

City of High Point

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



Meeting Agenda

Tuesday, January 10, 2023

4:00 PM

Special Meeting

Council Chambers

Community Development Committee

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

CALL TO ORDER

PRESENTATION OF ITEMS

Community Development Committee - Council Member Williams, Chair

[2023-022](#) Resolution - Conveyance of Properties to Community Housing Solutions for the Cedrow Affordable Housing Project

Attachments: [Resolution of Conveyance of Properties](#)

[2023-000](#) Ordinance - Demolition of Dwelling - 1205 Bradshaw St.

Attachments: [Ordinance Demolition of Dwelling 1205 Bradshaw Street](#)

[2023-001](#) Ordinance - Demolition of Dwelling - 2321 Brentwood St.

Attachments: [Ordinance Demolition of Dwelling 2321 Brentwood Street](#)

[2023-002](#) Ordinance - Demolition of Dwelling - 508 Saunders Pl.

Attachments: [Ordinance Demolition of Dwelling 508 Saunders Pl](#)

ADJOURNMENT



City of High Point

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

Master

File Number: 2023-022

File ID: 2023-022

Type: Resolution

Status: To Be Introduced

Version: 1

Reference:

In Control: Community
Development
Committee

File Created: 01/06/2023

File Name:

Final Action:

Title: Resolution - Conveyance of Properties to Community Housing Solutions
for the Cedrow Affordable Housing Project

Notes:

Sponsors:

Enactment Date:

Attachments: Resolution of Conveyance of Properties

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: sandra.keeney@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2023-022

CITY OF HIGH POINT

AGENDA ITEM



Title: Conveyance of Properties to Community Housing Solutions for the Cedrow Affordable Housing Project

From: Thanena S. Wilson, CD & Housing Director

Meeting Date: 1/10/2023

Public Hearing: N/A

Advertising Date: N/A

Advertised By:

Attachments: Area Map
Resolution of Conveyance

PURPOSE:

To continue development of affordable single-family housing for homeownership, Community Development & Housing seeks Council approval of conveyance of six (6) lots as part of the Cedrow Affordable Housing Project:

- 1506 Kingsway Drive
- 1510 Kingsway Drive
- 1514 Kingsway Drive
- 1518 Kingsway Drive
- 1522 Kingsway Drive
- 1526 Kingsway Drive

Community Housing Solutions of Guilford, Inc. (CHS) will build homes on the six (6) lots to be sold to income eligible homebuyers. The conveyances and home construction will facilitate affordable housing in accordance with HUD regulations and serve a public purpose.

BACKGROUND:

CHS has completed and sold four (4) units in the Cedrow Project. They expect to get underway with construction on three (3) of the six (6) lots by the end of the month.

BUDGET IMPACT:

There is no budget impact for conveyance of the properties. Council previously approved the CHDO Agreement for construction of the six (6) units with the use of HOME funds.

RECOMMENDATION/ACTION REQUEST:

The Community Development & Housing Department recommends approval of the resolution conveying the properties to CHS to construct affordable housing, and that the appropriate City official and/or employee be authorized to execute all necessary documents.

ZONE: K-3



**RESOLUTION of the HIGH POINT CITY COUNCIL
APPROVING CONVEYANCE
OF REAL PROPERTY
TO A NONPROFIT CORPORATION**

WHEREAS, the City of High Point owns a tract of land recorded in Plat Book 202, Pages 148-149, recorded in the Guilford County Register of deeds, which contains the following properties: 1506, 1510, 1514, 1518, 1522, and 1526 Kingsway Drive (“Properties”); and

WHEREAS, North Carolina General Statute § 160A-457 authorizes a city’s acquisition and disposition of property for redevelopment as part of a community development program, or independently thereof, and without the necessity of compliance with the Urban Redevelopment Law; and

WHEREAS, North Carolina General Statute § 160A-20.1 authorizes a city to appropriate money to private organizations to carry out any public purpose that a city is authorized by law to engage in; and

WHEREAS, North Carolina General Statute § 160A-279 authorizes a city to convey real property by private sale to a nonprofit corporation which carries out a public purpose, in lieu of or in addition to the appropriation of funds; and

WHEREAS, the City of High Point has executed a contract with Community Housing Solutions of Guilford, Inc. to construct affordable housing in the City of High Point by conveying the above-described Properties to Community Housing Solutions of Guilford, Inc.

THEREFORE, THE CITY COUNCIL FOR THE CITY OF HIGH POINT RESOLVES THAT:

1. The Mayor of the City of High Point is authorized to execute all documents necessary to convey title to the Properties located at 1506, 1510, 1514, 1518, 1522, and 1526 Kingsway Drive in the City of High Point, and more particularly described in Plat Book 202, Pages 148-149 of the Guilford County Registry.

2. The consideration of the conveyance is Community Housing Solutions of Guilford, Inc.’s agreement to use this property only for the “public” purpose of furthering the mission of the City of High Point in providing owner-occupied housing. If for any reason the property ceases to be used for a “public” purpose, the property shall revert to the City of High Point. A statement to this effect shall be placed in the deed of conveyance.

