



## LANEY WALKER-HARRISBURG CHOICE NEIGHBORHOOD

Housing Task Force Meeting 7.13.22

### Participants

- Co-Chair, Scylance Scott, Antioch Ministries
- Co-Chair, Doug Freeman, AHA, Deputy ED
- Co-Chair, Cedric Waltower, Pres. of Allen Homes Resident Council
- Steven Kendrick, RCO
- Sharon Kendrick, RCO
- Tanya Kitchings, RCO
- Jeffery Pooser, RCO
- Belina Martin, Director of the HUB
- Shanna Carkhum, HCD
- LaSandra Corley, HCD
- Daniel Evans, HCD
- Kim Evans, Boys and Girls Club
- Phil Wahl, Security Federal Bank
- Woo Kim, WRT
- Amie Patel, WRT
- Stacey Blankin, WRT

### Minutes

#### Introductions + Agenda

- Introductions of meeting participants were followed by an overview of the agenda.

#### Where are we in the process?

- Review of schedule highlighted the launch of the Needs Assessment survey. The goal is to wrap up the survey by end of August to allow time to process and discuss the survey findings prior to submission of Outline with Content to HUD on November 22.
- Neighborhood Resident Survey – please spread the word to encourage friends, colleagues, co-workers, peers who work, live and play in the neighborhood to take the survey online:
  - **Neighborhood survey** tool link: <https://wrt.typeform.com/ACNeighborhood>

#### What we know so far + Guiding Principles

- The existing unit count at Allen Homes is 150 units. The median age of residents is very young at 14 indicating a high number of children. There is also a high number of single parents. All of this needs to be considered in the Housing program.



- Existing unit breakdown has a substantial number of units greater than 1BR, including 2, 3, 4, and 5 bedroom units.
- Because of the demographics, residents will need a lot of amenities and supportive services nearby – schools, play spaces, childcare, employment opportunities, transit.
- The Choice program is a place-based initiative so HUD would like us to put investments into the Choice neighborhood.
- A look at *early findings* from the survey suggests that many Allen Homes survey respondents (48%) have indicated that they might like to live in another part of Richmond County
  - This needs to be explored in greater detail with residents going forward to verify if they really do not want to live in the neighborhood.
  - The planning team also must understand why other areas of Richmond County are desirable – schools, access to stores, etc.?
  - It is possible as Mr. Waltower noted that residents may have just been rushing to complete the survey. Others may have interpreted the question to mean that they could get a housing voucher.
  - Follow up discussions are part of the planning process going forward which will take the form of many different types of engagement activities with residents.
  - WRT's recommendation is that should the housing program consider locating new housing out of the Choice Neighborhood, it should be a small portion of the overall housing program, and it must be in an area of opportunity as per HUD's guidelines.
- Homeownership – WRT acknowledged that it is important that affordable homeownership units be part of every Choice plan BUT noted it is hard to “pencil them out” without large subsidies. Homeownership is an important component of wealth building and income mixing. It must also be scaled appropriately.
  - Question: What percentage of HO would the ideal be?
  - Response (by WRT): It depends on the market – In a Philadelphia Choice neighborhood, they are doing 100 units of HO but the area is gentrifying very quickly so the units are paying for themselves.
  - Newport News is more comparable to Augusta. That Choice N is doing 30 HO units
    - NNRHA had a track record of doing 4-8 units at a time, which they are continuing with on infill units to fill in missing teeth.
    - Question: Who is buying the units?
    - Response (by WRT) – Some buyers are from the Redevelopment and Housing Authority's FSS program but others are from publicly advertisements. Most of the HO programs use HOME or CDBG funds to build them and these usually have affordability covenants. Ideally, these units would be focused on an income band and not be purely market rate.
    - Homeownership is a good strategy for infill and does not have to be done by the developer. A local smaller developer can be a strong partner to tackle the HO.
  - AHA has a moderately successful FSS (Family Self-Sufficiency) program but all Section 8.



- Guiding Principles – Next, the Task Force began to explore some guiding principles for the Housing Plan.
- Suggestions include:
  - Increasing the availability of desirable affordable housing in the CN
  - Creating housing options that respond to residents' aspirations for the future
  - Creating attractive housing that anyone would like to live in and that is indistinguishable from nearby homes.
  - Ensure housing is in locations near jobs, supportive services like job training and childcare and other services and amenities to improve the quality of life.
  - Foster a neighborhood that facilitates a variety of mobility options so it is fully accessible.

#### Creating a Neighborhood of Choice

- There is no set requirement for the housing plan although it is recommended to double the existing housing program and locate housing in areas of the CN that are amenity and asset rich.
- This equates to 300 units.
- Potential Areas of Interest – the Task Force began to explore some areas of interest but will resume at the next meeting.

#### Next Steps

- Next TF meeting is August 10 at 2:30 pm