



# COMMUNITY DEVELOPMENT

2024 - 2058



# WHAT HAVE WE DONE ABOUT THE ABANDONED, VACANT, DILAPIDATED, UNSAFE BUILDINGS?

## Residential

1. Tax foreclosure enforced by the County through services of ZSL
2. Judicial proceedings using the minimum housing standards

## Commercial

1. Nothing .....until the building becomes such a safety hazard it cannot be ignored.

What have the Tax foreclosures through ZSL netted us?



513 Grubb Street

What has the judicial proceedings netted us?

*FIVE EMPTY LOTS THAT THE TOWN HAS DEMOLITION LIENS ON*

413 DOBBS STREET

221 KING STREET

315 MARKET STREET

319 MARKET STREET

309 DOBBS STREET

# Properties eligible for demolition as of April 21, 2024



302 S Edenton Road St.



409 Dobbs Street



411 Dobbs Street



307 Woodland Ave

# GOING FORWARD

## NONRESIDENTIAL PROPERTIES

- Building Inspector is willing to take more aggressive action on the commercial buildings that are unsafe and repeated promises from building owners have not materialized.
- Town Council will be asked to adopt regulations for nonresidential properties that fail to meet minimum standards of maintenance, sanitation & safety established by Council
- Town Council will be asked to adopt an ordinance requiring a vacant building registry and imposing a fee.

# GOING FORWARD

## RESIDENTIAL PROPERTIES

- County Manager has agreed to commence in rem tax foreclosure proceedings for the Town
- Continue strategic code enforcement
- Consider creating a Redevelopment Area to attract private investors.

# What is a Redevelopment Area

- ~A geographic area targeted for redevelopment
- ~Must first form a commission (can be the governing body)
- ~Create a redevelopment plan
  - ~preliminary site plan
  - ~statement of estimated costs
  - ~**proposed method of financing redevelopment under the plan**
- ~Approval of plan
  - ~public hearings
  - ~recommendation from planning board
  - ~Council approval
- ~Powers
  - ~acquisition of property
  - ~clearance of areas by demolition
  - ~installation or construction of sight improvements
  - ~entering into contracts for construction, demolition, repair work
  - ~carrying out programs of compulsory repair & rehabilitation to include making loans therefor
  - ~Engaging in programs of assistance & financing, including making loans for rehabilitation, repair, construction, acquisition, etc.



A redevelopment plan does require a financial commitment from the Town.

There are also grants available through the NC Department of Commerce for example, for the acquisition of properties.

# THE TOWN'S STRATEGIC CODE ENFORCEMENT

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Perquimans Parcel Viewer



<https://pdpdonline.maps.arcgis.com/apps/webappviewer/index.html?id=559606e65e8d46a19d433aeb12e80710f>

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Perquimans Parcel Viewer

 Perquimans Parcel Viewer  
Search All or Choose Left



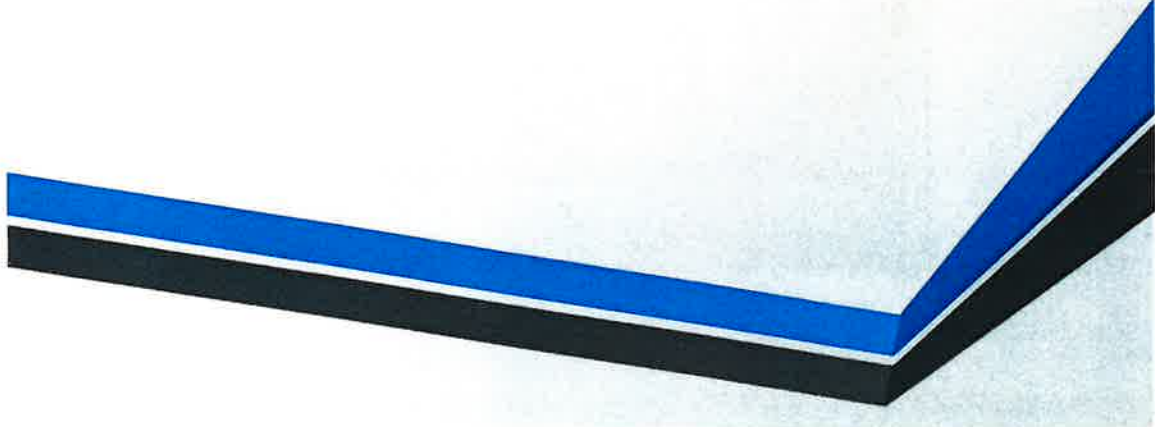
State of North Carolina DOT, Esri, HERE, Garmin, GeoTechno



<https://agdonline.maps.arcgis.com/apps/webappviewer/index.html?id=559506e85ee046a194333ab12e60710f>

# HERTFORD HOUSING AUTHORITY

117 Units



SOUTH CHURCH ST.



