

City of High Point

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



Minutes

Tuesday, February 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)*

As part of the city of High Point's on-going COVID-19 mitigation efforts, in-person attendance will not be allowed at this meeting. Instead, the meeting will be live-streamed and the public can listen to the meeting as it is being live-streamed by clicking on the following link www.HighPointNC.gov/VirtualPublicMeeting.

Community Development Committee - Council Member Williams, Chair

CALL TO ORDER

Chairman Chris Williams called the meeting to order at 4:02 p.m. Following a virtual roll call, the following attendance by Committee Members was duly noted.

Physically

Present (4): Chairman Chris Williams, Committee Member Cyril Jefferson, Committee Member Wesley Hudson, and Committee Member Tyrone Johnson

Staff Present:

Randy McCaslin, Interim City Manager; Eric Olmedo, Assistant City Manager; Greg Ferguson, Assistant City Manager; Michael McNair, Director of Community Development & Housing; and Mary S. Brooks, Deputy City Clerk

Staff Participating Remotely:

JoAnne, Carlyle, City Attorney; Lisa Vierling, City Clerk; Michelle McNair, Community Resource Manager; and Thanena Wilson, Assistant Director of Community Development & Housing

Also Participating Remotely:

Dr. Pamela Palmer; and Brian Hahne; and Reverend Frank Thomas

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

1. Community Development & Housing Department-CDBG-CV Update

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Williams, Council Member Jefferson, Council Member Holmes, Council Member Peters, Council Member Hudson, and Council Member Jones

Present 4 - Chair Christopher Williams, Council Member Tyrone Johnson, Council Member Wesley Hudson, and Council Member Cyril Jefferson

PRESENTATION OF ITEMS

[2021-49](#)

Update-CDBG-CV Funding

Staff will provide an update on the CDBG-CV funding.

Attachments: [CDBG - CV & Affordable Housing Updates 2-2-2021](#)

Michael McNair, Community Development and Housing Director said contracts, for funding, were issued in the amount of \$354,363 with a remaining balance of \$198,343; a recommendation would be made at the February 15th meeting of council to allocate the remaining balance to the following agencies that provided assistance for mortgage, rental, and utility: Housing Consultants Group, West End Ministries, Piedmont Health and Sickle Cell Agency, and Open door Ministries. The second allocation of funds would be used on an unspecified public facility; and spoke to the pandemic relief bill for using funds with an extended deadline until December 31, 2021.

Discussion took place regarding the COVID Relief Bill; and what it entailed.

Mr. McNair continued discussion regarding the Emergency Rental Assistance Program; funds were administered by the Treasury Department directly to each state; North Carolina expected to receive \$702 million; funds would be allocated to local governments based on their population; and that assistance could last up to 12 months to ensure housing stability.

Chairman Williams inquired on the applicants who did not receive assistance from the HOPE program; on the application process for assistance; and asked if the city could provide information on their website for the public. Mr. McNair replied that the HOPE program would assist those the applicants that they were not previously able to; and that the website for submitting applications would be available tomorrow.

Greg Ferguson, Assistant City Manager said that the applications would be centered through Guilford County; and that the city would provide a link to the county resources.

For Information Only

[2021-50](#)

Presentation-Multifamily Application Submitted

Staff will provide a presentation on multifamily applications submitted.

Michael McNair, Community Development and Housing Director spoke to the

applications submitted to the North Carolina Housing Finance Agency (NCHFA); said that the Hartley Meadows and Wendover Heights projects were submitted thus far; provided an overview of current projects; said the Abby Crossing project construction was expected to begin late spring/early summer 2021; the Highland Creek, and the Walnut Ridge projects were undetermined; and that more information on these projects would be provided at the next committee meeting.

acknowledged receipt of report

[2021-51](#)

Discussion-Amendment to the Urgent Repair Program

Staff will discuss the amendment to the Urgent Repair Program.

Michael McNair, Community Development and Housing Director spoke to the \$100,000 funded through the North Carolina Housing Finance Agency (NCHFA); spoke to issues in regards to receiving bids for small projects; and said that a recommendation would come before council at the February 15th meeting to amend the procurement state policy to have a sole source contract with Community Housing Solutions (CHS) in Greensboro, a nonprofit housing repair and development organization.

Chairman Williams noted that CHS partnered with Operation INASMUCH.

Joanne Carlyle, City Attorney advised that it would be appropriate to take action and make a positive recommendation from the committee to send it to council.

Chairman Williams made a motion to forward this matter to the City Council with a favorable recommendation to approve the amended URP20 Procurement and Disbursement policies to approve a contract with CHS. Committee Member Johnson made a second to the motion. Following a roll call vote by Chairman Williams, the motion carried by the following unanimous 4-0 vote:

Aye (4): Chairman Williams, Committee Member Hudson, Committee Member Jefferson, and Committee Member Johnson

For Information Only

[2021-52](#)

Presentation-Action Plan Schedule

Staff will provide a presentation of the Action Plan Schedule.

Michael McNair, Community Development and Housing Director outlined the 2021-22 Annual Action Plan Schedule as followed:

- February 7th - Run ad for citizen participation meetings in HPE
- February 25th - virtual citizen participation meeting 10 a.m.

