



# **City of Greensboro Meeting Minutes - Draft**

## **City Council Work Session**

**March 16, 2023, 2:00 p.m.**  
**Plaza Level Conference Room**  
**300 West Washington Street**  
**Greensboro, NC**

Present: Mayor Nancy Vaughan, Councilmember Marikay Abuzuaiter, Councilmember Sharon Hightower, Councilmember Nancy Hoffmann, Councilmember Hugh Holston, and Councilmember Tammi Thurm

Absent: Mayor Pro-Tem Yvonne Johnson, Councilmember Zack Matheny, and Councilmember Goldie Wells

Also Present: City Manager Taiwo Jaiyeoba, Deputy City Manager Chris Wilson, City Attorney Chuck Watts, and City Clerk Angela Lord

---

### **A. Call To Order**

This City Council work session of the City of Greensboro was called to order at 2 p.m. on the above date.

Mayor Vaughan stated Mayor Pro-Tem Johnson, Councilmember Wells, and Councilmember Matheny would be absent.

City Manager Taiwo Jaiyeoba referenced items to be reviewed; previous budget discussions; and recognized Assistant City Manager Larry Davis.

### **B. Presentations**

#### **B.1 2023-181 Homeowner Assistance Program**

Assistant City Manager Davis spoke to a low-income assistance program; resident challenges; made a PowerPoint Presentation (PPP); outlined the purpose of the item;

proposed assistance; property ownership; taxpayer bills and payments to Guilford County; outlined eligibility requirements; median home values; spoke to qualifiers; to the application process; to community outreach; to additional program elements; to investments; and to a low-income focus.

Discussions took place regarding City allocations; staff updates; software and staffing options; residency eligibility; community response; a pilot program; tax return filing exceptions; alternative documentation; community program reach; recommended components; heir properties; and future staff updates.

Assistant City Manager Davis clarified an agenda item would be on the March 21, 2023 City Council agenda.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer F, No. 11, which is hereby referred to and made a part of these minutes.)

## B.2 2023-182 Land Banking and Land Trust Protocols

Neighborhood Development Senior Administrative Manager, Eunika Smalls spoke to affordable housing solutions; Community Land Trust (CLT) options; positive community engagement; and recognized Grounded Solutions Network consultant, Jason Webb.

Mr. Webb made a PPP; shared a video clip of the CLT program; spoke to CLT elements; to partnerships; to land ownership; to affordability; to the CLT model; highlighted established North Carolina CLTs; state-wide investments; outlined CLT data; challenges and opportunities; and homeowner protections.

Councilmember Thurm left the meeting at 2:45 p.m.

Mr. Webb spoke to mortgage products; to current values; reviewed appraisal guidelines; spoke to tax evaluations; reviewed mortgage options; legal agreement restrictions; market values; and home equity.

Discussion ensued regarding donated land ownership; and private developer inclusion.

Mr. Webb outlined the various phases of the program; emphasized the current stage of community outreach; explained a continuous consultant resource and support system; and spoke to donation of land and acquisition strategies.

Discussion continued regarding heir properties; proper estate planning; residency applications; restrictions for rental properties; program timelines; membership fees; continued local government investment; positive community meetings; financial lender collaboration; building guidelines and neighborhood designs; operational cost and sustainability; homeowner responsibilities; a membership driven structure; title insurance; and closing cost.

City Manager Jaiyeoba spoke to continued community outreach; and to a future update.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer F, No. 11, which is hereby referred to and made a part of these minutes.)

**C. Adjournment**

Moved by Councilmember Abuzuaiter, seconded by Councilmember Hightower, to adjourn the meeting. The motion carried by affirmation.

The City Council Adjourned at 3:17 p.m.

---

Nancy Vaughan, Mayor

---

Angela R. Lord, City Clerk