

# NOTES

TO: Honorable Mayor and City Council Members

FROM: Ann E. Walk <sup>AEW</sup> City Manager

DATE: August 10, 2021

SUBJECT: Materials for Your Information

Please find attached the following materials for your information:

1. A memo from Valerie Shiuwegar, City Clerk, regarding the submission of board and commission presentations for the following: Greenville Housing Authority, Multimodal Transportation Commission and the Planning and Zoning Commission

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Attachments



**City of Greenville  
City Clerk's Office**

**MEMORANDUM**

**TO:** Ann Wall, City Manager  
**FROM:** Valerie Shiuwegar, City Clerk  
**SUBJECT:** Board Presentations – August 2021  
**DATE:** August 9, 2021

Boards and commissions have been given the option of providing their annual reports to the City Council through Notes to Council. Attached to this memo are presentations provided by the Greenville Housing Authority, Multimodal Transportation Commission, and the Planning & Zoning Commission.

**cc:** Emanuel McGirt, City Attorney  
Wayman Williams, Housing Authority Director  
Kevin Mulligan, Public Works Director  
Tom Barnett, Planning & Development Services Director

*Gwendolyn Greene, Chairperson*  
*Luke Stavish, Vice-Chairperson*  
*Donald Cavellini, Commissioner*



*Jumail Blount, Commissioner*  
*Sterling Edmonds, Commissioner*  
*Garrett Taylor, Commissioner*  
*Shirley Williams, Commissioner*

Wayman A. Williams,  
Executive Director/CEO

August 9, 2021

Dear City Council,

Please find attached, the Housing Authority of the City of Greenville's City Council Presentation for FY 2021. The Presentation outlines programs and initiatives undertaken by the housing authority during the past year, as well as initiatives we are currently committed to.

Should you have any questions, please feel free to contact me at [williamsa@ghanc.net](mailto:williamsa@ghanc.net) or at 252-329-4004.

Best regards,

Wayman A. Williams  
Executive Director/CEO

WAW/sgb



*"A Tradition of Trust"*

# Housing Authority of the City of Greenville



## Agenda

- What We Do
- Vouchers Helping Families to Access Opportunities
- Foster Youth to Independence (FYI) Initiative Voucher Program
- Emergency Housing Vouchers (EHV) Program
- Mainstream Voucher Program
- Tax-Exempt Bond Financing for Affordable Rental Housing
- HACG Community Impact...
- Looking Ahead...
- Questions/Comments



# Mission

## WHAT WE DO

The Housing Authority of the City of Greenville (HACG) is the most experienced and active affordable housing development organization in the City of Greenville. As such, our mission is to:

- Strengthen neighborhoods and families by offering expanded housing opportunities.
- Provide quality, affordable rental housing for families, seniors and other individuals with limited incomes.
- Enhance the economic well-being of residents of the HACG's communities and the participants in our tenant-based programs.

Since 1961, we have built or renovated more than 900 affordable rental apartment homes, while providing thousands of individuals and families with housing rental subsidies.



## Vouchers Helping Families to Access Opportunities

In FY 2020-21, the Housing Authority of the City of Greenville (HACG) received a total award of 115 vouchers representing a 15% increase in its mobility voucher programs. It has boosted the HACG's ability to serve nearly 200 additional families.

The voucher program is our nation's primary vehicle to help families afford decent, safe, and sanitary housing.

The HACG was awarded vouchers in the following **NEW** housing program areas:

- \* Foster Youth to Independence (FYI) Initiative Program,
- \* Mainstream Voucher Program,
- \* Emergency Housing Voucher Program and,
- \* HUD-Veteran Administrative Support Housing (VASH) Program





## Foster Youth to Independence(FYI) Initiative

The HACG, in partnership with Pitt County's Department of Social Services and the Foster Youth to Independence (FYI) Initiative, targets efforts to provide housing assistance to young people aging out of foster care and who are at extreme risk of experiencing homelessness.

This initiative offers housing vouchers to prevent or end homelessness among young adults under the age of 25 who have recently left the foster care system without a home.







