

Guilford County Homelessness Taskforce Planning Meeting Minutes

July 28, 2025
City of Greensboro Water Resources Operation Center
Steve Drew Conference Room
2602 South Elm Eugene St., Greensboro, NC
Hybrid Meeting Option

The Guilford County Homelessness Taskforce met in a duly noticed meeting on July 28, 2025, at 4:00 p.m. in the Steve Drew Conference Room, located at 2602 South Elm Eugene Street, Greensboro, NC.

Guilford County Board of Commissioners

Present: Taskforce Tri-Chair Melvin "Skip" Alston (Commissioner Chairman), presiding; Vice Chairwoman J. Carlvena Foster (via virtual communication); Commissioners Kay Cashion (entered meeting at 4:06 p.m.), Brandon Gray-Hill (entered meeting at 4:09 p.m.).

Absent: None

Greensboro City Council

Present: Councilmember Hugh Holston (entered meeting at 4:18 p.m.).

Absent: Taskforce Tri-Chair Nancy Vaughan (Mayor), Councilmember Sharon Hightower.

High Point City Council

Present: Taskforce Tri-Chair Cyril Jefferson (Mayor), Michael Holmes (Mayor Pro-Tem).

Absent: Councilwoman Amanda Cook.

Guilford County Continuum of Care (CoC)

Present: Cheri Neal, Guilford County CoC Program Manager, Renée Norris, Eviction Mediation Program Coordinator (UNCG Center for Housing and Community Studies)

Absent: Erin Stratford-Owens, CoC Board Chair.

Also Present: County Manager Victor Isler; County Attorney Andrea Leslie-Fite; Robin Keller, Clerk to Board; Ariane Webb, Deputy Clerk to Board; T'ebony Rosa, Deputy Clerk to Board; Erris Dunston, Assistant County Manager; Leslie Bell, Planning Director; Trey Davis, City of Greensboro City Manager; Andrea Harrell, City of Greensboro Assistant City Manager; Cynthia Blue, City of Greensboro Assistant Director of Housing Strategy; Nena Wilson, City of High Point Director of Community Development & Housing.

Participating via virtual communication: Sharon Barlow, Social Services Department Director; Alex Smith, Human Services Business Manager; Natalie Craver, Health and Human Services

Deputy Director; Charlesy Nance, Corporation for Supportive Housing (CSH) Senior Program Manager, Southeast Team; Maya Saxena, Senior Program Manager, National Consulting; Liam Hudson, Senior Program Manager, Mid-Atlantic Team; Jennifer Garcia, Consultant, High Point, NC; Latoya Smith, Consultant, Greensboro, NC; 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.

1. CALL TO ORDER

In the absence of Taskforce Tri-Chair Nancy Vaughan, Taskforce Tri-Chair Melvin “Skip” Alston called the meeting to order and welcomed those present at 4:02 p.m.

2. ADOPTION OF MINUTES

The taskforce reviewed the minutes of the June 23, 2025 regular meeting.

Motion was made by Taskforce Tri-Chair Cyril Jefferson, seconded by Mayor Pro Tem Michael Holmes, to adopt the June 23, 2025 meeting minutes of the taskforce. The meeting minutes were approved by unanimous consent.

3. OLD BUSINESS

Taskforce Tri-Chair Melvin “Skip” Alston recognized County Manager Victor Isler to begin the presentation.

A. Guilford County Homeless Services Update

County Manager Isler provided an overview of the afternoon’s agenda. He revisited previous action items. He noted that the Cooperative for Supportive Housing (CSH) consultants continue to work with Guilford County on its strategic plan. He shared the creation of an upcoming draft document on August 1st.

County Manager Isler requested that the next Homelessness Taskforce (HTF) Meeting occur after August 12th to develop a draft strategic plan with an internal share-out and future community-wide presentation. He shared his contentment with the cadence and pace of this process.

County Manager Isler noted some transitions since the last HTF meeting to include additional positions. He shared that there are four (4) spaces we are working in to include (1) Upstream Support, (2) Crisis Response, (3) Individualized Support, and (4) System Coordination.

Commissioner Kay Cashion entered the meeting at 4:06 p.m.

County Manager Isler spoke to the Continuum of Care (CoC) service delivery model, to a pipeline of connectivity, to future positions and job descriptions, and to finalizing the strategic plan. He noted the draft job description provided to the taskforce with an effort to move forward with recruiting. He recognized Assistant County Manager (ACM) Erris Dunston to continue the presentation.

Commissioner Brandon Gray-Hill entered the meeting at 4:09 p.m.

