



## MEETING MINUTES

# COMMUNITY ADVISORY COUNCIL MEETING NO. 16

**Date:** March 6, 2021

**Time:** 10:00 – 11:57 am

**Location:** I-526 Lowcountry Corridor Community Office, 5627 Rivers Avenue, N. Charleston, SC; Microsoft Teams (Virtual); Telephone

**Project Name:** I-526 Lowcountry Corridor WEST

### Attendees

Larenda Baxley, Ferndale  
Tina A. Baxley, Ferndale  
Gilbert Reeves, Ferndale  
Brother Earl Muhammad, Ferndale  
Angela Anderson, Russelldale  
Jeanaris Bannister, Liberty Park  
Doris Twiggs, Liberty Park  
Bishop Leroy Middleton, Biblical House of God  
Rev. Dr. Lawrence Bratton, Bibleway, IMA VC  
Rev. Sheri McClain-Brown, Great Present, IMA EC  
Rev. Victoria Richardson, Enoch Chapel UMC  
Rev. Edward McClain, Jr., IMA Chair  
Joy Riley, SCDOT  
Chad Long, SCDOT  
David Kelly, SCDOT

Pamela Foster, FHWA  
Yolonda Jordan, FHWA  
Shane Belcher, FHWA  
Maxine Smith, Maximum Consulting  
Mattese Lecque, Maximum Consulting  
Carolyn Lecque, Maximum Consulting  
Gwen Boyd, Maximum Consulting  
Clay Middleton, Maximum Consulting  
Janelle Ellis, Empowerment Strategies  
Rick Day, Stantec  
LaTonya Derrick, Stantec  
Ryan White, Stantec  
Amy Sackaroff, Stantec  
Hannah Clements, Stantec  
Horrace Tobin, Stantec (Community Office)

### Participant Summary:

*Total participants: 30*

Ferndale: 4	Adjacent/affected communities/agencies: 5	Stantec: 6
Highland Terrace/Joppa Way: 0	SCDOT: 3	Facilitator: 1
Liberty Park: 2	FHWA: 3	
Russelldale: 1	Community Liaisons: 5	

### Meeting Summary:

#### Welcome and Introductions

- Roll call (in-person, online, and phone participants)

**Administrative Items**

- CAC Meeting 16 hosted using a hybrid approach with participants joining via the Microsoft Teams platform, by phone, and in person.
  - The meeting was recorded solely for accuracy of meeting minutes.
  - Hannah will serve as the technical host for participants joining remotely.
  - Meeting logistics review: Microsoft Teams features; in-person and phone participants
  - Hybrid meeting etiquette review for in-person, phone, and virtual participants
- CAC Meeting 16 packets were distributed to meeting participants prior to the meeting date, including minutes for CAC Meeting 15.
- CAC Meeting 15 minutes were approved.

*Safety briefing:* [Provided for Community Office and Ferndale Community Center]. (Ellis, J.)

**Agenda Review**

- Welcome and Administrative Items
- Neighborhood Update
- Deacon Street Update
- CIEP Recommendations and Open House Overview
- Pedestrian Bridge Options
- Replacement Affordable Housing Update
- Community History Preservation
- Funding Opportunity: On-the-job Training/Supportive Services
- Funding Opportunity: Environmental Justice Grants
- Community Office and Outreach Update
- Scholarship Opportunity
- Project Schedule and Milestone Review
- Summary and Next Steps

**Welcome: Members of the Interdenominational Ministerial Alliance**

Bishop Leroy Middleton, Jr., Biblical House of God (Russelldale), Pastor of the Biblical House of God on Van Buren Avenue. And I'm just interested in what it will take to do your project and how it will impact our church.

Reverend Edward McClain, Jr. (Union Heights), Chairman of the Interdenominational Ministerial Alliance

Reverend Sheri McClain-Brown, Pastor of Great Present AME Church, Andrews, SC; Executive Committee Member of the Interdenominational Ministerial Alliance. Attending CAC meeting to further engage and support community members as needed.

Reverend Lawrence Bratton, Pastor Bibleway Baptist Church on Savage Road in West Ashley, SC; Serves as the Vice Chair of the Interdenominational Ministerial Alliance.

Reverend Victoria Richardson, Enoch Chapel United Methodist Church (Liberty Park); Not IMA but attending the CAC meeting because Enoch Chapel is affected by the I-526 project.

## Neighborhood Update

Facilitator: As you've been discussing this project with your neighbors or family members, have they had any additional questions or comments about the project that you'd like to share this morning? (Ellis, J.)

No comments provided.

## Deacon Street Update

Project Team Member:

In some of the initial presentations of alternatives, there was not an indication that all of the properties would be part of the relocation or acquisition of residences on Deacon Street. Initially, the corner lot, which is an Elder Avenue address and the next parcel, after you turn on Deacon Street (with the double-wide mobile home) were the only two that would have been indicated on any of the other maps as a relocation. But because of the current proposed design with a cul-de-sac at Elder Avenue, it would change all of the access to Deacon Street. So at this point, we will now be relocating those homes and inviting those residents and property owners to start having conversations with our right-of-way specialists. (Derrick, L.)

No additional questions or comments provided.

## CIEP Recommendations and Open House Overview

Project Team Member: [Michael Wray, Stantec, Community Infrastructure Enhancement Plan (CIEP)]

- The CIEP addresses improvement needs in the areas of conceptual lighting, stormwater drainage, aesthetics, and landscaping, traffic calming, and pedestrian facilities along with other opportunities that will be made available to residents.
- The draft improvement concepts have been developed and will be revised based on feedback from SCDOT, the City, the CAC, and the public.
- The CIEP Open House is today at Ferndale Community Center from 1:00 to 4:00 PM. Everyone is encouraged to attend.
- The Open House will consist of stations for each CIEP element, where attendees will be able to review proposed improvements, provide feedback by prioritizing improvement types and locations as well as suggested locations for improvements that may not have previously been studied.
- Regarding outreach for this meeting, the efforts have included yard signs, flyers, postcards, and letters from local officials which were distributed within the neighborhoods.
- We had meeting notifications provided through the project website and through social media. And we also developed a press release, which was sent to numerous television, radio, and newspaper outlets.
- An online survey was developed to receive feedback and is available through MetroQuest for residents to provide feedback on the CIEP improvements that they prefer.
- The survey will be open through March 27<sup>th</sup>. It allows participants to prioritize the elements of the plan and identify locations of concern.
- We also had a paper version of the survey that will be available today at the Open House and will be distributed via mail throughout the neighborhoods.
- Review of potential lighting improvements along Railroad Avenue using visuals of existing conditions as a baseline [photo dated November, 2020] to show current conditions along the corridor. A

comparison photo of planned LED upgrades to existing lighting by the City of North Charleston was presented.

