

Guilford County Homelessness Taskforce Planning Meeting Minutes

May 7, 2025

**John H. McAdoo Conference Room, 3rd Floor (Former Truist Building)
2001 W. Market St., Greensboro, NC
Hybrid Meeting Option**

The Guilford County Homelessness Taskforce met in a duly noticed meeting on May 7, 2025, at 4:00 p.m. in the John H. McAdoo Conference Room, 3rd Floor (former Truist Building), located at 201 West Market Street, Greensboro, NC.

Guilford County Board of Commissioners

Present: Taskforce Tri-Chair Melvin “Skip” Alston (Commissioner Chairman) presiding; Commissioners Kay Cashion, Brandon Gray-Hill.

Absent: Commissioner J. Carlvena Foster.

Greensboro City Council

Present: Taskforce Tri-Chair Nancy Vaughan (Mayor) (left the meeting at 4:44 p.m.); Councilman Hugh Holston, Councilwoman Sharon Hightower (via virtual communication).

Absent: None.

High Point City Council

Present: Taskforce Tri-Chair Cyril Jefferson (Mayor) (entered the meeting at 4:31 p.m.); Councilwoman Amanda Cook.

Absent: Mayor Pro-Tem Michael Holmes.

Guilford County Continuum of Care (CoC)

Present: Cheri Neal, Guilford County CoC Program Manager, Erin Stratford-Owens, CoC Board Chair.

Absent: Bernita Sims, Past CoC Chair, Dr. Pamela Palmer, Past CoC Chair.

Also Present: County Manager Michael Halford; Chief Deputy County Attorney Matthew Mason; Robin Keller, Clerk to Board; Ariane Webb, Deputy Clerk to Board; T’ebony Rosa, Deputy Clerk to Board; Victor Isler, Assistant County Manager;

Trey Davis, City of Greensboro City Manager; Andrea Harrell, City of Greensboro Assistant City Manager of Public Safety; Charlesy Nance, Corporation for Supportive Housing (CSH) Senior Program Manager, Southeast Team; Maya Saxena, Senior Program Manager, National Consulting; Latoya Smith, Consultant, Greensboro, NC.

Participating via virtual communication: Nena Wilson, City of High Point Director of Community Development & Housing; Greg Ferguson, City of High Point Deputy Manager; Alyssa Languth, Corporation for Supportive Housing (CSH) Senior Program Manager, Hampton, CT; and additional staff for county and cities, community partners, the public and media. Virtual and in-person participation was made available to the public, staff, and media partners.

I. CALL TO ORDER

Taskforce Tri-Chair Melvin “Skip” Alston called the meeting to order at 4:06 p.m. and welcomed those present.

II. ADOPTION OF MINUTES

The taskforce reviewed the minutes of the April 2, 2025 regular meeting.

Motion was made by Commissioner Kay Cashion, seconded by Commissioner Brandon Gray-Hill, to adopt the April 2, 2025 meeting minutes of the taskforce, with any necessary corrections.

The meeting minutes were approved by unanimous consent.

Taking a point of personal privilege, Taskforce Tri-Chair Mayor Nancy Vaughan noted that for attendance purposes, Councilman Hugh Holston will assume the slot once occupied by Councilman Zack Matheny.

Taskforce Tri-Chair Alston recognized Assistant County Manager Victor Isler.

III. STRATEGIC PLANNING UPDATE

A. 120-Day Action Item Update

Assistant County Manager Isler noted that Guilford County has worked with the NC504 Continuum of Care (CoC) and the collaborative applicant. He shared that the memorandum of understanding (MOU) document is under review by the CoC with a June 30th deadline.

Assistant County Manager Isler expressed appreciation for the draft MOU provided by the CoC. He announced a survey regarding the SWOT-O with a positive response rate. He shared a Corporation for Supportive Housing (CSH) qualitative survey for perspectives and feedback. He noted that the CSH consultants will be working with the CoC to update the CoC Strategic Plan based on the SWOT-O. He highlighted synergy and alignment. He recognized Guilford County CoC Program Manager Cheri Neal for the next agenda item, considering potential U.S. Department of Housing and Urban Development (HUD) funding cuts.

B. CoC Funding Update

CoC Program Manager Neal provided an overview regarding funding that was applied for in 2024, including the Notice of Funding Opportunity (NOFO) that has technically been awarded but not yet been released to our community. She noted that the agencies that receive the collaborative applicant grants are also on hold at the federal level. She noted that staff is tracking each contract's expiration as they conclude. She explained that without funding, they will not receive new contracts and advised that we will start to see services coming to a halt. She shared that some agencies have multiple contracts and one (1) has already expired. She noted that no new contracts have been received to draw down funds.

