

**MINUTES**  
**CENTRAL CITY REVITALIZATION**  
**AND HOUSING COMMITTEE**  
**APRIL 28, 2008—5:45 PM**  
**COUNCIL CONFERENCE ROOM—2<sup>ND</sup> FLOOR CITY HALL**

The Central City Revitalization & Housing Committee met on Monday, April 28, 2008, at approximately 5:45 PM. The following members were present:

Chairman Walker Reid  
Councilman Dale Burkett  
Councilman John Howren

Chairman Reid called the meeting to order and recognized Ms. Annie Thombs, Community Development Administrator, for staff's presentation.

**Item 1. Community Development 2008/2009 Annual Action Plan (HUD Budget)**

The proposed 2008-2009 Community Development Action Plan Narrative Statement and Summary of the Five-year Consolidate Plan were presented to the Committee. The budget and five-year Consolidated Plan must be submitted to the Department of Housing and Urban Development upon Council approval and not later than May 12, 2008.

The Action Plan report activities that Community Development plans to undertake during the 08/09-program year and will identify HUD-funded activities and other actions that will be implemented to meet the objectives of the five-year Consolidated Plan. Public hearings were held throughout the planning process with a 30-day comment period from April 1, 2008 to May 1, 2008 to allow public input and participation in the budget process.

The Community Development Block Grant Program is successful in providing safe and affordable housing for low to moderate income persons; establishing public/private partnerships; developing economic development initiatives; building communities and neighborhood revitalization.

**Item 2. Offer to Purchase and Contract City Owned Property—1904 Gum Street**

Ms. Thombs said that the City received an offer to purchase City-owned property at 1904 Gum Street. The vacant lot was purchased in August 2004 for \$10,600 for the purpose of infill new construction. An appraisal of the property was completed on January 31, 2008. The appraised value is \$11,500 and the offer was \$11,500. The property was purchased with HOME funds and proceeds would be used for other eligible HOME activities.

**RECOMMENDATION:**

The Committee voted unanimously to recommend accepting the proposed budget and accepting the offer to purchase 1904 Gum Street subject to the 10-day upset bid period.

**COUNCIL ACTION REQUIRED:**

Accept or reject Committee's recommendation.

**Item 3. Amendment to Minimum Housing Ordinance**

Chairman Reid recognized Ms. Dee Dee Gillis, Deputy Director of Neighborhood and Community Resources, for staff's presentation.

Ms. Gillis discussed the proposed amendments to the Minimum Housing Code. She said that a public hearing would be required and the proposed amendment would be presented to Council at a later date.

**RECOMMENDATION:**

The Committee voted 2 to 1 (Burkett against) in favor of recommending Council approve the amendments as presented.

**COUNCIL ACTION REQUIRED:**

None at this time.

**Item 4. Proposed Code Enforcement Systematic Inspections Program**

Ms. Gillis discussed a program to implement a systematic housing inspection program for the City of Gastonia. The Committee requested adjustments to the program and tabled the item to allow staff to make those adjustments. The proposal will be brought back to Committee at a later date.

**RECOMMENDATION:**

Table item for additional adjustments.

**COUNCIL ACTION REQUIRED:**

None at this time.

### **Item 5. Amendment to the 108 Downtown Loan Program**

Ms. Thombs provided a handout regarding the 108 Loan Program Policies and Procedures, which were approved by City Council on May 3, 2005. Housing is addressed as an eligible activity in the project description, but it does not address specifics as it relates to development of affordable housing using low-income tax credits as a funding source. Gateway Village Senior Housing was awarded tax credits by the North Carolina Housing Finance Agency and the Investment Committee has approved a 108 Loan for the project developer, contingent upon amendment to the 108 Loan Policies.

The North Carolina Housing Finance Agency in compliance with Section 42 of the Internal Revenue Code of 1986, as amended, established required terms for mortgage subsidies and leveraging of public funding. The 108 Downtown Loan Program Policies must be amended to address the required terms established in the Low-Income Housing Tax Credit Qualified Allocation Plan for the State of North Carolina.

The amendment also adds as an eligible activity construction of housing to address slum and blight.

#### **RECOMMENDATION:**

The Committee voted unanimously to recommend that Council approve the amendment to the 108 Downtown Loan Program as presented.

#### **COUNCIL REQUIRED ACTION:**

Approve or Deny the Committee's recommendation.

Having no other business, the meeting adjourned at 8 PM.