

City of High Point

*Municipal Office Building
211 S. Hamilton Street
High Point, NC 27260*



Meeting Agenda

Tuesday, June 4, 2019

10:00 AM

3rd Floor Conference Room

Community Housing, Neighborhood Development & Public Safety Committee

Jeffrey Golden, Chair

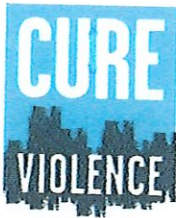
Monica Peters, Don Scarborough

Christopher Williams

**Community Housing, Neighborhood Development and Public Safety
Committee - Council Member Golden, Chair**

- [2019-255](#) Update: 10% Criminal Activities Program
Staff will provide an update on the 10% Criminal Activities Program.
Attachments: [Top 10 percent of Crime and Disorder Properties](#)
- [2019-258](#) Update: Proposed Legislation (H.B. 1012) Regarding Minimum
Code/Mold and Mildew
Staff will briefly report on the proposed Legislation as it relates to mold and
mildew and the minimum housing code.
Attachments: [Update Proposed Legislation HB 1012 Code for Mold and Mildew](#)
- [2019-256](#) Presentation-Cure Violence Program
A representative with the Cure Violence Program will brief the committee.
Attachments: [Presentation Cure Violence Program](#)
- [2019-257](#) Update: Tiny House Program
Scott Jones with Tiny House Community Development will provide a brief
update to the committee on the proposed Tiny House Development to be
located on Hay Street in High Point.
Attachments: [Update Tiny House program](#)

ADJOURNMENT



Summary of Findings On the Cure Violence Model

Reductions in Violence from Cure Violence in North America

| Location | Statistical Findings | Reference/Data |
|-------------------------------------|--|---|
| Baltimore (USA) | Up to 56% reduction in killings Up to 44% reduction in shootings Evidence of norm change | Webster 2012 Police data and surveys |
| Baltimore (USA) | 25% reduction in shootings across 5 sites (high of 43% reduction) | Webster 2016 Police data |
| Baltimore (USA) | Improvement in 43% of the attitudes on violence assessed | Milam 2016 Survey |
| Chicago (USA) | 41% to 73% reduction in shootings and killings 100% reduction in retaliations | Skogan 2009 Police data |
| Chicago (USA) | 31% reduction in killings 19% reduction in shootings | Henry 2015 Police data |
| Chicago (USA) | Treatment 50% lower re-injury than control | Salzmann 2010 Hospital data |
| Chicago (USA) | 48% reduction in shootings | U. of Chicago unpub. Police data |
| Halifax (Canada) | Downward trend in shootings and violent crimes | Ungar 2016 Police data and interviews |
| Kansas City (USA) | 17.9% reduction in firearm killings | Thompson 2013 Police data |
| New Orleans (USA) | 47% reduction in shootings victims 85% reduction in retaliations/argument motive 44% reduction in shooting re-injury | City of New Orleans 2016 Progress Report Police and hospital data |
| New York City (USA) | 37% to 50% reduction in gun injuries 63% reduction in shootings | Delgado 2017 |
| New York City (USA) | Young men in Cure Violence zones reported Increased confidence in police and increased willingness to contact police | Delgado 2017 |
| New York City (USA) | 14% reduction in attitudes supporting violence, with no change in controls | Delgado 2017 High risk survey |
| New York City (USA) | 20% lower rates of shooting >100 mediations involving >1,000 people | Picard Fritsche 2013 Police data |
| New York City (USA) | 18% reduction in killings v. 69% increase in control | Butts 2015 Police and hospital data |
| Philadelphia (USA) | 30% reduction in shootings | Roman 2017 Police data |
| Juarez (Mexico) | 50% or more reduction in killings in 2016 in most areas with overall reductions in killings in 2015 and 2016 | Mesa de Seguridad y Justicia de Ciudad Juarez Official data |
| Juarez (Mexico) | Reduction in perceived number of disputes and conflicts among clients | Del Barrio a la Comunidad 2016 Surveys and observatory data |
| Kingston & Montego Bay (Jamaica) | 60 workers trained, results forthcoming | Site reported data |
| Loiza (Puerto Rico, USA) | 53% reduction in killings | Nina 2013 Police data |
| Port Au Prince (Trinidad) | 67% in woundings and attempted murders 33% in calls for persons armed with firearms | Maguire 2017 Police data |
| San Pedro Sula (Honduras) | 88% reduction in shootings and killings 1 site – 17 months without any shootings Over 1,000 conflicts mediated | Ransford 2016 Site reported data |