## Emergency Housing Vouchers (EHV) Program

HACG was awarded funds from the American Rescue Plan for Emergency Housing Vouchers (EHVs) to assist individuals and families experiencing homelessness or at risk of homelessness.

The EHV Program gives Greenville significant resources to assist homeless individuals and families at risk of homelessness; fleeing, or attempting to flee domestic violence, dating violence, sexual assault, and stalking. The EHV Program will help individuals and families find housing and to remain in stable housing long-term.





## Mainstream Vouchers Program

The Mainstream Vouchers Program is designed to assist non-elderly persons with disabilities. All mainstream vouchers serve households that include a non-elderly person(s) with disabilities, defined as any family that consists of a person with disabilities who is at least 18 years old and not yet 62 years old.





## HUD-VASH

HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines rental assistance from HUD with case management and clinical services provided by the local Veterans Affairs office.

In a continued effort to end veteran homelessness in the Greenville and Pitt County area, the Housing Authority of the City of Greenville applied for and was awarded 15 additional vouchers to provide permanent homes to veterans experiencing homelessness.



## Collaborations Lead to Affordable Housing

The HACG has taken another significant step towards achieving its mission of providing new affordable housing. These new partnerships will make 280 affordable units in the Arlington Trace and Glendale Court Communities available to the residents of the City of Greenville.



## Tax-Exempt Bonds Financing

The HACG provided support and tax-exempt bonds for long term below-market financing for the construction and rehabilitation of two affordable rental housing communities in the City of Greenville.

- \* The HACG issued tax-exempt bonds to finance Arlington Trace Apartments in concert with the Taft Mills Group (TMG). The new construction of 180 affordable housing units is eligible for a 4% federal tax credit.





## Tax-Exempt Bonds Financing

The HACG's Board of Commissioners unanimously approved the consent of the Interlocal Cooperation Agreement between HACG and Burlington Housing Authority for multifamily housing revenue bonds in support of Vitus Group for the cost of acquisition and rehabilitation of 100 units in the Glendale Court Apartment community to maintain its affordability.





# Neighborhood Impacted by HACG Local Infrastructure Investments





## HACG Neighborhood Investment ...

The HACG invested over \$1.4 million in modernizing University Towers, an elderly apartment complex located at 500 East Third Street.

The HACG was awarded a Volunteer Income Tax Assistance (VITA) Grant from the VITA Coalition of the Carolinas.

The HACG was awarded \$1.66 million in FY 20-21 for Capital Improvements for its Public Housing.

HACG collaborated with West Greenville Health Council to enhance the health and quality of life of the public housing residents in the West Greenville community.

HACG partnered with VIDANT Health, West Greenville Health Council, Brody School of Medicine, and the Pitt County Health Department to provide COVID testing and vaccinations for residents of the West Greenville community.

HACG implemented public housing security improvements through camera surveillance, lease enforcement, and close cooperation with the Greenville Police Department.

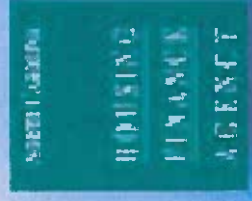
Family Self-Sufficiency (FSS) Program Awarded a \$170,000 grant.





## HACG Neighborhood Investment ...

- \* As a member of the North Carolina Housing Finance Community Partner Loan Pool Program, the HACG provided qualified homebuyers with up to 20 percent of the sales price, in down payment closing cost assistance.
- \* Developed and implemented a food distribution network system to provide nutritious meals to senior residents in public housing and permanent housing during the pandemic.
- \* Developed free Wi-Fi zones and established a partnership with Pitt County Schools and Suddenlink.





