

City of High Point

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



Minutes

Tuesday, February 25, 2020

3:30 PM

3rd Floor Lobby Conference Room #302

Community Development Committee

*Christopher Williams, Chair
Wesley Hudson
Cyril Jefferson
Tyrone Johnson
Mayor Jay Wagner (Alternate)*

CALL TO ORDER

**SPECIAL MEETING
OF THE
COMMUNITY DEVELOPMENT COMMITTEE
Chaired by Mayor Pro Tem Williams
Committee Members: Williams, Hudson, Jefferson, and Johnson
February 25, 2020 - 3:30 p.m.
3rd Floor Lobby Conference Room #302**

MINUTES

ROLL CALL, CALL TO ORDER

Present:

Chairman Chris Williams, Committee Member Wesley Hudson, Committee Member Cyril Jefferson, and Committee Member Tyrone Johnson

Also Present:

Mayor Jay Wagner; and Council Member Victor Jones

Staff Present:

Randy McCaslin, Deputy City Manager; Eric Olmedo, Assistant City Manager; Greg Ferguson, Assistant City Manager; Michael McNair, Director of Community Development & Housing; Thomas Tricot, GIS Manager; Jeron Hollis, Communication and Public Engagement Director; Jelani Biggs, Human Relations Manager; and Mary S. Brooks, Deputy City Clerk

Others Present:

Judy Stalder, TREBIC

Media Present:

Pat Kimbrough, *High Point Enterprise*

Note: The following handout was distributed during the meeting and is hereby attached as a permanent part of these proceedings.

- *Preliminary Analysis of Core City Neighborhoods*

Chairman Williams called the meeting to order at 3:32 p.m.

PRESENTATION OF ITEMS

[2020-80](#)

Discussion-Criteria to select targeted neighborhoods for a holistic strategy of improvements. (Short Term Goal #2)

Staff is requested to discuss the criteria to select targeted neighborhoods for a holistic strategy of improvements. (Short Term Goal #2)

Attachments: [2.25.2020 Community Dev Comm PPP Preliminary Analysis of Core City Nei](#)

Michael McNair, Director of Community Development and Housing, made a PowerPoint Presentation (PPP) on the Preliminary Analysis of Core City Neighborhoods; provided variables on the data collected that included the criteria on 'selecting targeted neighborhoods' that contained results on the following: impact, source, if it was statistically significant, and the core city average; and said the crime data came from the High Point Police Department. Mr. McNair continued discussion regarding the percentage of homeownership across the state at 65%; said the core city average in the City of High Point was around 54%; spoke to the number of foreclosures by neighborhoods; said the median household income for the core city was \$48,000. Mr. McNair provided a map that grouped the neighborhoods into five different categories; each category included the name of the neighborhood, the characteristics of note (income levels, homeownership, and poverty level), and suggested action (code enforcement, police action, etc.) Below are the five neighborhood categories:

Category I neighborhoods

Neighborhoods: Emerywood West, and Emerywood East.

Category II neighborhoods

Neighborhoods: Wendover Hills, Cedrow, Glenwood Heights, Delk Drive, Brentwood, Armstrong Park, Burton Avenue, Five Points, Washington Terrace, Highland Mill, and Blair Park.

Mr. McNair noted that the neighborhoods, Five Points, and Washington Terrace had continued housing development projects.

Mayor Wagner inquired on the homeownership percentages versus the income percentage (Poverty). Mr. McNair spoke to the variety of homeowners such as widows, retirees, and survivors on fixed incomes; and to the need of having an "area of benefit" that could affect the whole community.

Category III Neighborhoods

Neighborhoods: Oakwood, Kendall Avenue, Farmington Forest, West End, Pershing Street.

Thomas Tricot, GIS Manager, said that Kendall Avenue had 4% homeownership with around 173 rental households.

