



# CITY OF SPARTANBURG

SOUTH CAROLINA

## CITY COUNCIL AGENDA

City Council Meeting  
City Council Chambers  
145 West Broad Street  
Spartanburg, SC 29306  
Monday, February 25, 2019  
5:30 p.m.

- I. **Moment of Silence**
- II. **Pledge of Allegiance**
- III. **Approval of the Minutes of the February 11, 2019 City Council Meeting**
- IV. **Approval of the Agenda of the February 25, 2019 City Council Meeting**
- V. **Public Comment**  
\*Citizen Appearance forms are available at the door and should be submitted to the City Clerk
- VI. **Presentation on United Way's Efforts on Prevention of Homelessness, Financial Stability, and Behavioral Health**  
**Presenter: Chris Story, City Manager**
- VII. **Resolution**
  - A. **Approval of Application to Grounded Solutions Network's for Everyone Home: City Solutions for Housing Equity Initiative**  
**Presenter: Martin Livingston, Neighborhood Services Director**
- VIII. **City Council Updates**
- IX. **Executive Sessions**
  - A. **Executive Session Pursuant to Section 30-40-70 (a) (2) of the South Carolina Code to Receive Legal Advice Related to Acquisition of Property**
  - B. **Executive Session Pursuant to Section 30-4-70 (a) (5) of the South Carolina Code to Discuss Matters Relating to an Economic Development Project**

**Council may take action on matters discussed in Executive Session after exiting Executive Session.**





**City Council Meeting  
City Council Chambers  
145 West Broad Street  
Spartanburg, SC 29306  
Monday, February 11, 2019  
5:30 p.m.**

**(These minutes are subject to approval  
at the February 25, 2019 City Council meeting.)**

**City Council met this date with the following Councilmembers present: Mayor Junie White, Mayor pro tem Alan Jenkins, Councilmembers Erica Brown, Sterling Anderson, Jerome Rice, Ruth Littlejohn and Jamie Fulmer. City Manager Chris Story and City Attorney Robert Coler were also in attendance. Notice of the meeting was posted with the Media 24 hours in advance according to the Freedom of Information Act. All City Council meetings are recorded for a complete transcript.**

- I. Moment of Silence - observed**
- II. Pledge of Allegiance - recited**
- III. Approval of the Minutes of the January 28, 2019 City Council Meeting -**  
*Councilmember Rice made a motion to approve the minutes as received.*  
*Councilmember Brown seconded the motion, which carried unanimously 7 to 0.*
- IV. Approval of the Agenda of the February 11, 2019 City Council Meeting –**  
*Mayor pro tem Jenkins made a motion to approve the agenda as received.*  
*Councilmember Littlejohn seconded the motion, which carried unanimously 7 to 0.*
- V. Public Comment - None**  
\*Citizen Appearance forms are available at the door and should be submitted to the City Clerk
- VI. Homelessness Task Force Update**  
**Presenter: Mitch Kennedy, Assistant City Manager**  
**Mr. Kennedy** presented the item to Council as follows:  
“In May of 2018, City staff gathered a group of community stakeholders to discuss efforts related to homelessness in our City, and potential strategies moving forward. A “Homelessness Task Force” was formed and several meetings have been held since. The

group has identified some new strategies, while reconciling the need for continual support of current efforts.”

Mr. Kennedy presented the draft MOU from the Homelessness Task Force for their review and approval to move forward.

After presentation from some of the stakeholders and discussion by Council, *Mayor pro tem Jenkins made a motion for Council to wholeheartedly endorse the efforts of the Homelessness Task Force. Councilmember Anderson seconded the motion, which carried unanimously 7 to 0.*

**VII. Butterfly Creek 2019 ACEC Engineering Excellence Grand Award Recipient  
Presenter: Jay Squires, Streets and Storm Water Manager**

**Mr. Squires** presented the item to Council as follows:

“The Butterfly Creek project, our recently completed creek daylighting, restoration and water quality project on the Northside, was submitted by the City and W.K. Dickson Engineers to the American Council of Engineering Companies (ACEC) annual Engineering Excellence Awards (EEA) competition. The project was evaluated, along with 20 others. Of the 14 projects selected for award, nine were at the Honors level, four, including Butterfly Creek, were at the Grand level, and one was selected at the Grand Conceptor level.