CoC Program Manager Neal spoke to CoC HUD grants and shared that \$2.7M in NOFO funds have not been received. She noted that at the state level, the contracts are prepared but have not been transferred to the local level, and there is no date provided. She announced that her department is being dismantled along with rapid staff adjustments. She noted that we do have a designated temporary HUD representative. She explained that the emergency solutions grant (ESG) of approximately \$278K in funds is accessible and moving forward. She stated there is a meeting with state officials next week to determine FY26 intentions.

Councilman Holston questioned the HUD funding timeline.

CoC Program Manager Neal confirmed that these figures represent 2025 funding that has not yet been released, as HUD runs a year behind. She explained that the current funding was applied for last year.

Councilman Holston inquired if funds are in the pipeline, on the way, and just not yet here, or in question.

CoC Program Manager Neal confirmed that the FY25 funding is coming into the pipeline, but no contracts have yet been received. She emphasized that future funding is in question. She explained that there is a determination of whether to accept the contract, as the new contracts also must to adhere to current executive orders. She shared that funds are received differently, such as four (4) months in advance. She noted that in our community, the contracts go directly to

our agencies, and we get a copy of the letter. She noted that typically communication arrives in February.

Councilman Holston questioned if these agencies have budgeted these FY25 funds.

CoC Program Manager Neal confirmed but noted that updates are communicated. She shared that we are filling in gaps until we learn differently, however, some services will cease as a result.

Assistant County Manager Isler noted that for the month of June, they can provide some deeper context on the potential service delivery impacts.

CoC Board Chair Erin Stratford-Owens shared that dependency on HUD funding will have tremendous impacts.

Taskforce Tri-Chair Vaughan shared that last Tuesday, she and her team were in Washington, DC for a meeting with the head of HUD, noting that the changes were coming rapidly and it seemed that the emphasis was shifting from Housing First and permanent supportive housing.

City Manager Trey Davis noted indicators of HUD eligibility criteria for more mixed-use or multi-tiered housing types. He noted identifying a path forward in anticipation of adjustments. He shared that they were working on how future funding could be used.

CoC Program Manager Neal expressed certainty that FY26 homelessness services funding will be cut severely. She highlighted being creative and working with our community. She noted that the state may direct the municipalities in how to resolve these issues. She spoke to transparency and uncertainty levels with tentative plans. She noted that the CoC bills regarding permanent supportive housing will most likely be removed from the table.

Councilwoman Amanda Cook shared experiences of redirecting service providers for privacy statements, problem solving, and the downhill avalanche. She noted the effects of critical moments and community impacts.

Councilman Holston noted that the figures did not match on slides 16 and 17 (CoC HUD Grants – 2024 Grant Awards).

CoC Program Manager Neal confirmed the \$2.7M figure on slide 16, and that she would follow up on those amounts.

C. Affordable Housing Overview

Charley Nance, CSH Senior Program Manager, Southeast Team spoke to the whiplash effect from federal and state funding uncertainty. She noted that while we are in uncharted times, the work still must continue. She recognized Maya Saxena, Senior Program Manager, National

Consulting; Alyssa Languth, Senior Program Manager, Hampton, CT; and Latoya Smith, Consultant, Greensboro, NC.

CSH Senior Program Manager Nance thanked Guilford County for their direct work and efforts to advocate against the encampment bill. She noted that while the bill passed the Senate, Guilford County received national recognition for its advocacy against the legislation. She defined affordable housing as that which its occupants pay no more than 30% of their income for gross housing costs.

Taskforce Tri-Chair Mayor Cyril Jefferson entered the meeting at 4:31 p.m.

Saxena spoke to the need for more affordable housing to include (1) Allow for payment of rents, (2) Support our local economies, (3) Reduce poverty and housing instability, (4) Create integrated communities for residents of all income types, (5) Make communities and their residents healthier, and the (6) Market will not create affordable housing without subsidies.

Saxena noted area median income (AMI) in Guilford County from a previous discussion. She noted that the AMI is roughly \$66K, and half of the population is making less, and half is making more. She explained that \$1,650 is roughly 30% of the median income to be spent on rent.

