

**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