

City of High Point

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



Minutes

Tuesday, January 7, 2020

4:00 PM

3rd Floor Lobby Conference Room, #302

Community Development Committee

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

CALL TO ORDER

Community Development Committee
Chaired by Mayor Pro Tem Chris Williams
Committee Members: Williams, Hudson, Jefferson, and Johnson
January 7, 2020 - 4:00 p.m.
3rd Floor Lobby Conference Room

MINUTES

Present:

Chairman Chris Williams, Committee Member Wesley Hudson, Committee Member Cyril Jefferson, and Committee Member Tyrone Johnson

Also Present:

Council Member Monica Peters

Staff Present:

Randy McCaslin, Deputy City Manager; Eric Olmedo, Assistant City Manager; Meghan Mcguire, Assistant City Attorney; Michael McNair, Director of Community Development and Housing; Michelle McNair, Community Resource Manager; Lori Loosemore, Code Enforcement Manager; Joel Ferguson, Civil Engineer I; Terry Kuneff, Civil Engineer III; Roslyn McNeill, Budget Analyst; Lisa Vierling, City Clerk; Mary S. Brooks, Deputy City Clerk

Others Present:

Chris Rivera, Guilford County Workforce Development Board; Patrick Harman, Hayden-Harman Foundation; Sophia Crisp, Housing Consultants Group; Danny Davis, Pinnacle Bank; Anthony Rogers, Guilford County Workforce Development Board; Jerry Mingo, Citizens Advisory Council Board Member; Bernita Sims, Welfare Reform Liaison

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.

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Executive Summary/Building

Resilience/Needs Assessment

- Cedrow Subdivision Update
- CD&H Departmental Overview

Chairman Williams called the meeting to order at 4:00 p.m.

PRESENTATION OF ITEMS

[2020-15](#)

Update-Resilience Needs Assessment

Staff will provide an update on the Resilience Needs Assessment

Attachments: [Needs Assessment Results](#)
[Resilience Presentation City Council 1-6-2020](#)

Patrick Harman, Hayden-Harman Foundation, made a PowerPoint Presentation on the Resilience High Point Community Needs Assessment (Assessment); provided an executive copy of the Assessment; said they were contracted with the Center for Housing and Community Studies, University of Greensboro (UNCG) to conduct the Assessment; mentioned previous discussion on the impact of adverse childhood experiences on families and children; said there was available training to help those experiencing difficult times; provided a list of current members of the Resilience High Point group; read the vision statement (Resilience High Point is an alliance of public, private, and non-profit organizations collaborating to develop integrated infrastructure that empowers all individuals and families to thrive); and spoke to the current focus areas which included:

1. Conducting needs assessment, promote findings, and engage the sider community.
2. Hosting quarterly convenings to foster collaboration.
3. Facilitating trauma-informed training.

Mr. Harman said the Assessment was completed in December of 2019; highlighted some of the results as follows: increase in poverty, violent crimes, and the perception of crime.

There were five recommendations after the Assessment was completed as follows:

1. Address Community Violence,
2. Safe affordable housing,
3. Access to food, health care, jobs,
4. Provide childcare,
5. Treat substance use (public health issue)

Chairman Williams inquired if the increase in poverty was due to the increase in the population. Mr. Harmen replied yes; said the cost of living was cheaper in High Point; and to

collaboration such as job training to help with these issues.

Discussion took place regarding violent crimes across the country; and their impacts on municipalities.

Committee Member Jefferson spoke to his involvement with the resilience screening with the YWCA; said it was an eye opener; spoke to the impacts on the youth with adverse childhood experiences; to setting goals; having a holistic approach to the community; recommended having this discussion on the agenda at the upcoming Council Retreat in February; recognized the Community Development Department, and Bernita Sims, Welfare Reform Liaison, for their support.

Committee Member Hudson spoke to cost comparison of incarceration, drug rehabilitation, and training for a building trade.

Bernita Sims, Welfare Reform Liaison, spoke to focusing on certain areas where communities were impacted; to determining best ways to utilize the funding in those areas; and to making a difference.

Mr. Harman said the Community Development Department had a full report of the Assessment as a part of their five-year plan; the D-UP program would be in the Burns Hill area; the first event would be on January 18, 2020; and that there would be another event in March.

Chairman Williams thanked everyone for their hard work and efforts.