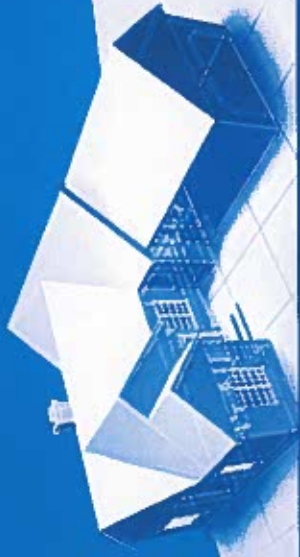
# Looking Ahead to New Approaches to Increase Housing Opportunities





## Looking Ahead...

- Ensure high quality services by maintaining “High Performer” designation for the Housing Choice Voucher Program.
- Look for additional opportunities to develop mixed-income housing.
- Increase partnerships with community organizations and area ministries that offer quality-of-life enhancement services to families.



## Looking Ahead...

- \* Collaborate with the City of Greenville to assist families seeking to become first-time homebuyers by offering Free Homebuyer education classes and financial literacy programs.
- \* Undertake capital improvements in each community to address immediate and long-term physical needs.
- \* HACG has forged a strong relationship with the police department to continue tackling crime in the Authority's communities.
- \* Apply for additional affordable housing grants.



## Looking Ahead...

- End homelessness and substantially reduce the number of families and individuals with severe housing needs.
- Protect and educate consumers when they buy, refinance, or rent a home.
- Promote energy-efficient buildings and location-efficient communities that are healthy, affordable, and diverse.



# Questions/Comments



# HACG BOARD OF COMMISSIONERS

**Gwendolyn Greene**

**Chairperson**

**Luke Stavish**

**Vice-Chairperson**

**Sterling Edmonds**

**Commissioner**

**Don Cavellini**

**Commissioner**

**Jumail Blount**

**Commissioner**

**Garrett Taylor**

**Commissioner**

**Shirley Williams**

**Commissioner**

**Wayman A. Williams, Executive Director/CEO**  
**Michael Best, Deputy Executive Director/COO**

August 3, 2021

Greenville City Councilmembers,

As Chair of the newly formed Multimodal Transportation Commission, I am writing to update you on our activities over the past year. First, this commission was formed at the end of 2020 by merging the former Bicycle and Pedestrian Commission with the former Parking and Public Transit Commission. We had our first meeting in January 2021 when we voted to adopt our new bylaws and elect our Chair and Vice-Chair. Our second meeting was in March, our third meeting in May was cancelled, and we just held a special meeting at the end of July to change our meeting time to the evenings to accommodate our members' daytime schedule. We look forward to working together to advance and encourage multimodal options for the citizens and visitors of Greenville and provide advice and recommendations to the City Council on issues related to public transportation, bicycle, and pedestrian related issues.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chad Carwein', with a large, sweeping flourish at the end.

Chad Carwein, MTC Chair





PLANNING AND DEVELOPMENT  
SERVICES DEPARTMENT

## MEMORANDUM

To: Valerie Shuiwegar, City Clerk  
From: Chantae Gooby, Chief Planner  
Date: August 6, 2021  
Subject: Planning and Zoning Commission Annual Presentation to Council



CC: Ann Wall, City Manager  
Ken Graves, Assistance City Manager  
Thomas Barnett, Director of Planning and Development Services  
Les Everett, Assistant Director of Planning and Development Services  
Kevin Faison, Chair of Planning and Zoning Commission

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Due to COVID, the Planning and Zoning Commission did not do a presentation to City Council in 2020. This update will be a summary of activities for FY 2020 and 2021. Despite the difficult climate as a result of COVID, development activity continues to be robust and vibrant and on track to set new record highs. The Commission has consistently met to conduct business, such as rezonings, preliminary plats and text amendments.

The Commission took action on 15 rezoning applications with an estimated tax value of \$431M during FY 2020 and 10 rezoning applications with an estimated tax value of \$55M during FY 2020. The tax value during FY 2020 was atypically high due to rezonings in the Mills Road area which were for a total of 380+/- acres. Therefore, this is an outlier for typical tax value for a fiscal year.

The Commission makes final decisions on preliminary plats and street name changes. The commission took action and approved plats with an estimated tax value of \$115M in FY 2020 and an estimated tax value of \$185M during FY 2021. The plats were for residential and non-residential projects. There were two (2) street name changes.

The Commission also took action on various text amendments to the Zoning Code and Future Land Use and Character Map amendments.