Staff and members of the design team presented the award and update to Council on this effort.”

*Mayor White accepted the award on behalf of City Council and City Staff.*

**VIII. Butterfly Creek First Year Sampling Results  
Presenter: Jay Squires, Streets and Storm Water Manager**

**Mr. Squires** presented the item to Council as follows:

“Last year we completed the Butterfly Creek Project. The purpose of that project was to daylight and restore the creek to improve the health of the stream while creating a positive environmental asset on the Northside.

Ward Marotti, of W.K. Dickson Engineering, is here to provide a brief update on the results of the first year of sampling of both the water and benthic environments at the Butterfly Creek Project.”

*Council received Mr. Marotti’s report as information.*

**IX. Duncan Park Lake Tree Removal and Spill Way Maintenance Project  
Presenter: Jay Squires, Streets and Storm Water Manager**

**Mr. Squires** presented the item to Council as follows:

“The Duncan Park Dam is the only dam owned by the City of Spartanburg. It is imperative that we responsibly maintain it to ensure that it remains stable and secure in perpetuity. With the guidance and assistance of the state’s regulatory authorities, we have recently carefully reviewed the dam to determine what preventive maintenance is appropriate. While we appreciate trees for their environmental and aesthetic benefits, tree roots, if left unaddressed for extended periods of time, could negatively impact the dam. It is important that we remove them and perform some maintenance to the spillway.

Staff received bids for tree removal and spill way maintenance for the Duncan Park Dam. The project is located on Parkview Drive. The following bids were received:

Sossamon Construction Co, LLC.	Gaffney, S.C.	\$406,270.85
Faulkner Development & Engineering, LLC.	Hickory Grove, SC	\$465,450

Staff has reviewed the bids and the qualifications for each of these contractors. Based on that review, staff has determined that, Sossamon Construction Co, LLC. is the responsive low bidder. No bids were submitted from MWBE certified contractors. It is anticipated that it will take 45 days (depending on weather) to complete this project. Staff will give neighborhood residents advance notice using door hangers and mailers. Parkview Drive will be closed during construction for safety reasons. A detour route will be in place for convenience while the segment of road is closed.

**ACTION REQUESTED:** Allow staff to accept the bids and authorize the City Manager to enter into a contract with Sossamon Construction Co, LLC for the completion of the project.

**BUDGET AND FINANCE DATA:** \$406,270.85 to be paid from the Storm Water Construction Account.”

*Councilmember Anderson made a motion to award Sossamon Construction Co., LLC the contract in the amount of \$406,270.85 as requested. Councilmember Littlejohn seconded the motion, which carried unanimously 7 to 0.*

**X. Boards and Commissions – Civil Service Commission**

**Presenter: Connie McIntyre, City Clerk**

*Ms. McIntyre presented Cynthia Lounds’ application for Council’s consideration for appointment to the Civil Service Commission. Councilmember Brown made a motion to appoint Ms. Lounds to the Civil Service Commission. Councilmember Littlejohn seconded the motion, which carried unanimously 7 to 0.*

**XI. Consent Agenda**

**A. Authorizing and Providing for the Issuance and Sale of a Not Exceeding \$3,000,000.00 Aggregate Principal Amount Federally Guaranteed Note of the City of Spartanburg South Carolina Pursuant to Section 108 of the Housing and Community Development act of 1974, as Amended, and Section 6-1-30, Code of Laws of South Carolina, 1976, as Amended; the Application of the Proceeds of Said Note to Provide Financing for the Northside Commons Project; the Entering into of Certain Covenants and Agreements and the Execution and Delivery of Certain Instruments Relating to the Issuance of the Aforesaid Note, Including a Contract for Loan Guarantee Assistance Between the City and the Secretary of Housing and Urban Development (“HUD”); Appropriating Funds to Pay Certain Fees to HUD; and Other Matters in Connection with the Foregoing (Second Reading)**