- These upgrades are scheduled to take place over the next four and a half years, with initial improvements taking place as early as this year.
- Four options of pedestrian scale cutoff lighting fixtures offered by Dominion Energy presented. Residents can select their preferred light fixtures as a part of the survey.
- A map of existing lighting locations that will receive LED upgrades in the four neighborhoods was presented, as well as the proposed routes of shared-use path lighting.
- Approximately 75 new lights are recommended for the shared-use paths. The paths will connect Margaret Drive, Elder Avenue, Dorothy Williams Boulevard, and other neighborhood roads with the replacement community center. (Wray, M.)

CAC Member:

How is this going to change the spacing between lights? Currently, there appears to be 300 feet between street lights in my community. (Bannister, J.)

Project Team Member:

Existing street lights will be upgraded to LED lights. Additional lighting is not currently included in the plan. I would defer to SCDOT for comments on future lighting plans. (Wray, M.)

Project Manager:

It is important that you and other community members make those types of comments today. If there are specific locations where you would like to see additional lighting, you have an opportunity to mark those locations on maps that will be displayed for those types of recommendations or requests at the Open House today. You are on Taylor Street where there definitely appears to be gaps in street lights. This would be a good opportunity for you to indicate where additional lighting is needed. (Riley, J.)

Project Team Member:

If you are not able to come out today, I am happy to bring some of the materials to you so that you can provide specific comments about lighting. If that is helpful, please let me know. (Derrick, L.)

Project Team Member:

- Review of stormwater infrastructure improvements located along Taylor Street, James Bell Drive, Elder Avenue, Willis Drive, Rebecca Street, Harper Street, and Railroad Avenue.
- These improvements range from cleaning and re-establishing existing drainage systems to installation of new catch basins, drop inlets, and extended ditches.
- There is a City plan which includes drainage improvements to Van Buren Avenue, and these improvements include a series of new pipes and drop inlets.
- The aesthetic and landscaping improvements considered include enhanced landscaping at neighborhood entrances. A visual was provided to meeting participants which provided three planting options featuring low-maintenance native perennial plants.
- An overview of traffic calming improvements was provided. A recently completed speed study recommended that speed limits be lowered to 25 miles per hour in area neighborhoods. Traffic calming treatments were evaluated along Taylor Street, James Bell Drive, Dorothy Williams Boulevard, Rebecca Street, Russelldale Avenue, Piedmont Avenue, and Railroad Avenue.

- The proposed treatments include the addition of speed humps in certain locations and pedestrian crossings as shown in the overview map.
- Improvements to pedestrian facilities were proposed along Railroad Avenue, Rebecca Street, Twitty Street, Russelldale Avenue, Margaret Drive, Van Buren Avenue, Dorothy Williams Boulevard, Elder Avenue, Deacon Street and Highland Terrace Drive.
- These improvements include construction of new sidewalks and shared-use paths, repair of existing sidewalks as well as the construction of a pedestrian bridge over the railroad, which will connect Highland Terrace Drive to Elder Avenue.
- The shared-use path will connect to the pedestrian bridge and that connection will be developed in detail in conjunction with the proposed community center.
- A rendering of a new crossing of the roadway, raised crosswalk, new plantings and signage, along with improvements to existing conditions, along Dorothy Williams Boulevard, was presented to meeting participants. This is one of many proposed improvement designs. (Wray, M.)

### **Pedestrian Bridge Options**

Project Team Member:

- The project team is proposing to construct a new community center near Filbin Creek. We want to ensure that we are providing adequate access to that location, particularly for residents who live on the opposite side of the tracks and want to participate in events at the community center.
- We developed a location for a pedestrian bridge to safely get residents across the railroad tracks. One of the things we noticed during field studies and that has been mentioned during our advisory council meetings was that there are pathways where people walk across the tracks. As port traffic grows, so will the volume of trains. In moving the community center, we have been mindful of how we can get people safely to the opposite sides of the tracks.
- We developed two alternative locations for the pedestrian bridge
  - At the Northern end of the community center site location, connecting directly to Lacross Street, which would also have a separate pedestrian bridge, over Filbin Creek.
  - A combined bridge that would cross the railroad tracks and provide a crossing of Filbin Creek within a single structure.
- We recognize that location and convenience are extremely important factors, so we are asking for feedback from CAC members and other meeting participants to help the project team determine a design option that will be most practical for the community. (White, R.)

CAC Member:

Coming from Highland Terrace, will the crosswalk be near High Point Street? High Point Street is where I-526 makes a turn to go south off of I-526, beside the railroad tracks. (Bannister, J.)

Project Team Member:

Is this adjacent to where I-526 actually crosses over the railroad tracks near Taylor Street? That option is closer to where Taylor Street crosses under the railroad tracks. Is this your preferred option? (White, R.)

CAC Member:

That is what I am saying. (Bannister, J.)

Project Team Member:

These designs are open for comments and recommendations. The project team seeks to share information with and take comments from residents and the CAC on the most practical and convenient design options for the impacted communities. (White, R.)

Community Liaison:

[From the Chat History] The bridge that crosses the Ashley River on Cosgrove Avenue is referred to as the North Bridge. (Page 8) on handout for today. (Lecque, C.)

## Replacement Affordable Housing Update

Project Team Member:

- SCDOT is working with the South Carolina Housing Authority (SCHA) to create multi-family housing. A heat map has been developed to identify areas that would be most suitable for replacement housing. An explanation of how the project team determined what areas are 'suitable' was provided followed by an overview of areas that are and are not being considered for replacement housing, and why. Areas of priority are based on the following factors:

### *Location*

- The highest priority in mapping was location. Preferences were collected from the community using the mitigation survey that was sent out several months ago. Over 80% of people surveyed said they preferred multi-family housing to be either within the existing neighborhoods or within one mile.
- The project team ranked location as the highest priority within census tracks including Liberty Park, Russelldale, and Ferndale. Highland Terrace is in a different census track and was considered to have a slightly less priority in the process.

### *Proximity to Transit*

- If there was a parcel that was closer to a transit stop, it was rated as a higher priority

### *Green Space*

- Green space (such as parks, community centers, or spaces people can walk and access the community center) were given a higher priority.