3. The City Clerk shall publish a notice summarizing the contents of this resolution and the conveyance of the property may be consummated at any time after 10 days of publication of the notice.

ADOPTED this the ____ day of _____ 2023.

CITY OF HIGH POINT

By: _____
Jay W. Wagner, Mayor

Attested to:

Sandra R. Keeney, City Clerk



City of High Point

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

Master

File Number: 2023-000

File ID: 2023-000

Type: Ordinance

Status: To Be Introduced

Version: 1

Reference:

In Control: Community
Development
Committee

File Created: 12/29/2022

File Name:

Final Action:

Title: Ordinance - Demolition of Dwelling - 1205 Bradshaw St.

Notes:

Sponsors:

Enactment Date:

Attachments: Ordinance Demolition of Dwelling 1205 Bradshaw
Street

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: sandra.keeney@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2023-000

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 1205 Bradshaw St.

From: Thanena Wilson, Director
Community Development & Housing

Meeting Date: 1/10/2023

Public Hearing: No

Advertising Date:

Advertised By:

Attachments: A. Staff report
B. Ordinance to Demolish
C. Photos
D. Maps

PURPOSE:

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 1205 Bradshaw Street.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 9/2/2022. No action occurred by the compliance date of 10/4/2022. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:

Funds are available in the Department budget for the demolition and asbestos testing of the structure(s), and for the asbestos removal if present.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested ordinance to demolish this single family dwelling and all outbuildings on the property.

PENDING ACTION:

The ordinance becomes effective from the date of adoption. If there is no action by the property owner by the effective date of the ordinance, then asbestos testing and the demolition bid process will begin and the structure will be removed by the City. After City demolition, the property owner is billed for the cost. If the bill is unpaid, the City places a lien on the property.

**COMMUNITY DEVELOPMENT AND HOUSING
CODE ENFORCEMENT
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

1205 Bradshaw St.

OWNER:

Estate of Opal T. Catron c/o Kathy Catron Everhart

**REASON FOR
INSPECTION:**

Citizen complained about condition of property

**FIRST
INSPECTION:
11/15/2021**

Summary of Major Violations
1. Repair or replace roof system
2. Repair or replace floor system
3. Repair or replace wall covering throughout
4. Repair or replace loose ceiling material & holes
5. Repair or replace front porch

**HEARING
RESULTS:
9/2/2022**

No one appeared for the Hearing. It was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 65% of the value of the structure.

**ORDER(S)
ISSUED:
9/2/2022**

Order to Repair or Demolish
Date of Compliance 10/4/2022

APPEALS:

None

**OWNER
ACTIONS:**

None

ADDITIONAL:

Guilford County property taxes are delinquent in the amount of \$4,985.95 for 2018 through 2022.

ORDINANCE

AN ORDINANCE REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH CERTAIN PROPERTY PURSUANT TO ARTICLE 19 OF THE GENERAL STATUTES OF NORTH CAROLINA; AND, TITLE 9, CHAPTER 11, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1: That the City Council of the City of High Point finds as a fact that the following described property has been ordered to be demolished, and it further finds as a fact that the owner has been ordered to demolish said building at his expense and said Owner has failed to comply with said order.

SECTION 2: That the Inspector of the City of High Point is hereby authorized and directed to proceed with the demolition of the following described building in accordance with code of Ordinances: and, Article 19 of Chapter 160A of the General Statutes of North Carolina.

PROPERTY LOCATION

1205 Bradshaw St.

OWNER (S)

Kathy C. Everhart
Affiant for Opal Carton Estate
5746 Ridge Rd.
Lexington, NC 27295-5757

