

MINUTES
NEIGHBORHOOD ADVISORY COMMISSION
City of Carrollton

JULY 9, 2020

A telephonic meeting of the City of Carrollton Neighborhood Advisory Commission was held on Thursday, July 9, 2020 at 6:30 p.m. at City Hall via Zoom with the following members present:

Commission Members Present:

Scott Windrow, Chair
Kathleen Foster, Vice Chair
John Chollampel
Daniel Anderson Jr.
Darby Merriman
Hal "Rusty" Pendleton

Commission Members Absent:

Bethany Wickson - resigned
John Zaccardo
Jane Harmon

Staff Members Present:

Cory Heiple, Environmental Services Director
Brian Passwaters, Community Services Division Manager
Meagan Tucker, Sr. Community Development Program Specialist
Kendra Heard, Community Development Program Specialist
Alka Agnihotri, Community Development Program Specialist

Guests Present:

Liz Messnar, Alternate

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- I. **Call To Order** – Chair Windrow called the meeting to order at 6:34 pm.
 - II. **Announcement on format for the July 9, 2020 meeting.** Staff explained the format for the meeting with a pre-recorded presentation.
 - III. **Review the Minutes of the June 11, 2020 Meeting:** Item to review and adopt the minutes from the June 11, 2020 meeting of the Neighborhood Advisory Commission.

Commissioner Merriman moved approval of the minutes with the change offered by Vice Chair Foster; second by Commissioner Anderson. The motion was approved with a 6-0 vote; Commissioners Zaccardo and Harmon absent and Wickson resigned.

- IV. **Resignation of Commissioner:** Item on resignation of Commissioner Bethany Wickson.

Community Services Manager Brian Passwaters advised that he received notice that Ms. Wickson would no longer be able to work with the NAC or with the Animal Shelter Sub-Committee. He further advised that Ms. Wickson sent resignation notice via email to the City Secretary.

- V. **Sign Topper Grant:** Item to open a Public Hearing to discuss and vote on Sign Topper application for Estates of Wellington Run.

Chair Windrow opened the public hearing and invited staff to present the request.

Staff provided a pre-recorded presentation by Jasmine Kallenberg of the Estates of Wellington Run. She stated that the Estates of Wellington Run was established in 1995 and is located near the intersection of Marsh Lane and Keller Springs Road. She stated the neighborhood consist of 78 homes on six streets; five of which are cul-de-sacs. She talked about the events held in the neighborhood and felt the sign topper program would be the perfect fit with their ongoing efforts to engage the neighbors and develop a greater sense of identity. She reviewed the design process and reviewed the results of the neighborhood survey. She advised that 46 households responded to the survey and 93.4% agreed that Sign Toppers would be a beautiful addition to the neighborhood; no one expressed opposition to the project. She described the winning design option selected by the neighborhood and explained the neighborhood would need 8 sign toppers (2 replacements) at \$46 each for a total project cost of \$368.00. She concluded the presentation stressing the enthusiasm generated with the program.

Lisa Smith, HOA President, spoke in agreement about the enthusiasm generated by the program. She applauded the City for providing the program.

Chair Windrow and Commissioners expressed their appreciation for the presentation and the selected design. There being no other speakers, he closed the public hearing.

Commissioner Pendleton moved to accept the proposal; second by Commissioner Anderson. The motion was approved with a 6-0 vote; Commissioners Zaccardo and Harmon absent; Commissioner Wickson resigned.

VI. Analysis of Impediments to Fair Housing: Item to open a Public Hearing to discuss an accept comments on the Analysis of Impediments to Fair Housing.

Chair Windrow opened the public hearing.

A pre-recorded presentation was provided by Brian Passwaters. He advised that an Analysis of Impediments is a requirement from the US Department of Housing and Urban Development in order to receive CDBG funding with updates performed every 5 years. He stated the Analysis was developed by ROOT Policy Research, Denver, CO. The Analysis reviews demographics, income, services and City codes to identify areas which can lead to obstructions to Fair Housing. The Analysis found Carrollton to be a diverse community and is considered a majority minority city.

- Carrollton's Poverty Rate is 6%; this is a drop from 9% reported in 2010;
- The Analysis did not find any city neighborhoods which meet HUD's definition of Racially or Ethically Concentrated Areas of Poverty.
- Home ownership in the City decreased from 66% in 2010 to 59% in 2018.