### *Parcel vacancy*

- Vacant parcels were considered to have higher suitability.
- The project team does not prefer to purchase parcels with existing structures

### *Social Vulnerability Index*

- A method of tracking how communities recover from natural disasters (such as flooding, hurricanes, etc.). Social vulnerability is based on proximity to land features such as flood plains and flood zones, and considers community factors like income disparities to determine the ability of impacted communities to recover from disasters compared to other areas. Although we thought it was important to include the SVI, it had smaller weight than the other considerations. (Clements, H.)

CAC Member:

Regarding multi-family housing, will you clarify what you mean by census tracking? (Twiggs, D.)

Project Team Member:

Census tracks are larger areas on a map that are broken down into smaller parcels in order to prioritize certain areas over others. (Clements, H.)

Project Manager:

- To provide the proper context, the census track is simply a mapping unit. When we do the procurement for the developer to develop the housing, we use census tracts to define what areas get priority. The intent is to create housing in close proximity to where people live now.
- Census tract mapping is an accepted type of mapping that is used to display map boundaries that have been clearly defined by the government so developers are not confused about specific parcels of land.
- Because there is not enough undeveloped land in one contiguous area within the impacted communities, the project team had to identify parcels of land based on smaller, available units. We are also attempting to identify parcels that do not go too far beyond school district lines, access to transit, etc. So census tracts are a way for the project team to determine mapping boundaries that break down larger areas of land into smaller units so that criteria can be set. (Riley, J.)

CAC Member:

So, if we are talking about multi-family dwellings, like apartment houses or clusters of condos, these units will be distributed throughout the community. These units will not be placed in one central area like in this situation that you mentioned? (Twiggs, D.)

Project Manager:

- We are discussing multi-family housing today because we have to define the criteria. We have several options.
- We can focus on a single hundred-unit option that will include a green space component. In this scenario, we can assign first, second, third, etc. priority for preferred tracts.
- Another option would be to break up the units into multiple developments so that they don't have to be a hundred units in one place. If the preference is to have three different developments of 30 units or four different developments of 25 units a piece, then we can specify that as well. It is critical that we start to define those preferences over the next few months.
- The preference is to get these units as close to the impacted communities as possible. But, if you don't want the hundred-unit scenario, we can look at smaller and more spread out options. (Riley, J.)

CAC Member:

My concern and preference is that we not congest all one hundred units in one area just to accommodate the need to meet the 'affordable housing' requirements. Locations of these units need to accommodate the people who will be relocated, particularly if that area has already been identified as single-dwelling housing. (Twiggs, D.)

Project Manager:

One of the things we heard from the CAC early in the process was that they didn't want to see more apartments within the communities. So you may want to open that boundary up a little, especially for one hundred units because they are not going to find a location within the impacted communities for a hundred units. We've already explored that ourselves. There is no green space. So it'll probably end up being somewhere along the river, down the corridor. The census track is a good approach because we are working with a very small boundary. We can decide which areas are best, taking into consideration school

districts and close proximity to where people work that is also close to where they live now. We can set those priorities. (Riley, J.)

CAC Member:

They just built a brand new school, Matilda Dunston Elementary School, on Remount Road area. It would be terrible to put an impact on them with the population of the kids feeding into that school with the money that just went into that, as well as clustering too many in one area. I'm glad you mentioned that. I feel better about it. (Twiggs, D.)

Project Team Member:

- This is a springboard for discussions about multi-family housing. It can also be used to review single-family housing. The mapping includes large parcels. Some are in commercial areas, on Rivers, and some in residential areas. The mapping itself was a screening exercise that didn't look at the parcel level, so it didn't look at how suitable an individual piece of land is based on wetlands or other issues such as zoning. Those conversations have to be had before getting into the feasibility of an individual site. But these maps provide a big picture perspective of where the SCHA and SCDOT can focus their efforts.
- Review of parcels of land that have been identified by the project team, from north to south on the map. Vacant and underdeveloped parcels have been given identifying markers (outlined in white). Underdeveloped parcels may have a dilapidated building or a shed with no home on the property.
- Priority is assigned based on a color code, which represents a range from more suitable (green) to less suitable (orange). A portion of Highland Terrace and a portion of Joppa Way, for example, is in the orange range. This is partly due to the lack of connectivity with I-26.
- Parcels that are closer to transit stops (blue dots on map) are more desirable than locations that are further away. This factors in how long it takes to walk from various locations to designated transit stops.
- No property owners have been contacted at this point. This is to demonstrate a high-level tool to help in the identification of these parcels.
- Toward the North, is the Persephone-Moultrie park which is located in an orange area near Baker Street. That was one of the reasons we looked at some of these parcels as we're having conversations about larger apartment complexes. These larger tracks would come into the conversation more than smaller ones.
- If we were talking about maybe a series of duplexes or single-family, that's where more of the individual parcels would come into the conversation. There is a vacant commercial lot on Rivers Avenue and it abuts some areas that are underdeveloped. This is also a one large parcel that has a good portion that is not in use. So it opens the question of whether or not there could be a partial land sale, whether this parcel here could be broken up and perhaps a portion of it acquired for replacement housing.
- There are open parcels close to the railroad track, but they probably have wetlands. The closer we get to the railroad tracks, it likely reduces the desirability of that location.
- Between Remount Road and Sumter, there is a large parcel (3.8 acres) which could have some potential for multi-family housing. There are also larger parcels, which have structures are but are listed as vacant. (Sackaroff, A.)

Project Team Member:

If these parcels are not zoned as multi-family parcels, what is the required process of going through the planning commission for zoning changes? That is still a factor to consider. So, this is an initial screening, but procedurally the next step would be coordination and making the appeal for rezoning at the planning commission level. (Derrick, L.)

Project Team Member:

- Thank you for underscoring that point. This is just an exploration exercise to look at the map to see what parcels are currently available.
- Part of the reason why these parcels are showing up a little greener than areas to the South is because of distance to transit. There is also a park in close proximity, so that increased the suitability of this area. There are a good number of open parcels in this area. This might be an area if all three parcels were available, that could offer 1.8 acres for purchase. A lot of additional research and investigation into the parcels is required, but this provides a good snapshot. These parcels are in the Charleston Farms area. (Sackaroff, A.)

Project Team Member:

I want to point out that the reason we did not go further North of that neighborhood is because it is in a different county. We are trying to stay in the same county, with the same or similar school districts, voting districts, etc. (Clements, H.)

