



Community Housing, Neighborhood Development and Public Safety Committee

Chaired by Council Member Golden

Committee Members: Golden, Peters, Scarborough, and Williams

August 6, 2019 – 10:00 a.m.

3rd Floor Lobby Conference Room

Minutes

Present:

Chairman Jeff Golden, Committee Member Don Scarborough, Committee Member Monica Peters, and Committee Member Chris Williams

Staff Present:

Randy McCaslin, Deputy City Manager; Randy Hemann, Assistant City Manager; Michael McNair, Community Development Director; Michelle McNair, Community Resource Manager; Thanena Wilson, Community Development Assistant Director; Lori Loosemore, Code Enforcement Manager; Jeron Hollis, Community and Public Engagement Director; Laura Altizer, Budget and Performance Manager; Roslyn McNeill, Budget Analyst; Meghan Maguire, Assistant City Attorney; Lisa Vierling, City Clerk; and Mary S. Brooks, Deputy City Clerk

Others Present:

Kai Golden, 5-year-old grandson of Chairman Jeff Golden

Media Present:

Pat Kimbrough, *High Point Enterprise*

Note: The following handouts were distributed during the meeting and are hereby attached as a permanent part of these proceedings.

- Proposed 2020-2024 Consolidated Plan
- Recommended Changes to Affordable Housing Policy

Chairman Golden called the meeting to order at 10:00 a.m.

Update: Towing Ordinance

Lori Loosemore, Code Enforcement Manager, explained the change to the Towing Ordinance; said the language in the ordinance “junked and abandoned” was changed to “junked or abandoned” to allow the word “junked” to be used as a definition by itself; explained how the impoundment process worked; and said how the changed language would allow more options for contractors to bid on the towing service for the city.

Committee Member Scarborough inquired on the timeframe for impoundment before the vehicle would be sold. Ms. Loosemore replied they follow the North Carolina General Statutes on post-towing procedures; said Raleigh would send a notification to the registered owner of the vehicle which would include all the details.

Meghan Maguire, Assistant City Attorney, spoke to following the State Statute in regards to towing; and to clarification on the term junked or abandoned which would have a timeline based on that.

Chairman Golden inquired on a parking enforcement concern on the corner of Whittier and English Street. Ms. Loosemore replied she entered a case there and would report back with information on the status.

Discussion took place regarding parking and zoning violations; fines for having parked vehicles in front yards; and the difference between junked/abandoned vehicles.

Presentation- Proposed 2020-2024 Consolidated Plan

Thanena Wilson, Assistant Director of Community Development and Housing, made a PowerPoint Presentation on the Proposed 2020-2024 Consolidated Plan; explained how the Plan identified strategies to address priority needs and drive investment decisions; outlined the six-month planning process; spoke to feedback from community and stakeholders; to an assessment of impediments and barriers to housing choices; and to Housing Market, and housing and Homeless Needs assessment. Ms. McNair continued discussion regarding the following:

Consolidated Plan Implementation:

- *The Annual Action Plan: A summary of the actions, activities, and resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan.*
- *Consolidated Annual Performance and Evaluation Report (CAPER): In the CPER, grantees report on accomplishments and progress toward Consolidated Plan goals in the prior year.*

Consolidated Plan Schedule:

- *July 15-Distribute RFP*
- *August 16-Proposals Due*
- *August 19-23-Staff Review of Proposals*
- *August 26-30-Interview of Finalists*
- *September 3-Selection of Consultant*

- *September 15-Anticipated Contract Start Date (6-month process)*

Ms. Wilson said the Consolidated Plan would need to be submitted to the Department of Housing Urban Development (HUD) by May 15, 2020; and provided a link to the website with details in reference to the Request for Proposal (RFP) that outlined the requirements needed.

Committee Member Scarborough asked how many finalists there were. Ms. McNair replied they would not know until the proposals are received; spoke to staff reaching out to 10 to 12 consultants; and to placing a link on the department's website for consultants that outlines the qualifications/services.

Michael McNair, Director of Community Development and Housing, discussed the restrictions on group homes and how HUD considers group homes a fair housing impediment; said all impediments must be reported to HUD.

Committee Member Peters inquired on policies for boarding houses. Lori Loosemore replied there are zoning restrictions on where boarding houses can be located and they have to meet certain zoning requirements.

Presentation- Recommended Changes to Affordable Housing Policy

Thanena Wilson, Assistant Director of Community Development and Housing, provided a handout on updates to the Recommended Changes to the Affordable Housing Policy; referenced page 5 on emergency home repairs; said the requirement for proof of home owner's insurance was recommended to be removed; explained affordability issues for some homeowners; and to focusing on emergency repairs that could displace homeowners if not repaired.

Michael McNair, Community Development Director, spoke to homeowner's policies being cancelled after their homes were paid off.

Committee Member Williams inquired on the maximum amount of funds spent on repairs. Ms. McNair referenced the Urgent Repair Program (URP) Plan on page 6 in the policy where the funds increased to a \$10,000 lifetime benefit; and replied the program maximum lifetime benefit amount is \$25,000.

Committee Member Scarborough asked if training was given to homeowners on home maintenance. Ms. Wilson replied they do not provide training for emergency repairs; but they do provide the training for the Down Payment Assistance Program.

Ms. Wilson continued discussion regarding marketing methods of informing the public for the assistance available.

Mr. McNair spoke to keeping records of those who utilized the program for repairs; to the process of eligibility on meeting the requirements; and to the Down Payment Assistance Program requirements.

Ms. Wilson continued discussion on the Policy; referenced page 31 which added “Vinyl Siding” as an option for homeowners; and referenced page 36 adding a component for construction on Energy Efficiency; and spoke to making options more affordable to homeowners. Mr. McNair spoke to a recommended guaranteed program call Systems Vision for electric bills; said it would be tracked through City Utilities; and information would be provided to the committee at a future meeting.

Ms. Wilson referenced section “V. Other Program Elements” which replaced the “Lease Purchase Program on page 22; spoke to the city moving away from rental properties; explained the process of leasing for 12-months allowing renters to become ready to purchase the home; and to the city not becoming long-term landlords.

Committee Member Williams asked what happened when renters reach the 12-month period. Ms. Wilson replied each participant would be evaluated on the requirements needed; said consultants would report back with feedback on participants attending required training to determine their eligibility; and spoke to the success of the Down Payment Assistance Program.

Mr. McNair informed the committee the Affordable Housing recommendations would be brought before council at the August 19th Council Meeting.

A motion was made by Committee Member Williams and seconded by Committee Member Golden to endorse the 2019-2020 Affordable Housing Program Procedures required by HUD and forward it to the City Council for approval at the August 19, 2019 meeting. The motion passed by a unanimous vote.

Ms. McNair announced the next Operation Inasmuch would be in the Burns Hill Neighborhood on October 26, 2019. Staff concluded the presentation with a recent video of the last Operation Inasmuch that took place in the Southside neighborhood.

There being no further business to discuss, the meeting adjourned at 10:38 a.m. upon motion duly made and seconded.

Respectfully submitted,

Mary S. Brooks, Deputy City Clerk

Jeff Golden, Chairman