**Presenter: Martin Livingston, Neighborhood Services Director**

*Councilmember Brown made a motion to approve the Consent Agenda on second reading. Mayor pro tem Jenkins seconded the motion, which carried unanimously 7 to 0.*

**XII. City Council Updates** - Each Councilmember gave updates on their activities since the last council meeting.

**XIII. Executive Sessions** – *Councilmember Brown made a motion to adjourn to Executive Sessions for the reasons stated. Mayor pro tem Jenkins seconded the motion, which carried unanimously 7 to 0. Council adjourned to Executive Session at 7:15 p.m.*

- A. Executive Session Pursuant to Section 30-40-70 (a) (2) of the South Carolina Code to Receive Legal Advice Regarding Settlement of Litigation Related to Revocation of a City Issued Permit**
- B. Executive Session Pursuant to Section 30-40-70 (a) (2) of the South Carolina Code to Receive Legal Advice Related to Acquisition of Property**
- C. Executive Session Pursuant to Section 30-4-70 (a) (5) of the South Carolina Code to Discuss Matters Relating to a Downtown Economic Development Project**

**Council may take action on matters discussed in Executive Session after exiting Executive Session.**

*Council reconvened to regular session at 7:45 p.m. Mayor White stated that each Executive Session item was discussed with no decisions made.*

**XIV. Adjournment** – *Mayor pro tem Jenkins made a motion to adjourn the meeting. Councilmember Rice seconded the motion, which carried unanimously 7 to 0. The meeting adjourned at 7:47 p.m.*



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**Connie S. McIntyre, City Clerk**



## MEMORANDUM

**TO:** Spartanburg City Council

**FROM:** Chris Story, City Manager

**SUBJECT:** Presentation on United Way's Efforts on Prevention of Homelessness, Financial Stability, and Behavioral Health

**DATE:** February 21, 2019

At your most recent Council meeting, City staff and community partners shared information about the ways in which our community might better respond to homelessness. Those responsive strategies, while necessary and important, are costly and complex. Equally as important are strategies further upstream that reduce the likelihood of individuals becoming homeless. These involve behavioral health issues (substance abuse, mental health, etc.) and household financial stability among other concerns.

The United Way of the Piedmont is the leader on many of these efforts locally. At your upcoming Council meeting, their leadership will provide an overview of local related efforts.

We look forward to any questions you may have.





## REQUEST FOR CITY COUNCIL ACTION

**TO:** Chris Story, City Manager

**FROM:** Martin Livingston, Neighborhood Services Director

**SUBJECT:** Grounded Solutions Network - For Everyone Home Application

**DATE:** February 25, 2019

**BACKGROUND:**

Staff believes the development of a balanced housing strategy is a very important component of developing a successful comprehensive plan. This work is essential to our efforts to maintain housing affordability for the foreseeable future. Our challenges are complex. We recognize that it will take both a transparent participatory local process coupled and national best practices and expertise to develop optimal strategies.

Grounded Solutions Network (<https://groundedsolutions.org/>) is a national collaborative that supports local communities, connecting local experts with the networks, knowledge, and support to promote housing solutions that will stay affordable for generations and to build stable equitable neighborhoods. Their work at the national, state, and local levels results in more use of financially viable and sustainable housing models and adoption of inclusive housing policies. They are currently accepting applications for a new initiative. “ForEveryoneHome” is an 18-month technical assistance, peer learning and community engagement program to help mixed-market cities chart a path to inclusive growth through lasting affordability.

We are seeking your endorsement of our application to this opportunity. We feel it aligns well with our challenges and our values. If we are selected, Grounded Solutions would provide technical assistance valued at \$150,000. Our obligation would be to provide a \$75,000 match, which we could accommodate over two fiscal years. We consider this to be a cost effective approach to one of our central strategic challenges.

