

# City of High Point

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



## Minutes

**Tuesday, January 5, 2021**

**4:00 PM**

**Council Chambers (Virtual Meeting)**

## **Community Development Committee**

*Christopher Williams, Chair*

*Wesley Hudson*

*Cyril Jefferson*

*Tyrone Johnson*

*Mayor Jay Wagner (Alternate)*

*Mayor Pro Tem Britt Moore (Alternate)*

As part of the city of High Point's on-going COVID-19 mitigation efforts, in-person attendance will not be allowed at this meeting. Instead, the meeting will be live-streamed and the public can listen to the meeting as it is being live-streamed by clicking on the following link [www.HighPointNC.gov/VirtualPublicMeeting](http://www.HighPointNC.gov/VirtualPublicMeeting).

## **Community Development Committee - Council Member Williams, Chair**

### **CALL TO ORDER**

Chairman Chris Williams called the meeting to order at 4:03 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; Michael McNair, Director of Community Development & Housing; and Mary S. Brooks, Deputy City Clerk

#### **Staff Participating Remotely:**

JoAnne, Carlyle, City Attorney; Lisa Vierling, City Clerk; Michelle McNair, Community Resource Manager; and Thanena Wilson, Assistant Director of Community Development & Housing

#### **Also Present:**

Pastor Kevin Sanders, Oakwood Community Development Corporation

#### **Also Participating Remotely:**

Dr. Pamela Palmer; and Brian Hahne

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

1. Consolidated Annual Performance Evaluation Report (CAPER)
2. Community Development & Housing Department-CDBG-CV Update

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

### **PRESENTATION OF ITEMS**

2021-1

**Consolidated Annual Performance Evaluation Report (CAPER)**

Staff will provide a presentation on the Consolidated Annual Performance Evaluation Report (CAPER).

Thanena Wilson, Community Development Assistant Director made a PPP on the 2019-2020 Consolidated Annual Performance Report (CAPER); explained what the CAPER entailed; said it was required by the U.S. Department of Housing and Urban Development (HUD); and served as a report card for the housing programs. Activities were funded through the following federal grants: Community Development Block Grant (CDBG), HOME Investment Partnership Program, Neighborhood Stabilization Program (NSP), HUD-Section 108 Loan Program, and Volunteer Income Tax Assistance (VITA). Ms. Wilson highlighted the 1-Year Strategic Plan; said one of its goal included the emergency and urgent home repair assistance, which was not, as well as others, met due to the pandemic impact; provided a list of partners they worked with through the year; spoke to the affordable housing projects; said they were developing infrastructure; voiced appreciation for the support from Operation INASMUCH; explained that the funding was allocated due to the cancellation of the spring event; and noted that the budget does not included prior the year's funding.

Committee Member Jefferson inquired on the goal for emergency and urgent home repair; and asked the reasoning for it not being met. Mr. McNair replied that because the INASMUCH spring event was cancelled, repairs to homes were not done as normal using volunteers; and that staff was used instead.

Ms. Wilson continued discussion regarding the certification workshop for potential homebuyers; said attendance increased when it became virtual; spoke to the VITA program; said it was a decrease in assistance with returns due to the pandemic impact; spoke to the Affirmatively Furthering Fair Housing Choice (AFFH); discussed the actions that were taken; and provided the 2019-2020 CAPER schedule as followed: December 10-28th was a 15 day public review and comment period; and on December 31st the CAPER was submitted to HUD.

Chairman William asked would the virtual homebuyers workshop continue to be virtual. Ms. Wilson replied yes.

**For Information Only**

2021-2

**Applications for Low Income Housing Credits (LITHC)**

Staff will provide a presentation on anticipated applications for Low Income Housing Tax

Credits (LIHTC).

**Attachments:** [CDBG - CV Affordable Housing Updates 1-5-2021.pdf](#)

Michael McNair, Community Development Director advised that he would be giving a combined presentation for items 2021-2 and 2021-3 on CDBG-CV C.A.R.E.S Act & Affordable Housing Updates. Mr. McNair outlined the CDBG-CV funding; the funding must be used to prevent, prepare for, and respond to the coronavirus pandemic; contracts issued totaled to \$354,363 leaving a balance of \$198,343; staff would be recommending to allocate the remaining balance to existing contracts; said the North Carolina Housing Opportunities and Prevention of Evictions (NC HOPE) program had be restarted; the pandemic relief bill extended the deadline for spending relief funds by one year; provided an project update for agencies that included their project description, amount awarded and amount spent to date; Guilford County C.A.R.E.S. Act funding was approved for \$5 million for housing and rental assistance programs; and also approved for up to \$21 million for COVID-19 relief assistance.

