

**City Council of the City of Greenville  
Work Session**

**Monday, September 12, 2022  
4:30 p.m.**

**Meeting Location:  
Greenville City Hall, Council Chambers, 206 S. Main Street**

**MINUTES**

CITY COUNCIL: Mayor Knox White, Councilmember Lillian B. Flemming, Councilmember Kenneth C. Gibson, Councilmember Wil Brasington, Councilmember Russell H. Stall, and Councilmember Dorothy H. Dowe (Virtual)

Absent: Councilmember John M. DeWorken

CITY STAFF: City Manager John F. McDonough; City Attorney Leigh B. Paoletti;  
City Clerk Camilla G. Pitman

Mayor White called the meeting to order for the purpose of discussing the following matters.

**Unity Park Affordable Housing Update**

Bryan Brown with the Greenville Housing Fund provided a presentation as located in City Council's Agenda packet regarding proposed \$15.5 million in affordable housing investments adjacent to Unity Park. Mr. Brown provided an update and current status on four sites recognized as Southernside Senior I, Southernside Senior II, Oscar Apartments, and Lighthouse at Unity Park. James Jordan with Jordan Construction Company provided supporting comments regarding the Oscar Apartment project. Mr. Brown commented on parking at the projects and providing diverse housing options.

Mr. Brown advised that the goal for all eight sites is to serve 1,000 residents and referred to the breakdown in AMI, investments and total development costs. Mr. Brown referred to the other four sites as part of the development and stated they want to honor the legacy and history of the neighborhood and recognize improvements and residential opportunities of the neighborhood. Mr. Brown recognized Greenville Housing Fund staff, the Greenville Affordable Housing Coalition and work with the nonprofit sector that has assisted in making the efforts successful.

Mr. Brown stated the Greenville Housing Fund has been in existence for approximately four years and advised that the 2022 year to date units produced and preserved by the GHF totals just under 700 units with \$9.4 million investment.

GHF Advocacy and Community Engagement Manager Tina Belge emphasized the amount of \$15.5 million for Unity Park affordable housing. Mayor White commented on it being 50 years since there were any residential housing on the eight sites. Councilmember Flemming referred to proposed plans in the area during the 1970's to displace approximately 1,100 homes for a six or seven lane highway towards Cedar Lane Road that never occurred and to the 1960's when Little Texas was wiped out from the area where the Bon Secours Wellness Arena is currently located. Councilmember Flemming stated this is a great start and she suggested additional work on the AMIs to assist with qualifying individuals.

Ms. Belge referred to projects in the GHF's current project pipeline and stated the proposed total number of affordable housing units is 1,439 and the total project cost is approximately \$332

million. Ms. Belge stated the GHF is working to raise private dollars to match city dollars. Ms. Belge commented on the next steps including the following: (1) focusing investment on infill/home ownership in special emphases neighborhoods, (2) better support for Affordable Housing Coalition partners with financing support and leveraging their work in these neighborhoods; and (3) ramp up land banking in these neighborhoods to preserve affordability. Ms. Belge provided a proposed neighborhood strategy to accelerate investment for affordable housing.

Councilmember Stall asked how housing is being made affordable. Mr. Brown responded it is mostly a combination of factors, however, a lot of it has to do with how it is being financed. Mr. Brown stated the donation of property adjacent to Unity Park is one key ingredient in the process. Mr. Brown also stated GHF is in an urgent moment for affordable housing and that he will continue to work with the state legislators and partners to be as successful as possible. Councilmember Stall and Mayor White recognized former Community Development Director Ginny Stroud for her former involvement in the process.

Councilmember Dowe referred to Renaissance Place and asked if the property managers for the Unity Park sites will have similar responsibilities for handling applications, qualifying and occupying. Mr. Brown responded that all of the developments presented tonight will be professionally managed in the same process. Councilmember Dowe asked if GHF is looking at any models where it has an equity share in it to perpetuate its partnership. Mr. Brown responded that GHF has an equity ownership position in all of the developments presented tonight. Referring to the Unity Park site, Councilmember Dowe asked if there are any models where GHF is considering home ownership or rent to own. Ms. Belge referred to examples similar to Habitat for Humanity and work with the Sterling Land Trust, among other possibilities. Councilmember Dowe referred to the City's commitment to the Lowndes Hill Road sidewalk in connection to the Overbrook development and expressed her appreciation to Council for its support.

Councilmember Flemming recognized members in attendance from the GHF Board and the Coalition. Councilmember Stall recognized Monroe Free and completion of his 400<sup>th</sup> house.

#### **Motion - Executive Session**

During the open Work Session, Mayor White asked for a motion to go into Executive Session. City Attorney Leigh Paoletti recommended going into executive session under S.C. Code §30-4-70 (a)(1) to discuss unclassified employee evaluations.

Councilmember Brasington moved, seconded by Councilmember Flemming, to go into Executive Session. The motion carried unanimously.

(Executive Session)

There being no further discussions, Councilmember Stall moved, seconded by Councilmember Gibson, to go out of Executive Session. The motion carried unanimously. No action was taken.

With no further discussions, the meeting adjourned at 5:30 p.m.

Camilla G. Pitman, MMC, Certified PLS  
City Clerk

Meeting notice posted on September 9, 2022.