

City of High Point

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



Minutes

Tuesday, September 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 ongoing COVID-19 Mitigation efforts, in-person attendance will not be allowed at this meeting. Instead, the meeting will be live-streamed and the public will be provided an opportunity to listen to the meeting once the meeting is in session.

www.HighPointNC.gov/VirtualPublicMeeting

CALL TO ORDER

Chairman Chris Williams called the meeting to order at 4:05 p.m. Following a virtual roll call, the following attendance by Committee Members was duly noted.

Physically

Present (4): Chairman Chris Williams, Committee Member Cyril Jefferson, Committee Member Wesley Hudson, and Committee Member Tyrone Johnson

Staff Present:

Randy McCaslin, Interim City Manager; Eric Olmedo, Assistant City Manager; Greg Ferguson, Assistant City Manager; Bobby Fitzjohn, Financial Services Director; Lisa Vierling, City Clerk; and Mary S. Brooks, Deputy City Clerk

Staff Participating Remotely:

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

Also Participating Remotely:

Dr. Pamela Palmer, Chair- Guilford County Continuum of Care Board; and Brian Hahne, Executive Director of Partners Ending Homelessness

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

1. *Power Point Presentation-Guilford Co. Continuum of Care-Working to End Homelessness in Guilford Co.*
2. *Community Development & Housing Department-Affordable Housing Updates*
3. *PowerPoint Presentation-M/WBE*

Present 4 - Chair Christopher Williams, Council Member Tyrone Johnson, Council Member Wesley Hudson, and Council Member Cyril Jefferson

PRESENTATION OF ITEMS

[2020-326](#)

Update- Continuum of Care (Homeless Services)

Dr. Pamela Palmer, Continuum of Care Board Chairperson and Brian Hahne, Executive Director of Partners Ending Homelessness will provide an update on homeless services.

Attachments: [Continuum of Care Presentation City of High Point \(003\)](#)

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; and more insight on the public disclosure with the City of Greensboro's separation from the county wide CoC program entity. Dr. Palmer spoke to focusing on preventing and ending homelessness; said the board was guided by Written Charter and Housing Urban Development (HUD) guidelines; and explained the following CoC strategies for serving homelessness as followed:

1. Collaborative Applicant (Partners ending Homelessness)
2. Coordinated Entry (Ensures individual and families have fair and equal access to housing based on their needs and strengths)
3. Homeless Management Information System (Data entry and analysis)
4. Best Practices (Has a significant impact in addressing homelessness in Guilford County)
5. Strategic plan (under construction)

Dr. Palmer spoke to the 45+ membership-based network with the CoC membership (High Point and Greensboro); explained the CoC organizational structure; how decisions were brought before each entity; and spoke to the Stronger Together and COVID-19 Homeless Response Task Force created because of the separation with the City of Greensboro. Dr. Palmer introduced Brian Hahne, Executive Director of Partners Ending Homelessness to speak on the data that was compiled by the CoC.

Chairman Williams inquired on the CoC's COVID-19 testing resources. Dr. Palmer replied that Cone Health and the Public Health Department assisted with the testing.

Mr. Hahne spoke to the process of screening clients for COVID-19, that were seeking shelter at centralized locations located in hotels throughout the city.

Chairman Williams inquired on the timeframe for COVID-19 testing results. Mr. Hahne replied that the county acquired a rapid testing system for a quicker turnaround timeframe.

Dr. Palmer noted that there were currently 20 individuals residing in hotels.

Mr. Hahne continued his discussion regarding the HUD and ESG funding data; said the small organizations made a big impact for the homeless community; bulk of the funding went to permanent support of housing; highlighted the ESG Funding data; explained where the funding went countywide; outlined the data for the National average length of time homeless (HUD) for 2018; the data for Returns to Homelessness; and data for individuals who exited the program and left with increased income (National Average-19%-2019, National Average

33.5%-2018).

Chairman Williams inquired if there was data to support the number of homeless Veterans; said that the data could be shared with Council Member Jones with his program supporting Veterans. Mr. Hahne replied that they do track that data, but he did not have it at this time and would provide it.

Dr. Palmer said the CoC would like for the City of Greensboro to continue being a part of the CoC ; and provided the challenges that would have an impact with this separation as followed:

1. Ability to utilize available housing and supportive services outside of Greensboro
2. Greensboro agencies will be forced to join the Greensboro CoC if they wanted funding; not collaborative and contrary to the purpose for the CoC
3. Funding would become fragmented and would be complex for agencies who serve clients in both cities
4. Most of Greensboro CoC agencies want to stay a part of the Guilford county CoC and not separate; demonstrated in the Coc's Membership and Board vote to establish the Stronger Together Task Force
5. Network and collaboration across the city lines will be negatively impacted; such as shared resources, shared knowledge information and expertise to help other organizations

Chairman Williams asked for clarification on the reason for the separation with the City of Greensboro.

Dr. Palmer referenced a prior discussion with Mr. Hahne, HUD (local and regional), City Manager, Assistant City Manager, and the Community Development Director to allow the City of Greensboro to share their case on separating; Greensboro said they were using a business model to make decisions on their work and membership with the CoC; and that is was not in alignment with their housing plan; Michelle Kennedy, Council Member-City of Greensboro was considered a homeless expert, and was also the Executive Director for the Interactive Resource Center (IRC) located in Greensboro; she was not pleased with the CoC; and has been on a mission to disassociate with the CoC.

