payment @ 5%	\$4,930	\$4,930	\$4,930	\$4,930
Mortgage Amount	\$93,670	\$93,670	\$93,670	\$93,670
Typical Closing Costs @ 4% of mortgage amount	\$3,747	\$3,747	\$3,747	\$3,747
Total Cash to Close	\$8,677	\$8,677	\$8,677	\$8,677
Cash to Close as a Percentage of Income	32.28%	24.20%	19.37%	17.61%
	60%	80%	100%	110%
Four Person Families				
Annual Income	\$29,880	\$39,850	\$49,800	\$54,780
Median Building Cost at 1,450 sq ft/\$68 per sq ft	\$98,600	\$98,600	\$98,600	\$98,600
Typical Required Down Payment @ 5%	\$4,930	\$4,930	\$4,930	\$4,930
Mortgage Amount	\$93,670	\$93,670	\$93,670	\$93,670
Typical Closing Costs @ 4% of mortgage amount	\$3,747	\$3,747	\$3,747	\$3,747
Total Cash to Close	\$8,677	\$8,677	\$8,677	\$8,677
Cash to Close as a Percentage of Income	29.04%	21.77%	17.42%	15.84%

In Greenville, three and four person families at and above 60 percent of the area median income do not spend more than 35 percent of their annual income to close their first home.

Summary of Single Family Affordability Indexes

In summary, the four affordability indexes indicate the median building cost is \$68 a square foot, yielding a market price of \$98,600 for a 1,450 square foot, three bedroom two and a half bath single family home. The \$98,600 unit is affordable to families at or above 60 percent of median income. Approximately 14.3 percent of the current market (113 units) is affordable to families at or below 60% of median income. The typical family at or above 60% of median income will spend less than 35 percent of their annual income to acquire their first home.

Specific Housing Objectives (91.215 (b))

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Strategic Plan Specific Housing Objectives response:

Specific Housing Objectives 2008-2013

Table 13		
Housing Assistance		
Priority 1	Decent Affordable Housing--Downpayment Assistance	
Objective 1	Affordability of HOME Assisted Homeownership Increase homeownership opportunities under programs that maximize HOME resources by providing funding for down payment assistance for first time homebuyers.	
Funding	Annual funding	Five-year funding
	\$80,000	\$480,000
Strategy and Geographic Location	Citywide--Maintain existing partnerships with real estate and lending entities and create new partnerships as necessary to assist low-income households in purchasing their new home.	
Funding Resources	HOME	
Time Frame	7/2008 – 6/2013	
Output and Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	5 households	25 households
Outcome	Affordability for the purpose of providing decent affordable housing through increased homeownership in West Greenville as well as throughout the City.	

Housing Assistance	
Priority 2	Decent Affordable Housing--Housing Rehabilitation

Objective 2	Sustainability of housing for existing homeowners To provide CDBG and HOME funding for owner-occupied rehabilitation.	
Funding	Annual funding	Five-year funding
	\$400,000	\$1,250,000
Strategy and Geographic location	Provide assistance for low-income households in rehabilitating their homes in the West Greenville 45 Block Revitalization area, as well as City-wide.	
Funding Resources	CDBG, HOME	
Time Frame	7/2008 – 6/2013	
Output and Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	10 households	50 households
Outcome	Sustainability for the purpose of providing decent affordable housing for eligible owner-occupied homeowners with incomes less than 80 percent of AMI by receiving assistance for housing repairs.	

Housing Assistance

Priority 2a	Decent Affordable Housing--Housing Rehabilitation	
Objective 2a	Sustainability of housing for existing homeowners To provide Pitt County HOME Consortium members with HOME funding for owner-occupied rehabilitation throughout Pitt County.	
Funding	Annual funding	Five-year funding
	\$297,000	\$297,000
Strategy and Geographic location	Provide assistance for low-income households in rehabilitating their homes in the unincorporated areas of Pitt County, Town of Farmville and Town of Winterville.	
Funding Resources	HOME	
Time Frame	7/2008 – 6/2009	
Output and Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	5 households	5 households
Outcome	Sustainability for the purpose of providing decent affordable housing for eligible owner-occupied homeowners with incomes less than 80 percent of AMI by receiving assistance for housing repairs.	

Housing Assistance

Priority 3	Decent Affordable Housing--New Construction of Single-family units	
Objective 3	Affordability of HOME and Bond Issue New Construction Homeownership Increase homeownership opportunities under programs that maximize HOME and Bond issue resources by providing funding to build new single family units in West Greenville.	
Funding	Annual funding	Five-year funding
	\$480,000	\$2,400,000
Strategy and	Create partnerships as necessary to assist low-income	

Geographic location	households in purchasing their new home in the West Greenville 45 Block Revitalization area.	
Funding Resources	HOME, Local Bond funds	
Time Frame	7/2008 – 6/2013	
Output and Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	4 units	20 units
Outcome	Affordability for eligible homebuyers with incomes less than 80 percent of AMI will have the opportunity to purchase a newly constructed home in West Greenville.	

Housing Assistance		
Priority 4	Decent Affordable Housing--Acquisition/Rehabilitation of Rental Housing for homeownership opportunities	
Objective 4	Improvement of Substandard Rental Housing To provide CDBG, HOME, and Bond Issue funding for rental purchase/rehabilitation in West Greenville.	
Funding	Annual funding	Five-year funding
	\$150,000	\$625,000
Strategy and Geographic location	Provide assistance for acquisition and rehabilitation of substandard rental units to provide for homeownership opportunities in the West Greenville 45 Block Revitalization area.	
Funding Resources	CDBG, HOME and Local Bond funds	
Time Frame	7/2008 – 6/2013	
Output and Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	4 households	20 households
Outcome	Improvement of Substandard Rental Housing will be assisted to acquire and rehabilitate properties to provide for affordable homeownership opportunities in the West Greenville 45 Block Revitalization area.	

Housing Assistance		
Priority 5	Decent Affordable Housing---Housing Acquisition/New Construction Multi-family units	
Objective 5	Affordability of Homeowner and Rental housing To provide HOME funding for multi-family homeownership and rental purchase/new construction in West Greenville Redevelopment area.	
Funding	Annual funding	Five-year funding
	\$0	\$300,000
Strategy and Geographic location	Provide assistance for acquisition and construction of new multi-family units to provide for low-income rental or homeownership opportunities in the West Greenville Redevelopment area.	
Funding Resources	HOME	
Time Frame	7/2009 – 6/2011	
Output and Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	0	10 units

Outcome	Affordability for Rental Housing and homeownership will be assisted through Private/nonprofit Developers who will have the opportunity to acquire and construct multi-family units to provide for low-income rental or homeownership opportunities in the West Greenville.
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Housing and Non-Housing Community Development		
Priority 1	Accessibility to Creating Economic Opportunities and Affordable Housing--Public Services	
Objective 1a	To provide funding for housing counseling.	
Objective 1b	To provide funding for housing counseling program on credit counseling and financial literacy.	
Objective 1c	To provide funding for a job training program.	
Objective 1d	To provide funding for a youth development program.	
Funding	Annual funding	Five-year funding
	\$70,000	\$500,000
Strategy and Geographic location	West Greenville 45 Block Revitalization area.	
Funding Resources	CDBG	
Time Frame	7/2008 – 6/2013	
Output and Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	75 people	375 people
Outcome	Accessibility for families and individuals with incomes less than 80 percent of AMI to have the opportunity to purchase a home and/or obtain employment.	

Priority Objectives Expected to be Achieved

All Housing Priority Objectives expect to be achieved during the 2008-2013 timeframe.

Resources Expected to be Available

The resources indicated above are expected to be available.

Needs of Public Housing (91.210 (b))

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table

(formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

3-5 Year Strategic Plan Needs of Public Housing response:

Needs of Public Housing 2008-2013

Families below 30 percent of AMI are traditionally served by Public Housing. The Greenville Housing Authority owns and operates 714 units of public housing in eight locations and controls 664 Housing Choice Vouchers, and 60 units of Elderly Section 8 new construction vouchers. In addition the Greenville Housing Authority owns and operates several developments consisting of 100 units of affordable housing²⁰.

The Greenville Housing Authority reports a public housing waiting list of 584 families at or below 30 percent of AMI, with an annual turnover rate of 15.9 percent²¹, and a waiting list of 424 families at or below 30 percent of AMI for Section 8 assistance, with an annual turnover rate of 24.5 percent²².