Staff will be working with the United Way of the Piedmont to submit the application by the February 28<sup>th</sup> deadline. Staff would also work with funding partners to cover a portion of the \$75,000 match commitment necessary for the submission of an application, possibly after the application has been submitted. Grounded Solutions is expected to provide a decision and selection of communities by March 31, 2019.

We recommend your approval of the attached resolution and we look forward to any questions you may have.

A RESOLUTION  
APPROVAL OF APPLICATION TO GROUNDED SOLUTIONS NETWORK'S  
FOR EVERYONE HOME: CITY SOLUTIONS FOR HOUSING EQUITY INITIATIVE

WHEREAS, the City of Spartanburg (the "City") continues its interest and support for affordable housing and review of housing through an equity lens; and

WHEREAS, The Grounded Solutions has solicited applications from eligible cities that have an interest in technical support, peer learning, community engagement; and review housing through an equity lens; and

WHEREAS, the Grounded Solutions Network will provide \$225,000 in technical assistance and housing equity strategy for the City of Spartanburg and its many partners; and

WHEREAS, the City embraces racial equity as a core community value and is the first SC city to join the Governmental Alliance on Race and Equity (GARE) a partner of the Grounded Solutions Network; and

WHEREAS, the City of Spartanburg and its partners will provide \$75,000 in funding to receive \$150,000 in matching technical assistance and an equitable housing strategy.

NOW, THEREFORE, BE IT RESOLVED By the Mayor and Members of City Council of the City of Spartanburg, South Carolina, in Council assembled:

Section 1. To submit an application to the For Everyone Home initiative of the Grounded Solutions Network.

Section 2. If selected to participate, provide up to \$75,000 in match funding over two years to support the For Everyone Home technical assistance process.

Section 3. This Resolution shall become effective upon the date of enactment.

DONE AND RATIFIED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Junie L. White, Mayor

ATTEST:

\_\_\_\_\_  
Connie S. McIntyre, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY



Grounded Solutions Network seeks applications for our new “ForEveryoneHome” initiative, an 18-month technical assistance, peer learning and community engagement program to help mixed-market cities chart a path to inclusive growth through lasting affordability.

The program will work with teams of municipal officials and community leaders in select cities where renewed growth and investment place communities of color at risk of displacement. We want to get ahead of the curve in these communities—catalyzing action to protect affordability, diversity and cultural heritage before displacement pressures become too great.

The pilot program’s inaugural class will be formed by a cohort of three cities that share a commitment to fostering inclusive growth in their communities.

## Why Now?

Cities are growing. New downtown housing is going up. Older neighborhoods are seeing renewed investment. City services are improving. But this growth and investment are often unequitable, benefiting some while passing others by. Rising prices and changing demographics threaten to make some neighborhoods inaccessible and inhospitable to those who have long lived there.

Many city leaders recognize the need to reshape the way growth unfolds in their communities, but they often lack the policy tools, strategies and civic consensus needed to build more equitable and inclusive communities. ForEveryoneHome can help these communities build a set of lasting interventions at a time when they can have the greatest impact.

## Why Participate?

With a 2-to-1 funding match from the Ford Foundation (details below), this program is an opportunity for communities to stretch their limited budgets to have a lasting impact on a far-reaching set of policy issues. The core components of this initiative include:

- **Technical Assistance**

Our team, in partnership with industry leaders and seasoned practitioners from around the country, will help the selected cities develop an inclusive housing agenda that promotes lasting affordability. Over the course of the program, we will focus on three key deliverables for each participating city:

**Needs assessment** - We will identify current and emerging housing challenges, as well as causes and consequences. (Cities with recently completed housing needs assessments will conceive an alternative deliverable.)

**Displacement prevention agenda** - We will develop policy strategies to address the challenges identified in the needs assessment.

**Implementable policy** - We will take a high-priority strategy from the displacement prevention agenda and create a detailed plan for immediate action.