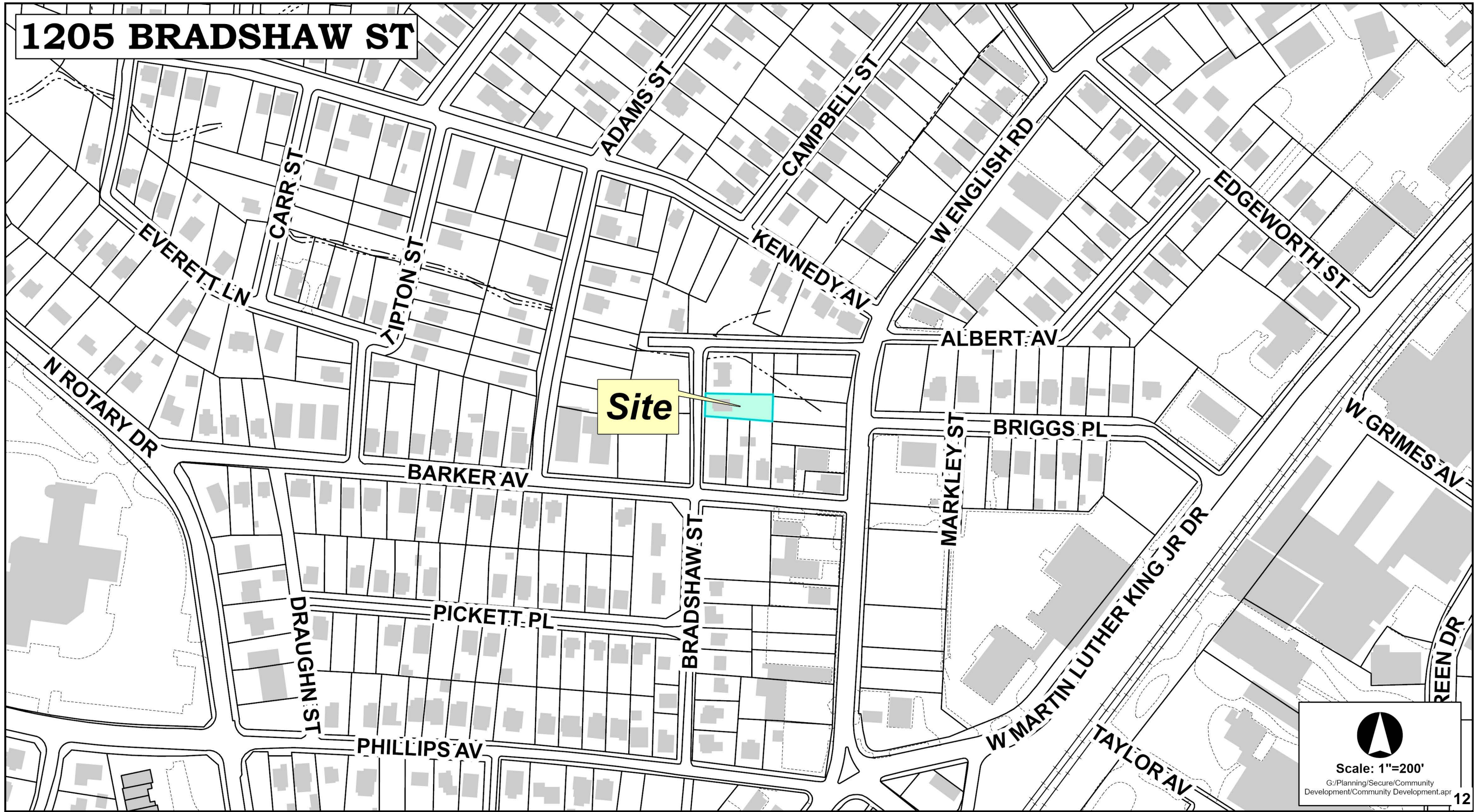
SECTION 3: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance, are hereby repealed.

SECTION 4: That this ordinance shall become effective from and after its passage as by Law provided.

Adopted by City Council,
This the 7th day of March, 2022

Lisa B. Vierling, City Clerk

1205 BRADSHAW ST



Site



28 Dec 2022



28 Dec 2022



28 Dec 2022



28 Dec 2022



28 Dec 2022



28 Dec 2022



28 Dec 2022



28 Dec 2022



28 Dec 2022



28 Dec 2022



28 Dec 2022



28 Dec 2022



City of High Point

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

Master

File Number: 2023-001

File ID: 2023-001

Type: Ordinance

Status: To Be Introduced

Version: 2

Reference:

In Control: Community
Development
Committee

File Created: 12/29/2022

File Name:

Final Action:

Title: Ordinance - Demolition of Dwelling - 2321 Brentwood St.

Notes:

Sponsors:

Enactment Date:

Attachments: Ordinance Demolition of Dwelling 2321 Brentwood
Street

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: sandra.keeney@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2023-001

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 2321 Brentwood St.

From: Thanena Wilson, Director
Community Development & Housing

Meeting Date: 1/10/2023

Public Hearing: No

Advertising Date:

Advertised By:

Attachments: A. Staff report
B. Ordinance to Demolish
C. Photos
D. Maps

PURPOSE:

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 2321 Brentwood Street.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 7/11/2022. No action occurred by the compliance date of 8/11/2022. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:

Funds are available in the Department budget for the demolition and asbestos testing of the structure(s), and for the asbestos removal if present.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested ordinance to demolish this single family dwelling and all outbuildings on the property.

PENDING ACTION:

The ordinance becomes effective from the date of adoption. If there is no action by the property owner by the effective date of the ordinance, then asbestos testing and the demolition bid process will begin and the structure will be removed by the City. After City demolition, the property owner is billed for the cost. If the bill is unpaid, the City places a lien on the property.

**COMMUNITY DEVELOPMENT AND HOUSING
CODE ENFORCEMENT
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

2321 Brentwood St.

OWNER:

Tiffany T. Thomas

**REASON FOR
INSPECTION:**

Inspector observed condition of the property

**FIRST
INSPECTION:
3/29/2022**

Summary of Major Violations

1. Repair or replace entire roof system
2. Repair or replace floor covering throughout
3. Repair or replace floor system for house
4. Repair front porch (separating from house)
5. Repair or replace ceiling material

**HEARING
RESULTS:
7/11/2022**

No one appeared for the Hearing. It was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 65% of the value of the structure.

