

City of High Point

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



Minutes

Tuesday, July 14, 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 (Virtual Meeting)

Chaired by Mayor Pro Tem Chris Williams

Members: Williams, Hudson, Jefferson, and Johnson

July 14, 2020 - 4:00 p.m.

3rd Floor Lobby Conference Room #302

As part of the city of High Point's COVID-19 mitigation efforts, in-person attendance was not allowed at this meeting. Instead, the meeting was live-streamed, and the public was provided a link to listen to the meeting as it was being live-streamed.

www.HighPointNC.gov/VirtualPublicMeeting

CALL TO ORDER (Virtual Roll Call)

Chairman Chris Williams called the meeting to order at 4:04 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

Absent (1): Committee Member Wesley Hudson

Staff Present:

Randy McCaslin, Interim 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, and Lisa Vierling, City Clerk

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

- 1. The Hayden-Harman Foundation-Sanitation Station PowerPoint Presentation*
- 2. Power Point Presentation- Five-Year Consolidated Plan*

PRESENTATION OF ITEMS

Presentation- Patrick Harman (Hayden-Harman Foundation)- Sanitation Stations

Patrick Harman, The Hayden-Harman Foundation, made a PowerPoint Presentation (PPP) on Sanitation Stations (stations); spoke to the station's goals and objectives to reduce the spread of COVID-19; to having daily utilization of all sanitation units; and to increased opportunities to maintain proper hygiene. Mr. Harman gave an overview for the proposal for the stations (based on the City of Asheville's experience); said the initiative would last for 3 months (late July-late October); spoke to suggested locations throughout the city of High Point; to having an advisory committee committed to keeping track of efforts for best locations; said there would be six handwashing stations and two portable toilets that would be cleaned daily; and provided the cleaning and maintenance details for the Stations.

Chairman Williams inquired if there was a third-party vendor that would maintain the stations. Mr. Harman replied yes; and that he would be overseeing the project.

Joanne Carlyle, City Attorney, asked where the City of Asheville received their funding from for their stations; spoke to having a contract with the city and Hayden and Harman Foundation; and to consulting with the High Point Police Department as far as their enforcement for the stations. Mr. Harman replied that he would contact Asheville for that information; and said that Asheville already had their stations in place before COVID-19 and the CARES Act funding.

Michael McNair, Director of Community Development & Housing, said that a recommendation was made by the Citizen's Advisory Council for the request for the stations.

Chairman Williams voiced appreciation for Mr. Harman's effort for the stations.

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Discussion-Five-Year Consolidated Plan

Staff is requested to discuss the Five-Year Consolidated Plan

Five-Year Consolidated Plan

Michael McNair, Director of Community Development & Housing, made a PowerPoint Presentation (PPP) on the FY 2020-2024 Five Year Consolidated Plan, The FY 2020 Annual Action Plan, and an Analysis of Impediments to Fair Housing Choice for the City of High Point, NC.

Chairman Williams Chris asked if the city playgrounds were closed. Greg Ferguson, Assistant City Manager, replied yes, the parks and basketball courts that the city maintained were closed.

Mr. McNair continued discussion regarding the requirements that the city had to meet in order to receive funding; said the city must certify that it followed the United States Department of Housing and Urban Development (HUD) regulations; said the plan was a collaborative effort; and explained the three stage process for the Plan that included the following:

- Stage 1-Research-an inclusive process where stakeholders participate along with the city staff and the community at large. Also included citizen participation with surveys, roundtable discussion, and public meetings. Major public meeting findings included public transit, public safety, and housing.*
- Stage 2-Analysis-analysis of data and input, development of goals and strategies to address identified needs, and start to draft the plan.*
- Stage 3-Final Draft-presentation of recommendations, budget, public review of draft plan, public hearing and council approval.*

Mr. McNair spoke to long term issues in the Plan that were still being worked on because of the limited resources that would eliminate them.

Chairman Williams spoke to the impediments for affordable housing projects; to researching ways to better address this issue; and to retaining partnerships with developers.