Saxena reviewed the formulas for who qualifies for affordable housing. She spoke to rent not being more than 30% of income. She shared 2024 affordable housing qualifiers such as income and numbers of household individuals. She compared affordable and supportive housing expenses. She noted that capital subsidies are used in funding options for affordable housing. She explained that lowering the project's debt allows charging lower rents. She spoke to additional ways to leverage local funding sources such as low-income tax credits where the proceeds from the slate of federal tax credits become equity for a project.

CSH Senior Program Manager Nance shared affordable and supportive housing variances. She noted affordable housing funding methods such as subsidies to reduce borrowed amounts and lower debt service to be economically sustainable. She noted low-income housing tax credits, HOME partnerships, community development block grants (CDBG), and bonds. She highlighted that the Palm Beach County affordable housing bonds passed two (2) years ago.

CSH Senior Program Manager Saxena spoke to a combination of affordable housing funding known in the industry as a capital stack. She noted housing trust funds, special purpose state tax credits (e.g., historic tax credits), and federal home loan banks' affordable housing program. She highlighted a chart referencing low-income housing tax credits (LIHTC), a point system, rural area development, and how money flows from federal sources to state programs.

Taskforce Tri-Chair Vaughan left the meeting at 4:44 p.m.

CSH Senior Program Manager Nance shared the importance of subsidies (operating, development, service), vouchers, and incentivizing developers from foundations and

partnerships. She noted public funding eligibility for housing development to include multi-family, home ownership, and rehabilitated rentals.

CSH Senior Program Manager Saxena shared several governmental agencies responsible for creating and managing affordable housing to include (1) The U.S. Department of Housing and Urban Development (HUD), (2) The U.S. Department of Agriculture, (3) The U.S. Department of Treasury, (4) State Housing Finance Agency, and (5) Local Agencies.

CSH Senior Program Manager Saxena concluded the presentation by highlighting the complexities of affordable housing, by reviewing a framework as to who creates and manages affordable housing. She reviewed existing affordable housing programs such as Public Housing, Housing Choice Voucher programs, Project-based Rental Assistance, Section 811 Supportive housing for persons with disabilities, and Section 811 Project Rental Assistance, as well as USDA Rental Assistance and Farm Labor Housing.

CSH Senior Program Manager Nance noted Guilford County's affordable housing efforts and strategies around housing inventory and the resource map.

Taskforce Tri-Chair Cyril Jefferson expressed appreciation to CSH for the presentation. He shared that he would be interested in discussing what housing funding streams they are hearing are being retained and which ones are subject to defunding. He questioned whether the Washington, DC strategies are sustainable ideas amid CDBG threats and shifting landscapes.

CSH Senior Program Manager Saxena confirmed that CDBG and HOME have been listed as potential sources for cuts. She opined that HOME is a significant source for cuts as its sole purpose is to fund affordable housing.

CSH Senior Program Manager Nance echoed Saxena's sentiments and the gap created with funding loss.

CoC Program Manager Neal noted a potential merger with CoC, Housing Opportunities for Persons with AIDS (HOPWA), and emergency solutions grant (ESG) funds with different statutory guidance.

Commissioner Cashion questioned the housing trust fund limitations.

Saxena confirmed a low amount in the fund and projects receiving limited awards. She explained that when you are thinking of capital stacking for a development, there are typically six (6) or more relative sources, and trust fund dollars are typically very low in comparison for those dollars.

Taskforce Tri-Chair Jefferson questioned whether the City of Greensboro's funds are considered a housing trust fund.

City Manager Davis echoed the same sentiment regarding the same fund and is working through responding to other council members.

CSH Senior Program Manager Nance mentioned nomenclature and leadership advocacy.

Taskforce Tri-Chair Jefferson questioned the Greensboro Municipal Trust fund at \$30M and High Point's fund at \$40M. He noted that Winston-Salem has a \$50M trust fund.

Community Development and Housing Director Nena Wilson noted the difference in trust funds as municipal or state, since municipal funds are handled by a unit of government such as their Boards. She explained that in Greensboro, they are not considered Municipal Trust Funds, as they are simply municipal funds being managed by a third party.

CSH Senior Program Manager Alyssa Languth noted that national trust funds have a state allocation. She explained the below-30% AMI population. She shared that NC received \$4.4M.

Councilwoman Sharon Hightower requested another presentation regarding renovation and rehabilitation of current built units. She spoke to concerns with balancing funding across the city. She noted that she sees overbuilding of LIHTC housing in the same areas which creates additional challenges for communities such as food deserts and lack of health care. She questioned the \$4M funding stream methodology. She highlighted that the developers are coming to municipalities for gap funds and retention of city budgets.