**ORDER(S)
ISSUED:
7/11/2022**

Order to Repair or Demolish
Date of Compliance 8/11/2022

APPEALS:

None

**OWNER
ACTIONS:**

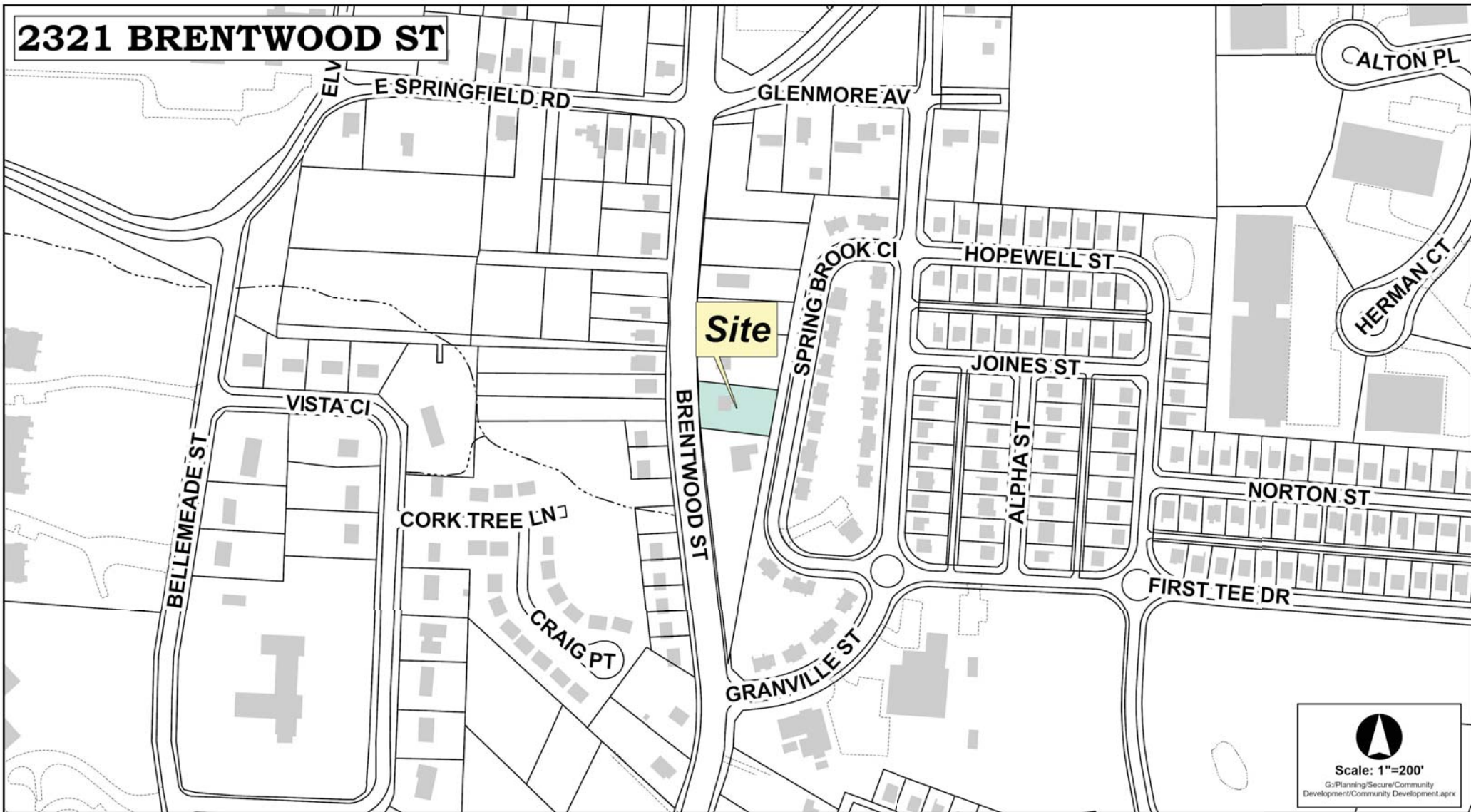
None

ADDITIONAL:

The inspector spoke with Ms. Thomas on 6/13/2022, who stated that she inherited the property and plans to demolish it due to its condition.

The inspector spoke with Ms. Thomas again on 11/1/2022 and stated that she is going to have someone look at the house and decide if it is repairable within reason. Ms. Thomas was supposed to call the inspector back and advise of her plans. As of 12/21/2022 no permits have been applied or issued to repair this property.

Guilford County property taxes are delinquent in the amount of \$9,457.22 for 2012 through 2018 and for 2021.



ORDINANCE

AN ORDINANCE REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH CERTAIN PROPERTY PURSUANT TO ARTICLE 19 OF THE GENERAL STATUTES OF NORTH CAROLINA; AND, TITLE 9, CHAPTER 11, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1: That the City Council of the City of High Point finds as a fact that the following described property has been ordered to be demolished, and it further finds as a fact that the owner has been ordered to demolish said building at his expense and said Owner has failed to comply with said order.

