

North Central Area Commission Meeting
October 4, 2018
Shepard Library

Web site: ncacolumbus.wix.com/ncac
Facebook: North Central Area Commission

Call to Order: Tiffany White called the meeting to order at 6:09 p.m. Asmara Williams prayed the invocation.

Roll Call:

Commissioners Present: Lorenzo Brent, Alfonso Hooper (arrived at 6:55), Reno Lemons (arrived at 6:20 PM), Jessica Martin, Tiffany White, and Asmara Williams

Absent: Carl Lee (excused), Wallace McLean (excused), Bee Tolber (excused)

Meeting Agenda Approval: Jessica Martin motioned to approve. Lorenzo Brent seconded.

Old Business:

- YMCA Good Neighbor agreement – Tiffany White will be speaking them next week. A representative will need to go to quarterly committee meetings (invite library manager too); Lorenzo Brent volunteered.
- Lamar Peoples has resigned from the Commission.
- First reading of the bylaws changes.

Meeting Minutes for September 6, 2018: Lorenzo Brent motioned to approve. Jessica Martin seconded.

Budget: Received budget stipend. RNNC is only expense so far. Negotiating with ODU for meeting space.

Police Liaison Report: Not present

7th Precinct Liaison Officer (@columbuspolice.org)

Officer Alesia Zacher, 5th Precinct Liaison Officer azacher@columbuspolice.org (614-645-1405)

Community Liaison Report: Alfred Akainyah; his phone is 614-645-7964, cell 614-678-2605, email: aaakainyah@columbus.gov. – No report.

Zoning: N/A

Committee Reports

PLANNING & DEVELOPMENT COMMITTEE: Donna Turner, Wallace McLean, Carl Lee

- N/A

ZONING, BUILDING AND HOUSING COMMITTEE: Lorenzo Brent

- Brittany Hills neighbors had been calling about water in the basement but Alfred indicated it is not a city issue.

PUBLIC SERVICE COMMITTEE: Bee Tolber

- N/A

RECREATION & PARKS COMMITTEE: Reno Lemons

- N/A

HEALTH & HUMAN SERVICES COMMITTEE:

- N/A

ECONOMIC DEVELOPMENT COMMITTEE: Jessica Martin

- Will reach out to Sandra Lopez/Councilmember Page
- PUBLIC RELATIONS COMMITTEE: Lorenzo Brent
- N/A

SPECIAL COMMITTEES

- Airport: Alfonso Hooper and Wallace McLean: N/A
- Education: No report.
- Elections/Bylaws Procedures: Lorenzo Brent, Wallace McClean, Carl Lee, Jessica Martin, consider asking representatives from Devon's Triangle, Teakwood Heights, Woodland-Holt (i.e., Donna Turner or Michelle Reynolds).
- SmartCity: N/A
- ODU: President had meet and greet on 9/18 with Joyce Beatty. Bee Tolber and Dr. Nancy Hill McClary were there. Discussed promotion of ODU and also how they can support the community. Circulate get information out about the 670 corridor grant.

Presentations:

- Leah Evans and Angela Cradle, from Homeport, and Roy Lowenstein, consultant, presented regarding 14 new single family homes in American Addition. They are requesting funding from the City to building 2019.
 - Currently for sale: 1200-1400 sq. feet three bedrooms, 1-2 bathrooms
 - New types of floorplans/models (have built some on the near east side, so could send actual pictures). There are no spec. houses because the City require house to be in contract before funding is approved (Homeport is able to show pre-sold houses prior to closing).
 - Prior NCAC Chair, Jimmy Moreland, said that every house was to have a garage but basement is optional. This was in 2006 and no written agreement has yet been found.
 - Looking at market and housing demands, cost of single family homes are \$185k but appraised value is \$118k and \$122k (gap filled by subsidy from City, but its limited).
- Multi-family project – design emulates single family homes, want to provide high quality homes and long-term management. They hire third party professional management companies (could take us to other properties to see the maintenance). They bid out contractors for each phase (takes 180-195 days, regardless of contractor).
- Different phases have differences in size but price is similar? This is because price is market based (Homeport doesn't set price, outside appraiser sets this based on other sales in the area).
 - Audience complained that the quality is not the same between the phases. Homeport will come back and fix any issues related to workmanship.
 - Phase two (owners lived there almost one year now) had had a lot of issues. Homeport is not currently using the contractors used during Phase 2; when scoring new contractors they do take into account past performance.
- They have other developments where there is single family homes mixed with rental units (multi family or senior) and are here to get our feedback about this.
 - Tiffany White received many phone calls after Homeport's meeting with the American Addition saying the community did not want this.
- 29 homes right now and another 14 will be built in 2019. Attendee brought up that the commitment was over 100 and less than 50 have been built, and now rentals are proposed... the community is not happy,
- Homeport indicated the economy and resources available are not the same as they were when the commitment was originally made. The reality is they may not be able to build 100 single family homes.
- Neighbors are nervous about an increase in break-in's; in the past other renters in the neighborhood did this often and the owner of the property was hard to get a hold of to solve issues.