Additionally, there are 206 large apartment complexes in Greenville, NC containing 16,248 units. The Table in the Housing Section provides both a list of all multifamily and single family townhouses. The North Carolina Housing Finance Agency reports seven (7) affordable developments containing 1,199 units in Greenville, NC.²³

INSERT Multifamily Map Provided by the City FIGURE ----

Public Housing Strategy (91.210)

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.

²⁰ Greenville Housing Authority, 1103 Broad Street, Greenville, NC 27834 (252)329-4004 Five Year PHA Plan 2005, pg 24 ; <http://www.hud.gov/offices/pih/pha/approved/pdf/05/nc022v04.pdf> ; The non-public housing units are University Towers and Greentree.

²¹ Greenville Housing Authority, 1103 Broad Street, Greenville, NC 27834 (252)329-4004 Annual PHA Plan 2007 ; <http://www.hud.gov/offices/pih/pha/approved/pdf/07/nc022v02.pdf>

²² Greenville Housing Authority, 1103 Broad Street, Greenville, NC 27834 (252)329-4004 Annual PHA Plan 2007 ; <http://www.hud.gov/offices/pih/pha/approved/pdf/07/nc022v02.pdf>

²³ NCHFA: <http://www.nchfa.com> NCHFA affordable units are limited to units subsidized directly by NCHFA.

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2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))
 3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

3-5 Year Strategic Plan Public Housing Strategy response:

Public Housing Strategy 2008-2013

Revitalization Strategy

The Greenville Housing Authority operates a total of 774 units. GHA annually receives Federal funds to modernize and repair public housing units. The Authority renovates a number of units annually and largely replaces floor tile, kitchen cabinets, all countertops, water heaters, and completes bathroom renovations and painting. The Authority has a replacement cycle on all appliances and has installed roofs, A/C siding, and security doors on much of the stock during the past several years.

Homeownership

The City of Greenville Community Development Department Housing Division has formed a partnership with the Greenville Housing Authority to offer bimonthly Homeownership classes to public housing residents. Residents are now utilizing the Housing Choice Voucher program and City of Greenville HOME down payment assistance program to purchase new homes.

Performance

The Greenville Housing Authority is not a "troubled agency".

Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.
2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is

substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

3-5 Year Strategic Plan Barriers to Affordable Housing response:

Barriers to Affordable Housing 2008-2013

Local Issues

The City has identified several barriers that impede efforts to develop affordable housing or that make decent, safe and sanitary housing unobtainable by lower income families in Greenville. Financial barriers to affordable housing exist for both homeowners and renters. Many low- and moderate-income families do not have the cash needed for down payment and closing costs for the purchase of a home. Coupled with poor credit histories, these households have difficulty acquiring housing. Many low- and moderate-income households lack the education and job skills necessary to obtain adequate housing. In addition, first time homebuyers may not fully understand the home buying and lending process, making them less willing or ready to enter into homeownership. For lower income renters, a lack of understanding concerning the laws and requirements of landlords and the rights of tenants can further act as a barrier.

Strategy

In an attempt to address the barriers to developing affordable housing, the City of Greenville continues to create affordable housing. The land for the subdivisions is purchased by the City with funding from approved public bonds. Upon acquisition and installation of infrastructure, the City then makes lots available to builders for development. All submitted proposals are accepted based on a reasonable price per square foot and the contractor's ability to meet building specifications as required by the Request for Proposal. Purchase of the land and installation of the infrastructure improvements increases the affordability of the lots, while reducing the cost to the homebuyer. As lots are sold to eligible homebuyers, the lot cost is recaptured and used to fund future developments.

The City of Greenville partners with local nonprofit agencies to provide Homeownership counseling and workshops for potential homebuyers. The City additionally also offers a Homeownership Academy that provides participants with the opportunity to gain a working knowledge of the home buying process and to prepare financially to purchase a home within the West Greenville Revitalization Area. At the

completion of the program, participants receive a certificate for \$500.00 redeemable at closing to assist with the purchase of an existing or new home within the West Greenville Revitalization Area.

The City of Greenville also supports the Pitt County Habitat for Humanity as another housing resource. Funding from the City's CDBG Program is made available for housing providers such as Habitat. The organization has received funds for the past several years and utilizes the funding to acquire existing lots for new construction within West Greenville.

HOMELESS

Homeless Needs (91.205 (b) and 91.215 (c))

*Please also refer to the Homeless Needs Table in the Needs.xls workbook

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

3-5 Year Strategic Plan Homeless Needs response:

Homeless Needs 2008-2013

Since 2001, the City of Greenville has actively assisted with the creation and development of a Continuum of Care for Greenville/Pitt County. The group, known as the Pitt County Continuum of Care, is comprised of City and County staff, as well as non-profit and for-profit representatives. The group meets monthly to discuss the ever-growing homeless population in the community. Efforts to end homelessness and to coordinate supportive services to homeless persons are top priorities for the community. In 2008, a Continuum of Care Homeless Population Point in Time Survey revealed that there are 131 homeless persons in Pitt County and 119 beds available to serve them. This indicates substantial progress over the past two years.

During the upcoming fiscal year, the group will continue to develop the Continuum and prepare a grant application for submission. To date, the Pitt County Continuum of Care has received funding from the 2003-2007 funding cycles. Funding received under the 2004 and 2005 award was allocated to implement a Homeless Management Information System (HMIS). All actions by the Continuum of Care group will address obstacles to meet the underserved needs in the community, assist with the reduction of poverty level families, assist with the development of "institutional structures", and enhance coordination between public and private housing and social service providers. Other actions will include marketing of the continuum to reach out to surrounding communities in an endeavor to promote regional participation.

Ten-Year Plan to End Homelessness

The City and the Pitt County Government have selected a professional consultant to assist with the Ten-Year Plan to End Chronic Homelessness planning process. The consultant will be responsible for facilitating discussions related to the design/organizational structure and implementation of an effective planning process and providing additional guidance as needed. In addition, the City of Greenville City council has approved a resolution endorsing a Ten Year Plan to End Chronic Homelessness throughout the City. The Blue Ribbon Task Force to End Chronic Homelessness expects to complete the Draft Plan by July, 2008. The plan will provide a foundation for providing homeless housing services in the City and areas outside of the City.

Priority Homeless Needs

1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.
2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

3-5 Year Strategic Plan Priority Homeless Needs response:

Priority Homeless Needs 2008-2013

The Greenville Community Shelter annually applies to the North Carolina Department of Health and Human Services for HUD ESG funds for Emergency Shelter Assistance. In addition, the City provides CDBG funding as follows:

TABLE 14		
Homeless Assistance		
Priority 1	Creating Suitable Living Environment--Essential Homeless Services	
Objective 1	Sustainability to Creating Suitable Living Environment to provide funding for homeless essential services to include outreach and counseling.	
Funding	Annual funding	Five-year funding
	\$15,000	\$75,000
Strategy and Geographic location	City-wide, as well as the West Greenville 45 Block Revitalization area.	
Funding Resources	CDBG	
Time Frame	7/2008 – 6/2013	
Output and Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	100 persons	500 persons
Outcome	Sustainability for the purpose of creating suitable living environments through Continuum of Care Service Providers.	

Homeless Assistance		
Priority 2	Creating Suitable Living Environments--Shelter Renovation/Rehabilitation	
Objective 2	Sustainability to Create Suitable Living Environments by providing funding to agencies/facilities providing services for the homeless in support of the Pitt County Continuum of Care.	
Funding	Annual funding	Five-year funding
	\$30,000	\$170,000
Strategy and Geographic location	West Greenville 45 Block Revitalization area.	
Funding Resources	CDBG	
Time Frame	7/2008 – 6/2013	
Output and Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	1 facility	5 facilities
Outcome	Sustainability for the purpose of creating suitable living environments through Continuum of Care Service Providers.	

Priority Homeless and Special Needs

Homeless Needs Table
(See CPMP Table Attached)

Homeless Inventory (91.210 (c))

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

3-5 Year Strategic Plan Homeless Inventory response:

Homeless Inventory 2008-2013

New Project:

Greenville Housing Development Corporation- (Greenville Housing Authority)
Project Name: Corner Stone
Grant type: Shelter Plus Care grant
Award Amount: \$303,600
Length: 5 year grant (to cover approximately 10- one bedroom units each year for five (5) years)

Renewing Project

Greenville Community Life Center (Greenville Community Shelter)
Project Name: Solid Ground Permanent Housing Options
Grant Type: SHPR (Permanent housing with support)
Award Amount: \$216,531
Length 5 Year

New Project

Greenville Housing Development Corporation
Project Name: Vendura Apartments
Grant Type: SHP (Match for homeless units within larger project)
Award Amount: \$90,000
Length One Year
(matching funds for Initiative 400 project)

Award amounts announced through the Balance of State for 2007.