Reductions in Violence from Cure Violence in the Middle East, Africa, Europe

| Location | Statistical Findings | Reference/Data |
|---|--|------------------------------|
| Cape Town (South Africa) | - 14% reduction in killings - 29% reduction in attempted killings - 10% reduction in serious assaults | Ransford 2016 Police data |
| Kenya | - Low levels of election violence | Site reported data |
| Basra and Sadr City (Iraq) | Almost 1000 interruptions and over 14,000 people reached through outreach | Site reported data |
| County of Kent (UK) [Prison program] | 51% reduction in overall violence 95% reduction in group attacks 44% reduction in adjudications (discipline) | Ransford 2017 Prison data |

Other Benefits of Cure Violence Model

| Area | Impact summary | References* |
|---|--|--------------------|
| Children | Peaceful mediation of conflicts with children present (18% of conflicts) | CV program data |
| | 87% of clients report home visits, 53% assistance to family members | Skogan 2009 |
| | Assistance to younger siblings and children of clients | Ransford 2016 |
| | New norms to protect children improvement of behavior towards children | Ransford 2016 |
| School | 45% of clients assisted to complete school/GED | CV program data |
| | Students less likely to fight | Ransford 2016 |
| | Assistance in managing conflicts | Ransford 2016 |
| Employment | Assistance for job preparedness (resumes, applications, practice interviews) | Skogan 2009 |
| | Assistance with job readiness: 87% help prepare for a job interview; 86% help find a job opening; 82% help preparing a resume | Skogan 2009 |
| | 72% of workers connected clients to job programs at least once a month | Skogan 2009 |
| | 63% of workers helped clients get state IDs at least once a month | Skogan 2009 |
| | Among clients receiving assistance, 52% later were working | Skogan 2009 |
| | 64% of workers connected clients to job interviews at least once a month. | Skogan et al. 2009 |
| Parenting | 27% of clients needed help with family conflict and 15% of clients needed parenting help - over 90% reported that their needs were met | Skogan 2009 |
| | 95% of clients thought that Cure Violence made them a better parent | Ransford 2016 |
| Mentoring | "One striking finding of the interviews was how important [Cure Violence] loomed in their lives; after their parents, their outreach worker was typically rated the most important adult in their lives." | Skogan 2009 |
| | "Many of these clients emphasized the importance of being able to get in touch with their outreach workers at critical moments in their lives - times when they are tempted to go back on drugs, get involved in illegal forms of employment, or when they felt that violence was imminent." | Skogan 2009 |
| Other Assistance Provided to Highest Risk | 89 to 99% of clients got help with a variety of personal problems (dealing with emotions, enrolling in rehab for drug or alcohol problems, getting tested and treated for STDs, finding a place to live, leaving a gang, resolving family conflict and getting an education) | Skogan 2009 |
| | 31% of participants mediated their own conflict because of Cure Violence | CV program data |
| Norms | Community norms changed to reject use of violence | Delgado 2015 |
| | High risk report being more likely to call and feel they can count on police | Delgado 2015 |
| | Change attitudes on use of violence among highest risk | Webster 2012 |

*Full references available at www.cureviolence.com

June 4, 2019

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2019

H.B. 1012
Apr 25, 2019
HOUSE PRINCIPAL CLERK

H

D

HOUSE BILL DRH10576-LMa-32A

Short Title: Safety Updates for Rental Properties. (Public)

Sponsors: Representatives Beasley and Belk (Primary Sponsors).

Referred to:

1 A BILL TO BE ENTITLED
2 AN ACT AUTHORIZING LOCAL GOVERNMENTS TO DECLARE A DWELLING UNFIT
3 FOR HUMAN HABITATION IF THERE IS HARMFUL FUNGAL GROWTH THEREIN,
4 TO AUTHORIZE THE DEPARTMENT OF HEALTH AND HUMAN SERVICES TO
5 ESTABLISH STATEWIDE PARAMETERS AND GUIDELINES FOR EXPOSURE TO
6 FUNGAL GROWTH THAT MAY RESULT IN MEDICAL AILMENTS, AUTHORIZING
7 LOCAL GOVERNMENTS TO EXPEND TAX AND NONTAX FUNDS FOR TESTING
8 PURSUANT TO THE STATEWIDE PARAMETERS AND GUIDELINES, AND
9 APPROPRIATING FUNDS FOR FUNGAL GROWTH TESTING BY LOCAL
10 GOVERNMENTS.