SECTION 2: That the Inspector of the City of High Point is hereby authorized and directed to proceed with the demolition of the following described building in accordance with code of Ordinances: and, Article 19 of Chapter 160A of the General Statutes of North Carolina.

PROPERTY LOCATION

OWNER (S)

2321 Brentwood St.

Tiffany Thomas
1702 Scarborough Rd.
High Point, NC 27265

SECTION 3: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance, are hereby repealed.

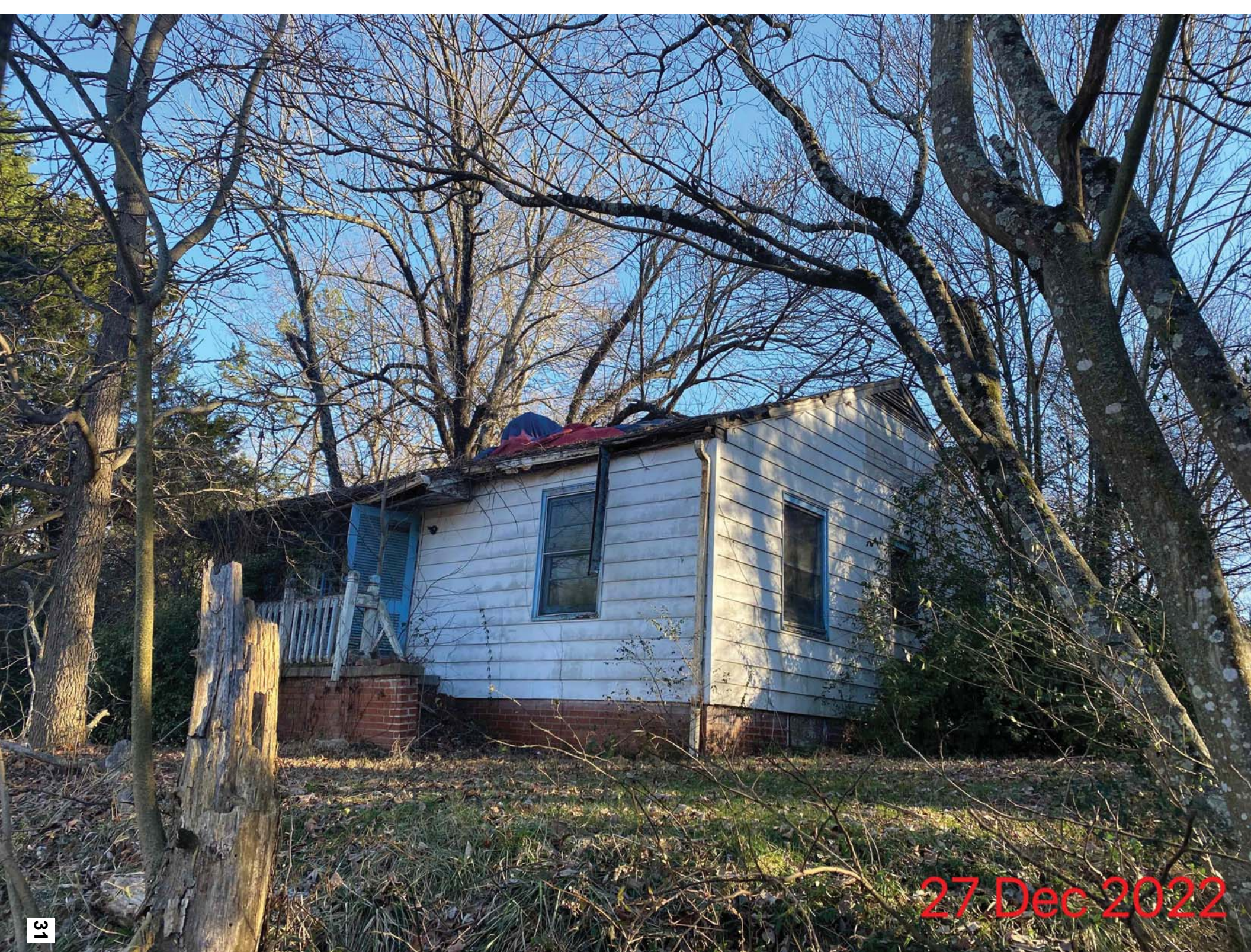
SECTION 4: That this ordinance shall become effective from and after its passage as by Law provided.