Project Team Member:

- Thank you. Based on feedback from the CAC and from residents, the project team is limiting evaluation of parcels to about a mile or a mile and a half from the current neighborhoods.
- There are a number of single-family residential lots open in Russelldale and Ferndale. Again, feasibility of acquisition has not been determined at this point.
- Moving south towards Montague Avenue, there are a number of parcels. Felix-Pinckney Park is in this area, close to schools, etc., so this would increase the suitability or attractiveness in that area. There are also some larger parcels noted.
- As mentioned earlier, we consider SVI which factors in sea-level rise and other constraints. Although these parcels are indicated as suitable, the project team will need to consider proximity to tidal waters.
- As we get closer to the creek, the number of feasible parcels becomes more limited. But, there is another large commercial parcel on Rivers Avenue.
- There is property that has been identified as green, but some parcels may be wetland areas, so we would need to investigate further.
- Towards the southern end of our study area, there are a number of both large tracks and single-family parcels as well.
- Finally, the area known to be a commercial area would not be designated as suitable for relocation housing.
- In the days ahead, if anyone wants to take a tour of the map, we can have a conversation by phone, and I can share my computer screen so that we can take a more detailed look at parcels. (Sackaroff, A.)

CAC Member:

- In reference to concerns about potential congestion associated with multi-family units and determining which neighborhoods like Ferndale are more concerned with single-family than multiple dwelling homes, will replacement housing be new construction?
- In previous meetings, we discussed storm draining, flooding, and hurricanes. Will new construction also consider earthquakes? Reconstruction of schools, for instance, must consider building codes for earthquakes. Will building codes for the new homes consider earthquakes as well as hurricanes and flooding? (Muhammad, E.)

Project Manager:

Any of the housing that we do as a part of this affordable housing initiative will be brand new housing. Everything will be constructed to the building codes and regulations that we have to meet today. It is not within the scope of SCDOT's authority to tell the local municipality what standards to build to. Related to floods, anything we build in a flood zone must meet requirements that probably weren't in place when a lot of the existing homes were built in that area. So the elevation in the first floor would be higher, in some cases five- or six- feet higher than ground elevation, particularly in some areas around Filbin Creek. (Riley, J.)

CAC Member:

Habitat for Humanity is listed. Will the Project Oversight Committee be dealing with Habitat for Humanity and the other agencies listed to ensure that they are complying with the building codes? (Muhammad, E.)

Project Manager:

- Technically, the project team is focusing on components of the CIEP before addressing the details of our affordable housing initiatives.
- The plan is to secure single-family lots within the four impacted communities. Approximately 12 parcels have been secured.
- SCDOT is continuing to look at lots within those communities and develop a procurement process for partnering with a nonprofit. Habitat for Humanity is just one example.
- Over the next month we are going to try to set up interviews with some of these entities to talk through what they would need from SCDOT in order to assist us. That may not include all of the lots. We are a little uncertain because we have not yet been able to go door-to-door to talk with community members. It is currently unclear how many people are in low income housing and how many are going to need additional support from organizations such as Habitat for Humanity.
- SCDOT can build market-rate homes, but not everyone, especially if they are currently tenants and want to move into home ownership, can take on a mortgage of the size. Building prices are incredibly high right now.
- Habitat for Humanity can build a home for about half of what a market-rate home can be built for because they use a lot of volunteer forces and receive a lot of donations. They have mechanisms that will keep their homes affordable so that a resident living on a lower income can achieve home ownership. That scenario might be more difficult if they are trying to purchase a market-rate home.
- It is currently unclear how many interested and eligible (for relocation) residents will qualify for low-income housing versus market-rate housing. We will be required to develop a procurement program not knowing exactly how many residents will participate and qualify as low income versus market-rate.

- We may have to make a decision at some point to say, "We're going to use these 12 lots for low income, and we're going to reserve these six lots for market-rate, in case we have someone who's market-rate."
- Moving forward, we may be able to include a clause in our agreement with the nonprofit, that if those market-rate lots are not utilized and we have a number of additional participants that are low income, then we'll convert those lots over so that they can be fully utilized.
- Many details will have to be worked out in the contracting method with various levels of oversight. Not all project goals will fall under SCDOT. Building vertical construction is not within SCDOT's wheelhouse, so we don't have the expertise to oversee those projects, but we will have an oversight mechanism in any contract we have to deliver our product. So, it may be that we partner with someone to do that oversight or hire someone to do that oversight, but we will address that when we write our contracts. (Riley, J.)

CAC Member:

Will the CAC be participating in interviews with nonprofits in reference to the construction? (Muhammad, E.)

Project Manager:

- It will probably be a multi-tiered process. The project team conducted interviews two or three years ago, and we are better knowledgeable now about what we need. We may meet with these entities to bring them up to speed on the project and tell them what we're looking for. After they have had an opportunity to process our feedback, they can determine how they can best contribute to these efforts and put some information together for the CAC. They could even develop presentations to make to the CAC.
- It may be a waste of the CAC's time if we sit you through every interview. When we conducted interviews previously, some entities indicated they were not interested. We can screen some of that out by doing some things beforehand. A lot of times they don't really know what you're looking for. We want to give them a chance to get that information and go back and be able to really put together some meaningful information on how they could be a partner in this process before we sit down with the CAC with that information. (Riley, J.)

CAC Member:

- Please understand that Ferndale and all these neighborhoods are very concerned. We're very concerned about how things are going to be handled. And, a lot of times things have been handled without the voices of the community. Community members are required to wait until the last moment before everything is finalized, and then the community has to accept whatever these entities have decided to do.
- To change things around, it might be good that the CAC has some participation as far as that is concerned, so we would also learn how to, just like you, just started receiving information and understanding and becoming more proficient in your understanding of how things run.
- Neighborhoods and community residents should be able to go through that same process as well and learn how to do it. I don't think it's going to waste too much of our time, and it's always good for information so that we are not wondering if they are doing things and so that things are not being done without our approval and understanding. Neighborhoods need to have a better understanding of what's going on and to be able to participate and have them understand that neighborhoods need to

have that kind of understanding and feeling of being rest assured that nothing is going to be done without their input. Thank you. (Muhammad, E.)

CAC Member:

Pertaining to Liberty Park and Highland Terrace, regarding the single-family housing lots versus who is going to be displaced, is this number greater than the 12 that I've heard or less than 12 that's going to be relocated? (Bannister, J.)

Project Manager:

Twelve lots just represents what we have right now. (Riley, J.)