Homeless Strategic Plan (91.215 (c))

1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families

(including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.

2. Chronic homelessness—Describe the jurisdiction’s strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.
3. Homelessness Prevention—Describe the jurisdiction’s strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.
4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.
5. Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

3-5 Year Homeless Strategic Plan response:

Homeless Strategic Plan 2008-2013

Homelessness

The Pitt County Continuum of Care’s mission for combating homelessness is to have a seamless continuum of housing and services to meet the housing and support service needs of all homeless subpopulations in the County and the City of Greenville, in both urbanized and non-urbanized areas. This will require the strengthening of coordinated activities of the local homeless coalition, the providers, other non-profit organizations and homeless individuals

and advocates. Local agencies must continue to cooperate in linking housing and services and in developing creative responses to the problem of homelessness in Greenville and Pitt County.

In understanding the needs and accomplishments of the Continuum of Care, one must understand the homeless people being served by the Continuum. The homeless population is not always visible across the County, so it would appear to an outsider that the County does not have a homeless problem. But, homelessness in Pitt County is defined as follows:

- Those who do not have a habitable residence of their own;
- Those who are victims of domestic abuse;
- Those who need temporary emergency shelter or who otherwise would be living in an uninhabitable situation;
- Emancipated runaway youths who are not served by mainstream resource services;
- Homeless people who suffer from chronic substance/alcohol abuse; and
- Homeless people who lack the necessary life skills to manage their lives on a daily basis.

Chronic homelessness

During the point in time survey, eleven (11), six sheltered and five unsheltered persons were identified as chronically homeless in Pitt County. To address the needs of the chronically homeless population, the County Continuum of Care strategy to end chronic homelessness within 10 years may consider looking on three basic areas:

- Outreach to identify chronically homeless persons in Pitt County;
- Prevention of chronic homelessness before the situation occurs; and
- The provision of permanent supportive housing for the chronically homeless.

While working to address the needs of the chronically homeless already identified, the Continuum will work to prevent other people from becoming chronically homeless. The Continuum's strategy for prevention may include:

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- Increasing homeless clients access to mainstream resources;
 - Providing homeless clients with the necessary identification to access mainstream resources and develop self-esteem and self-determination as their identity is recognized by mainstream institutions;
 - Increasing awareness of the chronically homeless problem by “cross-training” all community agencies and service providers on the factors, causes, and issues associated with chronic homelessness; and
 - Hosting exchange sessions between homeless housing and service providers and mainstream resource providers to guarantee that the chronically homeless achieve all the resources necessary to forestall slipping into the chronically homeless state.

The Pitt County Continuum of Care’s process should mirror the actions initiated by HUD’s Ten Year Plan to End Chronic Homelessness.

Homelessness Prevention

The cause, nature and full extent of the homeless problem in Pitt County is both varied and complex. With the different homeless populations described here and the level of services offered as they relate to the Continuum of Care initiative, it is obvious that there is no single cause of homelessness in the County.

The County’s approach to addressing homelessness is through a coordinated menu of programs and services offered by the aforementioned. The County is committed to continuing to explore the precipitating causes of homelessness in order to develop a more comprehensive means to alleviate homelessness in the County. An estimate of the homeless needs in the County is shown in the gaps analysis tables provided in this document. Activities for addressing the homeless needs of Greenville and Pitt County are included in the Strategic Plan. Individuals impacted by these activities are identified as follows:

- People who do not have a residence/home of their own, but they live with friends, relatives, etc.

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- People who are victims of domestic abuse
 - People who need temporary emergency shelter due to unemployment or due to the fact that they are just passing through the area
 - Youths who are runaways or juvenile delinquents
 - People who suffer from substance/alcohol abuse
 - People who lack the necessary life skills to successfully manage their lives on a daily basis

There are organizations in the County that serve the homeless (victims of domestic abuse and/or violence, youth and juvenile delinquents, substance and/or alcohol abusers and the unemployed) and most participate in the Continuum of Care initiative.

Institutional Structure

Currently, the Pitt County Continuum of Care and the Blue Ribbon Task Force to End Chronic Homelessness form the institutional structure for the City of Greenville and Pitt County Homeless Action Team.

Discharge Coordination Policy

The Pitt County Continuum of Care homeless prevention strategy should include meetings between local and State law enforcement, hospital, and prison officials to work on a discharge policy so that hospital and released prisoners do not become homeless.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

3-5 Year Strategic Plan ESG response:

Emergency Shelter Grants (ESG) 2008-2013

The Greenville Community Shelter applies annually to the State of North Carolina for ESG funds.

COMMUNITY DEVELOPMENT

Community Development (91.215 (e))

*Please also refer to the Community Development Table in the Needs.xls workbook

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.
2. Describe the basis for assigning the priority given to each category of priority needs.
3. Identify any obstacles to meeting underserved needs.
4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

3-5 Year Strategic Plan Community Development response:

Community Development 2008-2013

Non Housing Community Development Needs

Economy

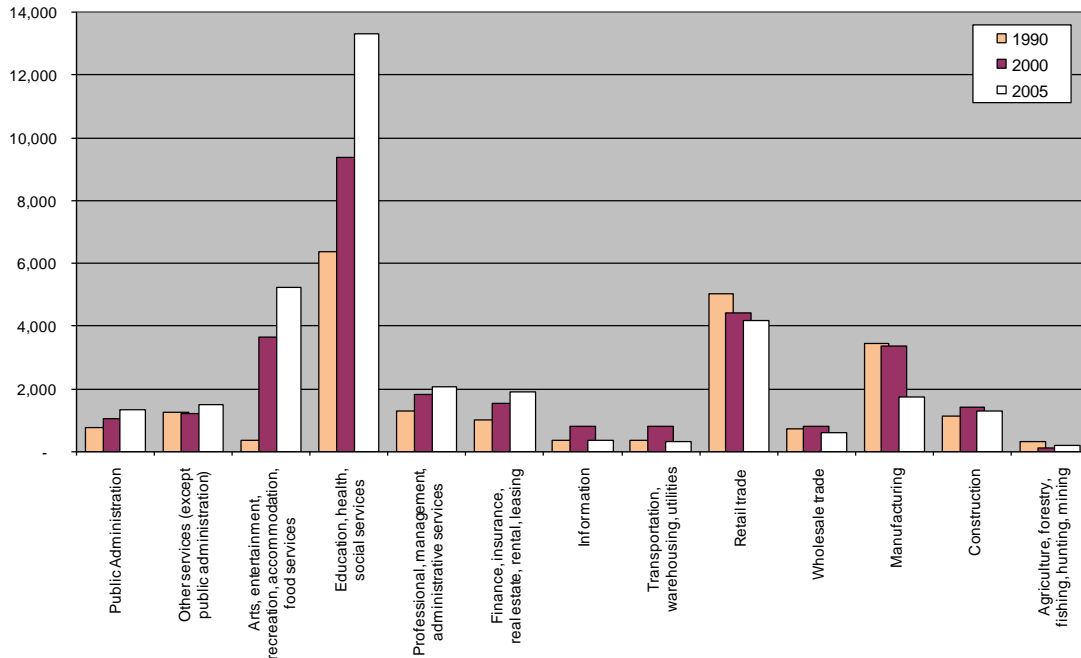
From 1990 to 2000, the labor force of City of Greenville grew from 24,185 to 33,414—an increase of 38.2 percent, which was nearly four points higher than the increase in the city's population. In 2005, the labor force numbered 38,164, an additional 14.2 percent increase over 2000. This increase, however, was slightly below the increase in the city's overall population during the same time.

The chart below provides a breakdown of the labor force by industry. Over the last 17 years, employment in education, health and social services has remained the top industry, rising from employing 28.4 percent of the labor force in 1990 to 39.1 percent in 2005. In 1990, retail trade was the second largest industry in Greenville, employing 22.4 percent of the labor force. While also ranking second in 2000, this industry has dropped off to 12.3 percent in 2005, now becoming the

third largest industry. Manufacturing employed 15.4 percent of the labor force in 1990 and 11.1 percent in 2000, but fell to just 5.1 percent in 2005. In its place, the arts, entertainment, recreation, accommodation and food services industry has risen to the second largest in Greenville, now employing 15.3 percent of the labor force, up from 12.0 in 2000 and just 1.6 percent in 1990.

