

COMMUNITY DEVELOPMENT COMMITTEE
Chaired by Council Member Johnson
Committee Members: Johnson, Andrew, Cook, McKiver
March 5, 2024 – 4:00 P.M.
Council Chambers – Municipal Building
211 S. Hamilton Steet

CALL TO ORDER

Committee member McKiver called Community Development Committee Meeting to order at 4:01 p.m. Chair Johnson arrived at 4:02.

Present: Chair Tyrone Johnson, Committee Member Tim Andrew, Committee Member Amanda Cook, and Committee Member Vickie McKiver

Community Development Committee - Council Member Johnson, Chair

PRESENTATION OF ITEMS

2024-177 Consideration of 2024 Urgent Repair Program (URP24) Policies and Procedures

City Council is requested to consider the URP24 Assistance Policy and the URP24 Procurement and Disbursement Policies, and that the appropriate City Official(s) be authorized to execute all necessary documents.

Nena Wilson, Community Development Director, presented the item. She shared the details on the application and loan process. Committee Member Andrew asked about application problems. Ms. Wilson indicated there could be problems if the property had been foreclosed upon.

A motion was made by Committee Member Andrew, seconded by Committee Member McKiver, to approve agenda item 2024-177.

Aye: Chair Johnson, Committee Member Andrew, Committee Member Cook and Committee Member McKiver

2024-178 Consideration of a Conditional Commitment for Flats at Old Winston

City Council is requested to consider a Conditional Commitment Letter for Flats at Old Winston and that the appropriate City Official(s) be authorized to execute all necessary documents.

Nena Wilson, Community Development Director, presented the item and provided details about the housing units. She shared that there would be 60 multi-family rental units available to families with a household income of 80% or below Area Median Income (AMI) and provided some details about the budget and planned community amenities for the project.

Craig Stone of Wynnefield Properties spoke on the competitive process and shared that the final number of units was still undecided and could be anywhere from 48 to 60 units depending on the competition. He shared some details on the project and said that his

company was the developer, the builder, and managing agent for the project.

Committee Member Cook spoke about visiting one of the more recent affordable housing communities, with Committee Member McKiver during a Housing Summit tour. She thanked Mr. Stone for his efforts and emphasized how important these initiatives were to the community.

Chair Johnson thanked Mr. Stone for his work in the community.

A motion was made by Committee Member Cook, seconded by Committee Member Andrew, to approve agenda item 2024-178.

Aye: Chair Johnson, Committee Member Andrew, Committee Member Cook and Committee Member McKiver

2024-179 Community Development and Affordable Housing Updates

Staff and agency representatives will provide updates regarding Community Development and Affordable Housing.

Nena Wilson, Community Development Director, presented the item and spoke on the recent budget cuts in the 2024 annual action plan and said the department was looking at programs to see how to best accommodate the reduction in funds. She indicated she would bring back the final plan to the Committee before submitting it to HUD. She shared that she wanted to introduce some of the great affordable housing community partners.

Susan Wood, Executive Director for Habitat for Humanity, gave a presentation outlining some of the properties involved in the community partnership with the City. She stressed the importance of the partnership and its role in providing services to low-income families in High Point.

Charles Blackman, Executive Director of Black Lamb Development Corporation, spoke on some of the current affordable housing projects as well as past efforts in Greensboro and Durham. He said the company was working with Sophia Crisp from the Housing Consulting Group on pre-qualifications and credit counseling for first-time home buyers.

Michael Praylor, Executive Director of Empowerment Headquarters, outlined some of the current and future affordable housing projects as well as the company's efforts to help elderly people age in place by performing essential repairs on their homes.

Chair Johnson asked for clarification on the number of units.

Mr. Praylor indicated there were 10 units.

Gene Brown, Executive Director of Community Housing Solutions of Guilford, talked about celebrating 20 years of doing home repair in the community. He outlined some of

the current and past projects and shared a video of first-time homeowner Rahilla Afwadi, who spoke on realizing her dream of owning a house and the training she was able to receive to help her understand the process. He shared that the company also uses Sophia Crisp from the Housing Consulting Group to provide home buyer education. He spoke on recent community home repair efforts in the Burns Hill community and shared that over 109 volunteers from various organizations had come out to assist in the effort. He talked about a similar project from last year in the Five Points community.

Committee Member McKiver asked about the locations of the houses in the Five Points area. Mr. Brown shared some of the street names and said awareness about those projects has helped other members of the community get much-needed household repairs.

Ms. Wilson expressed her appreciation for the community partners who came to speak and shared a quick recap of the units completed in Southside.

Committee Member McKiver asked about community outreach efforts for affordable housing resources.

Ms. Wilson indicated it was mainly word of mouth but said they could work with the Communications department to expand on what they are currently doing.

Deputy City Manager, Greg Ferguson, suggested referring interested parties to the Community Development department for more information on the programs.

For Information Only.

2024-180

Local Codes Strategic Plan Update

Staff will provide and update on Local Code activities for April 2024.

Kaylee Parrish, Interim Code Enforcement Manager, gave the strategic plan update for April 2024 and outlined the different cases and complaints submitted.

Committee Member Andrew asked her to explain the various types of cases.

Ms. Parrish explained the different types of cases. She spoke on the homeless encampment enforcement process and shared a map of the various homeless encampments. She stated there had been 8 total cases since January of 2024.

Nena Wilson, Community Development Director, emphasized the importance of ensuring that individuals in the encampments be connected with community partners providing resources before the process of clearing was begun.

Chair Johnson asked about the lien process and how repeat offenders who do not maintain their property are dealt with.

Committee Member Cook said she appreciated the use of a soft approach with individuals in the encampments. She pointed out that May was Mental Health Awareness Month and said people experiencing homelessness often had mental health problems.

For Information Only.

2024-181 2034-24 Volunteer Income Tax Assistance (VITA) Update

The Community & Neighborhood Development Division will provide an update on the results of the VITA tax season.

Pamela Ingram, Community Resource Specialist, gave a presentation on the program which provides free basic tax returns for households with lower incomes. She spoke on the partnerships with various organizations throughout High Point and shared that the program had over 40 volunteers and 1514 volunteer hours.

Committee Member Andrew asked about the software used and whether they were offering education on retirement to the participants.

Ms. Ingram indicated program volunteers and staff were trained by the Internal Revenue Service on the TaxSlayer software. She stated that they did educate participants on retirement and other financial topics.

Chair Johnson thanked Ms. Ingram for her presentation and expressed his appreciation for the program.

For Information Only.

ADJOURNMENT

There being no further business to come before the Committee, the meeting was adjourned at 5:15 p.m.

Respectfully Submitted,

Tyrone Johnson, Chairman
Community Development Committee

Attest:

Alison Glynn, Deputy City Clerk