



# **City of Greensboro Meeting Minutes - DRAFT**

## **City Council Work Session**

**February 5, 2026, 3:00 p.m.**  
**Plaza Level Conference Room**  
**300 West Washington Street**  
**Greensboro, NC**

Present: Mayor Marikay Abuzuaite, Councilmember Hugh Holston, Councilmember Irving Allen, Councilmember Crystal Black, Councilmember Cecile Crawford, Councilmember April Parker, Councilmember Adam Marshall, Councilmember Tammi Thurm

Absent: Mayor Pro Tem Denise Roth

Also Present: City Manager Trey Davis, City Attorney Lora Cabbage, City Clerk Tory Frink, Deputy City Clerk Destiny Stansberry, And Assistant City Clerk Carlos Castro

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### **A. Call To Order**

These City Council Work Session minutes are a true and accurate record of the actions taken by the Greensboro City Council. For full details of discussions, the meeting video can be located on the City of Greensboro website at <https://www.greensboro-nc.gov/government/city-council/council-meetings>.

This City Council work session of the City of Greensboro was called to order at 3:10 P.M. in the Plaza Level Conference Room of the Melvin Municipal Office Building.

Mayor Abuzuaite confirmed the Councilmembers that were in attendance. Mayor Abuzuaite stated Mayor Pro Tem Roth was absent.

City Manager Trey Davis made opening remarks.

## **B. Presentations**

### **B.1 2026-121 Housing**

Nasha McCray, Assistant City Manager, provided an introduction to the Housing and Neighborhood Development presentation that followed.

Councilmember Irving Allen arrived at the meeting at 3:13 P.M.

Samuel Hunter, Director of Housing and Neighborhood Development, provided an update on the GSO Plan, noted that the city has reached the five-year mark of the ten-year plan, and outlined the plan's four primary housing goals: affordable rental homes, neighborhood reinvestment, access to homeownership, and the advancement of supportive housing initiatives.

Mr. Hunter reviewed how the city implemented funding strategies through a combination of restricted and flexible funding sources. Mr. Hunter explained how those funds were structured, utilized, and monitored. Mr. Hunter identified accomplishments in affordable housing services over the past five years.

Mr. Hunter provided an overview of housing strategies aligned with the "Road to 10,000" initiative, emphasizing efforts to increase housing capacity citywide. He discussed actions to remove barriers to development, improve land-use practices, and leverage City-owned properties to maximize housing opportunities. Mr. Hunter discussed the establishment of the Greensboro Housing Loan Fund, which was used to structure loans that supported affordable rental housing developments.

Mr. Hunter outlined neighborhood reinvestment initiatives that focused not only on new construction, but also on the rehabilitation, reuse, and improvement of existing housing stock. He noted that homeownership remained a priority for many residents and discussed initiatives designed to expand access to mortgage services and provide education to help residents obtain and sustain homeownership. Mr. Hunter reviewed the implementation of supportive housing, emphasizing projects that helped residents remain safely housed while addressing health and stability needs.

Several key considerations were identified, including the need for additional gap financing strategies, the need to more effectively leverage City-owned real estate, the use of Nussbaum funds, the exploration of a community land trust model, and the expansion of staff and community capacity to support the "Road to 10,000" initiative. Mr. Hunter concluded by outlining the next steps, including upcoming gap financing awards and the development of City-owned sites.

A discussion took place on housing funding sources and strategies, including the use and availability of existing funds, gap financing approaches, and methods to unlock and leverage resources to support housing initiatives.

Councilmember Marshall requested that staff provide a list of City-owned properties by district.

Mayor Abuzuaiter requested that staff provide information on The District Apartments and the occupancy status of Homes for Heroes.

A copy of the PowerPoint Presentation is filed in Exhibit Drawer I, No. 5, which is hereby referred to and made a part of these minutes.

#### B.2 2026-120 Unhoused Update

Andrea Harrell, Assistant City Manager, provided an update on services for individuals experiencing homelessness and highlighted programs currently used in the City of Greensboro, including GSO Homes, Community Safety, White Flag, the Doorway Project, the Behavioral Health Response Team, and Downtown Ambassadors. Ms. Harrell explained how each program operated and how the services provided supported the unhoused population.

Ms. Harrell reviewed data and performance metrics demonstrating the effectiveness of each program. She noted that those efforts focus on creating pathways for individuals to access assistance and connect with needed services.

Ms. Harrell highlighted how program operations directly correlated to costs, including unanticipated challenges that resulted in additional and out-of-pocket expenses. She concluded the presentation by sharing a success story that illustrated the positive impact of those programs.

A discussion followed regarding the effectiveness of current homelessness-related spending, opportunities for earlier intervention, such as rent-bridging assistance to prevent homelessness, and the need for sustainable, long-term solutions.

A copy of the PowerPoint Presentation is filed in Exhibit Drawer I, No. 5, which is hereby referred to and made a part of these minutes.

#### B.3 2026-119 Legislative Update

Lora Cubbage, City Attorney, provided an update on the City's progress toward completing the legislative agenda, noting that staff were working to narrow it to approximately three to five priority areas. City Attorney Cubbage identified housing, transit, and infrastructure as key focus areas and noted coordination with Assistant City Manager Tiffany Oliva on developing pitches for potential earmarked requests. City Attorney Cubbage shared highlights from recent state funding opportunities and provided an overview of the opening of the new legislative session.

A discussion followed on the importance of being proactive in legislative efforts and on potential changes to state property taxes.

### C. **Adjournment**

Councilmember Holston moved, seconded by Councilmember Thurm, to adjourn the meeting. The motion carried unanimously.

The City Council Adjourned at 4:22 P.M.

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Marikay Abuzuaiter, Mayor

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Destiny Stansberry, Deputy City Clerk