Figure 15: Employed Residents 2005

Employed Residents by Industry, 1990-2005

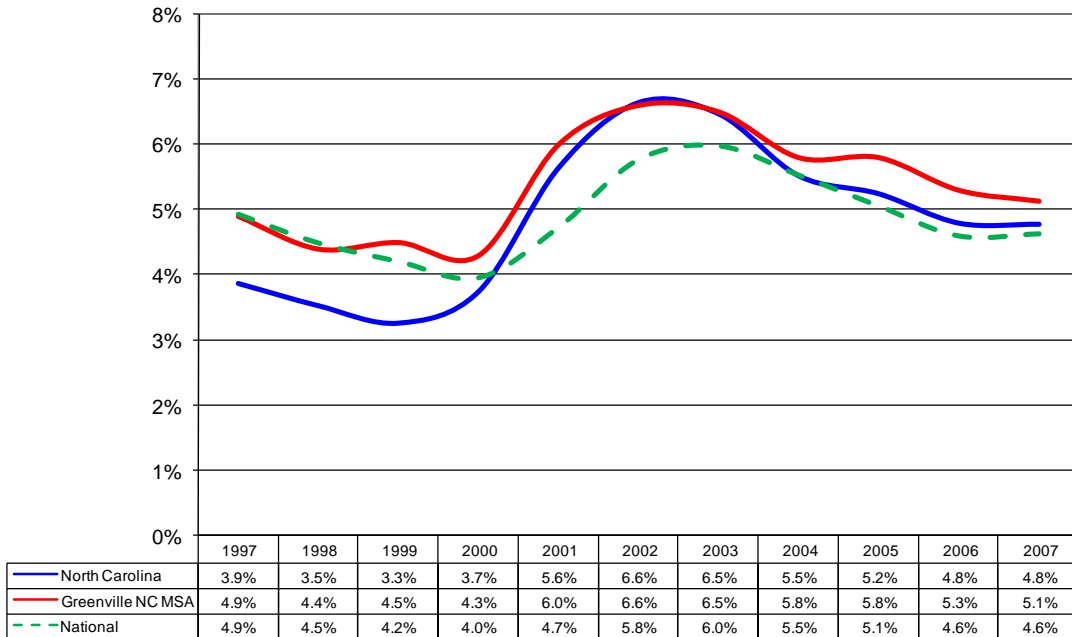


Source: Census 2000, American Community Survey 2005

In general, unemployment in the City of Greenville has been higher than that in both the State of North Carolina and nationwide. At its lowest point in the last 11 years, unemployment reached 4.3 in 2000. The annual rates are illustrated in the graph below and the accompanying table.

Figure 16: Unemployment Rate 1997 - 2007

Unemployment Rate History



Source: Bureau of Labor Statistics, 2/15/08

Community Development Needs Table

CPMP Needs Table

Basis for Priority Needs

The City’s top community development priorities are to concentrate on the needs of the West Greenville Revitalization Area over the five year term of the 2008-2013 Consolidated Plan. The Non Housing Projects expected to be funded during 2008-13 are as follows:

Table 15		
Housing and Non-Housing Community Development		
Priority 1	Accessibility to Creating Economic Opportunities and Affordable Housing--Public Services	
Objective 1a	To provide funding for housing counseling program.	
Objective 1b	To provide funding for housing counseling program on credit counseling and financial literacy.	
Objective 1c	To provide funding for a job training program.	
Objective 1d	To provide funding for a youth development program.	
Funding	Annual funding	Five-year funding
	\$70,000	\$500,000
Strategy and	West Greenville 45 Block Revitalization area.	

Geographic location		
Funding Resources	CDBG	
Time Frame	7/2008 – 6/2013	
Output and Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	75 people	375 people
Outcome	Accessibility for families and individuals with incomes less than 80 percent of AMI to have the opportunity to purchase a home and/or obtain employment.	

The Chart above (Priority 1) also appears in the Housing Section.

Non-Housing Community Development		
Priority 2	Sustainability of Creating Suitable Living Environment-- Public Facilities Improvement	
Objective 2a	To provide funding for neighborhood facility improvements.	
Funding	Annual funding	Five-year funding
	\$16,690	\$83,450
Geographic location	West Greenville 45 Block Revitalization area.	
Funding Resources	CDBG	
Time Frame	7/2008 – 6/2013	
Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	75 people	375 people
Outcome	Sustainability for the purpose of creating suitable living environments through neighborhood facility improvements.	

Non-Housing Community Development		
Priority 3	Sustainability of Creating Suitable Living Environment Clearance/Demolition	
Objective 3	To provide funding for clearance and demolition of substandard structures in West Greenville.	
Funding	Annual funding	Five-year funding
	\$77,533	\$250,000
Strategy and Geographic location	West Greenville 45 Block Revitalization area.	
Funding Resources	CDBG	
Time Frame	7/2008 – 6/2013	
Output and Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	5 structures	25 structures
Outcome	Sustainability for the purpose of creating suitable living environments through Demolition and Clearance in West Greenville.	

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Non-Housing Community Development		
Priority 4	Accessibility to Creating Economic Opportunities Economic/Business Development	
Objective 4	To provide funding for a business incubator and small business development.	
Funding	Annual funding	Five-year funding
	TBA	\$250,000
Strategy and Geographic location	West Greenville 45 Block Revitalization area.	
Funding Resources	CDBG	
Time Frame	7/2009 – 6/2013	
Output and Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	75 people	375 people
Outcome	Accessibility for families and individuals with incomes less than 80 percent of AMI to have the opportunity to obtain employment.	

Housing and Non-Housing Community Development		
Priority 5	General Program Administration	
Objective 5	To provide funding for general program administration.	
Funding	Annual funding	Five-year funding
	\$150,000 CDBG \$83,000 HOME	\$775,000 \$300,000
Strategy and Geographic location	Citywide	
Funding Resources	CDBG, HOME	
Time Frame	7/2008 – 6/2013	
Output and Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	200 people	1000 people
Outcome	Successful delivery of Community Development Programs and Services to the citizens of Greenville.	

Obstacles to Meeting Underserved Needs

Again, the major obstacle to serving all the low-moderate income persons in the City, including the West Greenville Area, is the very small amounts of Federal funds available. The City uses local Bond issue and general funds to carry out most of the Housing and Community Development work in Greenville.

Development Objectives

Revitalization Plan

The Center City - West Greenville Revitalization Plan (2006) Adopted by City Council in January 2006, the Center City - West Greenville Revitalization Plan was developed through a collaborative process of citizens, business owners, local commissions, city staff, and elected officials.

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The full West Greenville Revitalization Plan is found at the City's web site, www.greenvillenc.gov.

Antipoverty Strategy (91.215 (h))

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.
2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

3-5 Year Strategic Plan Antipoverty Strategy response:

Antipoverty Strategy 2008-2013

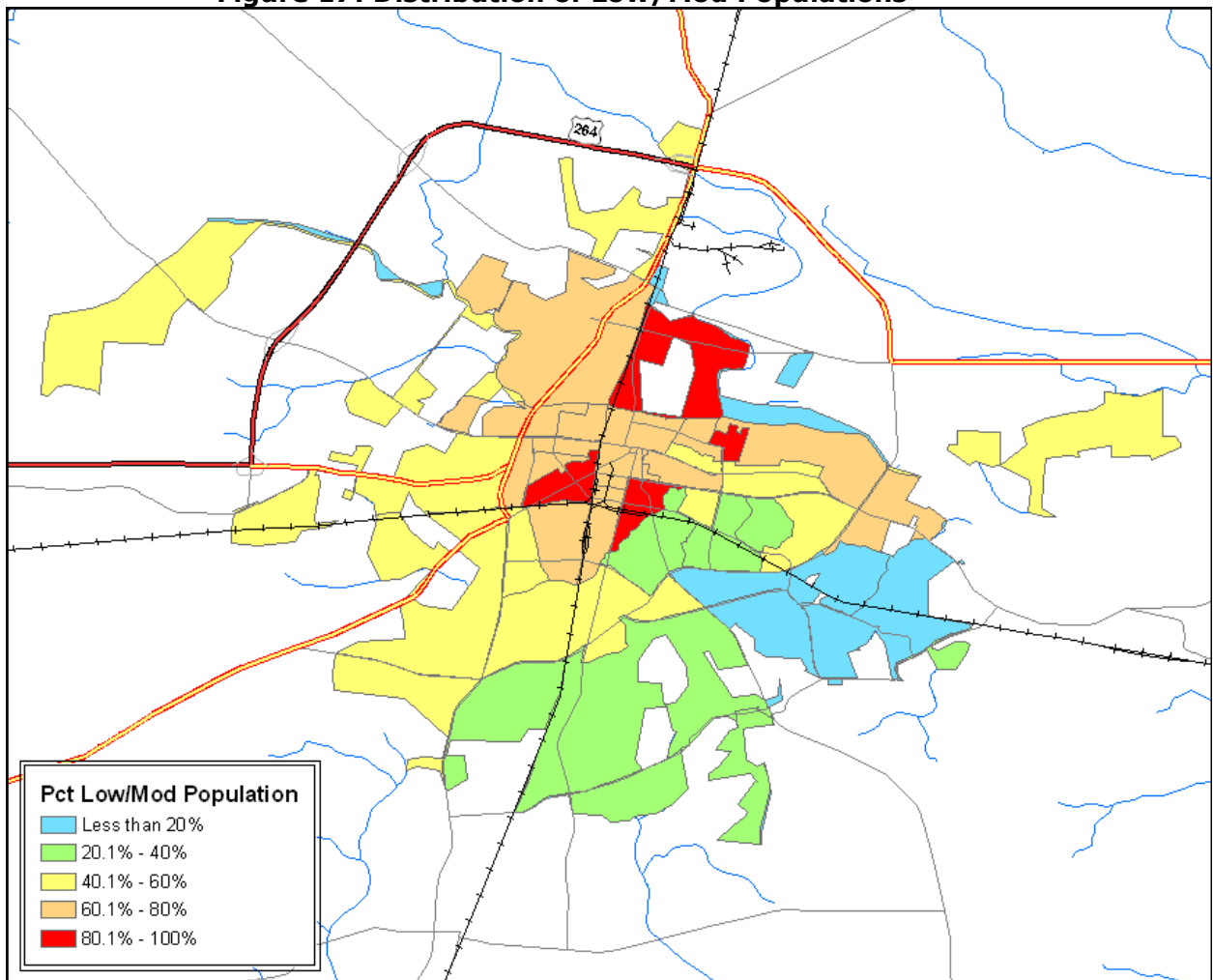
Greenville Goals, Programs, and Policies to Reduce Poverty

There was an estimated 15,593 persons identified as having incomes below the poverty level in 2005. The largest number of persons living in poverty occurs among those between the ages of 18-24 (52.6 percent), although this is slightly more prevalent among females than males. Eighteen percent of those in poverty are children under the age of 18, with 10.6 of these being children under age 5, although this is more apparent among male children than female at a ratio of about 2:1. There are almost no instances of poverty reported among children between the ages of 12 and 17. Poverty among the elderly population is more apparent among males aged 75 and older and females between the ages of 65 to 74 (about 3 percent each). Of all households in poverty, 78.5 percent are non-married-couple-family households. While this may indicate a high number of single-parent households with young children, this also captures households comprised of cohabiting couples, as well as elderly parents living with unmarried adult children.

Households earning less than 30 percent of the area's median income are considered Very Low Income, those earning 31 percent to 50 percent are Low Income, and those earning from 51 percent to 80 percent are Moderate Income. The blue areas in the map below indicate areas where fewer than 20 percent of the households earn less than 80 percent of the area's median income. Conversely, areas shown in red are those between 81 and 100 percent of the households are within this income range.²⁴ These block groups are primarily located along the railroad lines near the City's center.

²⁴ HUD, Census 2000 Low and Moderate Income Summary Data.

Figure 17: Distribution of Low/Mod Populations



Anti-Poverty Strategy

Greenville housing programs inherently address poverty by creating housing opportunities for low income households. Without these housing opportunities many low income households would not be able to afford housing rehabilitation costs or to purchase a home.

Additionally, funding through CDBG Public Service activities of transitional housing providers such as the Greenville Community Shelter and New Directions, both nonprofit agencies, allows individuals that would normally reside in impoverished conditions the opportunity to establish themselves in order to find suitable employment. Such efforts will work to reduce the number of persons currently living in poverty.

NON-HOMELESS SPECIAL NEEDS

Specific Special Needs Objectives (91.215)

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Non-homeless Special Needs Analysis response:

Specific Special Needs Objectives 2008-2013

In examining supportive housing for persons with special needs, the City of Greenville has considered the needs of the elderly, persons with disabilities (including mental, physical and developmental), alcohol and substance abusers and persons with HIV/AIDS. A discussion of the housing needs for these sub-populations follows.

Elderly and Frail Elderly

Elderly renter households are overwhelmingly low-income. On the other hand, elderly owner-occupied households have their own set of problems. The cost of maintaining a home rises with age of the house. Homeowner's insurance rates increase almost annually. Yet elderly incomes generally do not rise when adjusted for inflation. Thus, elderly owner households are continually squeezed financially by the need to maintain the property, the rise in insurance rates, and an overall decline in the owner's health. Many elderly persons find it medically beneficial and an emotional comfort to remain in a familiar setting, making decent and affordable housing a major concern for this population. As a result, a strong emphasis is placed on the elderly maintaining an independent, to semi-independent lifestyle, with close, convenient and immediate access to recreational, medical and social service resources.

The types of housing for the elderly and frail elderly vary depending on the special features and/or services needed to meet the needs of older residents. Factors that must be considered in developing housing for the elderly include location, services and amenities, nearness to healthcare, shopping and other services, affordability and ease of upkeep. Various categories of housing for the elderly include the following:

-
-
- Independent living housing, which includes elderly apartments, congregate housing, multi-unit assisted housing with services, adult communities, retirement communities and shared housing
 - Assisted living, which includes adult care homes and multi-unit assisted housing with services
 - Nursing homes

Retirement Communities and Independent Living

Retirement communities and independent living include homes, condominiums, apartments, retirement hotels and cooperative housing arrangements that provide age-segregated, independent living units and offer personal care services, social activities and limited nursing supervision.

Priorities

There are currently many special needs throughout the City and County. These needs are being met slowly by the various organizations indicated in the Strategy. Due to the higher demand for poverty level and very low income needs in the West Greenville, Non Homeless Special Needs must be met by State and Local funds as well as the private sector.

Resources Expected

Funds for Non Homeless Special Needs are expected from Pitt County, the City of Greenville, the State of North Carolina and the private sector.

Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.

*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.

2. Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.
3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.
5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.
6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

3-5 Year Non-homeless Special Needs Analysis response:

Non-homeless Special Needs Analysis (including HOPWA) 2008-2013

During the 2008-13 timeframe, the City's Special Needs, HOPWA, and Continuum of Care needs will be closely monitored and supported to the greatest extent possible. Since the City Community Development funds are so limited, every effort will be made to seek public and private assistance throughout the State of North Carolina.

Housing Opportunities for People with AIDS (HOPWA)

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.
2. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also

describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.

3. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).
4. The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.
5. The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.
6. The Plan includes the certifications relevant to the HOPWA Program.

3-5 Year Strategic Plan HOPWA response:

Housing Opportunities for People with AIDS (HOPWA) 2008-2013

The Pitt County AIDS Service Organization (PICASO) provides service and support for people with HIV or AIDS and their families. The Greenville Housing Authority works closely with PICASO and provides housing and shelter (currently 10 units) for people with HIV or AIDS through the State administers Housing Opportunities for People With AIDS (HOPWA) Program. North Carolina Department of Health and Human Services records indicate that there are 37 advances cases of HIV AIDS in Pitt County.

Specific HOPWA Objectives

1. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Specific HOPWA Objectives response:

Specific HOPWA Objectives 2008-2013

State funded HOPWA assistance will be sought on an annual basis.

OTHER NARRATIVE

Include any Strategic Plan information that was not covered by a narrative in any other section.

N/A



First Program Year Action Plan

The CPMP First Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Narrative Responses

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Program Year 1 Action Plan Executive Summary:

Purpose

The Action Plan is a requirement of the Department of Housing and Urban Development (HUD) as a condition of receiving funding under certain Federal programs. The goal of the Plan is to extend and strengthen partnerships among the public and private sector to provide decent housing, establish and maintain a suitable living environment and expand economic opportunities. The City's past performance is covered in the Executive Summary of the Consolidated Plan.