CAC Member:

How many are going to be displaced in Liberty Park based on the bridge coming through? And, also, what's going to happen to Enoch Chapel? Are they're going to get another area for their sanctuary? (Bannister, J.)

Project Manager:

- It's up to Enoch Chapel to decide. We've met with them several times, so I know they're actively looking and thinking about preferred areas. They expressed a preliminary desire to be relocated someplace with more visibility, because a majority of their membership does not currently live in the community in which the churches is currently located. I think they were looking for areas along Rivers Avenue and areas that are a little more visible for their church, but that's up to them.
- I think churches can locate in R1 or R2. Churches have more leeway when it comes to zoning requirements as to where they can locate. I think they have unlimited choices.
- The affordable housing initiative that we are going after is a two-pronged initiative. We do know that of the approximate 90 units that are displaced (a mixture of single-family homes and apartment units), about 80% of those are renters, whether it's a single-family home or apartment unit. So, we need to make sure that we have plenty of rental units available because that's the area where you're really going to struggle to find a comparable affordable unit for a replacement unit in this area. But, we also want to make sure that we have single-family options, and remember, when we first started the CAC, we were trying to buy lots that could be used for multi-family, within the impacted, and single-family lots. And, we heard from the CAC, specifically those lots that could have been used for multi-family, were in the Ferndale area, that they didn't want to see any more apartments built in the Ferndale community.
- If you look at the way the zoning is moving within the city, all of those residential areas, the four neighborhoods that are represented here, plus Charleston Farms, plus Park Circle, all those neighborhoods are moving more to R1, which is single-family homes, not multi-family. So, we went with the strategy of let's go with the housing authority and do 100 rental unit facility with green space, and that's likely, because of the zoning and because of the land requirements for that many units, is going to end up being somewhere around the Rivers Avenue corridor and not necessarily in the residential, single-family home type communities. It'll probably be more of a border to those communities.
- That was one initiative. The other initiative is to continue to secure single-family lots within the four impacted communities, and all the lots we have now are in Ferndale, but we are actively weekly monitoring, something that Hannah helps me with, weekly monitoring those lots that come up for sale to pursue additional lots. Now, we will start probably contacting owners of lots and trying to buy those lots that aren't necessarily listed for sale, but that's slated to begin after we secure the community center lots, which we're actively negotiating right now. (Riley, J.)

CAC Member:

Will the hotel on Aviation and Rivers Avenue still be designed for seniors? (Bannister, J.)

Project Manager:

- The last thing we heard from the developer was that would be a senior development, and we're in contact with that developer as well. When we advertise our initiative that we're doing with the housing authority, we will reach out to all those developers that have reached out to us previously to let them know that that's going to be coming online, because there's several properties right within the vicinity of this area, that developers own the land, there's actively developing either townhome units or apartment complex units for various different low income or senior housing.
- We will continue to stay in contact with them, whether they do receive the grant and the special funding that we're doing through housing authority or not. We will probably continue to talk with those developers just so we have the ability to reserve units within any new developments coming i
- That is another SCDOT tool. If there's a senior development, let's say it's not a part of this housing authority initiative, but there's a senior development that goes under construction there and starts advertising available units, DOT can go in and reserve 12 units and pay protective rents on it to provide that or preserve that as an option for the relocated displaced families. So, we have a lot of tools in our toolbox that we could use if there are active developments coming online at the time we need them. But so, it's going to not just be one initiative. It's going to be a handful of things that DOT is doing to try to make sure that with each family that we talked that's going to be displaced, I want to have a handful of options to give them that are a long-term affordable options for them to choose from, not just one. (Riley, J.)

Guest Participant:

I'd like to follow up on what Earl Muhammad made mentioned to us, by the way, who is at the drawing board this time, that we take into consideration everything that we feel homeowners would need to have. The many people who should be here cannot be here because they do not know what is needed. That we take into consideration everything that will be needed and see about applying it here for these people. (McClain, E.)

CAC Member:

Joy, I heard you say that the 12 lots that you have secured. All of them are in Ferndale? (Anderson, A.)

Project Manager:

- Yes, that's correct. We've secured a bunch of lots that are kind of clustered together, and that was early on, and it was primarily because we wanted that option for multi-family. But, after receiving comments from members we had representing Ferndale, they didn't want to see any more apartments in that area. You could see the zoning map. Most of that neighborhood is R1. There's really only a small area that's not, so we got that comment. We said, "Okay, we can use these 12 lots as single-family lots." And, the goal is not, I have said, where we'll see all the lots butted against each other, but to use some there and then to also have options for all four communities. It's like, I have one lot in Russelldale that I have I'm trying to pursue now that I may be able to get. And so, I would love to get... There's several that I've evaluated in Highland Terrace but just weren't suitable lots. We're actively going to try to find a handful of lots in every, all four, communities, so that there's options in all communities.
- We are working on those 12 lots in Ferndale now. They are all zoned for multi-family. The property owner that owns the area we need for the Pocket Park and Russelldale, is a developer, and they

weren't willing to sell us that big lot, but they said they might swap us for a portion of that area that we have in Ferndale. That is what we're talking to them about now - swapping, giving them an equivalent size lot in the Ferndale area so that we can get that piece to do the Pocket Park. (Riley, J.)

CAC Member:

Is that the piece that's part of Rebecca and Rockingham? (Anderson, A.)

Project Manager:

- Yes, because the other lot next to the road has a stipulation on it, that it can only be developed for residential use.
- It's going to be much more difficult for us to try to do a park there. We would have to condemn them, and I'm not sure that the City is going to support doing that. (Riley, J.)

CAC Member:

So, the one that is on the corner of Rebecca and Twitty one, is that residential? Can you put a single-family home on it? (Anderson, A.)

Project Manager:

Which one? (Riley, J.)

Project Team Member:

The parcel at the end of Rebecca and Twitty. The one that has the stipulation on it. She's saying use that as single-family, if you can acquire it. (Derrick, L.)

Project Manager:

I just don't know if somebody wants to live that close to the railroad tracks. You guys can tell me. One of our goals when I evaluate a single-family lot is to try not to pick a lot that could potentially be impacted by an infrastructure project in the future, whether that's railroad, airport, or highway. We are trying to steer away from lots that are right up against the railroad, right up against the highway. Potential routes. (Riley, J.)

CAC Member:

I know for a fact that there are one, two, three, four lots vacant on Twitty, that have been abandoned for years. (Anderson, A.)

