



New Bern Housing Authority and the City of New Bern

**CHOICE NEIGHBORHOODS PLANNING GRANT**  
**Trent Court/Craven Terrace/Greater Five Points Neighborhood**

**Housing Development Task Force**  
Tuesday, May 5 at 3:00 pm at First MB Church

**Meeting Minutes**

**Attendees:** Dee Meadows, Charles McDaniel, Shavon Courman, Rachelle Martin, S. Courman, Tawanna Smith, Bill Brennan, Fern Cotton, Brad Sceviour, Vana Prewitt, Mary Anna Newman, Cheryl Reed, Carrie Courman, Pete Monte, Nanette Cobb, Eula LeGrande, Ron Cox, Miki Knutson, Tim Jedrey, Martin Blaney, Elijah Brown, Tyechia Buck, Evelyn Sparrow, Lynn Mendes, Stephanie Crosby, Kevin Robinson, Linda Stout, Doris Franks-McGhee, Melvin Cooper, Sherri Midgett, Dawn Baldwin-Gibson, Jamie Thompson, Marva Baldwin, Laura Thompson, Mickey Miller, Kathy Adolph, Gayle Epp, Nina Liou, Philip Schaeffing (8 PH residents, 7 grant community residents, 21 other, 3 consulting team).

**Handouts:** Agenda, Minutes

**1. Welcome & Introductions.** Mr. Blaney welcomed everyone, provided a big-picture overview, and introduced the consulting team from EJP and Goody Clancy. Six teams were formed; five from last meeting, one with other attendees.

**2. Review minutes from last meeting.** No questions about the minutes.

**3. Review of progress made in last Housing Task Force Meeting.** Kathy Adolph led the group through a quick overview of CNI principals. Each team then re-presented the designs they put together at the last meeting for the revitalization of Trent Court. Ms. Courman of team 1 expanded the team's proposal and presented a detailed collage and passionate presentation about her dream for the future of her community.

**4. Additional background information for Housing program.** Gayle Epp from EJP reviewed information about CNI housing goals, highlights from the residential market study, and the process for developing the CNI housing plan. *Questions?*

**5. Approaches to redeveloping Trent Court.** Phil Schaeffing from Goody Clancy talked through a series of PowerPoint slides on possible approaches for redeveloping Trent Court. The following were illustrated and discussed:

- description of possible rental housing types (mixed use, elevator multifamily, walk-up multifamily, and townhouse)
- possible approach for rebuilding 220 units on the current Trent Court site but outside the flood plain

- possible approach for rebuilding 360 new units on the current Trent Court site, including the flood plain with site and building cross-sections on flood plain
- illustrative off-site development concepts
- considerations for phasing of redevelopment
- role of developer

Questions discussed:

- Q: *Why is this task force only discussing Trent Court and not wider neighborhood housing?* A: Right now the Housing Task Force is focusing on redevelopment approaches for the Trent Court public housing units; neighborhood housing issues will be addressed in other neighborhood working groups. **[CLARIFICATION: Neighborhood housing will be discussed at the next Housing Task Force meeting, in addition to further refinement of the Trent Court options.]**
- Q: *How can you propose to use part of the Trent Court site for public parkland if HUD has a Declaration of Trust on the land?* A: The public housing land can be used for purposes that support affordable housing, which includes the development of recreation/open space, if approved by HUD.

**6. Break-out Group Discussions.** The six teams were each given a set of 3 questions to discuss and report back to the group. Breakout Groups Results (six groups reporting on each question):

- **Question 1.** Should we retain any existing buildings? If yes, how many,? A: 2,3,3,1,1,3  
For what uses? A: Uses: Historic resource; public use; housing

- **Question 2.** If Trent Court is redeveloped, how should the 218 units be replaced? (check)

	Some	All	None
On the current site	5	1	0
In Greater Five Points Area	4	2	0
In other New Bern neighborhood	3	0	3
Housing choice vouchers (Sec 8)	4	0	2

- **Question 3.** What ideas do you have for rebuilding on the cleared land in the flood plain?  
 \_3\_ Recreation/open space for residents of the development  
 \_5\_ Recreation/open space for public use  
 \_4\_ Community gardens

3 Housing elevated above the flood plain level

4 Other: boating and fishing docks

**7. Additional Questions.** Before adjourning, the group was asked to post any additional questions they'd like discussed at future meetings. The following were posted:

- Greater explanation for residents regarding voucher situation & how it works
- What is the max possible mixed-use density?
- How will the vouchers work? Will you have to be signed up every year? Where can you move?
- How far down Walt Bellamy does the plan expand?
- Strong concerns for residents learning the facts about the vouchers
- Is your grant proposal only focusing on the Trent Court area or will it include Duffyfield community also?
- What is status of Section 8 vouchers – can more landlords be pulled into the program?

These questions will be discussed at upcoming meetings.

**8. Next Steps.**

- The task force has done a great job putting together the foundation for a redevelopment plan. EJP and Goody Clancy will synthesize all the information, discussions, and team drawings, and put them together into a tentative proposal.
- Next meeting in about two weeks to finalize into a proposed housing direction that can be shared with the wider community.
- Choice Community Day on June 4 – important tool for introducing group's work to the greater community to get their feedback and validation.

**9. Next Meeting. Wednesday, May 27, 3-5 pm at Trent Court**