Adopted by City Council,
This the 17th day of January, 2023

Sandra Keeney, City Clerk



27 Dec 2022



27 Dec 2022



27 Dec 2022



27 Dec 2022



27 Dec 2022



27 Dec 2022



27 Dec 2022



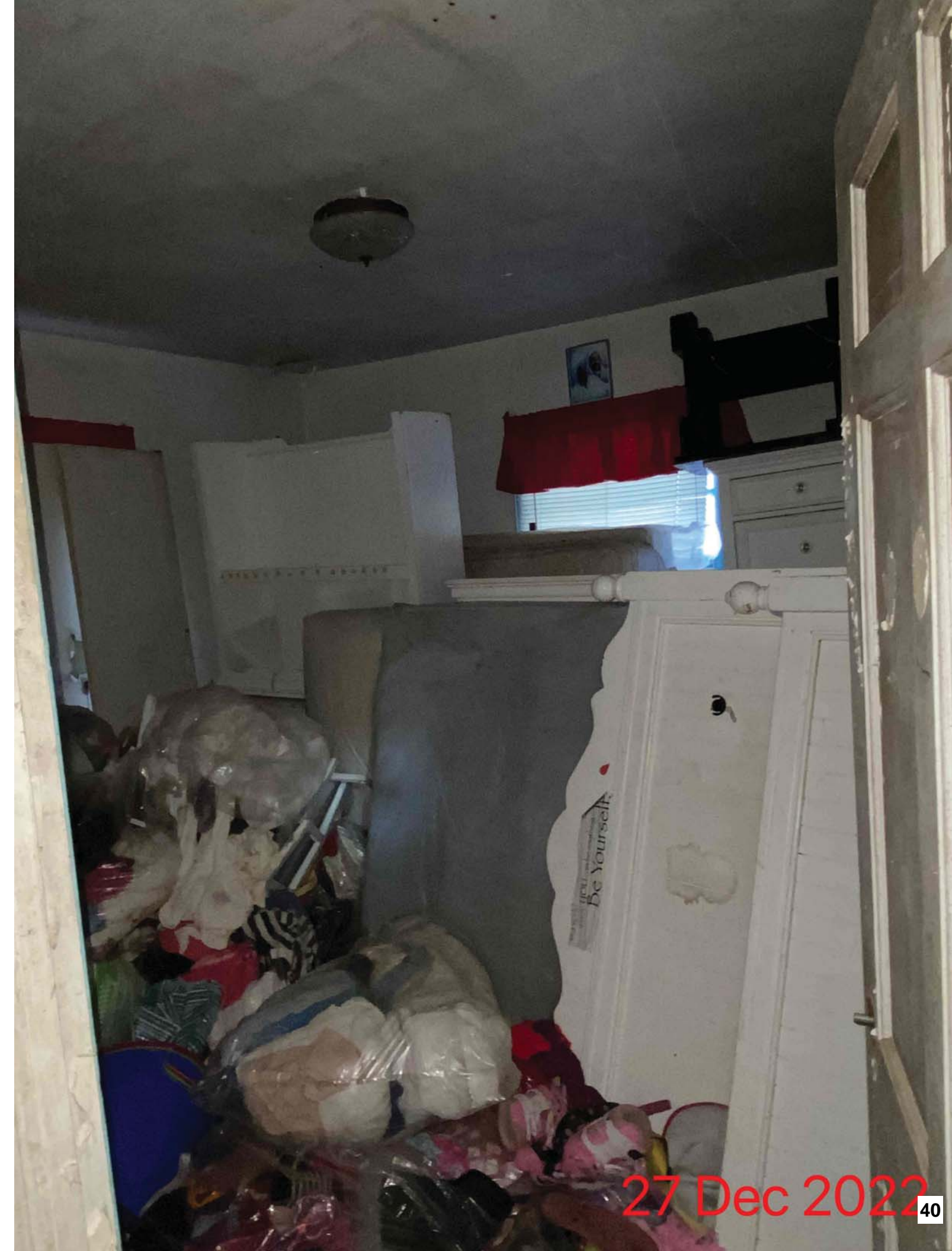
27 Dec 2022



27 Dec 2022



27 Dec 2022



27 Dec 2022



City of High Point

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

Master

File Number: 2023-002

File ID: 2023-002

Type: Ordinance

Status: To Be Introduced

Version: 1

Reference:

In Control: Community
Development
Committee

File Created: 12/29/2022

File Name:

Final Action:

Title: Ordinance - Demolition of Dwelling - 508 Saunders Pl.

Notes:

Sponsors:

Enactment Date:

Attachments: Ordinance Demolition of Dwelling 508 Saunders Pl

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: sandra.keeney@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2023-002

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 508 Saunders Pl.

From: Thanena Wilson, Director
Community Development & Housing

Meeting Date: 1/10/2023

Public Hearing: No

Advertising Date:

Advertised By:

Attachments: A. Staff report
B. Ordinance to Demolish
C. Photos
D. Maps

PURPOSE:

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 508 Saunders Place.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 9/7/2022. No action occurred by the compliance date of 10/17/2022. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:

Funds are available in the Department budget for the demolition and asbestos testing of the structure(s), and for the asbestos removal if present.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested ordinance to demolish this single family dwelling and all outbuildings on the property.