- **Peer Learning**

Representatives from each selected community will participate in two learning tours to understand their peer communities' strategies for achieving more inclusive growth. These learning tours will be led by experienced practitioners who understand the practical challenges of making these strategies work. Community representatives will also meet regularly as a cohort throughout the 18-month program to share experiences, strategize together, and gain support and insight from their peers.

- **Community Engagement**

We believe the low-income communities of color who are most likely to benefit from an inclusive growth and anti-displacement strategy must be involved in shaping it. Participating teams from each city must include community partners that are trusted and informed voices on housing issues facing low-income communities of color in their cities. These partners will serve as full participants in the initiative, adding their insights, experiences and community priorities to the policy discussions, and amplifying community outreach efforts. We will help participants develop community engagement strategies to ensure broader input into the needs assessment, agenda-setting and policy development phases of the initiative.

- **Racial Equity Lens**

We will challenge ourselves and participants to bring a racial equity lens to our work. This means approaching our work with the acknowledgment that housing is not, and never has been, a race-neutral endeavor in the United States. We will ask each city to tell its housing story, focusing in particular on the legacy of individual and institutional racial bias that has shaped who lives where and the people who have benefited and suffered due to past practices. The goal is to elevate an often neglected local history and to recognize its importance in the development of inclusive housing policies aimed at dismantling the legacy of disadvantage this history has yielded. ForEveryoneHome participants from each community will work collectively to ensure that this history informs any new policies the city pursues.

## **Foundation-Funded, With a Community Match**

With underwriting from the Ford Foundation, Grounded Solutions Network will provide \$150,000 worth of support for each participating city. We also request that each participating city contribute \$75,000 toward the initiative. This community contribution may come from municipal revenues, grant dollars or outside sources. We recognize that this community match is a significant ask. However, with the Ford Foundation's support, your \$75,000 investment will stretch three times as far.

We want to work with cities where there is a shared social and political commitment to creating more inclusive neighborhoods for all. We encourage all communities that align with the goals of the ForEveryoneHome initiative to apply, even cities that have not yet identified funding sources for the requested \$75,000 community match. Ground Solutions Network will work with selected communities to raise additional funds to round-out community contributions as necessary.





**For Everyone  
HOME**  
City Solutions for Housing Equity

# Workplan

Outlined below are the five phases of the initiative, with an estimated timeframe for each. We are committed to supporting and serving the unique needs of participating communities. As we work with cohort members, we have the flexibility to refine the substance and timing to meet participants' needs, while working within the duration of the 18-month initiative.

## Phase 1: Selection

The two-month selection process begins with this Request for Proposals. We will evaluate applications based on the following criteria:

- **Strength of team** – We are looking for diverse teams of both government and community leaders who offer sufficient technical knowledge, political clout and community connection to craft an effective and responsive policy that meets the needs of those at risk of displacement in their communities. Project teams should consist of four to six members, including at least two local government leaders (including elected and appointed officials and key staff) and at least two community members who are trusted and informed voices on the housing needs of the low-income communities of color in your city. Preference will be given to jurisdictions where one of the city representatives is an elected official or a direct report to the mayor. For every team, the city's mayor will be designated an honorary team member and is not counted toward the total team limit of four to six members.
- **Need** – Applicant teams must describe the need for an inclusive growth initiative and provide any available data or other information on housing market conditions, displacement pressures, and community concern over the issue.
- **Readiness to act** – We seek participating communities that are ready to move forward on an inclusive housing agenda. Indicators of readiness include political support for participation, past success in community engagement efforts, resources available for planning and implementation, and the scope and strength of existing affordable housing infrastructure.

We will evaluate applications based upon submitted materials, follow-up interviews and site visits. Applications will be due **February 28, 2019**, and selection announcements will be made **March 31, 2019**.