ACM Dunston provided a grant funding overview to include Notice of Funding Opportunity (NOFO) in the amount of \$2.76M and NC Emergency Solutions Grant (ESG) in the amount of \$28K. She highlighted the 2024

grant awards for the (1) Emergency Shelter, (2) HMIS dashboard, (3) Joint Transitional and Rapid Rehousing, (4) Permanent Supportive Housing, (5) Planning, (6) Rapid Rehousing, and (7) Street Outreach to total approximately \$3M.

ACM Dunston highlighted several service providers to include (1) Family Service of the Piedmont, (2) Greensboro Housing Authority, (3) Guilford County, (4) Partners Ending Homelessness, (5) Room at the Inn, (6) The Salvation Army of Greensboro, (7) The Servant Center, (8) Tiny Houses Community Development, (9) West End Ministries, (10) Youth Focus, and (11) YWCA Greensboro to total approximately \$2.7M in NOFO and ESG funds.

County Manager Isler recognized CoC representative Renée Norris, Eviction Mediation Program Coordinator.

Program Coordinator Norris focused on emergency shelters being a major area of concern. She spoke to the lack of state funding regarding rapid rehousing and permanent supportive housing.

Taskforce Tri-Chair Cyril Jefferson questioned the future landscape of housing.

Guilford County CoC Program Manager Cheri Neal shared that there is not a lot of emphasis on prevention to alleviate these concerns. She noted the street outreach challenges and limitations. She shared that there are municipal partners but only one agency covers the entire county.

Program Coordinator Norris noted that rental assistance is vital to keep people from becoming homeless. She explained how job transfers equate to missed rent. She shared that these assistance dollars help to push people through bumps in the road.

CoC Program Manager Neal spoke to situations regarding working-class individuals with children entering the system for the first time.

Taskforce Tri-Chair Melvin “Skip” Alston questioned the grant confirmation timeline.

CoC Program Manager Neal confirmed a June fiscal release. She explained that out of the ten (10) agencies, about four (4) have signed their contracts. She spoke to Housing and Urban Development (HUD) communications and to fund availability until the end of 2025.

Councilmember Hugh Holston entered the meeting at 4:18 p.m.

ACM Dunston highlighted grant outlooks and questioned the timeline.

CoC Program Manager Neal confirmed that the HUD Director signs off on contracts. She explained that twelve (12) months from signing, those contracts become active. She shared that the contracts coming in during the summer are effective for the fall and then should be back on track.

ACM Dunston noted new amendment contract changes.

CoC Program Manager Neal highlighted the new Executive Orders' impact on grant agreements.

Taskforce Tri-Chair Jefferson voiced concern regarding immigration stipulations.

CoC Program Manager Neal confirmed adherence. She noted that guidance was shared with agencies to follow the Executive Orders and how to engage law enforcement officers.

ACM Dunston noted that the continuing resolution that Congress passed in early March does not include additional funds for CoC grants, and that the impact of this is not clear at this time.

CoC Program Manager Neal mentioned the biennial grants, where HUD retracted statements and Congress mandated annual grants. She explained that those renewals are now being retracted and rebid for consideration. She shared that there is new language in the NOFO regarding treatment purposes and securing housing.

Taskforce Tri-Chair Alston turned the chairmanship to Councilmember Holston to preside. He recognized Planning Director Leslie Bell to provide a consortium review.

B. County HOME and HOME ARP Grant Funds and County Consortium Review

Planning Director Bell provided a historical overview of the HOME Investment Partnerships Program (HOME). He noted consortium membership to include Burlington, Alamance, Rockingham, High Point, Greensboro, and Guilford County.

Planning Director Bell spoke to HOME funding uses for housing creation or housing retention. He explained that 90% of occupants in the property must have household incomes below 60% of average median incomes (AMI). He noted that in 2025, affordable housing funds benefit low-income households of a family of four (4) that must have less than 80% of AMI or \$68,500.

Planning Director Bell stated that the Guilford County allocation of \$120K-\$140K must be used outside the city limits of Greensboro, High Point, and unincorporated areas because Greensboro gets its own allocation. He shared that Guilford County can piggyback on programs that Greensboro has to enrich those numbers.

County Manager Isler thanked Bell regarding the explanation around allocating funds and identifying areas to leverage dollars with the homebuyer assistance framework. He noted interlocal agreements (ILA) with the Piedmont Triad Regional Council (PTRC) for housing rehabilitation and the downpayment assistance program.

Planning Director Bell explained an eight (8) year cycle, so money must be obligated during the 8-year timeframe or revert back to the consortium. He mentioned there are no remaining American Rescue Plan Act (ARPA) funds available.

County Manager Isler questioned future fund utilization.