PENDING ACTION:

The ordinance becomes effective from the date of adoption. If there is no action by the property owner by the effective date of the ordinance, then asbestos testing and the demolition bid process will begin and the structure will be removed by the City. After City demolition, the property owner is billed for the cost. If the bill is unpaid, the City places a lien on the property.

**COMMUNITY DEVELOPMENT AND HOUSING
CODE ENFORCEMENT
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

508 Saunders Pl.

OWNER:

Estate of J. Earline Evans

**REASON FOR
INSPECTION:**

Inspector observed condition of the property

**FIRST
INSPECTION:
2/22/2019**

Summary of Major Violations

1. Repair or replace front porch ceiling & roof
2. Repair or replace defective flooring living room & kitchen
3. Repair or replace ceiling material throughout (loose & holes)
4. Repair or replace holes in walls throughout
5. Treat exterior with protective coating

**HEARING
RESULTS:
9/2/2022**

No one appeared for the Hearing. It was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 65% of the value of the structure.

**ORDER(S)
ISSUED:
9/7/2022**

Order to Repair or Demolish
Date of Compliance 10/17/2022

APPEALS:

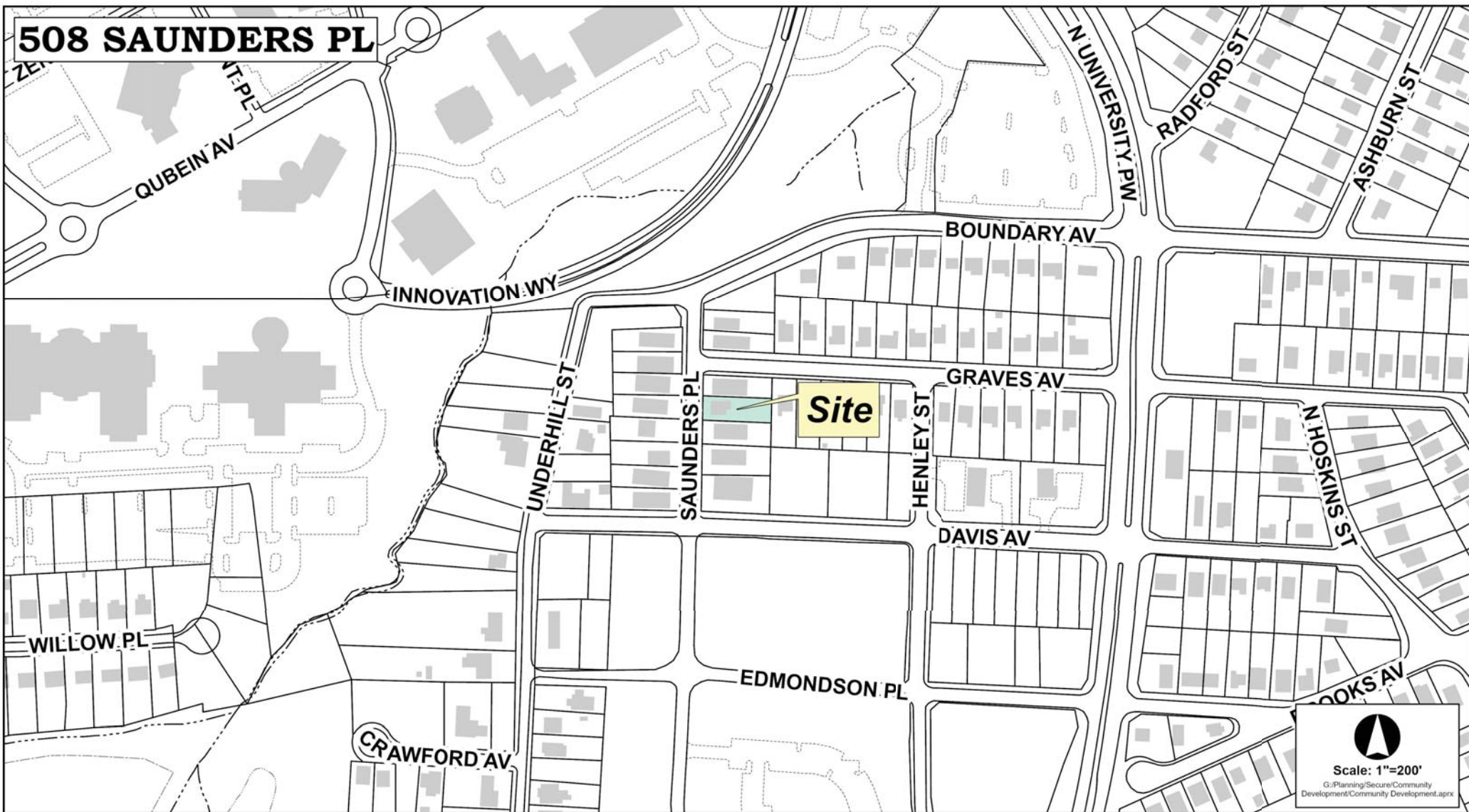
None

**OWNER
ACTIONS:**

None

ADDITIONAL:

No delinquent property taxes.