## **Phase 2: Launch**

This phase will focus on introducing cohort members to each other and establishing a baseline of shared knowledge on which we will build. A key part of this process will be our first learning tour, which will provide an opportunity for the core teams to meet and learn from one another in person. Cohort members will visit a model program that creates homeownership opportunities with lasting terms of affordability. Additional content for the learning tour and webinar trainings will be determined collaboratively based upon the needs of participating cities. **(2 months)**

## **Phase 3: Needs Assessment**

The goal in this phase is to understand the circumstances on the ground in each participating community, and to have each community articulate its goals and vision for this initiative. How this phase proceeds depends heavily on what work has already been done in each community. We will work closely with participating communities to craft an appropriate needs assessment/visioning process that augments the community's existing efforts. We will support a community engagement process to ensure broad input in and support for the resulting analysis. **(4 months)**

## **Phase 4: Crafting a displacement prevention agenda**

This phase will begin with a second learning tour, which will focus on preserving affordability while improving quality and conditions in rental properties. Cohort members will visit a model program and learn about preserving deed-restricted rental units, preserving naturally occurring affordable rental units, developing and implementing housing trust funds, and tapping other sources of revenue to promote affordability. At the direction of the participating communities, we will supplement this learning tour with additional training on topics.

Building from the foundation of our learning tours and peer-exchanges, and from the relationships established through the needs-assessment outreach, communities will craft a displacement prevention agenda. The displacement prevention agenda will provide the broad outlines of the cities' proposed approach to ensuring inclusive growth with lasting affordability in their communities. Grounded Solutions Network will provide tailored technical assistance to cohort members for this phase of the process, drawing on resources and support from partners such as the Furman Center's National Community of Practice on Local Housing Policy, the National Housing Trust, the Center for Community Progress, and other partners. **(6 months)**

## **Phase 5: Moving from Plan to Action**

This final phase of the initiative will move from planning to action. We will ask each participating community to choose one key policy or program from its displacement prevention agenda for rapid implementation. Through site visits, policy and data analysis, community engagement efforts and other consulting support, Grounded Solutions Network will help communities develop the policy or program in detail. At the end of this roughly six-month effort, participating jurisdictions will have an implementation-ready policy outline, ready for translation into ordinance and practice. **(6 months)**



**ForEveryone**  
**HOME**  
City Solutions for Housing Equity

# Timeline

Phase	Timing	Description
Phase 1	January – March 2019	<b>Selection</b> – Issue RFP, review applications, make site visits, select cohort members.
Phase 2	April – May 2019	<b>Launch</b> – Introduce members and review the ForEveryone-Home initiative, conduct learning tour on lasting affordability in home ownership, supplement with other e-learning as necessary.
Phase 3	June – September 2019	<b>Needs Assessment</b> – Gather and synthesize prior work, map available data, conduct site visits, seek community input, draft needs assessment.
Phase 4	October 2019 – March 2020	<b>Craft a Displacement Prevention Agenda</b> – Conduct learning tour on preserving affordability in rental properties, supplement with other e-learning as necessary, craft displacement prevention agenda.
Phase 5	April – September 2020	<b>Moving from Plan to Action</b> – Select and develop a policy or program for rapid implementation, with policy and data analysis and outreach support from Grounded Solutions Network.



**ForEveryone**  
**HOME**  
City Solutions for Housing Equity

# Summary

**In short, for an investment of \$75,000, participating communities will receive over \$225,000 in benefits, including:**

- **Three individualized deliverables:**
  - Needs assessment
  - Displacement prevention agenda
  - A fully-developed and implementable policy selected from the displacement prevention agenda
- **Two learning tours for up to six participants from each community to gain an in-depth understanding of tools and strategies employed by peer communities.**
- **Up to three community meetings to share and build on local and technical knowledge on key issues.**
- **500 hours of housing policy consulting services, including research, analysis and technical assistance.**
- **Expert advice from a broad spectrum of industry leaders and seasoned practitioners.**
- **Specialized assistance to ensure effective engagement with the community, and especially with communities of color at risk of displacement in each city.**