Project Manager:

- We haven't gotten to that point yet because I have to purchase the community center lots first. As soon as we get the Community Center lots, I'm going to start reaching out to those owners and ask them if they'd be willing to sell.
- We are going to do that, hopefully in the next couple of months, but we're trying to get the Community Center lots secured first. (Riley, J.)

CAC Member:

Does that mean that we have secured the parcel on the corner of Rebecca and Rockingham for the pocket park? (Anderson, A.)

Project Manager:

That is what we're negotiating right now. (Riley, J.)

Facilitator:

Will you please repeat Ms. Anderson's last comment? (Ellis, J.)

Project Team Member:

- The last comment was just confirming whether or not the parcel at the corner of Rebecca and Rockingham had been secured, and Ms. Riley said that they are negotiating that now, in conversation with the property owner now.

In this scenario, stating again, if it wasn't clear, is just that that owner is interested in swapping parcels, their parcel in Russelldale with parcels or a parcel in Ferndale. So, that's where the conversation lies now. (Derrick. L.)

### **Community History Preservation**

Project Team Member:

- This is more for the education of our special guests, as the CAC members are aware of this, but one of the things that we're doing as part of mitigation for the project is implementing a community history preservation program.
- The goal is to document the history and the character of the four impacted communities (Liberty Park, Highland Terrace, Ferndale, and Russelldale) as there has been a series of loss in history because of a series of infrastructure projects.
- We will collect oral histories, do research, and collect historical photos, as well as documenting existing buildings and facilities and organizations, etc.
- The final delivery will be a report as well as recommendations for visual images and cultural displays related to the community, and the residents that can be incorporated into the community centers.
- That is scheduled to kick off today. One of the things we are looking for is stories from CAC members, IMA members, and other residents that have roots or connections in these four communities, to share your stories or recommend residents and other people to our team historian. Our team historian is Professor Damon Fordham. His role is to help us develop a comprehensive history.
- It starts with our residents, our advisory council, the community leadership, and our church leadership, to help us tell those stories. Professor Fordham, a professor of history and a Charleston tour guide, wrote quite a few stories and books about African-American history in South Carolina. Mr. Marquel Coaxum will be our photographer and videographer. He has a BA in Communication Studies and is a public affairs officer with the Air Force Reserves.
- Professor Fordham will be available today. Some of our CAC members have met him, but the goal is to kick off today and to start receiving names of residents who are interested in participating.
- We encourage everyone to come out today and meet with the team to help us frame what this study should and can be. (White, R.)

Project Team Member:

- Ryan mentioned current residents, but former residents are welcome as well. This packet does not have a phone number listed, but we can capture information at the community office. Please call and speak with Mr. Tobin or our community liaisons or encourage others that might know of others who are willing to share their contact information. Call the office so that we can schedule times for them to meet with or be in contact with Marquel and Professor Fordham. (Derrick, L.)

Project Team Member:

- [From the Chat History] Re local oral history programs: I wanted to share with everyone the Center for Heirs' Property Preservation's recent endeavor in this area: [Elders' Stories - YouTube](https://www.youtube.com/watch?v=HL3W-YPO8s). (<https://www.youtube.com/watch?v=HL3W-YPO8s>) (Sackaroff, A.)

### **Funding Opportunity: On-the-job Training/Supportive Services**

Project Team Member:

- The Federal Highway Administration, South Carolina office, received an opportunity to provide professional and personal development training courses to residents in the potentially impacted communities.
- There's a list of potential ideas listed, we are proposing engaging with the CAC and the community starting today at the Open House to identify persons that might be interested in participating, but also getting an understanding of what types of training opportunities they may be interested in.
- Part of the limitation is that the opportunities will be focused on the transportation industry; however, while that sounds very specific, it's not as limiting as you might think. There are careers in transportation that are not just driving a vehicle, shoveling asphalt on the road, or anything that seems blue collar and labor intensive. If it is that there are accounting positions or other administrative type courses that someone could benefit from, those may be included in the list of eligible courses that they may be able to take.
- If you know of interested persons, please encourage them to reach out to the community office and identify themselves. They may be interested in participating in pending training/courses or they may already be involved in a program of study that might be eligible for assistance. They must be residents, but they don't have to be homeowners. They can be tenants that live in the impacted neighborhoods (Ferndale, Russelldale, Highland Terrace, and Liberty Park). We are still in the planning phase, but we won't be planning for long because the money has to be spent before the end of this current federal fiscal year, September 30th.
- If you have any questions or concerns, please call the office. Many of you have my number. You can text me as well, but through the efforts of Mr. Tobin here at the office and Maximum Consulting, we will be, and SCDOT, managing this opportunity.
- We want to make sure it's a benefit earlier than the opportunity that's listed in the community mitigation plan. This funding opportunity is separate from the mitigation plan. This must be completed in short order. We are appreciative of the Federal Highway Administration looking at this project and because of the impacts, looking at these communities benefiting from them in advance of the implementation of the community mitigation plan. (Derrick, L.)

CAC Member:

In reference to this community impact, will this funding opportunity be available only to the four impacted communities that you just mentioned or will it entail other communities that are along the I-526 Corridor? (Muhammad, E.)

Project Team Member:

It will just be for the four impacted communities. (Derrick, L.)

Facilitator:

For clarification, this training is targeted to be completed by September 2021. Does that mean that funds should be used and training completed by September 2021? (Ellis, J.)

Project Team Member :

- Correct.
- I don't want to be too specific to a season, but I think we're looking at as quickly as possible, once a plan, and we'll be presenting a plan to DOT this week, just to make sure we have a process that is vetted, present that back to the CAC as well, and, then, we would encourage the CAC to assist us in getting the word out.
- We will develop some tools that you can share with neighbors and other residents throughout your communities, as well as with the churches through the IMA and the churches specifically situated in the neighborhoods, so that we can leverage as much of our relationships with everyone that's a stakeholder in these communities as possible. (Derrick, L.)

