

City of High Point

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



Minutes

Tuesday, December 8, 2020

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)

Community Development Committee - Mayor Pro Tem Williams, Chair

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.

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 (3): Chairman Chris Williams, Committee Member Cyril Jefferson, and Committee Member Tyrone Johnson

Remotely

Present (1): Committee Member Wesley Hudson

Staff Present:

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

Staff Participating Remotely:

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

Also Participating Remotely:

Dr. Pamela Palmer; and Brian Hahne

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

- 1. Community Development & Housing Department-CDBG-CV Funding Update*
- 2. Community Development & Housing Department-Affordable Housing Update*

PRESENTATION OF ITEMS

2020-500

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; spoke to partnering with Guilford County as their Collaborative Applicant with HUD that would begin at the beginning of the year; and Partners Ending Homelessness (PEH) served as Collaborative Applicant Manager in terms of administrative work; said the partnership would be finalized with a Memorandum of Understanding (MOU); the CoC continued communication with the City of Greensboro with their Technical Assistant from HUD with applicant and as relates to working with city of Greensboro and CoC to find common ground on working on issues of homelessness; spoke to finding a common ground with Greensboro in regards to homelessness; and recognized as working one on one with MOU and application process Brian Hahne, Executive Director of Partners Ending Homelessness to provide an update on Homeless Services with the CoC.

Mr. Hahne spoke to working with the county manager, county attorney and the Director of Health and Human Services on completing the MOU; to working on the administrative agreement with the PEH, that his board would review; spoke to the new partnership and HUDs TA to help navigate transitions in HUD system; also planning to empower stronger together task force to help in transition; representing CoC and PEH; and to looking forward to good year in 2021.

Committee Member Jefferson commended Dr. Palmer and Mr. Hahne for the work they had done; and that he was looking forward to collaborating with them in the future

Dr. Palmer thanked everyone for their efforts and support.

Chairman Williams thanked Dr. Palmer and Mr. Hahne for their continued efforts, and updates; and that he looked forward to working with them next year.

[2020-501](#)

Update-CDBG-CV Funding

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

Attachments: [CDBG - CV Affordable Housing Updates distribution copy.pdf](#)

Michael McNair, Community Development Director made a PowerPoint Presentation (PPP) on the Community Development Block Grant-CV; provided an update on reimbursed funding to date of \$114,652.93; pending reimbursement of \$32,247.64; said staff would recommend allocating the remaining balance to existing contracts to include agencies already receiving CDBG-CV funds; said the agencies assisted with rent, mortgage, and utilities; spoke to evaluating the potential duplication of benefits with the HOPE Program; to allocating funds on a public facility; and provided a list of the agencies that were receiving funds that included their project updates.

2020-502

Update-Affordable Housing

Staff will provide an update on Affordable Housing.

Attachments: [CDBG - CV Affordable Housing Updates distribution copy.pdf](#)

Michael McNair, Community Development Director made a PowerPoint Presentation (PPP) on the update of Affordable Housing; presented maps, and photographs to illustrate the sites of the Cable Street, Cedrow Subdivision, Southside, and Avondale Trace projects. For the Cable Street project, foundation was laid down for the first home by Habitat for Humanity; said they used students from the Construction Training Program (CTP); the Southside -Housing Consultant Group provided home buyers classes; and that they were building two homes on George Place with construction to begin in January.

Chairman Williams noted that the Southside-Housing Consultants Groups was also partnered with Operation INASMUCH; and asked if staff reached out to HPCAV to assist with construction. Mr. McNair replied yes; and that some of the CTP graduates came from HPCAV; said the program was designed to give participants an opportunity to learn skills to make them marketable to employees; and explained how the CTP was funded.

Mr. McNair continued discussion regarding the home buyer's assistance program process; explained the eligibility process; provided a history, with results, from submitted applications; said next month's discussion would be regarding the Consolidated Annual Performance and Evaluation Report (CAPER); said a notice would be published on December 9; the public review period would be from December 10-28; the CAPER would be submitted to HUD on December 31; discussion regarding the expected multi-family applications for LIHTC; and the Annual Action Plan schedule.

Chairman William asked would restrictions be removed from the tax credit application. Mr. McNair replied that he did not have that information at this time.

Committee Member Jefferson expressed excitement to see homes being built and purchased; spoke to the progress at Cedrow; to growing demands for homes; and said it was a great time to be with the City of High Point.

Mr. McNair spoke to the longevity of the projects; to the team effort with city departments, High Point University (HPU), and other partners.

ADJOURNMENT

There being no further business to come before the Committee, the meeting adjourned at 4:28 p.m.

Respectfully Submitted,

Chris Williams, Chair

Attest:

Mary S. Brooks, Deputy City Clerk