

District C Meeting Notes: 2.17.18

Corey Branch, Mayor Pro-Tem

Group Discussion Notes

We had another great meeting with the goal of uncovering some of the issues facing our community and finding workable solutions for them. The notes below reflect the hard work of citizens who came together to discuss and collaborate around those issues.

Thanks to all who attended and participated and we look forward to you joining us next time!

Corey Branch, Mayor Pro Tem

Compiled Group Notes

Affordable Housing

Affordable Housing = Housing Justice!

- 80% of Area Median Income (AMI) or below
- For a family of 4 that number is \$76,000 (Nation wide) and \$44,000 (Raleigh)

Who are the Stakeholders?

- Seniors
- Working Poor
- Developers
- Children
- The City

What are the negative impacts:

- We don't have a working definition
- People are left out due to their socio-economic status
- There is stigma around the term "affordable housing"
- The homeless population increases
- There is a lack of equity in the ability to build wealth
- It leads to gentrification (Life long home owners vs. tax displacement)
- Weatherization (Revitalize 90% with qualifications over 5 years)
- City programs (Rehab) (Utility bill assistance program was used repeatedly by less than 25%) (Some are unable to access the help due to computer illiteracy) (Some are unaware of age and income related tax issues, often through the county) (Trust issues between the citizens and the city)

What is the scope/severity of the issue?:

- There is severe gentrification (Displacing seniors/elders)
- There is displacement of low and no income individuals and families (from homes)

What are the major trends and guiding forces:

- Two story homes are attractive
- How to scale projects
- Zoning requirements
- Forcing out long time residents due to taxes and housing prices
- Changing culture of neighborhoods
- Walking distance to downtown
- Housing Inventory (Family/Senior vs. Market Affordability) (9% development projects in SE Raleigh) (54% homeowners remaining)

What are the major social/economical/historical.political/ factors related?

- Youth
- Boards/ Non-Profit Support
- Mentoring
- Social Media Outreach (#whocares #Icare)
- Juvenile crime prevention board
- Beth Nelson

What are some interrelated problems surrounding the issue?

- Business Owners
- Increased traffic
- A need for upgraded transit
- Environmental impact
- Lack of affordability/gentrification
- Competition for resources
- Economic development vs. affordable housing
- Business growth
- AMI increases will grow the wealth gap

What are some of the conflicts in values or interests around the issue?

- District Lines/Gerrymandering
- Economic Barriers
- Funding for the Chavis Park vs. Dix Park (the funding does not seem to be equal)
- Emphasis on historic values vs. profit
- Sacrifices
- Community identity

Economic Development

Who are the primary Stakeholders for this issue?

- Employers/Businesses
- Dr. James Johnson: UNC Demographer (Utilize his study)
- Youth (17-43 yrs.)

What are the negative consequences of this issue?

- Permanent underclass
- Health problems
- Drug abuse
- Urban blight
- Hopelessness ("Killing the spirit")
- Stunting opportunities for businesses to grow

Additional Comments:

- The plan for access to information is the overall theme
- "How do we organize?" "What is the value proposition?"

What is the scope and severity of this issue?

- SCOPE:
 1. Under employment
 2. Black business representation
 3. Target resources to minority owned businesses
 4. Organize information to support business (feasibility)
- SEVERITY:
 1. Understanding disaggregated data

What are the major trends and driving forces around this issue?

- Disparities
- Skills gap (Youth workforce development)
- Lack of generational opportunities (Second generation poverty study)
- Technology (Recognizing the digital divide)
- Workforce housing

What are the major social, historical, economic, educational and political factors related to this issue?

- Racism
- Exclusion
- Housing practices
- Human Capital

What are some of the conflicts in values and interests around this issue?

- Not in the loop for dissemination of information

What are some interrelated problems that surround this issue?

- Not being at the table (necessary to organize to ensure commission/council meetings are being covered)
- Lack of transportation

What is currently being done to address this issue? Who is addressing the issue?