[2020-16](#)

Update-Cedrow Housing Project

Staff will provide an update on the Cedrow Housing Project

Attachments: [Cedrow Subdivision Update](#)

Michael McNair, Community Development Director said the Cedrow Housing Project began around two years ago; the land was acquired by the City as a tax foreclosure; the site was cleared in 2018; High Point University (HPU) donated 30,000 cubic yards of fill dirt in 2019; seeding of the site was completed; there would be 19 units built upon completion; and discussed the next steps of the Project as follows:

- Site plan submitted to TRC on 12/23/2019 for final approval
- Assign addresses for site in January 2020
- Advertise street construction contract on 2/17/2020
- Contract with CHS & convey properties February 2020
- Start construction of Phase 1 houses (4 units) in March 2020
- Seek Council action for contract award in March-April 2020

- Four month street construction period (weather permitting)
- Begin Phase 2 housing (15 units) after new street constructed

Mr. McNair introduced the Development Team for the Cedrow Project: Zean Brown, Community Housing Solutions; Sophia Crisp, Housing Consultants Group; and Danny Davis, Pinnacle Bank.

Randy McCaslin, Deputy City Manager spoke to stabilizing, and raising the home value of the neighborhood; inquired on keeping up with the character/value of the homes; and asked what the cost would be for the new homes. Mr. McNair replied the homes would sell for around \$140,000.

Danny Davis, Pinnacle Bank said their General Contractor on staff looked at the surrounding neighborhoods for comparisons to match the fabric of the community.

Chairman Jefferson inquired on the communication with neighborhood association in reference to the Project. Mr. McNair replied they communicated with the association in August; provided them with the information; and would keep them updated.

[2020-17](#)

Overview-Community Development Department Operations

Staff will provide an overview of the Community Development Department Operations

Attachments: [Community Development Dept Overview](#)

Michael McNair, Community Development Director provided an organization chart for the Community Development and Housing Department (CD&H); said the CD&H Department's goal was to strengthen neighborhoods; discussed the Strategies pursuant to council's strategic plan; the Annual Funding Sources; the required Annual Action Plan; current budget with proposed sources and proposed uses.

Chairman Williams asked if the Core City Redevelopment was the same as the Blight Infill Program. Mr. McNair replied yes. Randy McCaslin, Deputy City Manager replied that the budget would not be cut.

Mr. McNair continued discussion regarding the Consultants and Technical Assistance; referenced an article from the NC School of Government about the CD&H Department on nuisance liens, and their success in collecting money owed; Code Enforcement (added four inspectors in 2016); core City Code Enforcement Activity; Code Enforcement Date (used to define assignment zone); Analyzing Neighborhood Data (broken down into Block Groups); Affordable Housing Activities such as Operation INASMUCH; said this event was done twice a year; the next event would be on April 18, 2020; and in March; spoke to the process of selecting neighborhoods; and the next event would take place at Highland Mills. Mr. McNair said the CD&H Department was partnered with Habitat for Humanity for the Cable

Street Project; and spoke to networking with neighborhood associations to bring the project together.

Mr. McCaslin said it took many years to accumulate the property for the project; and to acquire properties; and that some of the properties were tax foreclosures.

Committee Member Jefferson asked what the impediments were for purchase of the said properties. Mr. McCaslin replied that owners did not want to sell for various reasons.

Mr. McNair discussed the Townhomes @ Meredith; said it was in action plan for this year; the developer was scheduled to submit TRC for review; and project is delayed till 2020-2021; mentioned that it would be in next year's action plan; spoke to low income housing tax credit developments; to leveraging resources (Admiral Pointe, Addington Ride, Kirkwood Crossing, Hartley Ridge).

Mr. McCaslin said the city worked with a local developer for the projects for leveraging resources; and would like to have apartment built in the core city.

Committee Member Jefferson inquired on the estimated housing stock for city as the population increased. Mr. McNair replied 4,000 units.

Mr. McNair discussed the Avondale Trace Apartments Project; said it was under construction; and would be completed this summer; discussed the partnership with Pinnacle (formerly Bank of NC); to community and neighborhood development activities; the Citizens Advisory Council that handled funding request form agencies; and provided a list of agencies awarded funding approved by council for the previous year.

Committee Member Jefferson inquired on the funding left over. Mr. McNair replied that it was from the CBI fund; and the public service grant request allocations.

Mr. McNair continued discussion regarding the Neighborhood Leaders Council; spoke to attempting to start a program called Financial Peace University that was unsuccessful due to lack of participation; discussed the Volunteer Income Tax Assistance (VITA) Program; spoke to using vacant land for the Community Gardens Programs; and voiced appreciation to having a dedicated team; and thanked city staff for their support and assistance.

Mr. McCaslin advised the committee to give him any issues/concerns that they would like addressed; and he would add it to a future committee meeting agenda.

ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 5:12 p.m. upon motion duly made and seconded.

Respectfully submitted,

Mary S. Brooks, Deputy City Clerk

Chris Williams, Chairman