11 The General Assembly of North Carolina enacts:

12 SECTION 1. G.S. 160A-441 reads as rewritten:

13 "§ 160A-441. Exercise of police power authorized.

14 It is hereby found and declared that the existence and occupation of dwellings in this State
15 that are unfit for human habitation are inimical to the welfare and dangerous and injurious to the
16 health, safety and morals of the people of this State, and that a public necessity exists for the
17 repair, closing or demolition of such dwellings. Whenever any city or county of this State finds
18 that there exists in the city or county dwellings that are unfit for human habitation due to
19 dilapidation, defects increasing the hazards of fire, accidents or other calamities, lack of
20 ventilation, light or sanitary facilities, fungus growth that may result in medical ailments as a
21 result of prolonged exposure, as determined by parameters and guidelines established by the
22 Commission for Public Health, or due to other conditions rendering the dwellings unsafe or
23 unsanitary, or dangerous or detrimental to the health, safety, morals, or otherwise inimical to the
24 welfare of the residents of the city or county, power is hereby conferred upon the city or county
25 to exercise its police powers to repair, close or demolish the dwellings in the manner herein
26 provided. No ordinance enacted by the governing body of a county pursuant to this Part shall be
27 applicable within the corporate limits of any city unless the city council of the city has by
28 resolution expressly given its approval thereto.

29 In addition to the exercise of police power authorized herein, any city may by ordinance
30 provide for the repair, closing or demolition of any abandoned structure which the city council
31 finds to be a health or safety hazard as a result of the attraction of insects or rodents, conditions
32 creating a fire hazard, dangerous conditions constituting a threat to children or frequent use by
33 vagrants as living quarters in the absence of sanitary facilities. Such ordinance, if adopted, may
34 provide for the repair, closing or demolition of such structure pursuant to the same provisions
35 and procedures as are prescribed herein for the repair, closing or demolition of dwellings found
36 to be unfit for human habitation."



1 SECTION 2. G.S. 160A-444 reads as rewritten:
2 "§ 160A-444. Standards; dwelling unfit for human habitation; fungal growth
3 parameters and guidelines.

4 (a) An ordinance adopted by a city under this Part shall provide that the public officer
5 may determine that a dwelling is unfit for human habitation if he finds that conditions exist in
6 the dwelling that render it dangerous or injurious to the health, safety or morals of the occupants
7 of the dwelling, the occupants of neighboring dwellings, or other residents of the city. Defective
8 conditions may include the following (without limiting the generality of the foregoing): defects
9 therein increasing the hazards of fire, accident, or other calamities; lack of adequate ventilation,
10 light, or sanitary facilities; dilapidation; disrepair; structural defects; ~~uncleanliness.~~
11 uncleanliness; fungal growth that may result in medical ailments as a result of prolonged
12 exposure, as determined by parameters and guidelines established by the Commission for Public
13 Health (hereinafter "Commission"). The ordinances may provide additional standards to guide
14 the public officers, or his agents, in determining the fitness of a dwelling for human habitation.

15 (b) The Commission shall adopt rules establishing statewide parameters and guidelines
16 for exposure to fungal growth that may result in medical ailments. The Commission shall
17 consider the following in establishing statewide parameters and guidelines: (i) fungal species that
18 can cause respiratory and immune ailments from prolonged exposure, (ii) scientific and medical
19 research on harmful fungal growth exposure, (iii) scientific research on the accuracy and
20 cost-effectiveness of fungal growth testing regimes, (iv) the ability of counties and cities to
21 implement fungal growth testing in a timely manner, (v) the cost of remediating fungal growth,
22 and (vi) parameters and guidelines established by other states. Rules adopted by the Commission
23 to implement the provisions of this section are not subject to Article 2A of Chapter 150B of the
24 General Statutes. At least 30 days prior to adopting, amending, or repealing a rule implementing
25 the provisions of this section, the Commission shall do the following:

26 (1) Publish the proposed rule in the North Carolina Register.

27 (2) Submit the proposed rule and notice of public hearing to the Codifier of Rules,
28 and the Codifier of Rules shall publish the same on the Internet within five
29 business days.

30 (3) Notify those on the mailing list maintained in accordance with
31 G.S. 150B-21.2(d).

32 (4) Hold at least one public hearing on the proposed rule no less than five business
33 days after publication in the North Carolina Register.

