

City of High Point

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



Minutes

Tuesday, February 8, 2022

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)*

NOTICE: Face coverings (face masks) are now required inside all public places/buildings throughout Guilford County. Please visit www.guilfordcountync.gov for additional information.

The Guilford County Board of Commissioners, serving in the role of the Guilford County Board of Health has re-instated its Mandatory Mask Policy effective at 6:30 p.m. on Thursday, January 13, 2022 for all persons in Guilford County, regardless of their vaccination status. Pursuant to the Guilford County Board of Health rule, individuals must wear face coverings when indoors in all businesses, establishments and public places. Failure to comply with the re-instated mask rule could result in leveraged civil penalties.

Community Development Committee - Council Member Williams, Chair

CALL TO ORDER

Chairman Chris Williams called the meeting to order at 4:01 p.m. Following roll call, the following attendance by Committee Members was duly noted.

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

Staff Present:

Greg Ferguson, Deputy City Manager; Eric Olmedo, Assistant City Manager; Jeron Hollis, Managing Director; Ryan Ferguson, Communications Manager; Nena Wilson, Interim Director of Community Development & Housing Department; JoAnne, Carlyle, City Attorney; Lori Loosemore, Code Enforcement Manger; Lisa Vierling, City Clerk; Mary S. Brooks, Deputy City Clerk

Also Present Remotely:

Dr. Pamela Palmer, Board Chair of the Guilford County Continuum of Care; Cheri Neal, Continuum of Care Program Manager

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

1. PPP-2019 HOME ARP Presentation
2. PPP-Minimum Housing Demolition Process

PRESENTATION OF ITEMS

[2022-57](#)

Update-Homeless Services-Guilford County Continuum of Care

Staff and Officers of the Guilford County Continuum of Care will provide an update on Homeless Services.

Cheri Neal, Continuum of Care (COC) Program Manager, extended greetings; spoke to having continued work sessions discussing addressing needs and concerns for families in displaced situations with Guilford County; to ensuring needs are met with partnerships; to locating a building for crisis situations; to the need for affordable housing; to looking at policies; thanked everyone for their time and efforts; and entertained any questions

Dr. Pamela Palmer, Guilford County Continuum of Care Board Chair, spoke to the continued support and partnership with Guilford County assisting in the work by serving as the collaborative applicant; said that guidance from HUD would become finalized this year; to addressing the need for shelter during the cold months for individuals; and mentioned a study that was being conducted for a phone line used for partners regarding individuals experiencing homelessness seeking shelter.

Chairman Williams thanked everyone for their continued updates; and hard work and efforts assisting chronic homelessness for individuals.

[2022-58](#)

Update-HOME-American Rescue Plan (HOME-ARP) Funds

Staff will provide an update on HOME-American Rescue Plan (HOME-ARP) Funds.

Attachments: [HOME ARP Presentation CD Committee 2.8.2022](#)

Nena Wilson, Community Development Interim Director, provided a background on the ARP funds; advised that the city received an allocation of \$1,988,359 through the HOME-ARP funds; said the funds would be allocated and used for programs, projects, administration, and planning; the purpose for the funding is to benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations; eligible activities included development and support of affordable housing, tenant-based rental assistance, provision of supportive services, and acquisition and development of non-congregate shelter units; explained the process for HOME-ARP allocation plan; the plan must engage in consultation and public participation processes to develop the plan; gave a list of what the plan must include; and spoke to future projects to be used in coordination with other ARPA funds.

Committee Member Johnson inquired on the dollar amount considered for low income. Ms. Wilson replied that low income depended on the household size to include limited income and resources.

Committee Member Jefferson inquired on the meaning of congregant shelter. Ms. Wilson responded that congregant shelter was a type of housing in which each individual or family had a private living quarters/bedrooms.

Chairman Williams asked if there were discussions with current partners regarding

shelters/homes for individuals; and asked when the public engagement participation would begin. Ms. Wilson replied "no", that there had not been any discussion with partners yet; spoke to visiting a building for a possible use for emergency temporary shelter; said that the overall goal was to provide individuals with permanent housing; that public engagement would begin at the end of this month, and next month; spoke to having virtual meetings and times to ensure participation for agencies and citizens.

[2022-59](#)

Discussion-Minimum Housing Process-"Demolition"

Staff will be discussing the Minimum Housing Demolition Process.

Attachments: [Minimum Housing Demolition Process CD Committee 2.8.2022](#)

Lori Loosemore, Code Enforcement Manager, made a PowerPoint Presentation on the Minimum Housing Demolition Process (Process); provided a view point from citizens regarding the Process that included: inspection, issue hearing notice, hold hearing, issue appropriate order to repair, and schedule for city council; gave an overview of the demolition workflow from beginning to end for standard operation procedures that included bidding process; went over the NCGS 160D Article 12 minimum Housing Standards; and said that the city does work with owners by granting extensions for repairs.

Committee Member Hudson asked what the process was after a home was demolished. Ms. Loosemore replied that a lien would be placed on the property; and that the lien would expire after ten years.

JoAnne Carlyle, City Attorney, advised that a judgement/lien could be renewed after the expiration; and that the city had a good track record of collections.

Chairman Williams asked if homes scheduled for demolition would have a hold on its utilities. Ms. Loosemore replied that the city could only place a hold for water, and electricity-if the home has service with the city.

Committee Member Johnson asked what happened if a homeowner sold said home/property during the demolition process. Ms. Loosemore replied that if a buyer did their due diligence, they should be aware that there is a case against the home.

ADJOURNMENT

There being no further business to come before the Committee, the meeting adjourned at 4:40 p.m.

Respectfully Submitted:

Christopher Williams, Chairman

Attest:

Mary S. Brooks, CMC
Deputy City Clerk