- Proposal is 54 units (split up in 20 buildings on 24 parcels): South of woodford ave, (on key west, olympia alley, puritan, maybe others) and an office in that area.
 - **This is separate request from the 14 single family homes** and would require a rezoning to combine the lots (R4 - multiple units on one lot),
 - If the commission does not support, then what happens?
 - For Single family homes – they need neighborhood support to do get City funding.
 - For multi-family rezoning – they are able to go to development commission w/o community support, and then City Council also has to approve this.
- Presentation is a rendering but external materials could be discussed; models emulate single family home style. Design is not set – idea is not to have some variation and not look cookie cutter; would not want units to stick out in the neighborhood.
- How many structures are currently in the neighborhood? (about 35 when they first came)
- Their mission is to create affordable homes. They can provide any data or information on the current market. They have evicted people for lease violations, they want the community to be strong.
- City of Columbus has homeownership development program – incentive for community to invest in neighborhoods where values have gone down, to allow affordable projects (income limited). City covers the gap in between cost and sale price.
- Homeport built 10 but lack of infrastructure caused hardship to owners; so in 2013 City agreed to do infrastructure prior to any more builds.
- Neighbors worried it could be harder to sell new homes when the rentals are built. Why is Homeport not building single family rentals? OHFA used to be very supportive, Homeport has over 500 single family rentals. OHFA changed their policy, added more parameters, and only funded two projects in the entire state. This project would not meet OHFA scoring criteria; so funding for single family rentals is not available right now.
- American addition could provide pressure/advocacy/lobbying to where those funding sources are for single family homes; fuller partnership – how else can neighbors be engaged? Homeport indicate that advocacy does not always equal funding.
 - Policy changes due to high costs of building houses vs. apartment. Roy Lowenstein doesn't think a policy change is likely anytime soon. Resources are limited each year but construction costs got up 10% a year – this gap is the biggest for single family homes.
 - One attendee brought up: How do we combat policy? Because policy has destroyed African American communities in the past. How can we truly partner to form an alternative plan?
 - Try to approach Huntington about subsidizing. They are always looking for other resources besides the City; have reached out Congresswoman Beatty for other funding, should we reach out to former Mayor Coleman?
 - Not all of the purchases are income-capped but most are; different income restrictions, based on the different funding sources.
- Homeport is open to selling individual lots but there are a lot of other vacant lots available in the neighborhood.
- The balance of homeownership vs. rentals is the problem.
- Multiple investments from private sources, commercial and residential, are necessary to see an upswing in revitalization.
- But we don't want gentrification just to get investors; not all investment is not good investment.
- Alternative idea: Senior housing along 12th ave facing the park (original vision).
 - Alternative: same lots as the other plan, plus additional lots, to try get to same scale (better economically); housing restricted to seniors – must be one floor ranches (three unit).

- Would they want to integrate this style into the single family or keep in same area? (north of park and south of woodford ave)
- Age restricted covenants based on funding so 30 year commitments to that population.
- 20% of Homeport's current portfolio is senior living.
- All Homeport home meet accessible standards or are adaptable – wide doorways, hallways, turn in bathroom, etc.
- Jimmy Moreland will be contacting Leah Evans to discuss original agreement.
- Lorenzo Brent motioned we send letter of support for 14 single family homes builds with two car garages (8 on key west and 4 on puritan). Jessica Martin seconded. All approve.

The meeting adjourned at 8:00 P.M.