

**ARPA Affordable Housing Committee**

**&**

**ARPA Homeowner Assistance Committee**

**Joint Meeting**

**January 13, 2023**

**11:30 am**

**Economic Development Conference Room**

**Anderson City Hall**

**Minutes**

**Agenda**

- Overview of each committee' scope and award guidelines
- Discussion of cooperative opportunities and synergies
- Next Steps
- Set Next Meeting Date, Time, and Place

**Hand-Outs**

- Community Development CT Data Sheet
- ACDC Properties 01/09/2023 Map
- 718 W 17<sup>th</sup> St Before/After Pictures Packet
- Disproportionate Housing Needs Packet

**In Attendance**

Lelia Kelley, Miquel Patterson, Timothy Perry, Greg Winkler, Bill Watson, Amber Lewis-Lilly, Jessica Woodall

**Homeowner Assistance Committee Attendance**

Joe Newman, Tyson Mangrum, Jeff Freeman, John Bostic, Jahnae Erpenback

**Community Member Attendance**

Morgan Miller, Brianna Price, Tammy Tatum-Dixon, Cathy Whitted, Chad Edmonson, Jan Miller

- Introduction- Bus Tour – Bus Tour of Disproportionately Impacted Neighborhoods
  - Toured Neighbors and discussed previous projects, ongoing projects, and potential future projects.
  - Tour focused on Census Tract 8 and 120.
  - Discussed that CT 5 and 120 has a lot of started projects that need finished.
  - CT 8 has highest rental rate and has oldest housing stock that isn't historical
- Overview of each committee's scope and award guidelines
  - Discussed.
    - HAC has more flexibility and can cover larger AMI.
    - For AHC, Applications outside of target area must be at 60% AMI or lower, and up to 80% AMI to get mix of levels.
    - HAC deals directly with homeowners, whereas AHC deals with organizations.
- Discussion of cooperative opportunities and synergies
  - Discussed and determined best method.
  - Applications won't be narrowed for HAC. After applications are received, we will see which applications fit under "target areas" and can be paired with AHC funds to help increase impact.
  - AHC can then award to organizations that are helping with housing projects that HAC is also partnering with homeowner on.
  - HAC and AHC will focus on determining focused CT to collaborate.
- Next Steps
  - Finalize Applications
  - Determine Actual Target Areas based on CT for both HAC and AHC
- Set Next Meeting Date, Time, and Place

- Wednesday, January 18<sup>th</sup>, 10:30am. Small Conference Room

Adjourned

Notes:

- Cooperative Efforts
  - AHC has more limits than HAC for awarding money, focusing on Area Median Income
  - AHC funds housing developers and landlords, versus HAC, which is to the homeowner
  - Ensure all applicants are aware of what we *really* need and communicate target areas” and relay information.
- Communication
  - Funding/ projects need to be leveraged with other committees to make the most impact.
  - Committees should make each other aware of the awarded applicants. If paired together, there is more *bang* for the buck.
  - Make sure to communicate with applicants about what we’re looking for, if they’ve done development before, if they have leverage, if they’re in the right target area, etc.
  - Make sure to communicate contact information with organizations to allow for leverage
- Additional Big Take Aways
  - Minimize spread out projects- Focusing on one or two areas will allow use to see a greater impact.
  - This may be achievable by developments purchasing multiple vacant lots in a row, (reference ACDC properties), possibly tear down vacant homes, and build new housing with decent yards on the multiple lots. Also, when buying in same area, it focuses on a larger impact for one neighborhood.
  - Focus- Get people into homes they can own and afford, Not just shelter. Help people build wealth, break the cycle of poverty.
  - When looking at infill housing, look at neighborhood as a whole and houses directly next door, help and rehab for larger impact.