

Comprehensive Plan Steering Committee Meeting
 August 27, 2013
 Lord Spencer Compton Conference Room

Present:

Steering Committee Members	
Carlos Braxton	Linda Pearce
Kemp Burdette	Tom Pollard
Howard Capps, Vice-chair	Randy Reeves
Deb Hays	Robert Rosenberg, Chair
Elizabeth Hines	
J. Clark Hipp	
Paul Lawler	Frank Smith

Absent:

Bonnie Nelson	Kevin Smith
Jennifer Rigby	

Staff Members
Glenn Harbeck
Christine Hughes

Others Present: Ryan McAllister, Kathleen Riley, Mike Krause and Rhonda Mack (Wilmington Housing Authority)

The meeting was called to order at 4:06 by Robert Rosenberg.

Glenn Harbeck lead the group through an activity where each member of the committee was asked to share aspects of the process that have gone well and aspects that can be improved. The specific results of this activity are shown in the following charts.

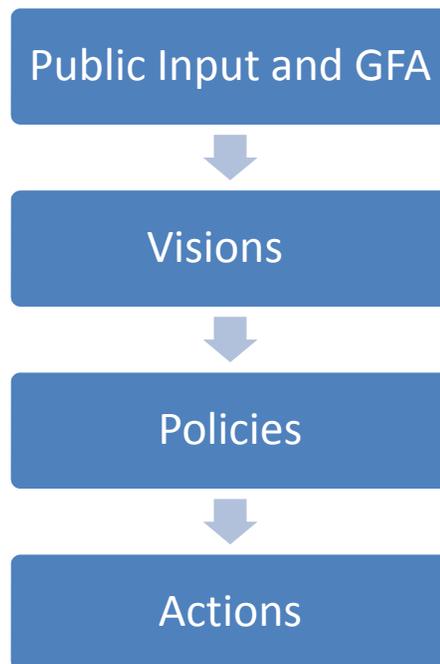
Things Done Well

Collaborative effort with other groups/agencies	First public workshop
Growth factors analysis	Timeline and review of progress
Communication system working well	True buy-in of committee of process and goals
Meeting in a Box is helpful	All presentations have been good
Presentations on items of interest to the committee	Kickoff meeting with department heads, Council and Planning Commission
Lunch and learn presentation by Allen Davis	Organized process, dissemination of information
Dropbox is helpful	

Things That Can be Improved

More diverse input from providers and participants	Lacking clear process about reaching objective
Clarity of purpose	Committee just meets once a month without clear goals/purpose
Lack of subcommittees with specific tasks	Meetings need to be in other parts of the city
Additional public input needed	Themes were presented prematurely without enough public input
More team building	Better explanation of public input process
More input from steering committee on public input process	Diversity of input and access to input across demographics and geography
Clarity of results and process	Engagement of general public for public outreach
Disconnect between the steering committee meeting and the materials that come out of it	Clearly understand the role of the committee
Hate Google Docs	Not maximizing the talent of the committee

Mr. Harbeck emphasized that at the beginning of the process, the committee can reasonably expect to listen more and talk less, and as the process evolves, the committee will need to begin talking more. Mr. Harbeck reemphasized the framework of the process (see diagram below) and restated that the real work of the committee is reviewing policies. He further stated that the public input and growth factors analysis (GFA) are the “homework,” while the visions set the course, policies drive the actions, and the actions are specific work items that can be completed. The possibility of doing some teambuilding activities at future meetings was discussed. Mr. Reeves declined Ms. Hughes’s offer of an impromptu trust fall activity.



At the request of the committee, Mike Krause, Executive Director of the Wilmington Housing Authority, was asked to attend the meeting to discuss WHA's current plans for growth and redevelopment. Rhonda Mack from WHA also presented. Mr. Krause highlighted that WHA is the oldest housing authority in North Carolina and runs two main programs, public housing and housing vouchers. They have also recently received a grant to help chronically homeless veterans.

Mr. Krause and Ms. Mack highlighted current modernization projects, programs, and plans. WHA currently houses 1,028 families in conventional public housing units and administers 1,929 housing choice vouchers (Section 8). WHA is in the process of developing a property-based voucher program, where the housing voucher is tied directly to the property rather than to the tenant; this will help encourage scattered-site housing. New buildings are green construction, several with LEED certifications. A grant has been awarded to WHA from the US Department of Housing and Urban Development (HUD) for 40 new housing units in front of the existing Jervay development; these units are expected to be Section 8/voucher units which will initially house displaced residents of Hillcrest.

The HOPE VI program has been replaced by the Choice Neighborhoods Program. It is expected that WHA will apply for a Choice Neighborhood grant to help fund a major redevelopment of the Hillcrest community in 2014. This redevelopment is expected to be consistent with the goals of the city's SouthSide Small Area Plan. WHA is taking steps to implement the project in advance of the grant, including the 40 two-bedroom units along Dawson Street in front of Jervay.

The committee asked whether redevelopment alone helps connect residents to the greater community. Mr. Krause responded that investment in individual properties can help spur additional private investments in the vicinity. Mr. Krause also noted that the overall Hillcrest redevelopment project would include several elements that help connect the WHA property/residents to the larger community, including streetscape enhancements along Dawson Street, use of scatter-site units, and the inclusion of commercial components and an urban farm, which will create some jobs in the area. Attempting to develop communities with amenities that appeal to people of all income levels will also help integrate neighborhoods. Mr. Krause suggested that de-concentrating poverty and improving the physical environments of existing sites will help realize the goal of connecting people into communities.

The committee discussed policy possibilities, including policies for de-concentrating poverty, requiring a percentage of affordable housing units in new developments and/or increasing the number of affordable housing units, and prioritizing neighborhoods. The redevelopment of Nesbit Courts as South Front Apartments was discussed as a good example of a public-private partnership/redevelopment.

Following the presentation from WHA, the committee discussed the draft of the Growth Factors Analysis (GFA). Additional feedback on the draft should be submitted to Christine Hughes via email.

Ms. Hughes asked for suggestions on the questions for the second Meeting in a Box series/Man on the Street surveys and also for suggested locations for conducting the Man on the Street surveys. The Google Groups tool can be used for feedback and discussion.

The minutes from the July 23rd meeting were approved unanimously.

The steering committee adjourned at 6:05 PM.

The deadline for completing Meeting in a Box (series 1) is September 3, 2013.

The next steering committee meeting is September 24, 2013 at immediately preceding the community meeting (City Hall).