Mr. McNair continued discussion regarding the 2021 Qualified Allocation Plan (QAP) for LIHTC; the QAP schedule milestones are as followed: January 22-submission of preliminary application, March 26-notification of final site scores, May 14-full applications due, and August-notifications of tax credit awards; gave an outline of the tiebreakers for the tax credits; and that the poverty rate credit had been eliminated as a tiebreaker.

Mr. McNair continued his presentation discussing Avondale Trace-Wynnefield, Abby Crossing, Highland Creek, Walnut Ridge, and 5000 W. Wendover Avenue. Avondale Trace was completed; Abbey Crossing was currently under redesign to meet development ordinance requirements; Highland Creek, was submitted three years ago, and would be using 4% NCHFA Tax-exempt bond financing; Walnut Ridge proposed 84-120 elderly units and would be utilizing 9% NCHFA Tax Credits; and 5000 W. Wendover, the multifamily housing site plan and design were underway, would be utilizing 4% NCHFA Ta-exempt; the site for this development had not been determined yet; and spoke to discussions with the developer in doing projects in the core city.

Chairman Williams inquired on the Meredith St. development. Mr. McNair replied that the developer was still working on their financing.

**For Information Only**

2021-3

**CDBG-CV Funding**

Staff will provide an update on the CDBG-CV Funding.

**Attachments:** [CDBG - CV Affordable Housing Updates 1-5-2021.pdf](#)

Note: this item's presentation was combined with item 2021-2.

**For Information Only**

2021-4

**Continuum of Care**

Dr. Pamela Palmer, Chair, Guilford County Continuum of Care, and Brian Hahne, Executive Director, Partners Ending Homelessness will provide an update on the Guilford County Continuum of Care.

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 recognized Brian Hahne, Executive Director of Partners Ending Homelessness to provide an update on Homeless Services with the CoC.; and on his continued effort working with the staff of Guilford County to usher in new management.

Mr. Hahne echoed Dr. Palmer's appreciation of support from High Point; said he was continuing to meet with county leadership; spoke to working with the HUD Technical Assistant with Guilford County as the collaborative applicant; to the county's continued support to manage partnerships with quarantine hotels; said that over 600 clients were moved safely into shelter's or housing since March; COVID housing rate was at 5%; spoke to focusing on winter emergency shelter within High Point and Greensboro; said the task force continued to meet; and spoke to Open Door Ministry's assistance in finding housing for individuals.

**For Information Only**

2021-5

**Presentation- Oakwood Community Development Corporation**

Rev. Kevin Sanders will provide a presentation on behalf of the Oakwood Community Development Corporation regarding a homeless community center.

**Attachments:** [OCDC ExecutiveStatement.pdf](#)  
[Homeless community center.pdf](#)  
[12-4-2020 Combined Drawings.pdf](#)  
[Funding Commitment Letter \(Keel Point\).pdf](#)

Greg Ferguson, Assistant City Manager introduced Pastor Kevin Sanders to provide a presentation on the Oakwood Community Development Corporation regarding a homeless community center; and spoke to discussions regarding the homeless community center with Pastor Sanders and the Community

Development Department.

Pastor Sanders extended greeting; thanked everyone for inviting him to speak; said he was the Senior Pastor at his church; and the President of the Oakwood Community Development Corporation (CDC). The Oakwood CDC started two years ago; highlighted their executive summary mission statement; spoke to providing homeless individuals with essential items such as clothing and personal hygiene products; to outreaching to the community; to having partnerships with other agencies; said the community center would provide showers, and conduct basic skill classes; said they were in the final stages of the blueprints for the building; the name of the center would be the Oakwood Community Development Day Center; described how the building would be designed with accommodations; to having outside donors; said the blue prints were paid for by an outside donor in the amount of \$33,000; to partnering with the city of High Point in providing needs for homeless individuals.

Committee Member Jefferson thanked Pastor Sanders for his presentation; inquired on the land use zoning; and the square footage and capacity of the center. Mr. Ferguson replied that the building did go through the planning steps for zoning and was approved. Pastor Sanders replied that the building was 4,400 square feet; the capacity would be 50+; and that the center would provide transportation for individuals.

Mr. McNair advised that in order to receive assistance no development could be started during a certain timeframe; and that the project would have to meet the COVID-19 framework.

Pastor Sanders said that he would work with the city in efforts to completing the center.

Chairman Williams thanked Pastor Williams for his efforts for the needed services; spoke to having due diligence; and that no action would be taken at this time on this matter.

Committee Member Johnson thanked Pastor Williams; and that he “take his hat off” to him for all that he has done.

Pastor Williams closed noting that the Oakwood CDC had landed a sponsorship with the Dillard Clearance Center that donated 40 bags of new clothes; and that he would continue to do outreach to the community on these services.

**For Information Only**

**ADJOURNMENT**

There being no further business to come before the Committee, the meeting adjourned at 4:58 p.m.

Respectfully Submitted:

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Christopher Williams, Chairman

Attest:

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Mary S. Brooks, Deputy City Clerk