34 (5) Accept written comments on the proposed rule for at least 15 business days
35 prior to adoption, amendment, or repeal of the proposed rule.

36 (c) The governing body of a county or city is authorized to expend tax or nontax funds
37 to conduct testing pursuant to the statewide parameters and guidelines established under
38 subsection (b) of this section. The governing body may also enter into contracts with and accept
39 loans and grants from the State or federal governments for the purpose of conducting testing
40 pursuant to the statewide parameters and guidelines."

41 SECTION 3. G.S. 42-42 reads as rewritten:
42 "§ 42-42. Landlord to provide fit premises.

43 (a) The landlord shall:

44 ...

45 (8) Within a reasonable period of time based upon the severity of the condition,
46 repair or remedy any imminently dangerous condition on the premises after
47 acquiring actual knowledge or receiving notice of the condition.
48 Notwithstanding the landlord's repair or remedy of any imminently dangerous
49 condition, the landlord may recover from the tenant the actual and reasonable
50 costs of repairs that are the fault of the tenant. For purposes of this subdivision,
51 the term "imminently dangerous condition" means any of the following:

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m. Fungal growth that may result in medical ailments for the tenant or another person authorized to live in the dwelling unit.

...."

SECTION 4. G.S. 42-43 reads as rewritten:

"§ 42-43. Tenant to maintain dwelling unit.

(a) The tenant shall:

...

(8) Notify the landlord of the presence of fungal growth that the tenant fears may result or suspects has resulted in medical ailments for the tenant or another person authorized to live in the dwelling unit.

...."

SECTION 5. G.S. 150B-1 reads as rewritten:

"§ 150B-1. Policy and scope.

...

(d) Exemptions from Rule Making. – Article 2A of this Chapter does not apply to the following:

...

(30) The Commission for Public Health with respect to developing fungal growth parameters and guidelines pursuant to G.S. 160A-444.

...."

SECTION 6. The governing body of a county or city exercising the authority granted by Part 6 of Article 19 of Chapter 160A of the General Statutes may adopt ordinances to implement the statewide parameters and guidelines established by the Commission for Public Health pursuant to G.S. 160A-444, as enacted in Section 2 of this act. The ordinances may include the manner and time period in which tenants shall notify the landlord of the presence of fungal growth in a dwelling unit, and a tenant's notification, if in accordance with the ordinance, shall be deemed notification under G.S. 42-43(a)(8), as enacted in Section 4 of this act. The ordinances may also prescribe what constitutes a "reasonable period of time" in which the landlord shall take action to remediate fungal growth in a dwelling unit, and the landlord's remedial action, if in accordance with the ordinance, shall be deemed to comply with G.S. 42-42(a)(8)m., as enacted in Section 3 of this act.

SECTION 7. There is appropriated from the General Fund to the Commission for Public Health the sum of ninety thousand dollars (\$90,000) for the 2019-2020 fiscal year in nonrecurring funds for the purpose of providing grants to counties and cities in the State to conduct fungal growth testing according to the parameters and guidelines and testing regimes established by the Commission for Public Health pursuant to G.S. 160A-444, as enacted in Section 2 of this act.

SECTION 8. This act is effective when it becomes law.

June 4, 2019

Top 10% of Crime and Disorder Properties

Community Housing, Neighborhood Development and Public
Safety Committee

June 4, 2019



Brief Review

Revision of 160A – 424 (effective Jan '17) made substantial changes in inspection programs:

- RUCO programs disallowed
- Minimum housing inspections can be made due to:
 - (* = high degree of difficulty)
 - Actual knowledge of unsafe conditions
 - Complaints or requests for inspections
 - Property has rolling history of >4 verified violations of housing codes *
 - Property located within a targeted area designated as blighted *
 - Safety hazards that pose threats to occupant
 - Violations of local ordinances visible from outside the property
 - Top 10% of Crime and Disorder properties are not on that list
 - Working group consisting of J. Carlyle, K. Steele, T. Tricot, L. Loosemore & M. McNair

Top 10% of C&D Properties Constraints

HPPD must conclude 4 step process before consideration of Inspection

1. The landlord must be notified of any crimes, disorders, or other violations that will be counted against the property.
2. The landlord must be given an opportunity to attempt to correct the problems.
3. Law enforcement personnel from the jurisdiction must assist the landlord in addressing any criminal activity, which may include testifying in court in a summary ejectment action or other matter to aid in evicting a tenant who has been charged with a crime.
4. If the jurisdiction's law enforcement department "does not cooperate in evicting a tenant," presumably by failing to provide written or verbal testimony in eviction proceedings, the tenant's behavior or activity at issue "shall not be counted as a crime or disorder problem as set forth in the local ordinance."