Chairman Williams requested staff reach out to the City of Greensboro in reference to the impact the separation would have with the CoC.

Randy McCaslin, Interim City Manager responded that staff would be reaching out to the Greensboro management for further discussions regarding this matter.

Dr. Palmer thanked and commended the Community Development staff for their time and effort.

Mr. Hahne concurred with Dr. Palmer; and voiced concerns on the anticipated impact of the separation.

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Housing Updates

Staff will provide housing updates on the following:

- a. Cedrow Subdivision
- b. Cable Street
- c. Avondale Trace Multi-Family Development
- d. Abbey Crossing Elderly Housing Development

Attachments: [Affordable Housing Updates 9-8-20](#)

Michael McNair, Community Development Director made a PowerPoint Presentation on affordable housing as followed:

- a) Cedrow Subdivision: two of the homes were listed for sale; the street is under construction with the Sharpe Brothers; and that only four lots were allowed at this time because of the development.
- b) Cable Street project: the new design work was currently being conducted (provided photos).
- c) Avondale Trace Multi-Family Development: monthly rent ranges from \$255 to \$725; provided funding sources (\$10,346,069 total); and estimated completion date of December 2020.
- d) Abby Crossing Elderly Housing Development: approved by the NCHFA in 2020; mentioned that the Daniel Brooks project also received tax credits; housing units were for people 55+; rent range \$275-\$835 (one bedroom), and \$330-\$960 (two bedrooms); extended to 80% of medium; and to the funding sources (City participation TBD).

Chairman Williams inquired on changes to the anti-discriminatory housing regulation; fair housing impact; and on the tax credits. Mr. McNair replied and spoke to the fair housing stance forcing investment into high income areas instead of low income area; the impact on tax credits in low income areas; how the Obama Administration re-interpreted the fair housing rules; the new tax application rules; to being competitive with other developers; and said that there was no impact on applying for fair housing.

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MWBE Presentation

Eric Olmedo, Assistant City Manager, will provide an update for information on the MWBE (Minority Women Business Enterprise) Program.

Attachments: [18 MWBE \(State\) Minority Outreach Program \(BLUE PAPER\)](#)
[MBWDE FAQ presentation 9-8-2020](#)
[State Statute 143-128.2](#)
[State Statute 143-131](#)

Eric Olmedo, Assistant City Manager made a PPP on the Minority and Women's Business Enterprise (MWBE); spoke to setting a base level for the committee; understanding what the MWBE laws were; and what was required from staff and contractors. He provided a packet of the North Carolina state law (G.S. 143-128.2) that provided what was required for public

local governments to carry out programs to promote the use of M/WBEs in building construction and repair projects; explained the formal and informal bid process for contracts; the qualifications required to be considered MWBE; MWBE certification (state law does not require for state projects); said MWBE were encouraged to certify with the Historically Underutilized Businesses (HUB); and said that HUB maintained a data base of MWBE firms.

Chairman Williams asked where the HUB data base was housed. Mr. Olmedo replied the State Department of Administration; and referenced the Purchasing Department's website that included a link to the HUB database along with other links for MWBEs.

Mr. Olmedo continued discussion regarding the advantages for MWBEs on becoming certified; the MWBE steps a local government must take on awarding contracts; said that MWBEs were not given preference during decision making; contracts were awarded to the lowest responsible responsive bidder without regard to race religion, color, etc...; spoke to the goals prime contractors had to meet; spoke to the determination process for contractors regarding Good Faith Effort; said the City of High Point would evaluate all efforts made by the Contractor and would determine compliance in regard to quantity, intensity, and results of these efforts; the current goal for the city for minority participation was 10%; spoke to the minimum compliance requirements; explained the MWBE affidavit process; spoke to the Federal Disadvantage Business Enterprise program (DBE) requirements; and commended the Purchasing Department on receiving the 2019 Sustained Professional Purchasing Award (SPPA).

Committee Member Jefferson commended the Purchasing Department on receiving their awards, and for their phenomenal work; spoke to increasing the minority business participation; to meeting the MWBE goals according to policy; to the numbers: 9% of minority businesses with 1% for people of color; said the numbers were troublesome; to the \$9 million spent on contracts with \$100,000 awarded to minority owned businesses; to making a significant and sustainable impact on ensuring businesses for the minority community; to inquiring on what other municipalities were doing to become successful; to the disadvantages of some MWBEs not having the capacity of becoming the lowest responsible bidder; to expanding personnel (obtaining MWBE Coordinator) to focus on MWBE goals; voiced concerned with the HUB; and with good faith efforts from prime contractors.

Erik Conti, Purchasing Manager said there was always room to grow; his department was currently compiling information from comparable cities and entities in reference to MWBE; and spoke to the city having an MWBE Coordinator.

Mr. Olmedo spoke to the next steps were to bring information to the committee with comparable cities, and their resources; to council's determination on where they want the city's resources to go; said the 1% MWBE participation was for the timeframe of January-July of 2020 (interim report), and said it did not include numbers from previous projects (Stadium & Police Department).

Mr. Conti noted that a lot of projects for this year were considered self-performed; and to moving forward with community outreach to MWBEs.

Committee Member Jefferson asked staff to find comparable cities who were doing well with their structure and approach.

Chairman requested staff to have the information requested at the next committee meeting.

ADJOURNMENT

There being no further business to come before the Committee, the meeting adjourned at 5:36 p.m.

Respectfully Submitted:

Christopher Williams,

Chairman

Attest:

Mary S. Brooks
Deputy City Clerk