CSH Senior Program Managers Nance and Saxena confirmed CDBG, HOME, and Federal Home Loan sources can work together for rehabilitation, but all streams are currently in question.

Councilwoman Hightower noted a housing saturation in certain regions not LIHTC eligible and food desert creation.

Community Development and Housing Director Wilson confirmed that the qualified allocation plan (QAP) has a feedback and comment period before the final funding release. She noted that they are attuned to deeper engagement during next year's study. She explained that as developers receive these grants, they are based on areas that score well. She noted that Greensboro is in a very competitive area in competing for those tax credits, as they are competing against High Point and Raleigh. She highlighted that maybe there will be an opportunity next year. She shared that scores fluctuate due to lower poverty rates and job access with peer competitors including Raleigh and Charlotte.

Councilwoman Hightower requested the know-how to help pull the QAP together.

Councilman Holston questioned the difference between affordable and attainable housing and the LITHC eligibility scoring methodology He further inquired into countrywide LITHC successes or government purchasing the land and being an affordable housing driver.

CSH Senior Program Manager Languth confirmed there are government-owned or leased land that is given to a developer, QAP to incentivize, and opportunity mapping. She noted that the

government has pulled or purchased land for either a land lease or ownership. She noted that they have seen governments purchase Brownfield properties or offer to cover remediation costs.

IV. OTHER BUSINESS

A. Sanctuary House

CEO/Executive Director Jodi Lorenzo thanked the leadership of the taskforce for their commitment to the project. She highlighted grappling with difficult information during the organization's twenty-three (23) years of solving this issue. She noted that Sanctuary House has been a community partner and was started from National Alliance on Mental Illness (NAMI) and for a time, their services were a part of the Guilford Center. She provided a recap of the CSH presentation and a brief history of the Sanctuary House that was based on the International Clubhouse model that started in New York City in the 1940s.

Outpatient Services Team Member Dr. Melissa Floyd-Pickard spoke to increasing evidence-based services, relevancy, and following best practices. She shared its philosophy of building capacity.

CEO/Executive Director Lorenzo noted that they have three (3) locations with over forty (40) staff and offer seven (7) wraparound services including 24/7 residential services group homes, supported housing, outpatient therapy, and individual support as well as tailored management. She highlighted that housing is a right.

Residential Services Program Director Kate Calannio spoke to serving as the House Manager for the Hillcrest House group home. She noted that they are focused on the individual and their independence skills as a supportive living service. She shared that the agency program expanded due to Trillium Health Services.

Outpatient Services Dr. Floyd-Pickard spoke to the transitional management services (TMS) program.

CEO/Executive Director Lorenzo noted viable resources to include strategic partnerships, wraparound services, and care. She shared that others have secured over 500 employment placements through forty-one (41) unique employers with \$4.6M in competitive wages. She noted that their active participants return to the hospital less than 1% of the time. She shared that they have over 500 employment placements. She acknowledged accolades to include Guilford County Nonprofit of the Year and a Congressional Hero Award for Mental Health to name a few.

Outpatient Services Dr. Floyd-Pickard spoke to housing for those with persistent and serious mental illness, whether diagnosed or undiagnosed.

Residential Services Program Director Calannio noted populations served include eighteen (18) years of age and older with a primary diagnosis of schizophrenia, schizoaffective disorder,

bipolar disorder, and major depressive disorders. She noted that they are experiencing gaps in housing for adult children aged 50 and older of aging parents and younger adults (aged 20-30) whose parents seek supportive but independent living environment for their adult children. She highlighted wraparound services to include employment services, crisis management, outpatient therapy, case management, peer support, personal care, and tailored care management.

CEO/Executive Director Lorenzo shared consulting team deliverables and noted that they have been working with their consulting teams for a new build or a renovation to offer additional beds. She noted that one of their key factors is to seek locations that are homes that you would like to return to that is bright and inviting, has outside space, and would be open 24/7. She applauded the CSH team and the phased-implementation approach. She highlighted a Leadership GSO business plan pro forma. She spoke to Kings Ridge in Raleigh, which is a great model that could be duplicated and start small and phase up.

Residential Services Program Director Calannio described the Leadership GSO experience. She shared that they completed their business plan pro forma and reviewed their consulting team to help build their program.