Background

The 2008-2009 Annual Action Plan represents the first year of the City of Greenville 2008-2013 Consolidated Plan. The new Consolidated Plan identifies a comprehensive strategy to address community needs for the next five years and associates goals and objectives with current needs throughout the City and especially West Greenville. In addition, the housing priority projects will cover the Pitt County HOME Consortium.

The income limits used in the Housing programs are updated annually according to charts from the Department of Housing and Urban Development (HUD). Affordable means that monthly rents and mortgage payments including taxes and insurance do not exceed 30% of that amount that represents the percentage of the median annual gross income for the households as indicated in the chart below.

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Greenville, NCHUD Metro FMR Area - 2008 HOME Income Limits								
<u>Family Size</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>
30% LIMITS	\$ 10,850	\$ 12,400	\$ 13,950	\$ 15,500	\$ 16,750	\$ 18,000	\$ 19,200	\$ 20,450
VERY LOW INCOME	\$ 18,050	\$ 20,650	\$ 23,200	\$ 25,800	\$ 27,850	\$ 29,950	\$ 32,000	\$ 34,050
60% LIMITS	\$ 21,660	\$ 24,780	\$ 27,840	\$ 30,960	\$ 33,420	\$ 35,940	\$ 38,400	\$ 40,860
LOW INCOME	\$ 28,900	\$ 33,050	\$ 37,150	\$ 41,300	\$ 44,600	\$ 47,900	\$ 51,200	\$ 54,500

Funding received through this application plan from the U.S. Department of Housing and Urban Development (HUD) makes a substantial impact on serving the needs of low-income, homeless and special needs populations in City of Greenville and Pitt County area. Households must meet the following definition of very low or low income limits.

Very Low Person or Household means one or more natural persons or a family that has a total annual gross household income that does not exceed 50% of the median annual income adjusted for family size for households.

Low income Person or Household means one or more natural persons or a family that has a total annual gross household income that does not exceed 80% of the median annual income adjusted for family size for households.

Brief Overview of the CDBG Program

The Housing and Community Development Act of 1974 created the Community Development Block Grant program in 1974. Since 1975, the City of Greenville has participated in the program with a variety of activities. The City of Greenville became an Entitlement in 1994. As an Entitlement, the City receives an annual allocation of funding from the U.S. Department of Housing and Urban Development. The primary objective of CDBG is the development of viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities. All activities carried out must meet one of the three National Objectives. Those objectives are:

- Benefit low-moderate income persons;
- Aid in the prevention or elimination of slums or blight; or
- Addressing an "urgent need"

Brief Overview of the HOME Investment Partnership Program

The HOME Investment Partnership program was created by the National Affordable Housing Act of 1990 to create local partnerships for providing decent affordable housing to lower income households. It is intended that local jurisdictions work with nonprofit organizations and the private investment community to achieve this goal.

Cities receiving HOME funds must reserve 15% of their HOME funds to Community Housing Development Organizations (CHDOs) for affordable housing development.

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As indicated in the Executive Summary of the Consolidated Plan, Greenville is the Lead Agency for the Greenville-Pitt County Consortium which will be disbanded effective June 30, 2009. Beginning in 2009, Greenville will operate the HOME Program within the confines of the City.

Brief Overview of the City of Greenville Affordable Housing Bond Program

On November 2, 1992, the citizens of Greenville approved a one million dollar bond referendum for affordable housing. The funding was divided into three revolving loan categories. The categories include homeownership, land banking, and elderly housing rehabilitation. As revolving loans, these funds are continually recaptured and recycled into the activities to further efforts to promote and preserve affordable housing. These funds have been recycled since 1992 and are available for the West Greenville Revitalization program and housing rehabilitation for eligible homeowners throughout the City.

In 2004, citizens again approved \$10 million in bond referendums for the revitalization efforts in the Uptown and West Greenville Revitalization area. Five million of the \$10 million is set aside for the priorities and goals identified below within the Revitalization area for the use with CDBG and HOME funds.

Top Priorities and Goals

The top priorities and goals determined in the Consolidated Plan include the following for 2008-09:

1. Revitalization of West Greenville, HOME support for the Pitt County Consortium, and housing rehabilitation City wide through:

CDBG	HOME
Housing Rehabilitation	Housing Rehabilitation (City wide)
Acquisition	New Construction
Clearance and Demolition	Down-payment Assistance
Public Services	Acquisition
Public Facility Improvements	Relocation
Economic Development	Consortium Projects and CHDOs

2. Supporting nonprofits that provide housing assistance to special needs populations, provide youth services, and encourage entrepreneurship.
3. Continue to eliminate lead-based paint hazards in dwellings assisted with Federal funding.

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General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.
4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Program Year 1 Action Plan General Questions response:

General Questions 2008-2009

1. West Greenville is the City's main target area. CDBG funding and the majority of HOME funds will be directed to the low income families in this area of racial and minority concentration. The other members of the Pitt County HOME Consortium will target low income families countywide through 2009.
2. Given the limited funds available from HUD, the City has logically directed the CDBG and HOME Program to West Greenville, together with both Bond Issues as leverage. It is expected to take 8-10 years to complete the revitalization process.
3. West Greenville has been historically the most prominent underserved area in the City. Therefore, almost 80% of all assistance will be directed to that area.
4. As appropriate, Section 8 funds, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds will be sought to address priority needs and specific objectives identified in the strategic plan.

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Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year 1 Action Plan Managing the Process response:

Managing the Process 2008-2009

1. The City of Greenville (Greenville) is the lead agency for administering the consolidated plan. Greenville, through its Housing Division, a network of housing sub recipients and Community Housing Development Organizations (CHDOs), is effectively organized to utilize all of the funding received through the various State/Federal programs.
2. Each year efforts are made to work with local institutions to provide housing and economic opportunities for low income persons through public service activities. In addition, the Greenville-Pitt County Continuum of Care began in 2001 and has successfully grown into a well-balanced organization made up of local government agencies, housing providers, service providers, and other interested groups. The development of the continuum and participation by the City of Greenville will greatly enhance coordination between these agencies.
3. The Greenville Housing Authority is working in concert with the City in the revitalization efforts in the West Greenville Revitalization Area and is the lead agency for local HOPWA efforts.
4. The Affordable Housing Loan Committee provides initial review and approval of all housing applications for CDBG, HOME, and City Bond funds designated for job training, homeownership, land banking and housing rehabilitation loans.
5. The private sector can access incentives for developing affordable rental housing through tax credits provided by the Federal tax credit program. Tax credits provide developers with an additional State subsidy for low income apartment construction.

Citizen Participation

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.

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3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Program Year 1 Action Plan Citizen Participation response:

Citizen Participation 2008-2009

Summary of the Citizen Participation Process

To maximize citizen participation, employees of the City held two public meetings to solicit information for the Consolidated Plan (2008-13), in addition to one public hearing to discuss the past year's performance and to hear funding requests for the coming 2008-2009 program year. Public comment and input was encouraged at the Consolidated Plan meetings regarding the needs of the City and the surrounding area and the use of CDBG program funds. The public meetings were held on March 17th & 18th, 2008 and the comments are included in the summary below.

Summary of Comments or Views on the Plan

Community Needs identified:

1. Nonprofit assistance needed:
 - Capacity building
 - Developing housing counselors
 - Grant writing
 - Eliminate perception of city staff bias
 - Treat all fairly
 - CHDO training
2. Need to eliminate overcrowding & blight conditions
 - Enforce minimum Housing Standards
 - Proactive code enforcement
 - Increase front, side and rear setbacks
3. Affordable Housing concerns:
 - Houses must remain affordable
 - Senior citizen housing needed
 - Rental housing needed
4. Insure that streets are accessible to main thoroughfares

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5. Need jobs/small businesses
 - Create safe environment for new businesses
 - Small business development programs
 - Mentoring programs for businesses
 - Job training for workers
 - Programs on techniques of marketing
6. Need safe communities
 - Increase police response time to crime
 - Increase police presence
7. Need for Housing Counseling
 - Develop an education component
 - Address "gaps" in counseling programs
 - Develop a comprehensive program utilizing more than one nonprofit
 - Address "special needs" clients
 - Credit counseling programs for teens & adults
8. Citizen relocation/displacement concerns:
 - Its important that citizen be allowed to remain in West Greenville if desire
 - Need diverse neighborhoods
 - The stability of senior citizens must be a concern
 - Equal treatment
 - Affordable
9. Senior Needs:
 - Recreational activities
 - Handicap accessibility
10. Youth Needs:
 - After school programs
 - Teen recreational activities
 - Develop a teen Center
11. There is a need to plan for sustaining West Greenville after revitalization complete.
12. Need for multifamily units
 - For seniors
 - Citywide
 - Affordable
 - Special needs population

Efforts to Broaden Public Participation

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The public hearings/meetings were advertised in local newspapers at least 15 days in advance. The advertisements encouraged public attendance and input on the process, identification of which needs should be addressed, and the effectiveness of programs and activities carried out by the City's Department of Community Development.