Hindrances to Homeownership

- High Loan Denial Rate
 - 24% for Hispanics
 - 15% for Asians
 - 15% for African-Americans
 - 13% for White (non-Hispanic)
- High Cost Burden for Housing Costs
 - 33% of Carrollton households pay more than 30% of their income for housing
 - 15% of those families experience severe housing costs which exceed 50% of their income for housing

The Analysis indicated affordable housing and difficulty for minorities to access credit for homeownership as the strongest impediments to Fair Housing.

Recommendations for the City

- Support development of subsidized rental units that are affordable to residents
- Any housing developers participating in publicly assisted housing developments should affirmatively market their properties in the city
- City should support availability of financial counseling to households wanting to buy a home
- City should consider working with credit counseling agencies and non-profit partners to offer Public Service Announcements and other forms of outreach about good lending decisions
- Continue support funding of home improvement and modification programs through its current rehabilitation programs

Passwaters stated that City staff will continue to evaluate the recommendations for possible action.

Discussion was held regarding homeownership and the poverty rate. Passwaters referred to the 2008 downturn and the number of apartments purchased by the City due to blight. He also talked about the efforts being made by Metrocrest Social Services and with marketing to assist with education. The subject could be a NAC Workshop topic in 2021.

There being no other speakers, Chair Windrow closed the public hearing and opened the floor for a motion.

Vice Chair Foster moved to approve the Analysis of Impediments to Fair Housing; second by Commissioner Pendleton. The motion was approved with a unanimous 6-0 vote, Commissioners Zuccardo and Harmon absent, Commissioner Wickson resigned.

VII. **NAC Calendar:** Item to discuss proposed changes to the NAC Calendar.

Passwaters advised that there has not been a change in the bus available for the tour tentatively scheduled for August 13. He also stated that in light of COVID-19, it would be inappropriate for the Commission to be in a bus because they would not be able to meet the social distancing requirements. He recommended the tour be delayed to October and suggested it be discussed during the September meeting. A consensus was reached in favor of delaying the tour as recommended.

VIII. **Project Updates:** Item to review NEMGP, MHRP, ERP and PHP projects.

Kendra Heard provided before / after photos of projects completed at 1901 Kirkwood and 2067 E Peters Colony.

IX. **Workshop Updates:** Item to discuss scheduled workshops and possible changes to the schedule and subject matter.

Alka Agnihotri stated that the next Workshop is scheduled for July 16 and would be led by Elliot Reep, Emergency Management Coordinator for the City. She stated she is working with the Police Department on a Workshop to be held at the end of August to provide an overview on law enforcement and community education on crime protection strategies. She advised that both would be a Zoom meeting. Passwaters advised that attendance may need to be limited.

- X. Neighborhood Mentoring Program:** Item to share information on NAC mentoring activity.
- Commissioner Daniel Anderson – reviewed his report and information discussed with the Rhoton Park Neighbors Association lead by BJ Cadwalader.
 - Commissioner Rusty Pendleton – stated he was unable to make contact with any of the associations he is responsible for supporting.

Discussion was held with regard to the possible need to adjust the districts, the need to keep the information current about the POA/HOAs and suggestions about NAC members communicating with what's happening in Carrollton such as Workshops and events.

- XI. September Neighborhood Advisory Commission Meeting:** Item to discuss Neighborhood Enhancement Matching Grant Hearings in September.

Alka Agnihotri advised that staff received six completed applications for the NEMGP. The applications are currently being reviewed and would be referred to the Development Review Committee on Monday, July 13. Passwaters explained what the DRC would review the applications with the hope of getting corrections in by mid August for consideration by NAC in September. The amount of available funding is unknown at this time and that staff hoped to have more information about the funding before the next meeting. He explained it would be up to the Commission to decide which applications to fund if the requests total more than the amount allocated.

XII. Visitors Comments & Other Business:

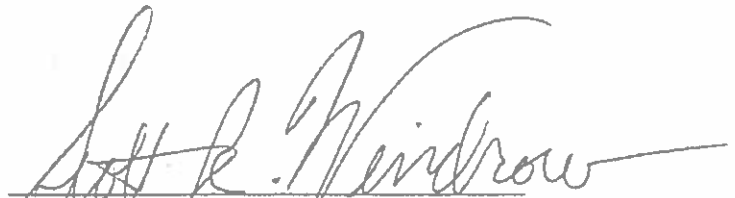
(Items not listed elsewhere on the agenda may be addressed at this time. No official action can be taken on any item discussed during this portion of the meeting.)

Passwaters explained the zoning process for the Residence Inn to let the Commission be aware of homeowners of Nob Hill that were opposed to the approval.

XIII. Adjournment

Chair Windrow adjourned the meeting at 7:55 pm.


Cory Heiple, Environmental Services Dir.


Scott Windrow, Chair