CEO/Executive Director Lorenzo noted Erin Stratford-Owens for the CoC collaboration, support, design work, and future vision. She noted that at this time, they are not seeking funding but want to tell their story. She shared that these issues will not go away if the funds are cut but will spill over to legal issues, hospitalizations, and evidence-based solutions.

Taskforce Tri-Chair Alston expressed appreciation to Sanctuary House for its 23 years of service in the community. He noted that we will be calling these community leaders back to help develop holistic plans.

Commissioner Cashion thanked Lorenzo and her team for their excellent work as a service provider with exceptional friend-raising efforts to help remove the stigma for those who need help. She highlighted the organization's positive messaging and a Hillcrest House operations tour.

Assistant County Manager Isler spoke to hearing the pain points regarding the persistent mentally ill and the Behavior Health Urgent Care (BHUC), where do they go if unhoused, and the gap in service provision following crisis intervention.

B. Tiny House Community Development, Inc.

Executive Director Scott Jones noted that today we mark ten (10) years serving GSO; serving people experiencing homelessness in Guilford County for twelve (12) years. He noted that their concept evolved from affordable housing because housing came from the Interactive Resource Center (IRC) Day Center and zero (0) to below 30% AMI. He shared that many services are provided at the Hope Center to serve meals to build a rapport. He noted that in our community,

we need additional day centers, more street outreach, meals, human services, safe storage, and referrals to Pallet program, since more than 300-400 people experience homelessness daily. He shared that this is a transient population due to seasonal weather and resource exhaustion.

Executive Director Jones explained that an excessive use of services requires additional resources. He displayed graphical illustrations of tiny houses. He noted that there is no debt due to church donations and community engagement. He shared that High Point collaborations helped raise 40% of the funds.

Executive Director Jones highlighted the variety of supportive housing offerings to include (1) Smith Street – veterans-only communities with larger one-bedroom homes, (2) Freeman Mill Road – 8th grade art students built and donated the homes; 9-10-11th graders in a 10-week program are building homes, and (3) Team Home Depot Foundation \$30K project build with \$350-\$920 monthly rentals and utilities are included. He explained the low price-point rent plus a case manager, street outreach, house inspections and wellness checks to include healthy food stock and medication review. He highlighted there are twenty-five (25) homes currently online that are medium density for seniors and veterans.

Executive Director Jones shared that not everyone is prepared for housing, and that we will not end homelessness. He shared that there are fifteen (15) Styrofoam drop sites for recycling. He described some homelessness issues that are created by lack of child support, along with other barriers to exiting homelessness.

Executive Director Jones requested more time with elected officials instead of not being able to engage in these taskforce meetings. He mentioned that we are trying to build all we can, but we need an evergreen site with multiple agencies under one roof. He explained that the Housing Hub failed because we did not own the building and the rent is expensive. He suggested that nonprofit organizations (NPOs) need a rent-free or no-rent space in order to give local university talent employment opportunities.

Taskforce Tri-Chair Alston acknowledged the quality of the Tiny Homes construction, and spoke to burden sharing, to NPOs not paying rent, and to feeding hundreds each week.

Executive Director Jones shared that in the first quarter of this year, the Hope Center provided 8,156 free meals.

Taskforce Tri-Chair Alston expressed appreciation to Executive Director Jones for his community outreach.

Executive Director Jones provided an overview of partnerships assisting with meal service, free haircuts, Social Security benefits, and workforce placements.

Assistant County Manager Isler noted that the Triad Real Estate and Building Industry Coalition (TREBIC) President Jon Hardister agreed as well as Greensboro Housing Authority CEO James

Cox and High Point Housing Authority CEO Angela Jimenez to come to the next meeting and requested two (2) dates.

Staff will confirm the next taskforce meeting that will be held on either Wednesday, June 4th or Monday, June 23rd at 4:00 p.m. to be hosted by the City of High Point, the location to be announced.

V. ADJOURN

Motion made by Councilman Hugh Holston, seconded by Taskforce Tri-Chair Cyril Jefferson, to adjourn the Homelessness Taskforce meeting.

There being no further business, the Homelessness Taskforce meeting adjourned at 6:03 p.m. by unanimous consent.

Commissioner Melvin “Skip” Alston
Taskforce Tri-Chair

Mayor Nancy Vaughan
Taskforce Tri-Chair

Mayor Cyril Jefferson
Taskforce Tri-Chair

Robin Keller
Guilford County Clerk to Board