- March 2nd - Virtual citizen participation meeting 6:30 p.m.
- March 9th Virtual citizen participation meeting 6:30 p.m.
- March 25th - Review with CAC
- March 28th Run ad for 30-day review and comment period
- April 1-30th - Draft plan available for 30-day review and comment period
- April 4th - Run ad for public hearing before Council
- April 6th - Presentation to Community Development Committee
- April 19th - Public hearing before Council
- April 26-30th - Finalize plan
- May 3rd - Request Council approval
- May 15th - Action Plan submitted to HUD

For Information Only

[2021-53](#)

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.

Dr. Pamela Palmer, Board Chair of the Guilford County Continuum of Care (CoC) extended greetings; voiced appreciation for the opportunity to share information about the CoC; and recognized Brian Hahne, Executive Director of Partners Ending Homelessness to provide an update on Homeless Services with the CoC.; and on his continued effort working with the staff of Guilford County.

Mr. Hahne extended greetings; spoke to the collaborative applicant transition with Guilford County leadership; said that they were receiving regular technical support from HUD; spoke to working with the Director of Health and Human Services, Guilford County in drafting a job description for a new position dedicated to working in regards to homelessness in Guilford County; provided an overview of the numbers identified as unsheltered clients in Greensboro and High Point; said there were 52 identified camps with homeless individuals in Greensboro, and 19 in High Point; spoke to the concerns from sheltering networks with limited resources; voiced the need for essential items; said the county was assisting with the transportation of individuals safely to shelters; and to working with the health departments in regards to COVID vaccinations.

Greg Ferguson, Assistant City Manager inquired on the number of individuals in each camps that was identified. Mr. Hahne replied that he did not have specific numbers at this time; and that he would provide that information to him.

Dr. Palmer thanked the committee for updates; said the job announcement, for the new position with the county, would be posted for the public in February; commended the Community Development and Housing department for their continued support that included Thenea Wilson, Michelle McNair, Michael McNair, and Alicia Doulen; said they represented High Point well; and that the CoC would

continue to report updates.

Chairman Williams voiced appreciation to the CoC; and spoke to meeting with staff in regards to relaying appreciation to the Community Development and Housing department.

Discussion-High Point Community Investment Campaign

Chairman Williams recognized Committee Member Jefferson to provide an update on the High Point Community Investment Campaign.

Committee Member Jefferson spoke to the progress made since the last discussion; recognized Reverend Frank Thomas with the Steering Committee Campaign in attendance remotely; spoke to having a baseline of \$1 million raised; to stakeholders, and new partners support; and to supporting the development and establishment initiative for the equity project.

Reverend Thomas extended greetings; spoke to raising 'at least' \$1 million for the campaign; to working with MWBEs; to meeting with Guilford County in regards to donations/funding; to how High Point could contribute to this initiative and make is successful; requested the city invest \$100,000 to the campaign, and forward a recommendation to council; and said that High Point University (HPU) had a \$500,000 matching grant challenge.

Chairman Williams advised that the request for funding would need to go through staff, and the Finance Committee.

Council Member Holmes noted that he was on the Finance Committee; and was available to answer any questions.

Reverend Thomas said that the major focus for the campaign would concentrate on those who were disenfranchised; to individuals who had banked/unbanked businesses; and said that they would offer coaching, mentoring, financing, preparation for bank loans (if denied could provide potential financing).

Committee Member Jefferson inquired if, and what action could be taken today; spoke to supporting MWBEs; to obtaining support from the city of High Point; referenced the city of Greensboro's efforts for their success; and to living up to the brand of the city.

Committee Member Hudson recommended placing this request in the Finance Committee under nonprofits; to staff's responsibility in regard to balancing the budget; and asked Interim City Manager Randy McCaslin was it acceptable to discuss the request with him. Mr. McCaslin replied yes to either option.

Chairman Williams asked Joanne Carlyle, City Attorney, if the committee could request directives from staff. Ms. Carlyle replied that the committee could direct the request to another committee or make a favorable recommendation to council.

Chairman Williams made a motion to send this matter to the management staff with a favorable recommendation by the Finance Committee directing staff to look further into the possibility of potential funding for the \$100,000 as requested by the High Point Community Investment Campaign Steering Committee for the High Point Equity Project, and upon determination by staff as to the feasibility of the funding, that the matter be referred back to the Community Development Committee to make a formal recommendation to the City Council. Committee Member Jefferson made a second to the motion. Following a roll call vote by Chairman Williams, the motion carried by the following unanimous 4-0 vote:

Aye (4): Chairman Williams, Committee Member Hudson, Committee Member Jefferson, and Committee Member Johnson

Chairman Williams thanked Reverend Thomas, and Committee Member Jefferson for their efforts; and to creating a more holistic High Point.

Mr. McNair added that a request would be on the February 15th council meeting agenda to approve the conveyance of properties on Cedrow Drive; and inquired if any action needed to be taken. Ms. Carlyle replied and advised that action did not need to be taken; and that it would be for information only.

For Information Only

ADJOURNMENT

There being no further business to come before the Committee, the meeting adjourned at 4:59 p.m.

Respectfully Submitted,

Christopher Williams, Chair

Attest:

Mary S. Brooks, Deputy City Clerk