

City of High Point

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



Minutes - Final

Tuesday, February 7, 2023

4:00 PM

Council Chambers

Community Development Committee

Community Development Committee - Council Member Williams, Chair

Chairman Williams called the meeting to order at 4:00 p.m.

Present: *Chairman Chris Williams, Committee Member Tyron Johnson (arrived at 4:10 p.m.), Committee Member Cyril Jefferson (arrived at 4:13 p.m.), Committee Member Wesley Hudson. and alternate Committee Member Monica Peters*

Present 1 - Chair Tyrone Johnson

CALL TO ORDER

PRESENTATION OF ITEMS

[2023-059](#)

Community Gardens Update and Request

Crystal Mercer, County Extension Agent for Community and School Gardens, will provide an update.

Community Development & Housing staff is recommending approval for High Point Public Schools to be included in the Assistance to Community Gardens Standard Operating Policies.

Attachments: [Update-Community Gardens](#)
[Seeds to Share](#)

Crystal Mercer, County Extension Agent for Community and School Gardens, provided an update for this item. She thanked Heather Schaffer, County Extension Director, for her support. She stated there are 47 Community Gardens in High Point which includes 10 Neighborhood Gardens, 17 School Gardens, 4 Youth Gardens, 9 Community Organizations, and 7 Urban Agriculture.

Committee Member Johnson arrived at 4:10 p.m.

Ms. Mercer stated according to a survey, support for High Point School Gardens is supported and noted the schools could save \$9,300 if soil, wood or leaf or compost was provided. She noted various organizations that help with the gardens such as the Delta Sigma Theta Sorority.

Committee Member Jefferson arrived at 4:13 p.m.

Ms Mercer explained the 2023 goals such a starting a 4H Club in High Point. She shared a flyer that listed upcoming events and answered questions from the Committee.

A motion was made by Committee Member Jefferson, seconded by Committee Member Johnson, to approve agenda item 2023-059.

Motion carried with the following vote:

[2023-062](#)

Update-Wynnefield Properties

Wynnefield Properties will be giving an update regarding upcoming affordable housing projects.

Attachments: [Wynnefield Properties Update](#)
[Wynnefield Property Presentation](#)
[Evergreen Site Handouts](#)

Nena Wilson, Community Development Director, introduced Craig Stone with Wynnefield Properties to provide an update.

Mr. Stone provided a presentation for this item. He explained The Flats at Old Winston would have 72 unites and between 30%-80% AMI, The Lofts at Brentwood would have 120 Unites with 30%-80% AMI, and they are finalizing due diligence to close on land for Walnut Ridge development and anticipates a Certificate of Occupancy to be issued June 30, 2023 for the 48 total unites at Abbey Crossing.

In response to Council Member Jefferson, he explained the qualifications and the guidelines for the 9% Low Income Housing Tax Credit verses 4% Low Income Housing Tax Credit.

He provided information regarding Evergreen site noting this will be for 168 unites and target a population between 80%-120% AMI. He explained Workforce Housing is the sector of affordability with need that isn't being addressed with national programs such as the Low Income Housing Tax Credit.

A discussion ensued among the Committee regarding mixed use and mixed income affordable housing needs and asked that Wynnefield Properties to continue to provide updates.

For Information Only

[2023-063](#)

Update-Guilford County Continuum of Care

Staff will be giving an update regarding the Guilford County Continuum initiatives and efforts on

homelessness.

Attachments: [Update-Guilford County Continuum of Care](#)

Cheri Neal, Continuum of Care Program Manager with Guilford County provided an update regarding initiatives and efforts on homelessness. She stated the Point-In-Time Count was completed and High Point Police Department participated as well as City Staff. She noted High Point University donated 500 bags, High Point Peace Makers donated tents, and thanked United Way of High Point for their participation.

She noted technical issues have been challenging but HUD will be providing technical support and will be on sight and learn about the community address policy and procedures as it relates to domestic violence and race issues. She explained the county has two days for eviction mediation clinic in High Point Thursdays at 1:00 p.m. in which residents can speak with a lawyer. She stated the County has added a Landlord Engagement Specialist to focus community and provide incentives to the landlords.

