

City of High Point

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



Minutes

Tuesday, November 2, 2021

4:00 PM

Council Chambers

Community Development Committee

*Christopher Williams, Chair
Wesley Hudson
Cyril Jefferson
Tyrone Johnson
Mayor Jay Wagner (Alternate)
Mayor Pro Tem Britt Moore (Alternate)*

NOTICE:

Face Coverings (Face Masks) are now required inside all public places/buildings in Guilford County.

The Guilford County Board of County Commissioners in their capacity as the Guilford County Board of Health Re-Instated a Mandatory Mask Policy which will be effective on Friday, August 13th at 5:00 p.m.

The mandate requires that:

(1) Individuals must wear Face Coverings when indoors in all businesses, establishments, and public places.

(2) All businesses, establishments, and public places must require that all persons wear Face Coverings when indoors on their premises.

For additional information on the Guilford County Mask Mandate, please visit:
www.guilfordcountync.gov

Community Development Committee - Council Member Williams, Chair

CALL TO ORDER

Chairman Chris Williams called the meeting to order at 4:01 p.m. Following roll call, the following attendance by Committee Members was duly noted.

Present (3): Chairman Chris Williams, and Committee Member Cyril Jefferson; and Committee Member Wesley Hudson

Absent (1): Committee Member Tyrone Johnson

Staff Participating Remotely:

Randy McCaslin, Interim City Manager; Eric Olmedo, Assistant City Manager; Greg Ferguson, Assistant City Manager; Nena Wilson, Interim Director of Community Development & Housing Department; JoAnne, Carlyle, City Attorney; and Mary S. Brooks, Deputy City Clerk

Also Present:

Dr. Pamela Palmer, Board Chair of the Guilford County Continuum of Care (CoC); Brian Hahne, Executive Director of Partners Ending Homelessness; Cheri Neal, Continuum of Care Program Manager; Ryan Ross, Executive Director-Open Door Ministries; Brad Bowers, Executive Director-West End Ministries; and Antoine Dalton, Director-Salvation Army

The following documents associated with the presentations, are hereby attached as a permanent part of these proceedings:

1. *PPP-2019 Annual Action Plan Substantial Amendment #3*
2. *PPP-2020-2021 CAPER Schedule*
3. *Handout-Proposal: Open Door Ministries, West End Ministries, Inc., and Salvation Army*

PRESENTATION OF ITEMS

[2021-487](#)

Update-Homeless Services-Guilford County Continuum of Care

Staff and Officers of the Guilford County Continuum of Care will provide an update on Homeless Services.

Cheri Neal, Continuum of Care (COC) Program Manager extended greeting; spoke to having continued work sessions regarding community needs with Guilford County; to collaborating to assure needs are met with partnerships; thanked everyone for their time and efforts; and entertained any questions.

[2021-488](#)

Update-Winter Shelter/White Flag

An update will be given regarding winter shelter/white flag.

Brian Hahne, Executive Director of Partners Ending Homelessness extended greetings; spoke to moving over 1,000 individuals safely to shelter; said that there was a 9% positive COVID-19 rate; and recognized the three agencies in attendance: Open Door Ministries, West End Ministries, and The Salvation Army-High Point that will be speaking regarding their specific needs and request to better serve their clients for the upcoming winter months.

Committee Member Hudson inquired on the locations regarding the 9% positive COVID-19 result. Mr. Hahne replied that the 9% rate was specific to his agency's clients that were placed in hotels.

Ryan Ross, Executive Director-Open Door Ministries said that his agency was requesting \$60,398 in funding for this year; spoke to the challenges faced with staffing; said that St. Mary's assisted with sheltering individuals the previous year; explained how the funds would be used to include meals and case management; spoke to alleviating the needs for the community; and entertained questions.

Chairman Williams asked if the funding would be used in conjunction with non-profit applications through the city. Mr. Ross replied yes, the requested funding would be used in conjunction with their non-profit applications; and that the current funding

requested would be used for the current winter months for this year.

Committee Member Jefferson inquired if there had been discussion on where the funding for the agencies would come from for this year. Greg Ferguson, Assistant City Manager replied that Nena Wilson, Community Development Interim Director would further discuss opportunities regarding funding for agencies.

Committee Member Hudson asked if local churches could assist the agencies with the needs for the community. Mr. Ross replied that funding for staffing was a concern; and due to COVID-19 concerns assistance was limited.

Brad Bowers, Executive Director-West End Ministries gave a brief overview regarding the ministry's shelter compared to other agencies; said that the shelter was specifically for single women; spoke to the challenges of staffing, funding, and assisting individual due to the impact of COVID-19. Mr. Bowers requested funding in the amount of \$50,472 to assist with staffing and utilities; the winter shelter would run between December 1st through the end of March; a request was also proposed to have a five-year plan for all three agencies after the first year that would total \$766,409; and entertained questions.

Antoine Dalton, Salvation Army Director-High Point extended greetings; spoke to the specific needs for each agency regarding the population that they served; said that the Salvation Army's shelter assisted families; spoke to the challenges faced due to COVID-19; to the need for staffing and case management; voiced concerns with assuring that the children at the shelter stayed engaged with their education at school; and spoke to concerns with the financial hardship's families faced at the shelter. Mr. Dalton requested funding in the amount of \$51,980 for the upcoming winter months; and entertained questions.

Mr. Hahne spoke to the cooperation and collaboration of the agencies present; to having COVID-19 testing and quarantine locations available in order to stay safe; and thanked everyone for their time and efforts.

[2021-489](#)

Presentation-2019 Annual Action Plan Substantial Amendment

#3-CDBG-CV3

Staff will be giving a presentation regarding the 2019 Annual Action Plan Substantial Amendment #3-CDBG-CV3.