### **Funding Opportunity: Notice for Funding - Environmental Justice Grants**

Project Team Member:

- The project team has been having discussions about organizing and developing some type of community organization. One of the challenges with this is how can this organization be funded. One of the things we wanted to share with the advisory council is a notice for funding opportunity announcing a federal grant opportunity.
- Two types of environmental justice grants from the Environmental Protection Agency literally were recently issued: EJ Collaborative Problem Solving and Corporative Agreement Program and the Environmental Justice Small Grant Programs. They are both targeted to help community organizations address local environmental and or public health issues in their communities.
- The EJ Collaborative Grant is designed for organizations that are pre-established and familiar with operating and dealing with federal grants. The other program is specifically for new organizations. EJ Small Grant Programs are geared towards organizations with smaller staffs and smaller budgets. They may not be used to dealing with federal grants yet, but this is opportunity to empower your organization.
- The key for these grants and particularly the EJ Small Grant Program is to create partnerships within your community to educate the community and develop an understanding of local environmental and public health issues, and identify ways to address these issues.
- We thought this grant opportunity would be enlightening and helpful for you because of this new federal emphasis, or just the emphasis for this particular administration on addressing environmental justice issues.
- There are two grants per region. We are in Southeast Region 4. So we do would have to compete if this is something that as you look to organize would ultimately have to do is compete with other states in the South East, but ideally two grants per region. And this is an annual program as well. So there'll be other opportunities as you all continue to investigate, organizing, developing a timeline for when you all want to do that. Also, how do you want to create partnerships with other organizations that have history managing federal grants and had been established for a while.
- There are focal areas specific to a host of issues: environment justice, low income and minority communities, addressing COVID-19 concerns, climate change impacts and natural disasters, sea-level rise, flooding, resiliency, storm water, etc.

- One of the key areas is assisting communities that work near ports. That's a huge area of emphasis due to air quality issues. That is something to consider and the focus for this grant program is for small nonprofits. As you look to organize, just understand that there are funding opportunities available that fit the specific needs of some of the challenges that you all are dealing with that can help you address some of your community goals.
- We're going to provide some additional information. There's a number of online webinars that are coming up over the next couple of weeks that we can share, just so you all can get more information. That's something you're interested in actually listen, hear from the EPA staff and be able to do some question and answer if this is something you all are interested in.
- But in regards to this particular series of grants, all grant applications have to be submitted for this series by May 7th of this year. And then projects would have to begin by October 1st of this year. There is money available as you look to organize, again, specific to some of the very challenges that you all are dealing with. (White, R.)

Facilitator:

Regarding the small non-profits, is there a stipulation about whether nonprofits who are registered with the state can apply or is there a requirement for 501(c)3 status? (Ellis, J.)

Project Team Member:

From what I saw, it was 501(c)3 status, but I'll verify. There's still some additional reading that I need to do to make sure we can provide the right level of information to the advisory council. But again, I'll make sure everyone on the call, we provide the links to the website for the grant application, as well as the dates and times for the webinars. And they are scattered through different times of the day to make sure they're flexible for people who are working a variety of working hours, but a lot of good information. (White, R.)

Project Team Member:

I don't have the EPA grant info in front of me, but I feel like the webinars are coming up pretty quick. Could it be as early as mid next week? (Sackaroff, A.)

Project Team Member:

Yes. March 10th, March 23<sup>rd</sup> and April 7<sup>th</sup>. I can drop these dates into the discussion, or I can just follow up with LaTonya and she can send them out in a blast. But March 10<sup>th</sup>, March 23<sup>rd</sup> and April 7<sup>th</sup>. So we'll make sure we get those dates out again, a good opportunity. This is an annual grant. And again, there is a focus on addressing environmental justice community. Some of the issues they're dealing with when it comes to public health, air quality and proximity to port some related to some of the issues that come from ports - traffic, and noise, air quality, and so forth. So great opportunity. And again, we'll provide information with it. (White, R.)

Facilitator:

So with March 10<sup>th</sup>, right around the corner, does that mean that if the CAC members are interested, that they would need to register (with the state as an organized entity) before hand? Or are you just making them aware of this opportunity so that they can participate in the workshops that are coming up so that they can look into this maybe the next round (next year)? (Ellis, J.)

Project Team Member:

- Anybody can participate in the webinars, so they're open to everybody. In regards to a timeframe for the CAC, this is just information and then you all make a determination on how you want to move forward with it.
- I will note that with the larger grant, that's targeted for organizations that are used to dealing with federal grants that are established. And so there may be opportunities in which even if you all aren't able to get established as a 501(c)3 yet, there's an opportunity for a partnership with somebody who currently is. There are some options. You can only win one grant. You can apply for both, but you can only be awarded one. There are quite a few organizations here that you can partner with to benefit from grant programs. (White, R.)

Facilitator:

I want to make sure that the CAC is setting reasonable goals. Based on your feedback, they would not be pursuing either of these grants on their own this year because of the timeline. But, certainly, it sounds like you're encouraging them to try to participate in one or all of the upcoming workshops and that they should still be looking to partner over the next cycle with an established small nonprofit organization. (Ellis, J.)

Project Team Member:

- I'd say investigate whatever opportunities they feel work for them. I'm not putting them on a timeframe, but if you feel like you want to organize, or if this is the motivation to do so, to take advantage.
- One of the things, because we look toward the future consider or partnering with other organizations that have similar goals and see how you all can piggyback on some of the things they're doing, if they're also looking to pursue grant applications like this, again, with a key focus on ports, communities, environmental justice communities that are adjacent to ports and dealing with air quality, flooding and so forth.
- There is a push by this administration to try to, to at least help communities address those issues. There were a couple of, several pilot programs, one in Savannah, also New Orleans as well. So in the Southeast that we can provide information to help see what some of the outcomes were, those pilot projects, just to help the advisory council figure out what they want to do in emphasis as a program that they feel like they can benefit from. (White, R.)

### **Community Office and Outreach Update**

Project Team Member:

- Community Office stats, January 1-February 12, 2021:
  - as the end date. So from the first of the year to the middle of February, you have that there were 19 visitors to the office
  - 41 incoming calls
  - 74 outgoing calls
  - 21 voicemail messages
- Many of the outgoing calls were associated with reminders to the community, to participate in the public comment period and submit the surveys that were due by January 15th.
- There have been other opportunities available through some of the social service organizations that we have listed in your community resource guide, which is being updated and will be shared with you

in the near future. So there were calls made to CAC members, as well as those that we knew were residents of the impacted the communities who might be interested in some of the services available.

- Because of this, there was a bigger spike in the numbers of incoming and outgoing calls, as well as voicemails. For the upcoming open house, we used our resources of known phone numbers, those numbers that were provided to us over the life of the project, where those people might be residents of the communities to remind them about the open house.
- You'll see those numbers in the next meeting summary, I wanted to let you know that that effort did occur. We went through all of our phone numbers and tried to reach as many of those that we knew were property owners or residents of the neighborhoods, so that they could be aware if they did not receive a postcard reminder or the appeal letter from the city of North Charleston to participate. (Derrick, L.)

