

Mayor's Parramore Task Force *Housing Subcommittee Meeting*

Minutes – January 20, 2004

The meeting of the Mayor's Parramore Task Force was held on Tuesday, January 20, 2004 at approximately 6:15 p.m. at the John H. Jackson Community Center, 1002 W. Carter Street, Chairman Ed Carson presiding.

Members Present: Ed Carson
Paul Stevens
Desiree Sanchez
Tim Adams

Members Absent: Cheryl Taubensee
Ed Timberlake
Marjorie Brown
Lonnie Thompson

Staff Present: Lelia Allen
Frances De Jesus-Davila
Mary Ann Schwabe
Joyce Sellen

Others Present: David Vangelder
Phil Cowherd
Sandra Lewis
Wayne A. Grant
William Ashcraft
Hudie Stone
Brian Butler
Tim Adams

Chairman Ed Carson began the meeting with welcome, opening remarks and introductions.

He proceeded to review the preliminary recommendations from the previous three Subcommittee meetings.

The group entered into a discussion about each of the proposed recommendations:

1. *Identify and survey homeowners in the Parramore neighborhood to assess their individual needs as it relates to renovation, rebuilding and or relocation.*
2. *Determine the current ratio of home ownership to renters within the prescribed boundaries*

3. *Focus redevelopment efforts on properties surrounding of the proposed Carver Court development. On the north the focus should be on the properties surrounding the proposed project at Otey Place.*

This recommendation created a discussion about the redevelopment of Otey Place. It was mentioned that other subcommittees are discussing the redevelopment of Otey Place as a park, not as a residential area.

4. *Develop incentives that will encourage the development of market rate housing in the neighborhood.*

Questions were raised as to the definition of “fair market” and how is the “fair market” established.

5. *Review and revise the city policies and procedures that relate to permanent and temporary displacement.*
6. *When negotiating future downtown development agreements include a stipulation that the developer will make a substantial contribution to the redevelopment of the Parramore neighborhood.*

The group suggested that these contributions do not necessarily have to be monetary contributions, but they may be in the form of donated time and technical support.

7. *Renovate homes when it meets the need and rebuild when renovation is not a viable option.*
8. *Review city and federal guidelines to determine where a request for a waiver of the rules would help facilitate the revitalization of the Parramore area and increase the area affordable and market rate housing stock*

The group agreed that federal regulations might be difficult to change. Therefore, they suggested reviewing local regulations to determine the possibility of waiving those that might hinder the development of smaller projects (i.e. zoning regulations).

9. *Strictly enforce the housing codes across the board*

The group thought that perhaps this could be accomplished by providing homeownership training. Organizing citizen patrolling was another idea.

10. *Identify resources that would allow for assistance to those families that are moderate income (Incentives to move into the area)*

This recommendation should also include families whose income is higher than 120% of the area median income. The list of resources should include incentives that would attract higher income households.

11. *Implement innovative strategies to prevent and reduce crime in the neighborhood.*

Some of the ideas discussed by the group include improve lighting.

12. Preserve the traditional designs of structures that reflect the historical past of the neighborhood.

In addition, it was recommended that the City should select one or two demonstration projects and provide incentives for their development.

The next meeting is scheduled for February 3, 2004 at 6:00 p.m.

There being no further discussion, Chairman Carson concluded the meeting at 8:00 p.m.

Ed Carson, Chairman

Frances De Jesus-Davila, Recording