ORDINANCE

AN ORDINANCE REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH CERTAIN PROPERTY PURSUANT TO ARTICLE 19 OF THE GENERAL STATUTES OF NORTH CAROLINA; AND, TITLE 9, CHAPTER 11, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1: That the City Council of the City of High Point finds as a fact that the following described property has been ordered to be demolished, and it further finds as a fact that the owner has been ordered to demolish said building at his expense and said Owner has failed to comply with said order.

SECTION 2: That the Inspector of the City of High Point is hereby authorized and directed to proceed with the demolition of the following described building in accordance with code of Ordinances: and, Article 19 of Chapter 160A of the General Statutes of North Carolina.

PROPERTY LOCATION

OWNER (S)

508 Saunders Pl.

Estate of Earline Evans
2918 Ridgewood Dr.
Christina, TN 37037

SECTION 3: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance, are hereby repealed.

SECTION 4: That this ordinance shall become effective from and after its passage as by Law provided.

Adopted by City Council,
This the 17th day of January, 2023

Sandra Keeney, City Clerk



28 Dec 2022



31 October 2022



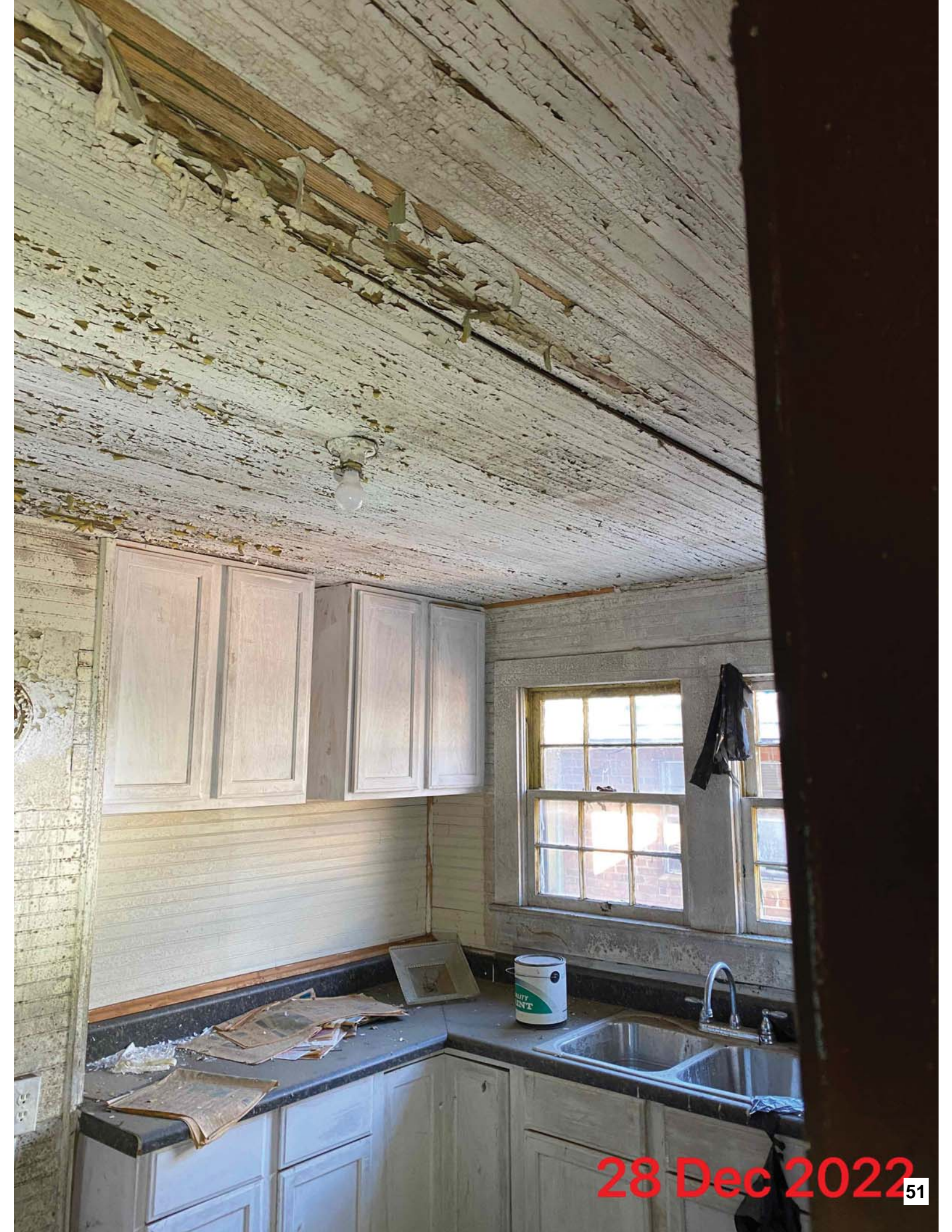
28 Dec 2022



28 Dec 2022



31 October 2022



28 Dec 2022



28 Dec 2022



28 Dec 2022



28 Dec 2022



28 Dec 2022