

**Greenville County Council  
City Council of the City of Greenville  
Joint Work Shop on Affordable Housing Strategies**

**Thursday, October 15, 2020  
3:00 p.m.**

**Virtual Meeting Viewing**

<https://us02web.zoom.us/j/87374307233?pwd=VmkyMnY1OXpEN2NZcmVQMzVUeHVrQT09&from=msft>

**MINUTES**

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

Not Attendance: Councilmember John DeWorken

**CITY STAFF:** City Attorney Michael S. Pitts; City Clerk Camilla G. Pitman

**ATTENDEES:** Approximately 98 attendees, including County Council members, City and County staff members, community housing organizations and media

Bryan Brown with the Greenville Housing Fund welcomed everyone to the workshop for the purpose of discussing the Affordable Housing Strategy prepared by Thomas P. Miller & Associates, LLC, and sponsored by the Greenville Housing Fund and the Greenville County Redevelopment Authority. John Castile with the Greenville County Redevelopment Authority thanked both City and County Councils and staff for their participation and engagement in the workshop.

Mr. Brown provided information regarding access to affordable housing and stated it is the fastest growing household type for younger families and empty nesters. Mr. Brown introduced the Greenville Affordable Housing Strategy (2021-2030) that focuses on the following: preserve and produce affordable housing, targets locations that best fit a variety of affordable housing typologies, builds a diverse tool-box of housing incentives, and builds community capacities and capacity through deliberate collaborations and partnering.

Mike Higbee, Gabe McFadden and Mathew Rueff of Thomas P. Miller & Associates provided a presentation sharing information on the demographic and socioeconomic data. Mr. McFadden shared the following as takeaways: the City has more rental units than owned units; the County is skewed heavily toward owned units; greater number of rentals units priced at 80% percent AMI and below than owned units with the greatest share being at 50%-80% percent AMI; and building permit data collection at the City and County level is not sufficient for accurate tracking of developments, yet the current data shows activity in both areas.

In responding to questions involving AMI, Mr. Higbee report that homes in the City are \$288,000 medium and in the County are \$197,000 medium.

Mr. Higbee and Mr. Rueff commented on strategies to address the shortage of affordable housing including areas of housing production, housing preservation, housing locations, housing tools, and organizational capacity.

Tina Belge with the Greenville Housing Fund provided information on dashboard metrics information and a work program for the top goals for 10-year affordable housing strategy. Ms. Belge presented the logo for the Greenville Affordable Housing Coalition that is a collective strategy approach made up of 46 members, including municipal representatives from all cities.

Mr. Higbee provided a wrap up of the meeting including a request of City and County Councils to participate in a joint work group that meets with the coalition partners to prioritize the strategies, support their implementation, and advance the solutions to providing housing affordability across Greenville.

Mr. Brown recognized Mayor Knox White and County Council Chair Butch Kirven in attendance at his location and stated there will be a press conference following the workshop.

With no further discussions, the meeting adjourned at 5:05 p.m.

Camilla G. Pitman, MMC, Certified PLS  
City Clerk

Meeting notice posted on October 12, 2020