Randy McCaslin, Interim City Manager, spoke to educating the Planning Board and staff on the legality of fair housing projects and actions taken; and to the needs for the community.

Mr. McNair said he would provide staff guidance given by the Department of Justice (DOJ) and HUD on how the government should address zoning decisions for affordable housing projects, and the state law; and continued discussion regarding High Point's Five Year Goals and Strategies that included the following:

- Housing Strategies*
- Homeless Strategies*
- Community Development Strategies*
- Administration, Planning, Management, and Economic Development Strategies*
- Special Needs Strategies*
-

Committee Member Jefferson inquired if the Human Relations Department participated with the Community Development Department in reference to homelessness and fair housing practices. Mr. McNair replied yes.

Discussion took place regarding the tax credit point criteria for housing projects; food desert areas; current tax credit projects that were being developed; investments in low poverty areas; families with diversified incomes in low poverty areas; to leveraging and/or enhancing amenities already established neighborhoods; and to long term strategies.

Mr. McNair continued discussion highlighting goals and objectives for the Community Development Strategy; spoke to building community capacity, neighborhood improvements, public transportation and public services; spoke to certifying to HUD that the Plan included to affirmatively further fair housing such as taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics; and provided a definition of "Fair Housing Choice" as "The ability of persons, regardless of race, color, religion, sex, national origin, familial status, or handicap, of similar income levels to have available to them the same housing choice." Mr. McNair discussed the Analysis of Impediments to Fair Housing Choice that included: identified impediments to the Fair Housing Choice, Fair Housing Goals, issues affecting the Fair Housing Choice, and activities to overcome impediments; the relationship between Fair Housing and Affordability; and explained the guidelines for the Fair Market Rents (FMR) that reflected housing costs in the Metropolitan Statistical Area (MSA).

Committee Member Jefferson voiced the need for housing in the MSA; to doing housing bonds; and spoke to the City of High Point as being a city that was rising and growing. Mr. McNair Mike continued discussion regarding the 2021-21 Annual Action Plan; said the Plan articulated what was in the Consolidated Plan, and the Analysis of Impediments; spoke to the eligible uses of funds for CDBG and Home Funding; to leveraging resources; highlighted the FY 2020 CDBG and Home Grant Allocations with a total budget of over \$3.2 million; spoke to public service grants; to the Citizens Advisory Councils recommendations for applications received; and concluded with the next steps in the process that would occur as followed:

- Public comments are accepted until July 15, 2020*
- July 20, 2020-City Council Public Hearing*
- August 3, 2020-City Council Approves the Plan*
- August 16, 2020-Submission to HUD*
- Approval by HUD and the start of the FY 2020 Program Year*

Mr. McNair asked the committee to vote on the recommendation for approval of the Plan to be forwarded to the mayor and city.

A motion was made by Council Member Jefferson, seconded by Council Member Johnson, that these funding recommendations be forwarded to the City Council with a favorable recommendation for approval. Following a roll call vote by Chairman Williams, the motion carried by the following 3-0 unanimous vote:

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

Absent (1): Committee Member Hudson

Committee Member Jefferson inquired on recommendations on increasing density in zones; and eliminating single family zoning. Mr. McNair replied that the zoning designations were fine; and spoke to looking at the impacts and outcomes for zonings.

[2020-233](#)

Recommendation-Citizen Advisory Council-CDBD-CV Awards

Staff is requested to discuss recommendations-Citizen Advisory Council-CDBD-CV Awards

Michael McNair, Community Development Director reported that the recommendation for CDBG-CV Awards was a stem from the June 9, 2020 Community Development Committee meeting; and if no further discussion was requested or needed, no action was required.

ADJOURNMENT

There being no further business to come before the Committee, the meeting adjourned at 5:18 p.m.

Respectfully Submitted:

Christopher Williams, Chairman

Attest:

Mary S. Brooks,
Deputy City Clerk