Attachments: [2019 Annual Action Plan Substantial Amendment #3](#)

Nena Wilson, Community Development Interim Director commended the agencies present for their outstanding efforts; made a PowerPoint Presentation regarding the 2019 annual Action Plan substantial Amendment #3; said that the amendment was to reallocate \$162,850 of the CDBG-CV3 for the first year of operations for Winter Shelters/White Flag services; said there was a public review and comment period from October 25-29 to receive feedback from the community; the public hearing would be at the November 15, 2021 meeting of council for approval; mentioned previous amendments as followed: substantial amendment #1-allocated CDBG-CV 1 award-\$522,706 (100% allocated to Public Services activities); and substantial

amendment #2-allocated CDBG-CV3 award-\$588,651 (100% allocated to Public Facilities activities). The balance of funds would remain in Public Services activities.

Committee Member Jefferson inquired if there were other opportunities to allocate funding. Greg Ferguson, Assistant City Manager replied that the city had a pending earmarked request to congress; and spoke to additional funding opportunities.

Ms. Wilson said that a direct allocation of \$1.9 million was received; no plans had been developed for that funding at this time; and that today's request for the three said agencies was to allocate funding in the amount of \$162,850 that would fund for the first year; and a request to have a five-year plan as well.

Committee Member Jefferson moved to forward this matter to the City Council with a favorable recommendation to allocate \$162,850 for the following agencies: Open Door Ministries, West End Ministries, and the Salvation Army, and approve a five-year plan. Committee Member Hudson made a second to the motion. Following a roll call vote by Chairman Williams, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chairman Williams, Committee Member Jefferson, and Committee Member Hudson

Absent (1): Committee Member Johnson

Joanne Carlyle, City Attorney requested that all three entities (agencies) provide the city with their registration with the Secretary of State to assure payments if approved by council.

Ms. Wilson stated that there would be three separate contracts with each agency; and that she would assure that information is provided.

Committee Member Jefferson thanked all the agencies for their efforts for the community.

[2021-490](#)

Presentation-2020 Consolidated Annual Performance & Evaluation Report (CAPER)

Staff will be giving a presentation regarding the 2020 Consolidated Annual Performance & Evaluation Report (CAPER).

Attachments: [2020 CAPER presentation - CD Comm 11.2.2021](#)

Nena Wilson, Community Development Interim Director made a PPP on the 2020 Consolidated Annual Performance and Evaluation Report (CAPER); the report covered the period of July 1, 2020 through July 2021; the report provided goals that were met, and how funds were used; the total budget for 2021 is \$3,867,350; and highlighted the accomplishments over the past year as followed:

1. Emergency and Urgent Repair
2. CHDO (Cedrow and Cable St.)
3. Affordable Rental Housing Development

4. Homeownership Education and Assistance (Direct Financial Assistance)
5. Core City Improvements (property maintenance)
6. Provision of Public Services
7. Volunteer Income Tax Assistance (VITA)

Committee Member Jefferson inquired if the Homeownership Education and Assistance Program resulted in an increase in home ownership; and asked if the Coltrane House was a part of the Core City Improvements program. Ms. Wilson replied and spoke to challenges faced for homebuyers due to the current market which decreased the number of homebuyers; and replied yes, that the Coltrane House was a part of the Core City Improvements Program.

Committee Member Hudson asked if the city had a down payment assistance program. Ms. Wilson replied yes, Core City Incentive Program, and the Homeownership Education and Assistance Program.

Discussion took place regarding the Core City Improvement Program for vacant lots; the Coltrane House upkeep; and regarding infill developments to make vacant lots more productive to revitalizing neighborhoods.

Ms. Wilson continued discussion and provided a list of partners/agencies that the Community Development Department worked with; spoke to current projects as followed: Avondale Trace; Cable Street Habitat Project, and the Cedrow Affordable Housing Project; explained the funding distribution; gave an overview of the affordable housing programs; shared a repair project that was completed using the Construction Program that was completed by a homeowner; provided an overview of the VITA Program; said that the 2020-2021 CAPER Schedule was available for a 15 day public review and comments from September 3-18, 2021; and was submitted to the United States Department of Housing and Urban Development (HUD) on October 8, 2021. Committee Member Jefferson voiced concerns and inquired on the impact the current housing market had on the community; and on addressing the challenges for potential homebuyers.

Mr. Hahne spoke to the challenges and voiced the need for safe affordable housing; spoke to the Travel Inn that housed families/individuals; said that the hotel was uninhabitable; and to funding opportunities using ARPA funding to assist the community with long term solutions.

Dr. Pamela Palmer, Board Chair of the Guilford County Continuum of Care (CoC) spoke to collaborating to addressing capacity issues around housing inventory; and voiced the need for more resources regarding housing.

Ms. Neal voiced concerns with health issues due to living situations; to working together; and thanked Ms. Wilson, and staff for all of their hard work and efforts in helping to make the City of High Point a better place.

Committee Member Jefferson voiced appreciation for everyone's efforts in assisting the community; spoke to revitalizing High Point; to increasing the housing supply; and to opportunities to assist with affordable safe housing.

Discussion ensued regarding the need for affordable safe housing; and on having further discussions regarding strategies amongst partners.

Chairman Williams voiced gratitude for the city's partners and their efforts; and spoke to a preliminary agreement with the county on addressing housing issues.

ADJOURNMENT

There being no further business to come before the Committee, the meeting adjourned at 5:14 p.m.

Respectfully Submitted:

Christopher Williams, Chairman

Attest:

Mary S. Brooks, CMC
Deputy City Clerk