Efforts to involve citizens in the planning process for the development of the consolidated plan included the invitation of the public to several hearings. Invitations were made through advertisements in the local newspapers, the distribution of flyers in the community, letters to partners, housing advocates, local churches and businesses, lenders and various community and neighborhood organizations. Announcements were made at City Council meetings and notice was also given to the public via television. Meetings were made accessible to the handicapped as well.

The meeting notices advised the public of the availability of the draft Consolidated Plan and Annual Action Plan for review. The notices encouraged input from the public and also advised them of the date of the final public meeting.

The revised Citizen Participation Plan is included in the 2008-2013 Consolidated Plan.

Explanations

To be included in the final document if necessary

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 1 Action Plan Institutional Structure response:

Institutional Structure 2008-2009

The City of Greenville will continue to provide program delivery services through the process established for administering the HOME Consortium in conjunction with the on-going CDBG effort within the West Greenville Area. Non-profit agencies such as Habitat for Humanity, Greenville Community Shelter, New Directions Family Violence Center, Flynn Christian Home, Martin County Community Action, Pitt County Council on Aging, Progressive Action and Restoration. Additionally, the North Carolina Housing Finance Agency and Department of Health and Human Services, the Greenville Housing Authority, and the Pitt County Continuum of Care are key organizations in the City's Community Development delivery structure.

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Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 1 Action Plan Monitoring response:

Monitoring 2008-2009

Within the existing CDBG and HOME programs, the City of Greenville's Housing Division Staff has the responsibility for monitoring all activities undertaken.

All activities are covered by an established set of standards in the City of Greenville's Policy and Procedures Manual for the Community Development Programs. In addition all activities are carried out under a binding contract. Activities are reviewed for compliance with program objectives. The Housing Division maintains records of all activities.

Monitoring activities include but are not limited to the following:

- Monthly and Quarterly meetings with Affordable Housing Loan Committee.
- Weekly contact with Non-Profit Agencies funded under CDBG and HOME as projects occur for compliance with Local/National Program Objectives, including the HOME Consortium.
- Monitor projects of Non-Profits that provide public service to insure compliance with Davis-Bacon, Bidding, Contracting, Uniform Act, Auditing and Local Building Code requirements.
- Monitor progress of all projects through bimonthly reporting to City Management.
- Financial activities in the programs are reviewed on a monthly basis.
- Annual inspection of assisted properties for continued maintenance of property and verification Hazard Insurance by Community Development Staff.
- Annual independent audit of all expenditures is conducted and results are provided to City Council, Granting Agencies, and Bonding Agencies.
- Review of nonprofit files for maintaining information required by the City of Greenville and granting agencies (as outlined in procedures manual and contract).

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- Conduct Workshops for contractors, non-profits, and other program participants to establish guidelines and requirements.

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Program Year 1 Action Plan Lead-based Paint response:

Lead-based Paint 2008-2009

The City of Greenville and the HOME Consortium are committed to testing, treating and/or abating lead in all pre-1978 housing units assisted with Federal grant funds in any of the housing programs implemented. Currently, the City of Greenville has contracted with an agency to provide all lead testing and clearance activities. This agency has also agreed to provide training for the housing rehabilitation contractors.

In addition, the City of Greenville will offer lead testing and abatement assistance in the form of a grant to eligible housing rehabilitation assistance participants that have children six years and under in the household, senior adults (55+) and the disabled/handicapped clients.

HOUSING

Specific Housing Objectives

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 1 Action Plan Specific Objectives response:

Specific Housing Objectives 2008-2009

- The City will provide homebuyer assistance to a maximum of \$20,000 per qualified family. The objective is to serve five families in 2008-2009

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- The City will provide Housing Rehabilitation Assistance to qualified families to a maximum of \$50,000 per unit. The objective is to serve fifteen families in 2008-2009
- The City will provide funds to qualified CHDO's for new construction of two units of single family housing.
- The City will build or cause to be built 4 units of newly constructed single family housing in the West Greenville revitalization area to a maximum of \$ 120,000 per unit.

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year 1 Action Plan Public Housing Strategy response:

Needs of Public Housing 2008-2009

1. The Greenville Housing Authority operates a total of 779 units, and annually receives Federal funds to modernize and repair public housing units. In addition, the City of Greenville Community Development Department Housing Division has formed a partnership with the Greenville Housing Authority to offer bimonthly Homeownership classes to public housing residents. So far, five former residents utilizing the Housing Choice Voucher program and City of Greenville HOME down payment assistance program have purchased new homes.
2. The Greenville Housing Authority is not considered as a "troubled agency" by H.U.D.

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year 1 Action Plan Barriers to Affordable Housing response:

Barriers to Affordable Housing 2008-2009

In an attempt to address the barriers to developing affordable housing, the City of Greenville continues to create affordable housing. Substandard units

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and vacant lots are purchased by the City with funding from approved public bonds. Upon acquisition and installation of infrastructure, the City then makes lots available to builders for development. All submitted proposals are accepted based on a reasonable price per square foot and the contractor's ability to meet building specifications as required by the Request for Proposal. Purchase of the land and improvements increases the affordability of the lots in turn reducing the cost to the homebuyer. As lots are sold to eligible homebuyers, the funds for the lot cost are recaptured and used to fund future developments.

The City of Greenville partners with local nonprofit agencies to provide homeownership counseling and workshops for potential homebuyers. The City also offers a Homeownership Academy that provides participants with the opportunity to gain a working knowledge of the home buying process and to prepare financially to purchase a home within the West Greenville Revitalization Area. At the completion of the program, participants receive a certificate for \$500.00 redeemable at closing to assist with the purchase of an existing or new home within the West Greenville Revitalization Area.

The City of Greenville also supports the Pitt County Habitat for Humanity as another housing resource. Funding from our CDBG Program is made available for housing providers such as Habitat. The organization has received funds for the past several years and utilizes the funding to acquire lots for new construction within West Greenville.

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.

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- e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
 - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
 - a. Describe the planned use of the ADDI funds.
 - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
 - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Program Year 1 Action Plan HOME/ADDI response:

HOME/ American Dream Down payment Initiative (ADDI) 2008-2009

1. HOME Projects and 2008-09 funding for the City and Pitt County Consortium are included in the Consolidated Plan. The City does not receive ADDI funding.
2. Recapture Provisions

Pitt County HOME Consortium program funds are provided to low income individuals for new construction, housing rehabilitation and homebuyer purchase assistance. These funds are provided in a variety of forms and will be extended to persons with incomes up to but not greater than 80% of the Area Median Income adjusted by family size as published by the U.S. Department of Housing and Urban Development. Assistance provided for homebuyer assistance will be in the form of secondary mortgages. Listed below are the recapture provisions for rehabilitation and homebuyer assistance programs with maximum amounts of assistance available for the activity. A Deed of Trust and Promissory Note for the amount of assistance provided under the program will be used to secure the assistance. Should the recipient default under program requirements, collection of the funds will be pursued with legal guidance as documented on the deed of trust and promissory note as recorded. Assistance may be in the form of deferred loans or amortized loans.

