

**HIGH POINT CITY COUNCIL  
SPECIAL MEETING  
October 21, 2024 – 4:00 P.M.  
3<sup>rd</sup> Floor Conference Room – Municipal Building**

**CALL TO ORDER, ROLL CALL**

*Mayor Jefferson called the Special Meeting to order at 4:00 p.m. and stated that a quorum of the City Council was present.*

**Present:** Mayor Cyril Jefferson, Council Member Michael Holmes, Council Member Amanda Cook, Council Member Vickie McKiver, Council Member Tyrone Johnson (arrived at 4:14 p.m.), Council Member Monica Peters (arrived at 4:04 p.m.), Council Member Patrick Harman, and Council Member Tim Andrew

**Absent:** Council Member Britt Moore

**ADOPTION OF AGENDA**

**A motion was made by Mayor Pro Tempore Holmes, seconded by Council Member Cook, to adopt the agenda as presented.**

**Aye:** Mayor Jefferson, Council Member Holmes, Council Member Cook, Council Member McKiver, Council Member Harman, and Council Member Andrew

**Absent:** Council Member Moore, Council Member Johnson, and Council Member Peters

**PRESENTATION OF ITEMS**

**2024-410 Information Regarding High Point Housing Impact Fund**

Staff will provide information on affordable housing needs and current affordable housing efforts.

*Nena Wilson, Community Development Director, provided a PowerPoint Presentation. She introduced guest JJ Froehlich with Self Help Interest Fund and Joe Blosser representing the High Point Community Foundation.*

*She stated the Community Development Department is reviewing ways to utilize other resources to bring affordable housing to the City of High Point. She stated several stake holders were invited to discuss how to effectively partner with public private partnerships and discuss what other municipalities are doing to help with providing affordable housing.*

*Council Member Peters arrived at 4:04 p.m.*

*She explained one consideration that was discussed was the need to establish how many units are needed. She said the United States Department of Housing and Urban Development (HUD) defines units with housing problems as those that lack things such as plumbing and kitchen facilities, and an occupancy of more than 1 person per room,*

*she noted that the City does not seem to have these issues with the current housing stock but when reviewing the housing cost burden which is greater than 30% for homeowners and renters, that is certainly an issue for the City. She explained another issue is the vacancy rate noting out of 48,438 total housing units the city has a vacancy rate of 5.2% and a low vacancy rate for a city that needs housing means that the city has an inadequate supply of housing.*

*In response to Mayor Jefferson, Ms. Wilson stated that in comparison with other cities High Point has a low vacancy rate for homeowners as well as renters noting that developers are developing but the units are not considered affordable housing.*

*Council Member Johnson arrived at 4:14 p.m.*

*Ms. Wilson reviewed information regarding income by cost burden for renters. She noted that 7,800 affordable housing units are needed, and 3,755 units are needed for homeowners. She provided ways that the city is helping currently with the issues such as emergency and urgent repair, construction training, Operation Inasmuch, downpayment assistance and incentives, as well as collaborating with developers to build new single and multi-family homes. She provided updates regarding current affordable housing projects such as Walnut Ridge Senior Housing, Flats at Old Winston Family Housing, and Brentwood School conversion project.*

*A discussion ensued regarding other neighborhoods that need help as well as partnerships that could benefit the city and the need to request help from legislators to help lessen some restrictions.*

*Ms. Wilson provided possible City of High Point Housing Impact Fund goals which are to leverage private investment, support workforce and affordable housing for 1000 additional units in the city, and support development consistent with the Comprehensive 2045 Plan. She provided information regarding who would benefit from the units, noting people with careers such as teachers, police officers, firefighters, and social workers could be potential buyers or renters.*

*Mayor Jefferson introduced JJ Froehlich with Self Help Interest Fund for a brief presentation.*

*Mr. Froehlich provided a PowerPoint Presentation and discussed conventional housing verses affordable housing, addressed opportunities and challenges in affordable housing preservation and development for working families, and provided an overview of what a High Point Housing Impact Fund might look like. He reviewed what other municipalities were doing, as well as the benefits of having public and private investors.*

*A thorough discussion took place regarding how the fund gets deployed.*

*Mayor Jefferson introduced Joe Blosser representing the High Point Community Foundation. Mr. Blosser stated he was excited about this potential project and would*

*like to help multiply the investments. He stated conversations are being conducted with public and private donors and investors and a lot of interest has been expressed.*

*Ms. Wilson provided information regarding future next steps.*

*Mayor Jefferson thanked everyone for their hard work and presentations.*

**For Information Only**

**2024-411 Closed Session-Attorney-Client Privilege**

Council is requested to go into Closed Session pursuant to N.C.G.S. §143-318.11(a)(3) for Attorney-Client privilege.

**Council Member Peters made a motion, seconded by Council Member Andrew, to go into Closed Session pursuant to N.C.G.S. §143-318.11(a)(3) for Attorney-Client privilege.**

**Motion carried with the following vote:**

**Aye:** Mayor Jefferson, Council Member Holmes, Council Member Cook, Council Member McKiver, Council Member Johnson, Council Member Peters, Council Member Harman, and Council Member Andrew

**Absent:** Council Member Moor

**Closed Session began at 4:52 p.m.**

**Council Member Harman made a motion, seconded by Council Member Johnson, to end Closed Session and resume Regular Session.**

**Motion carried with the following vote:**

**Aye:** Mayor Jefferson, Council Member Holmes, Council Member Cook, Council Member McKiver, Council Member Johnson, Council Member Peters, Council Member Harman, and Council Member Andrew

**Absent:** Council Member Moore

**Closed Session ended at 5:21 p.m.**

**ADJOURNMENT**

*There being no further business to come before the Special Meeting, the meeting adjourned at 5:21 p.m.*

Respectfully Submitted,

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Cyril Jefferson, Mayor

Attest:

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Sandra Keeney, City Clerk

DRAFT