# STOKES STREET APTS



# WYNNFORK COURT APARTMENTS



NUMBER OF UNITS	UNIT SIZE	CONTRACT RENT	APPROVED UTILITY ALLOWANCE
25	1 BR	\$513	\$180
29	2BR	\$607	\$218
22	3BR	\$816	\$257
9	4BR	\$841	\$290

TOTAL = 85 Units (RAD)  
+32\_USDA  
117 Units

# RENTAL ASSISTANCE DEMONSTRATION (RAD)

1. *RAD* is an affordable housing preservation initiative.
2. Property moves from its original regulatory platform to the project-based Section 8 platform.
3. Unleashes opportunities as the Section 8 platform provides for predictable, stable rental assistance...ensures long-term affordability for the residents and increases resident choice.
4. Have flexibility in how they achieve local affordable housing goals, providing they satisfy HUD's requirements, including preserving the affordable housing and protecting the residents.

# CONVERSION TO RAD

State Code	PHA Code	PHA Name	Base Faircloth Limit	Units Committed Through RAD as of October 15, 2023	Current Faircloth Limit	Current Standing ACC Unit Count	New Unit (Faircloth) Availability	Under Review
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NC	NC068	The New Edenton Housing Authority	100	0	100	100	0	0
NC	NC074	Lenoir Housing Authority	158	0	158	158	0	0
NC	NC075	City of Albemarle Department of Public Housing	200	0	200	200	0	0
NC	NC076	Farmville Housing Authority	174	0	174	174	0	0
NC	NC077	Williamston Housing Authority	150	0	150	150	0	0
NC	NC078	Plymouth Housing Authority	190	0	190	190	0	0
NC	NC079	Dunn Housing Authority	143	0	143	143	0	0
NC	NC080	Marshall Housing Authority	50	0	50	50	0	0
NC	NC081	Ashboro Housing Authority	200	0	200	200	0	0
NC	NC082	Ayden Housing Authority	175	0	175	175	0	0
NC	NC084	Robeson County Housing Authority	290	0	290	290	0	0
NC	NC085	Ahoskie Housing Authority	100	0	100	100	0	0
NC	NC087	Mid-East Regional Housing Authority	493	0	493	197	296	0
NC	NC088	Belmont Housing Authority	50	0	50	50	0	0
NC	NC089	Bladenboro Housing Authority	76	0	76	76	0	0
NC	NC090	Brevard Housing Authority	163	0	163	163	0	0
NC	NC095	Forest City Housing Authority	176	0	176	151	25	0
NC	NC098	The New Heidsville Housing Authority	100	0	100	100	0	0

NC	NC102	Rowan County Housing Authority	194	0	194	194	0
NC	NC105	Mount Olive Housing Authority	20	0	20	20	0
NC	NC114	Pembroke Housing Authority	243	0	243	243	0
NC	NC117	Roanoke Rapids Housing Authority	263	0	263	244	19
NC	NC118	Roanoke-Chowan Regional Housing Authority	378	0	378	378	0
NC	NC167	Northwestern Regional Housing Authority	101	0	101	0	101
NC	NC169	Princeville Housing Authority	50	0	50	0	50
NC	NC174	Vance County Housing Authority	75	0	75	75	0
NC	NC175	Madison County Housing Authority	40	0	40	40	0
NC	NC176	Bladen Housing Authority	78	0	78	78	0
NC	NC026	Elizabeth City Housing Authority	330	0	330	330	0
NC	NC028	Benson Housing Authority	188	0	188	173	15
NC	NC029	Star Housing Authority	26	0	26	26	0
NC	NC030	Housing Programs of the Town of Murphy	84	0	84	84	0
NC	NC031	Hertford Housing Authority	383	85	0	0	0
NC	NC032	Washington Housing Authority	383	0	383	383	0
NC	NC033	Spruce Pine Housing Authority	84	0	84	84	0
NC	NC034	City of Shelby, Department of Housing	172	0	172	172	0

# HUD vs. RAD

## HUD

- Operates on capital funding from HUD
- Could be more selective in selection of tenants (priorities: working, elderly, disabled)

## RAD

- Receives a subsidy each month based on rented apartments.
- Less selective, priority to keep apartments rented
- Required to put in reserve \$8,200/mo. That's about \$98,400/yr.

RAD contract is for 20 years

Signed in 2014

Ten year remaining

Concerns & considerations

- There is no plan for what will happen to the Housing Authority in 10 years
- With only \$98,400 a year put aside for reserve what condition will the apartments be in 10 years
- If a private developer purchases what happens to the residents.

## HOUSING AUTHORITY BOARD

Calvin Johnson, Chair (Term expires 09/2027)

Susan Winslow, (Term expires 09/2028)

Marvin Sutton (Term expires 09/2026)

Willie Downing (Term expires 09/2025)

Louise Privott (Term expires 09/2026)

Arnesa Holley, Executive Director

*It is a 5-member Board and the members are appointed by the Mayor for 5-year terms. The Board may have 5 to 11 members. Council may increase or decrease the size of the Board by ordinance or resolution.*

Meetings are held quarterly in March, June, September, and December on the first Thursday of the month at 4:00 pm.

## WE NEED A PLAN FOR THE HOUSING AUTHORITY

- ~ Council needs to stay better informed of housing authority operations
  - ~ Annual report
  - ~ Is there an annual audit? Council needs to receive a copy
  - ~ Manager needs to gain a better understanding of what RAD has to offer
- ~ Council should consider expanding the Board and the Mayor appointing people with experience and contacts that would help the Board in developing a strategic plan.