- Homebuyer assistance may be used for down payment assistance and/or principal mortgage reduction via a secondary mortgage. Borrower's income cannot exceed 80% of the area median income adjusted by family size as published annually for Greenville. Maximum

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- loan amounts of up to \$20,000 (20% of sales price of home with cap of \$20,000). Loans will be amortized over a fifteen-year period.
- Housing Rehabilitation Assistance will be offered to persons/families with incomes up to but not greater than 80% of the area median income adjusted by family size and as published annually for Greenville. For households with incomes less than 50% of the area median income, a 10 year deferred loan will be offered up to \$50,000 for rehabilitation assistance. For households with incomes from 51% to 80% of the median area income, the combination of a deferred payment loan and a no interest loan is available. Deferred loans are forgiven at a rate of 10% each year and no-interest loans are amortized over 10 years. In no case may the assistance exceed \$50,000 unless special circumstances exist that warrant exceeding the maximum price and approval of the City Manager is granted.
 - Assistance provided to nonprofit agencies through the CDBG Program will be secured with a contract. Should the agency fail to comply with program rules, the assistance will be recaptured.
 - Assistance provided for new construction to certified CHDOs is secured by a program agreement/contract. Should the CHDO fail to comply with program rules, the assistance will be recaptured.
3. Not applicable
4. Not applicable

HOMELESS

Specific Homeless Prevention Elements

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.
2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.

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3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.
4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Program Year 1 Action Plan Special Needs response:

Specific Homeless Prevention Elements 2008-2009

Although the City does not receive ESG assistance, Homeless Initiatives and funding for 2008-09 are included in the 2008-2013 Consolidated Plan and the CPMP Chart.

The City, Pitt County, United Way and various other affected organizations are funding and cooperating on the areas first Ten Year Plan to End Homelessness which will be complete by late July 2008. The City expects, where feasible, to implement the goals and objectives of the Ten year Plan when the plan has been approved by City Council.

The following are the draft goals and objectives of the proposed Ten Year Plan:

1. Improve access to public benefits and services for homeless individuals.
2. Develop a diversity of short-term housing options for special needs population.
3. Utilize community resources to foster financial stability and increase income.
4. Increase supply of permanent affordable housing.
5. Provide supportive housing for persons aging out of Foster Care program.
6. Develop and implement discharge plan that will improve collaboration among homeless providers.
7. Create a centralized clearinghouse of available services to reduce duplication of services.

Currently, the Greenville Housing Authority receives \$45,000 on behalf of the Pitt County Continuum of Care Shelter Plus program to assist 10 homeless individuals with rental assistance over five years

COMMUNITY DEVELOPMENT

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Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.
2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Program Year 1 Action Plan Community Development response:

Community Development 2008-2009

The Community Development Strategy, CDBG and Non Housing Projects as well as the CPMP Chart are included in the Consolidated Plan.

Specific Non-Housing Objectives Are:

Public Services:

- To provide housing/credit counseling for thirty-five families through a contract with the Greenville Housing Authority.
- To provide job training or youth development activities for forty youth through a contract with the a local non-prfoit youth development organization.

Public facilities Improvement

- To provide funds to Greenville Community Shelter for fire alarm system upgrade affecting the health and safety of seventy-five persons annually
- To fund facility improvements at Lucille W. Gorham Intergenerational Center affecting seventy-five persons annually.

Clearance/Demolition (Non-Housing)

- To provide funding for clearance and demolition of five substandard structures in West Greenville.

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Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 1 Action Plan Antipoverty Strategy response:

Antipoverty Strategy 2008-2009

Greenville housing programs inherently address poverty by creating housing opportunities for low income households. Without these housing opportunities many low income households would not be able to afford housing rehabilitation costs or be able to purchase a home.

Additionally, funding through CDBG Public Service activities of transitional housing providers such as the Greenville Community Shelter and New Directions, both nonprofit agencies, allows individuals that would normally reside in impoverished conditions the opportunity to reside in safe decent and affordable housing while they seek employment. Such efforts will work to reduce the number of persons currently living in poverty.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 1 Action Plan Specific Objectives response:

Non-homeless Special Needs 2008-2009

The Consolidated Plan covers the City Strategy regarding Non-Housing Needs.

Housing Opportunities for People with AIDS

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.

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2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Program Year 1 Action Plan HOPWA response:

1 through 9: The City of Greenville does not receive a direct allocation of HOPWA funds therefore the section is not applicable.

The 2005 North Carolina Epidemiologic Profile for Pitt County reports 225 cases of HIV (non-AIDS) and 208 cases of AIDS.

The East Carolina HIV/Aids Partnership currently serves 60 HIV/AIDS clients in Greenville.

Housing Opportunities for People with AIDS 2008-2009

Specific HOPWA Objectives

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Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Program Year 1 Specific HOPWA Objectives response:

Specific HOPWA Objectives 2008-2009

The City does not receive HOPWA funds directly. The Greenville Housing Authority (GHA) and PICACO apply for HOPWA assistance on an annual basis from the State of North Carolina and currently manage 10 units of housing for HIV AIDS afflicted citizens.

Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.

Fair Housing and Revised Analysis of Impediments (A.I.)

The City is currently updating the A. I. to correspond with the 2008-2013 Consolidated Plan. The City has a staff person responsible for Fair Housing Initiatives who is also the City's Fair Housing Compliance Officer. In addition, the City has been designated an Inclusive Community and conducts outreach annually during Fair Housing month.

Action Plan 2008-09 CPMP individual Project sheets are attached.



City of Greenville, North Carolina

Meeting Date: 5/8/2008
Time: 7:00 PM

Title of Item: Intermodal (Bus) Transfer Facility

Explanation: At the May 7, 2007, City Council meeting, the City Council awarded a contract with Moser Mayer Phoenix Associates (consultants) for the intermodal transportation (bus) facility programming and site selection study. Ken Mayer, Moser Mayer Phoenix Associates, and his partners began collecting community input through a series of public meetings in July 2007. A Steering Committee was created and is composed of transit providers, City staff, and members of the Public Transportation and Parking Commission. In September 2007, the Steering Committee met with consultants to review the comments received during the July 2007 community input meetings and to begin forming a short list of sites. The consultants tested those sites using conceptual layouts and building sizes.

The Steering Committee met on March 17, 2008, to review the proposed facility sites and determine the criteria that would be used by the consultants to rate and rank the sites. All three sites were located in the 10th Street Connector/Evans Street corridor and close proximity to Uptown and East Carolina University. Locating the site near Uptown, close to ECU, and near the 10th Street Connector were cited as important factors during the 2007 community input meetings. The Greenville Intermodal Transportation Center Feasibility Study: 2006 Final Report also identified proximity to ECU and Uptown Greenville as important considerations for a potential site.

A notice was mailed to property owners, residents, and business operators in the proposed area inviting them to a public informational meeting at City Hall on April 29, 2008, to learn more about this project and how it could impact them. Recipients of the letter were advised that this item was scheduled for City Council action on May 8, 2008, following a presentation at the May 5, 2008, City Council meeting.

The recommended site was chosen by the Steering Committee during the March 17, 2008, meeting through consensus, and it was a unanimous decision.

Fiscal Note:

The estimated cost of the entire facility is \$9.2 million. The federal and state governments will pay 90% of costs, and the City will be required to pay 10%.

Recommendation:

Approve the proposed intermodal (bus) transfer facility site.

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City of Greenville, North Carolina

Meeting Date: 5/8/2008
Time: 7:00 PM

Title of Item: C.M. Eppes Alumni Heritage Society lease

Explanation: The C.M. Eppes Alumni Heritage Society has been utilizing a portion of the Eppes Recreation Center for the C.M. Eppes Cultural Center, and has requested permission to expand its use of the facility into an adjoining room. The Recreation and Parks Commission feels that this is an appropriate and desirable use for this space, and, at its April 9, 2008 meeting, unanimously approved the request. This lease will permit such an expansion and delineate responsibilities and expectations of lessor and lessee.

Fiscal Note: \$1 to be received as an annual lease payment. Some additional renovation costs, amount to be determined, will be required to make the area suitable for expansion.

Recommendation: Authorize the City Manager to negotiate a lease agreement with the C.M. Eppes Alumni Heritage Society for the area currently occupied and additional space for the Eppes Cultural Center at the C.M. Eppes Recreation Center.

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City of Greenville, North Carolina

Meeting Date: 5/8/2008
Time: 7:00 PM

Title of Item: Proposed operating budget for 2008-2009 and financial plan for 2009-2010

Explanation: The approved budget schedule designates the May 8, 2008 City Council meeting as a time to further discuss the proposed budget and financial plan. Staff will respond to questions posed by the City Council during the Budget presentation on May 5, 2008.

Fiscal Note: The final amount of the budget will be determined by City Council action on June 12, 2008.

Recommendation: Further discussion of the proposed budget and financial plan.

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