She spoke to coordination with HMIS Homeless Management System regarding monitoring the homeless and collaborate with faith base communities regarding funding as well as provide bus passes and remove barriers regarding housing.

For Information Only

[2023-064](#)

Resolution-Conveyance of Properties to Habitat for Humanity of High Point, Archdale & Trinity-801 Vail Avenue and 807 Amos Street

Adopt a Resolution for the conveyance of Properties to Habitat for Humanity of High Point, Archdale & Trinity for 801 Vail Avenue and 807 Amos Street.

Attachments: [Resolution of Conveyance for Habitat - 801 Vail and 807 Amos](#)
[Resolution Conveyance 801 Vail Ave and 807 Amos St](#)

Nena Wilson, Community Development Director, provided the staff report for this item. She stated Habitat for Humanity will build two homes on the two lots to be sold to income eligible home buyers. The conveyances and home construction will help facilitate affordable housing in accordance with HUD regulations. Habitat currently has to unites under construction in the Southside Neighborhood and this conveyance will ensure continued affordable units for homeownership. A CHDO Agreement in the amount of \$60,000 has been executed for the City's participation in construction of the two unites with the use of federal HOME funds.

Susan Wood, Executive Director of Habitat for Humanity of High Point, stated this is a great volunteer program and they work with school and other organizations to give people hands on work as it is difficult to find license trade workers. She invited everyone to do a walk thru of the houses that are built by Habitat for Humanity.

A motion was made by Committee Member Hudson, seconded by Committee Member Johnson, to approve agenda item 2023-064 Resolution Conveyance of Properties to Habitat for Humanity of High Point, Archdale & Trinity for 801 Vail Avenue and 807 Amos Street.

Motion carried with the following vote:

Aye: 4 - Williams, Chair Johnson, Hudson, and Jefferson

[2023-057](#)

Ordinance - Demolition of Dwelling - 805 Gordon Street

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling at 805 Gordon Street.

Attachments: [Ordinance - Demolition of Dwelling - 805 Gordon Committee](#)
[Ordinance Demolition 805 Gordon St](#)

Lori Loosemore, Code Enforcement Supervisor, provided the code enforcement details for this property.

Chairman Williams asked if anyone would like to speak regarding this item. Seeing none, he made a motion seconded by Committee Member Jefferson, to approve the Demolition Ordinance for property at 805 Gordon Street.

Motion carried with the following vote:

Aye: 4 - Williams, Chair Johnson, Hudson, and Jefferson

[2023-058](#)

Ordinance - Demolition of Dwelling - 1109 E. Russell Ave.

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling at 1109 E. Russell Avenue.

Attachments: [Ordinance - Demolition of Dwelling - 1109 E Russell Committee](#)
[Ordinance Demolition 1109 Russell Ave](#)

Lori Loosemore, Code Enforcement Supervisor, provided the code enforcement details for this property.

Chairman Williams asked if anyone would like to speak regarding this item. Seeing none, he made a motion seconded by Committee Member Johnson, to approve the Demolition Ordinance for property at 1109 Russell Avenue.

Motion carried with the following vote:

Aye: 4 - Williams, Chair Johnson, Hudson, and Jefferson

[2023-056](#)

Ordinance - Rescind Demolition - 210 Underhill Street

Adoption of an ordinance to rescind the ordinance adopted by council to demolish the dwelling at 210 Underhill Street.

Attachments: [Ordinance - Rescind Demolition](#)
[Ordinance Rescinding 210 Underhill St](#)

Chairman Williams asked if anyone would like to speak regarding this item. Seeing none, Committee Member Hudson made a motion seconded by Committee Member Jefferson, to approve the Demolition Ordinance for property at 210 Underhill Street.

Motion carried with the following vote:

Aye: 4 - Williams, Chair Johnson, Hudson, and Jefferson

ADJOURNMENT

There being no further business to come before the Committee, the meeting adjourned at