Source: Periodic Inspections, Permits, and Registration of Residential Rental Property: Changes in 2017 By C. Tyler Mulligan

5. Additional questions remain on when special fees/registration and permits can be applied.

Conclusions from GS 160A - 424

After much review, consultation and discussion we must conclude there is no language in GS 160A – 424 that establishes reasonable cause to inspect a property in the top 10% of C&D properties. However, effective options remain:

1. Local Codes staff will drive by top 10% C&D properties to see if any code violations are visible from the outside.
2. The HPPD and other departments may make referrals to Local Codes if they observe substandard conditions in a property. Lori has conducted several trainings with the HPPD.
3. Council has asked our local delegation to General Assembly to add language to the statute that makes appearance on the top 10% of C&D properties probable cause for an inspection...but sequence questions could remain.

Recommendations

1. Forego a top 10% ordinance at this time.
2. Staff will check properties on top 10% list for visible violations
3. Still need to determine if registration/permits is workable
4. Staff will report on inspections of properties in the top 10% of C&D properties.
5. Due to code enforcement activity over the last 3 years, formal identification of target areas is not needed.

Hammer Tiny House Community

Interesting Facts

February 15, 2017 --- Land Donated by David and Terri Hammer

June 24, 2017 --- Started Grading Land

July 20, 2017 --- Groundbreaking

August 7, 2017 --- Weaver House Moved onto Land

August 30, 2017 --- Started Starmount House

February 2, 2018 --- First Resident Moved into the Weaver House

April 11, 2018 --- Started St. Paul's House

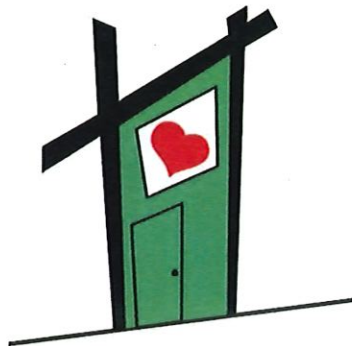
June 2, 2018 --- Started Peace House

July 15, 2018 --- Finished Starmount House

July 19, 2018 --- Started GTCC House

September 1, 2018 --- Started Kate-Melvin House

October 23, 2018 --- Sew Line Installed



Tiny House Community Development
336-834-7418

AMOUNT SPENT ON DEVELOPMENT

DEVELOPMENT - \$64,384.00

WEAVER HOUSE - \$8989.00

GTCC - \$20,391.00

PEACE UNITED CHURCH - \$21,843.00

ST PAUL'S - \$21,368.00

KATES-MELVIN - \$24,627.00

STARMOUNT - \$28,326.00



Questions and Answers

How did Tiny House come about?

From a conversation between homeless guest of the IRC, staff and volunteers in early 2014.

When was the first tiny house built?

Construction started on a tiny house prototype built on a 8' x 16' trailer in October 2014. (which is now THCD's prototype)

When was construction of prototype finished?

March 2016

Why was this house a prototype instead of a residential house?

Mobile tiny houses are not legal for use as a residence in NC currently.

When did fundraising start for THCD's first Tiny House Community?

September 2016

When did the nonprofit board first form?

February 2015

When did Tiny House Greensboro receive its nonprofit status?

May 2015

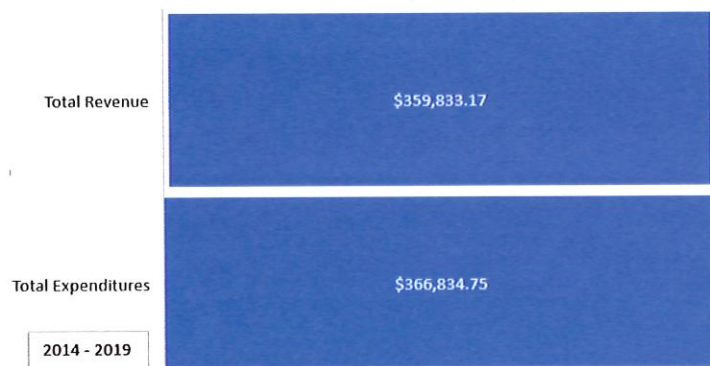
When did the nonprofit's name change from Tiny House Greensboro to Tiny House Community Development and why?