Planning Director Bell highlighted opportunities to include tenant-based rental assistance. He noted project development in unincorporated areas for those individuals with developmental disabilities to have self-assistance (i.e., Peace Haven Assisted Living). He noted that there are no obligations made yet.

4. OTHER BUSINESS

Councilmember Holston recognized City of High Point Director of Community Development & Housing Nena Wilson.

A. City of High Point Housing and Homelessness Grant Funding

City of High Point Staff

CDH Director Wilson spoke to the community development block grant (CDBG) funds and eligible activities to include (1) Real property acquisition, (2) Rehab of residential properties, (3) Public services and improvements, and (4) Planning and administration. She noted those national objective activities that must be accomplished to include (1) Address needs of low- to moderate-income families, (2) Prevent or eliminate slums or blight, and (3) Address community development needs having a particular urgency.

CDH Director Wilson highlighted allowable uses to include the City of High Point being designated as a Participating Jurisdiction in 2006 to receive a direct allocation of HOME funding. She noted 2025 funding awards to include CDBG (\$841K), HOME (\$424K), and anticipated program income (\$67K) to total approximately \$1.3M. She shared 225 funding uses that total approximately \$1.3M.

CDH Director Wilson shared other funding awards to include CDBG public service grants and HOME-ARP funds. She noted that there were no applications received from homeless service providers, but they continue to allocate general fund/ARPA dollars to the Community Collaboration for Children, Inc., Open Door Ministries, The Salvation Army, West End Ministries, Youth Focus, and the UNCG Center for Housing and Community Studies Tenant Eviction Advocacy and Mediation (TEAM).

CDH Director Wilson displayed a five (5) year trend graph to indicate a decline in funding history.

Councilmember Holston questioned the lack of applications.

CDH Director Wilson confirmed that a request for applications (RFA) from community-based organizations (CBO) went out, but this year, there were no applications from homeless providers.

Councilmember Holston recognized City of Greensboro Assistant Director of Housing Strategy Cynthia Blue.

B. Greensboro Housing & Homelessness Grant Funding

City of Greensboro Staff

Assistant Director Blue noted the City of Greensboro organizational changes. In the interest of time, she outlined the four (4) different HUD funding sources to include the Emergency Solutions Grant (ESG), Housing Opportunities for Persons with AIDS (HOPWA), Community Development Block Grant (CDBG), and HOME Investment Partnership Program (HOME/ARP) to total approximately \$4.1M.

Assistant Director Blue explained the 2025 award allocations to include (1) Emergency Shelter, (2) Eviction Prevention, (3) Permanent Supportive Housing, (4) Rapid Rehousing, (5) Rental/Mortgage and Utilities Assistance, (6) Support Services – Housing Hotline, and (7) Supportive Housing to total approximately \$4.5M.

Taskforce Tri-Chair Alston questioned the number of units.

Assistant Director Blue confirmed over one hundred (100) units.

CoC Program Manager Neal questioned the livable space allotment.

Assistant Director Blue noted a four-hundred (400) square foot allotment for livable space.

Assistant Director Blue confirmed studio-sized apartments. She continued the presentation by noting that rapid rehousing is slated for August/September City Council consideration.

Taskforce Tri-Chair Alston requested a Tiny House update.

ACM Andrea Harrell clarified that Tiny Houses was a separate opportunity and noted that Assistant Director Blue was highlighting the old Regency Inn site.

Assistant Director Blue confirmed future meetings for rezoning and City Council consideration.

Taskforce Tri-Chair Alston sought clarification for the winter shelter.

ACM Harrell noted that the population will move back to Pomona Park for winter shelter. She noted that \$550K was spent on both Pallet Homes and the Regency Inn.

Taskforce Tri-Chair Alston questioned who was in control.

ACM Harrell confirmed the Interactive Resource Center (IRC) location. She shared that the city does not have permanent property available.

CoC Program Manager Neal questioned the Pallet Homes and Regency Inn with one hundred sixty (160) units.

ACM Harrell spoke to the \$415K of Nussbaum supporting funds.

C. Next Meeting Date

Homelessness Taskforce

The Homelessness Taskforce discussed possible meeting dates and times.

County Manager Isler noted the additional materials referencing the CoC position descriptions.

County Manager Isler reiterated that August 12th is the finalization of the strategic plan draft. He noted that the goal is to present before the HTF and then do a community listening session.

The taskforce selected Wednesday, August 27th at 4:00 p.m., hosted by the City of High Point, location to be announced.

4. ADJOURN

Motion made by Mayor Pro Tem Michael Holmes, seconded by Commissioner Kay Cashion, to adjourn the Homelessness Taskforce meeting.

There being no further business, the Homelessness Taskforce meeting adjourned at 4:56 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