### **Scholarship Opportunity**

Community Liaison:

- Procedurally, we have identified certain vendors to provide training. We're still working and the document in its contingent on the interest that we receive today and in the future.
- With that report will be cost, vendor, length of course, and all the particulars related to that.
- Dr. Smith asked me to remind everyone on the call that we're encouraging the residents to call the community office. We are there Monday through Friday from 10:00 AM to 5:00 PM. The number, for those who are not familiar, is (843) 258-1135. And that's all that I have to report today. (Lecque, M.)

Project Team Member:

The scholarship opportunity included in your CAC packet explains that there is an opportunity for students in grades five through eight to submit an application for the competitive scholarship offered through 3M. Please make sure you share that information with those that you know. This isn't limited to the impacted neighborhoods, but please share it with as many people as possible, so that those who might not be aware are made aware. (Derrick, L.)

### **Project Schedule and Milestone Review**

Project Team Member:

- We are progressing toward completing the Final Environmental Impact Statement and the Record of Decision. The final EIS includes the final version of the Environmental Justice Community Mitigation Plan. Part of the workshop today, the outcomes, the recommendations from the residents and the CAC and visitors, and the final determination of the recommendations that we're presenting here, as well as other items - housing, community centers, scholarship programs - all those things are going into the final EIS.
- We are on the last push to finalize the mitigation plan. Based on our schedule, December is when it gets approved. There is an approval process that happens, which takes about six months or so of review legal review.
- The goal is to submit the final version of the mitigation plan in mid April. We've still got a lot of work to do with the CAC regarding falling up with SCDOT on the response to the letter you all submitted. We appreciate all your hard work on and continuing to tweak and refine the mitigation plan to a point where we're ready to submit it for SCDOT and federal highway review.
- We are really pushing hard toward finalizing this mitigation plan. We really appreciate all your efforts over the last year. Your patience and your time. We understand there's been a huge commitment, but

we are working to try to address the impacts from the project to your communities. Our next advisory council meeting, we're really going to have to take a hard look at where we are and continue to tweak and push to close out this section, this portion of our efforts. (White, R.)

Project Team Member:

- Today is an open house. We need people at the open house. If you all could ride around and tell the residents that this is their opportunity to speak, and we can't have parking lot committee meetings. We can't have post-decision consultations and concerns, when there is a seat at the table now.
- There was a letter from the City of North Charleston, encouraging participation. There was a postcard from DOT encouraging participation.
- We will have a survey just like the survey that was sent out last year for the entire mitigation plan. But we don't have a lot of time to collect data. So a survey will go out again next week. But the context to that is visually provided today at Ferndale Community Center from 1:00 to 4:00 PM.
- What we don't get today, we encourage you to either have your neighbors call the office and provide feedback.
- If they don't get a survey next week in the mail, come get one. We really need to hear from them in short order, because as Ryan stated, we have to get these decisions before those bodies that provide final review and approval. Timing did not allow us to do this any earlier. We were trying to be respectful of both holidays and COVID, but now is the time to speak.
- If there are other ways that you think we can solicit participation, please let us know in a timely manner, because we are collecting this information until March 27, 2021. So that's not a very long time. But it certainly is ample time for us to at least touch everyone that can contribute because they are a resident or a stakeholder in some way, a property owner, churches represented in the area, etc.
- If you have a calling post or an opportunity to make some phone calls, to encourage people to come out today, it is not raining right now. And we know people don't come out in the rain. So please call them and tell them this is their opportunity. And if they don't, a survey will be hitting mailboxes next week. But after that, we have very little time to frame decisions on the community's behalf. And it's not that we're framing it so much as we're just communicating it as their desires. So we can articulate that only with information from the community. (Derrick, L.)

Project Manager:

I was going to say, we can bring the boards here...[inaudible]. (Riley, J.)

Project Team Member:

Joy was saying that the boards will be here at the office as well. They're on the project's website. There's an electronic version of the same paper version that we will be sending out. So it's not that you have to come to the office. We can create virtual opportunities to provide the information, but if people are because of the proximity to the neighborhoods, if you're comfortable coming to the office, all of the same visuals will be here. But again, we will make it as flexible as possible so that we can get as much feedback as we can. That's why we have the office. We have the liaisons, but we certainly will accommodate as many people as are interested. (Derrick, L.)

### **Summary and Next Steps**

Facilitator:

- I had two points that I didn't want to miss in terms of summarizing today's meeting. And it really goes back to exactly what you, Ryan, and Joy just said. I had a note to go back to Joy's earlier comment,

regarding the importance of going out today for the open house and making comments. My second point for today was that several requests and concerns were expressed that CAC members and community members are allowed to be involved in the decision-making process, and that's including residents at large, so that communities have some level of confidence in community design that have long-term implications for the impacted communities.

- I just wanted to make sure to capture both of those items in the summary of today's meeting, both the concerns that the community members, CAC members have expressed about short and long-term decision-making involvement or engagement, but also just the point that you are making that, right now at this point in the process, it's important that CAC members engage and get others, not just CAC members engaged in that process. (Ellis, J.)

Guest Participant:

- I would like to echo what Mr. Muhammad and Mr. Bannister. It is exceedingly necessary for people involved in these four communities to come together, or to have people in the community, people who are concerned above them to come together and let's speak now. Time is winding up. And when we get things together, it'd be too late to change anything. So I think now is the time when we've got to get together. We've got to speak for these four communities, the things that will be there for a very long time. And I'm just hopeful that we can do this. (McClain, E.)

Project Team Member:

- The next advisory council meeting will not be held on April 3<sup>rd</sup>. That is Easter weekend. I think previously we talked about this and we said it would be April 17<sup>th</sup>, but we will follow up with you because what we want to do is not waste your time with a meeting just for the sake of meeting, but we need to get in all of the data from this weekend's event and the weeks to follow and make sure we have a report back to you so that you are clear on what your communities have said to us over the next.
- I put in the chat, Joy wanted me to make sure you all were aware that the discussions that are held on about affordable housing will be brought back to the CAC. The plan of how we're going to do it. So that will be brought back to the advisory council as well.
- I pray that you all have a wonderful day. I look forward to seeing as many of you as possible at Ferndale Community Center. Please, if you know of people that have not participated in the past, but have had some conversation about this project and can certainly be able to provide good information about lighting, sidewalk means, storm water drainage, all the other amenities that Mr. Wray presented earlier, please encourage them to come today. Be safe and stay healthy. (Derrick, L.)

**CAC Meeting #17 is scheduled for April 17, 2021 at 10:00 AM.**