

Neighborhoods Revitalization Implementation Plan
Project Management Team Meeting
Combined with Neighborhoods and Housing Task Force and Council Committee
July 8, 2009 Minutes

The combined July project management team meeting for the City of Anderson's Neighborhood Revitalization Implementation Plan was held in City Hall Council Chambers on Wednesday, July 8, 2009 at 12 Noon.

Task Force Members present: Danny Rhodes and Kurt Stutler

Task Force Members absent: Betty Bagley, Tina Jury, Dr. Dennis Tedder, Nancy Alexander, Kristi King-Brock, and Horace Alexander

Housing Task Force Executive Committee members present: Eddie Kinsey, Becky Holmes, and Robert Mecke

Housing Task Force Executive Committee members absent: Erick Bradshaw and Jason Craddock

Housing Council Committee members present: Dr. Beatrice Thompson and Tom Dunaway

Housing Council Committee members absent: Mayor Terence Roberts and Tony Stewart

Asset Property Disposition Staff present: Jesse Wiles, Megan Childers and Leigh Wood

Clemson University staff (working with APD) present: Mary Beth McCubbin

City Staff present: John Moore, Linda McConnell, Willie Day, Maurice McKenzie, Erin Fann, Erica Craft, Chief Jack Abraham, Captain Mike Walters, and Jim Simes

Guests: Nancy Henderson, Anderson Interfaith Ministries (for Kristi King-Brock) and Stephanie Johnson, intern at the Anderson Housing Authority

Willie Day welcomed everyone to the meeting. Mr. Day thanked everyone for coming and gave a brief update on the progress of the neighborhood plan. He recognized the Neighborhoods and Housing Council Committee members at the meeting, Dr. Beatrice Thompson and Tom Dunaway. Mr. Day turned the meeting over to Jesse Wiles.

Mr. Wiles introduced Leigh Wood and Megan Childers as part of his team. He said there were two project team meetings remaining as part of the revitalization plan schedule. Mr. Wiles said they were currently working on the community profile. He gave an overview of the meeting agenda and asked everyone to follow along with the PowerPoint handout.

Mr. Wiles asked Leigh Wood to speak on **neighborhood revitalization strategies** for the key development areas. They are as follows:

- **Land Use and Zoning**
 - **Goals**
 - For new development and redevelopment to fit into the character of the existing neighborhoods.
 - **Strategies**
 - Averaging setbacks in areas where infill housing will occur.

- Establishing R-8 Zoning in areas where there is a high level of investor-owned property, especially where single-family residences have been converted into boarding houses.
 - Require new development and revitalization projects to install or repair sidewalks.
 - **Funding**
 - None Necessary
- **Conservation Overlay Districts**
 - **Goals**
 - To preserve the positive character traits of a neighborhood to influence neighborhood rehabilitation.
 - To gain more control over non-conforming uses.
 - **Strategies**
 - Establish Conservation Areas
 - Establish Conservation District Committee(s)
 - Create Conservation District Guidelines
 - Proposed for Orr Street, Elizabeth Street, and Westside
 - **Funding**
 - Minimal amount needed to print neighborhood design guidelines, General funds.
- **Land Assembly/Land-Banking**
 - **Goals**
 - Gain control over abandoned, vacant, and foreclosed properties.
 - **Strategies**
 - Establish a land bank with a local non-profit organization in which the city can establish a partnership.
 - Acquire abandoned, vacant, and foreclosed properties that are within the designated redevelopment areas.
 - Rezone and/or redraw parcel boundaries to fit the character of the neighborhood.
 - Rehab and resell properties to low to moderate income buyers.
 - Provide incentives to non-profit and for-profit developers to purchase consolidated properties for larger redevelopment.
 - **Funding**
 - NSP and general fund money.
- **Code Enforcement**
 - **Goals**
 - Preserve neighborhood character and property values.
 - Instill pride in neighborhood.
 - **Strategies**
 - Abandoned Properties Registration and Maintenance Program.
 - Create a nuisance hotline for people to report properties that are not compliant.

- Establish neighborhood clean up days among the neighborhoods and city prior to neighborhood inspections.
 - **Funding**
 - Establish a Neighborhood Development Fund using the Abandoned Properties Registration Fees and Nuisance Fines.
- **Homeowner Assistance**
 - **Goals**
 - To stabilize and increase homeownership.
 - To improve the condition of the existing housing stock.
 - **Strategies**
 - Provide homeowners with mortgage counseling.
 - Create a Lease to Own Program for low to moderate income families and individuals.
 - Create a Limited Repair Program.
 - Create an Emergency Housing and Roof Repair Program.
 - **Funding**
 - Mortgage counseling is currently provided by various non-profits.
 - CDBG and NSP funding.
 - General Funds

Ms. Wood then turned the floor over to Megan Childers to discuss **urban design**:

- **Model Blocks**
 - Short-Term Redevelopment and/or Revitalization Project Sites
 - **Goals**
 - Serve as catalyst projects that will encourage overall neighborhood improvement.
 - **Strategies**
 - Regulatory framework for the establishment of conservation districts.
 - Infill housing
 - Owner rehabilitation programs.
 - Community recreation and open space.
 - Streetscape enhancements
 - **7 sites identified**
 - Orr Street Model Block
 - Cleo-Bailey Model Block
 - West Whitner Street Model Block
 - Westside Community Model Block
 - Franklin and Murray Model Block
 - Greely Park Model Block
 - Lincoln and Grant Model Block – community greenspace
- **Gateway corridors**
 - Neighborhood entrances, city-wide corridors (i.e. downtown), or neighborhood activity centers

- **Goal**
 - To create a safe, pleasant experience on roadways for all users (pedestrians, bicyclists, transit riders, and drivers).
- **Design Strategies**
 - Sidewalks/crosswalks
 - Entry monuments and signage for neighborhoods/communities
 - Bike lanes
 - Transit stops
- **6 sites identified**
 - West Whitner Street
 - Franklin Street and Murray Avenue
 - Jefferson Avenue at the Jim Ed Rice Center
 - Franklin Street/Jefferson Avenue and River Street
 - Dickens Avenue and East Whitner Street
 - West Market Street and Southwood Street

Danny Rhodes encouraged Mr. Wiles to extend the proposed project area on McCully to include the acquisition of property from Charity Spring Church, as the cost of the property would be reasonable. Councilman Dunaway suggested a future community project might be to paint the existing water tower on McCully Street to further brand the neighborhood. Councilwoman Thompson noted the significant difference in the proposal for Murray/Franklin. Mr. Wiles explained that due to its close proximity to downtown, APD is recommending higher density units, which would ultimately mean townhomes instead of single family units. They are still suggesting some infill housing on McCully Street, which would be single family homes.

Mr. Wiles and his staff introduced the Focus Area Neighborhoods Strategies Matrix and said they would be getting input regarding the existing policies and programs in place throughout the City to fill in the matrix.

The next planning phase includes:

- Finalized Streetscape Design
- Designs for New Construction and Rehabilitation
- Finalized Redevelopment Project Roles and Responsibilities Checklist
- Funding Strategies

With no further business, the meeting was adjourned.

Respectfully submitted,
 Erin H. Fann
 Business Development and Neighborhood Manager