

Comprehensive Plan Steering Committee Meeting  
 June 24, 2014  
 Lord Spencer Compton Conference Room

Present:

<b>Steering Committee Members</b>	Bonnie Nelson
	Tom Pollard
Howard Capps, Vice Chair	Randy Reeves
Deb Hays	
J. Clark Hipp	
Paul Lawler	

Absent:

Carlos Braxton	Linda Pearce	Frank Smith
Kemp Burdette	Jennifer Rigby	Kevin Smith
Liz Hines	Robert Rosenberg	

<b>Staff Members Present:</b>	
Glenn Harbeck	Christine Hughes

The meeting was called to order at 4:08 PM by Howard Capps.

Minutes from the May 2014 meeting were not approved, as there was not a quorum of members present. Those present agreed that it was important to move forward with the scheduled agenda.

Glenn Harbeck gave an update on Frank Smith, who is working in Raleigh and is unable to attend committee meetings. Mr. Harbeck stated that he expects Mr. Smith will step down from the Steering Committee.

Christine Hughes presented the draft of the housing policies chapter. The committee reviewed the chapter, and discussion centered around affordable housing and the need to include transportation considerations as part of the housing element. Ms. Hughes noted that revisions would be made to address transportation more clearly in the housing chapter and to provide some additional information to the committee on affordable housing.

Howard Capps inquired about the proposed Growth Framework Map. Ms. Hughes noted that the “Alternative Future Visions” would be launched on June 25<sup>th</sup> for public comment, and that the feedback garnered from that process would largely inform the creation of the Growth Framework Map.

The meeting was adjourned at 5:43 PM by Howard Capps.

The next steering committee meeting is July 22, 2014 at 4:00 PM in the Lord Spencer Compton Conference Room.

## **Additional Housing Information**

“Losing Ground” report [http://www.nhc.org/media/files/LosingGround\\_10\\_2012.pdf](http://www.nhc.org/media/files/LosingGround_10_2012.pdf)

Location Affordability Index: <http://www.locationaffordability.info/lai.aspx>

Location-efficient Housing Information: <http://www.cnt.org/tcd/projects/location-efficiency/>

Housing Policy Toolkits: [http://www.housingpolicy.org/toolbox/sustainable\\_development.html](http://www.housingpolicy.org/toolbox/sustainable_development.html)

<http://housingandtransportation.org/>

Aging in Place <http://www.nahb.org/generic.aspx?sectionID=717&genericContentID=8484>

Universal Design <http://www.nahb.org/generic.aspx?sectionID=717&genericContentID=114505>

[http://www.ncsu.edu/ncsu/design/cud/pubs\\_p/docs/poster.pdf](http://www.ncsu.edu/ncsu/design/cud/pubs_p/docs/poster.pdf)

### **Affordable Housing, Workforce Housing, and Public Housing**

For the purposes of this document, “**affordable housing**” is housing built, owned, and maintained by the private sector for which the occupant is paying no more than 30 percent of his or her income for gross housing costs, including utilities, as established by HUD. These units may be owner occupied or rental units. While a public subsidy, such as a tax credit to the developer or Section 8 voucher for a tenant, may be included to make a housing unit affordable for an occupant, it is not necessarily required for a unit to be considered affordable. There are often income limits associated with such housing units.

“**Workforce housing**” is more loosely defined and refers to privately-owned and maintained housing that is within the range of affordability for “essential workers” in our community, including police officers, fire fighters, teachers, nurses, and service workers. Workforce housing typically has no public subsidy.

“**Public housing**” is built, owned, and maintained by the Wilmington Housing Authority. Safe, clean rental housing is provided for low-income, elderly, and disabled individuals and families based on established income limits developed by HUD.