- CAC
- GRCC
- Barks
- Voter's Coalition
- Fertile Ground Food Corp.
- Raleigh Wake Citizen's Association
- Garfield Crosby Center

Youth

What actions can our Issues Team take to learn more about this issue that will enable us to better address the issue?

- Exposure for young people
- After school development programs (properly funded and marketed)
- Subsidized lunches

What are the major trends and driving forces around the issue

- Gang recruitment
- Poverty in the community
- Peer pressure in schools
- Parents who are not engaged
- Parents who are involved in negative activities
- No accountability (Students who act up get a "slap on the wrist" and when they do things at an older age they get sent to jail)
- Identity issues
- Lack of diversity

What are some of the conflicts in values or interests around the issue?

Solutions:

- Beth Nelson: Juvenile Prevention Board (Dr. West)
- Create a board to advocate and raise funding for pre-selected, non-profit youth development programs
- County mentoring programs
- Neighborhood "pop-up" events: Teach professional development topics by hosting community events
- "Who cares?"/"I care" service where students can send a text message and receive help
- Get small businesses involved
- Raleigh Pathway Agency
- Youth Build Program
- Raleigh Summer Youth Employment Program

Connected Issues:

Who are the primary stakeholders for these issues:

- Low income citizens
- Youth
- Middle Income Citizens
- Business Owner
- City council/Local Government
- Essentially everyone

What are the negative impacts of these issues?

- Traffic based amount of vehicles and increase in population
- Crime
- Environmental issues (Natural resources)
- Lack of affordability/Gentrification
- Economic resources
- Competition of resources

What is the scope and severity of this set of issues?

- How can economic development and affordable housing co-exist? (Selfish vs. Selfless issue)
- SEVERITY:
 1. Big impact
 2. Widespread issues across Raleigh
 3. It is real

What are the major trends and driving forces surrounding the issues?

- Money
- Population growth
- Homogenization
- Business growth (incoming industries and potential big businesses)
- Gentrification
- Average Median Income is rising (the wealth gap)

What are the major social, historical, economic, educational and political factors related to these issues?

- Racial barriers
 1. District lines/gerrymandering
- Economic barriers
 1. Ex: Dix, Pullen, Chavis
- Property Marketing

What are some of the conflicts in values and interests around the issues

- Who wants to take the "L" for the greater good?
- Who are we as a community? (Identity)

- Real estate agents
- 1. Struggle between profit and historical upkeeping (Value)

Additional Group Comments:

Housing:

- South Raleigh City's working poor children
- Define it-There is a stigma around certain labels
- Gentrification-Tax displacement
- Awareness of city programs
- Trust of Government
- Scale of homes and zoning regulations
- Changing the culture of neighborhoods
- \$76,000 is the national AMI
- \$44,000 is the Raleigh AMI

Economic Development:

- Not at the table/Permanent underclass
- Learned hopelessness
- How to access and educate
- 2005 study

Youth

- Trends: Why aren't they productive?
- Gang recruitment and poverty
- Lot's of peer pressure to do poorly
- parents are not engaged
- identity crisis
- No accountability
- Non-profit identification board
- Mentorship program
- Text service-Someone to communicate with in a crisis
- Juvenile crime prevention board
- Beth Nelson
- Digital connection

Connectedness:

- Traffic and population growth
- Crime, environmental impact, competition for resources
- How can economic development and affordable housing co-exist?
- Property marketing through Real Estate Agents
- Identity: who are we as a community?
- South East Raleigh Corridor: Tarboro to Wake Med with a dedicated bus route thru traffic
- CAC education: Who? Juris? Leader? Alerts? Meetings?

Save the Date:

Next City Council Meeting:
March 20, 2018 at 1pm and 7pm
222 West Hargett Street
Raleigh, NC 27601

Raleigh, NC 27601

Next Community Meeting:
March 17, 2018 at 9am
1214 East Lenoir Street
Raleigh, NC 27610



Contact Corey Branch

 Facebook  @Corey4DistrictC

If you have thoughts on topics you would like to see addressed or guest speakers you'd like to hear from on specific topics in the future, please reach out using the contact information in this newsletter.

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