Category IV Neighborhoods

Neighborhoods: Oak Hill, Eastside, Cloverdale, Macedonia, Green Hill, Washington Street, Burns Hill, and Brocket Avenue.

Mr. McNair said that Oak Hill, and Eastside neighborhoods poverty rates were driven by the household size; and spoke to staying proactive with code enforcement with the rental properties.

Category V Neighborhoods:

Neighborhoods: Southside, and Walnut Street.

Mr. McNair spoke to a list of neighborhoods that were identified to look at more closely; said some of the neighborhoods already had activities going on such as housing development, code enforcement, housing construction, redevelopment, and neighborhood improvements; and explained the following recommendations:

- *restart the neighborhood enhancement team*
- *formalize the data team*
- *likely higher success in neighborhoods categories II and III*
- *categories; IV and V probably have greater needs*
- *consider strategic enhancements inside neighborhoods*
- *initial appropriation TBD for 2020-21 fiscal year*

Chairman Williams inquired on the number of units from Habitat in Washington Terrace. Mr. McNair replied that there were around 37 to 38 units.

Discussion took place regarding crime statistics in neighborhoods; outreach to the community on homeownership; Operation Inasmuch; long-term renters; offering options of rent/lease to own; and the positive impact from concentrated code enforcement.

Mr. McNair said the city did not have much success with the rent/lease

to own program; explained how the program worked; said there was a screening process for applicants; a non-profit organization assisted the participants and encouraged them to save money, and that the city matched the money saved at the closing; said financial management/credit repair classes were provided; the participant had one year to become approved to purchase or have their lease extended (if not approved); and provided reasons some participants were not approved for the program.

Judy Stalder, TRIBEC, spoke to her history in the lease to purchase program option from 2008 to 2014; said it was unsuccessful; and spoke to issues such as credit, and homeownership education.

Committee Member Hudson inquired on increasing homeownership; and offering incentives. Mr. McNair spoke to dealing with existing issues, perceptions, and reputations in neighborhoods; to outreaching and encouraging the community; and said the city offered a \$5,000 incentive in the boundary of the core city regardless of income.

Mr. McNair mentioned the GIS application on the city's website; said it provided more details of the different types of data collected for neighborhoods such as foreclosures, tax collections, and delinquency rates.

Randy McCaslin, Deputy City Manager mentioned tax collection on foreclosures as a priority to the county commissioners; and spoke to the decreased number of collections on foreclosures.

Committee Member Jefferson inquired on moving forward.

Mr. McNair spoke to other city departments weighing in on the decision making; to having a comprehensive approach; and to continued long term focusing between resources and impacts.

Mayor Wagner spoke to factoring and building in already established investments, and public/private partnerships.

Chairman Williams spoke to formulating two teams to refocus on what was here now; to unknown variables; to staff and city departments conducting evaluations to make determinations on what the different neighborhoods' needs before making any decisions; and said the committee would make recommendations to council as the progress moves forward.

Mr. McNair said that staff would provide regular progress reports to the committee; and would meet with staff to discuss options for opportunities.

Committee Member Jefferson voiced the need of doing things the right way; to finding a median of 3 to 4 neighborhoods to focus on; and to having a better understanding of what was needed in order to move forward.

Mr. McCaslin said staff would provide input from their departments for an initial review in April.

Mr. McNair said he would consult with colleagues on recommending 3 focus points with a greater chance of success; and report back to the committee.

A motion was made by Committee Member Wesley, and seconded by Committee Member Johnson, to restart neighborhood enhancement teams, to formalize the data team, to present 3 focus points in April with budget appropriation recommendations for 2020-2021. The motion carried by the following unanimous 4-0 vote:

Aye (4): Chairman Williams, Committee Member Hudson, Committee Member Jefferson, and Committee Member Johnson

For Information Only

ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 4:40 p.m. upon motion duly made and seconded.

Respectfully submitted,

Mary S. Brooks, Deputy City
Clerk

Christopher Williams, Chairman
Community Development Committee