



Greenville Affordable Housing Coalition

Quarterly Large Group Meeting

5.5.2021 9:00am

Revisit February meeting

- Collective impact presentation and discussion: how can we ensure that our collective impact approach doesn't lose momentum or fizzle out?
 - Share accomplishments
 - Meet purposefully
 - Have accountability (dashboard, map system)
 - Encourage and coordinate natural break-off groups

Reports from Working Group Co-chairs

- Housing Production Group (Taylor Davis and Lisa Lanni)
 - 2 meetings since February
 - Primary task has been trying to quantify production in Greenville County in foreseeable future
 - Seems to be the case that current production levels will allow the group to meet their goal of producing 1000 units per year
 - Majority of this production is rental for 60-80% AMI
 - However, production for homeownership and for rental for 30-60% AMI is pretty low
 - Affordable housing for seniors (55+) is a large percentage of recent production
 - Need to deliver more to families
 - 1-2 bedroom units are key (since biggest population growth projected in Greenville County is under 35 and over 55, and market isn't providing for that)
 - Next steps:
 - Should we seek out a rental subsidy to bring people from 30% AMI to 50/60% AMI, or try to finance 30% units?
 - How do we operate more affordable units in production?
 - How do we bring in new investment to reach our goals?
 - How do we support organizations dedicated to homelessness and mental health services?
 - Veteran housing

- Permanent supportive housing
 - Partner with Department of Mental Health - limited funding
 - Making homeownership affordable right now is fairly implausible
 - Look into rental subsidy/rent control housing stabilization policies and look at examples of other municipalities that do it well
 - Integrated supportive housing model
 - **Larger group: complete current production survey for your organization (if applicable)**
 - **Prioritization of policies**
- Housing Preservation Group (Chris Manley and Brian Albers)
 - Since February, group has been trying to get a baseline of how many units are we preserving right now and what obstacles organizations face
 - Have learned that we might need to up our preservation goals
 - Barriers:
 - Inflexible funding
 - High cost of construction
 - Not a lot of organizations trying to preserve multi-family homes (most preservation is single family)
 - Difficulty finding multi-family housing that is priced appropriately
 - Interest in creating landlord registries (to create incentivization programs)
 - Sub-group meeting about housing trust fund dollars
 - Barriers to emergency and owner-occupied repairs
 - Limit to supportive housing projects
 - Lack of uniform inspections
 - Contractors unable to wait long lengths of time for payment
 - Investing in improving infrastructure in lower income neighborhoods
 - Next steps:
 - Continue housing trust fund conversations
 - **Larger group: complete current preservation survey for your organization (if applicable)**
 - **Prioritization of policies**
- Housing Tools Group (Inez Morris and Jerry Blassingame)
 - Meeting in conjunction with REEM Commission about identifying barriers and accelerators to Black homeownership
 - Barriers: education, high enough income levels, lower appraisals, higher interest rates, losing our talent pool to Charlotte/Atlanta (prohibits economic mobility), damaged credit (often not the person's fault → parents might've used their social security info, for example)
 - Accelerators: financial education, down payment assistance, freezing property taxes (especially for legacy residents), IDA programs (and other similar programs)

- Have been identifying assets/existing programs in our community that work
- Citizen coalition arm
 - Want citizen action at council meetings, etc
 - Will allow coalition to respond quicker
 - Helps to bring people with lived experiences into the coalition
 - Want to break down barriers so that anyone can participate
 - Will include advocacy trainings (by partners, etc) so people feel comfortable standing up in front of council
 - Will require a blend of strategies to engage different groups (social media for younger people vs mail to older people, figuring out how to help people be able to attend meetings, etc)
- Next steps:
 - Identifying homeowners and landlord/tenant partnerships
 - **Prioritization of policy**
- “Everyone has an affordable housing story, even if they don’t realize it”
 - placing parents into affordable senior housing
 - finding affordable housing when just out of college

Advocacy report

- Completed efforts:
 - TGHA: ability to issue bonds within the unincorporated parts of Greenville County (drafted a letter, signed by members of coalition and approved by County Board on April 28th)
 - Senate Bill 436 (CDC/CDFI Act): contact House Representative, should go on House floor May 6
 - Closing loophole on state LIHTC to prevent market from being only open to big players (should be signed by governor at the end of this month)
 - afterward, should see a new property tax incentive for nonprofits
 - Governor American Rescue Plan: opening up funds for SC to be able to access them for mortgage and rental assistance, governor signed it a few weeks ago
 - HOME Funding: reach out to congressional representatives (up to \$1.9 trillion)
- Still to come:
 - Tree ordinance within the city
 - Housing trust fund and SCACED
 - Evictions (Furman data) → what can we do locally?
 - ARP housing dollars → need to coordinate what we’re doing to address housing insecurity as a result of COVID

Other Updates

- Equitable development incubator: how to we increase and sustain our commitment to racial equity (will help to support and build up capacity for minority contractors and untapped talent)

- partnering with Melanie Brown and Restoration 52, LLC
- Presentation of dashboard and map
 - Dashboard: overview page, progress page
 - To get data and track progress, we'll send out a survey twice yearly
 - Dashboard should be live online in a few weeks
 - Map: shows what's available as affordable housing and displays that spatially so that we can determine prime locations for affordable housing units (prevent concentrated poverty, etc)
 - Shows publicly reported projects, plus ideal development areas from Strategic Plans
 - Also shows affordable housing sites that could be/have been lost to the market