April 2018, so that we can help others throughout NC

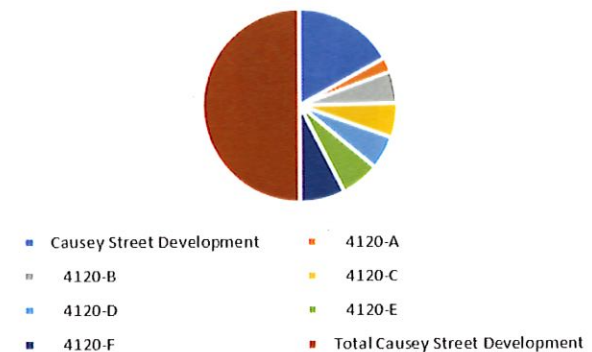
How much does it cost to build a tiny house?

\$84 - \$95 square foot (not including development cost)

Tiny House Community Development



Hammer Tiny House Community Cost



Volunteer With Us!

Construction work days are Monday-Thursday from 8 am-1pm.

Licensed constructors are encouraged to sign up and serve on our **Construction Committee!**



Tiny House Volunteer Workdays are Saturdays from 9am-1pm. Individuals and teams are welcome! If you are interested in **development** and **event planning**, please join our **Fundraising Committee!**

Sign up at:
www.volunteergso.org

Breakfast 4 Our Friends

To make a monetary tax deductible donation, make checks payable to:

Tiny House Community Development
PO Box 20691
Greensboro, NC 27420

A portion of the mission of Tiny House Community Development (THCD) is to encourage positive community engagement and foster a welcoming environment. Helping to serve breakfast to those who are in need, to those who are hungry, is a small step to that welcoming environment.



Every Saturday
7:45 a m - 8:45 a m

{Breakfast items are served to approximately 80-100 people including adults and children at Center City Park in downtown Greensboro}.

Visit Us At:



Tiny House Community Development, Inc.

PO Box 20691 Greensboro, NC 27420

(336) 275-4663

www.tinyhousesgreensboro.com

FACEBOOK

@tinyhousesgso



TWITTER

@tinyhousesGSO



Mission

Tiny House Community Development's mission is to be a coalition of diverse individuals and local organizations who aim to reduce homelessness by engaging in public and private partnerships to create a tiny home community. Working alongside people experiencing homelessness, our goal is to encourage positive community engagement and foster an educational experience in a welcoming environment.



What is Tiny House Community Development?

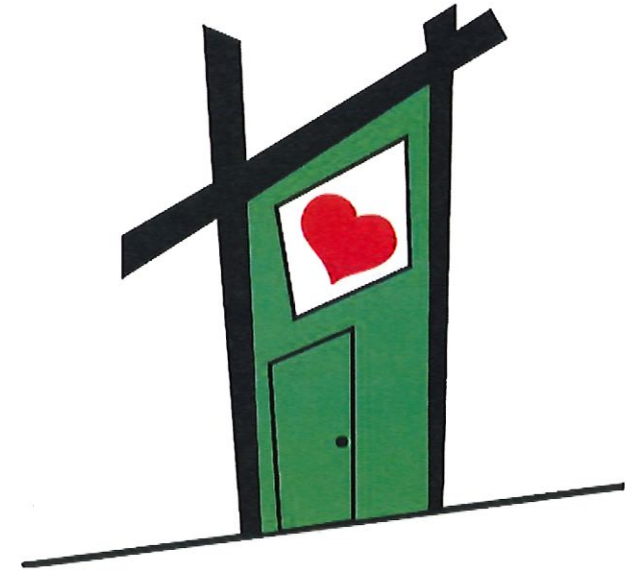
Tiny House Community Development is a nonprofit 501c3 building safe affordable permanent housing to reduce homelessness. These communities will consist of 3 -10 units on individual lots. Tiny houses will be leased to residents based on their income and current situation.



Partnerships

- Greensboro Housing Hub
- Guilford Nonprofit Consortium
- Volunteer Center of Greensboro
- Partners Ending Homelessness
- Guilford Co. Continuum of Care
- Greensboro Housing Coalition
- Habitat for Humanity of Greensboro
- The Servant Center
- Community Housing Solutions
- Partnership Homes
- Housing Consultants Group

GREENSBORO
HIGH POINT



**TINY
HOUSE
COMMUNITY
DEVELOPMENT**