

City of High Point

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



Meeting Agenda - Final

Tuesday, March 7, 2023

4:00 PM

Council Chambers

Community Development Committee

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

Community Development Committee - Council Member Williams, Chair

CALL TO ORDER

PRESENTATION OF ITEMS

[2023-115](#)

Public Hearing-HOME-American Rescue Plan (HOME-ARP)

City Council is requested to set a public hearing on March 20, 2023, at 5:30 p.m. regarding the draft HOME-ARP (Plan); and approve the Plan for submission to HUD.

Attachments: [CD Committee HOME-ARP Draft Plan](#)

[2023-116](#)

Ordinance-Demolition of Dwelling-120 Peachtree Drive

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling at 120 Peachtree Drive.

Attachments: [120 Peachtree](#)

[2023-117](#)

Ordinance-Demolition of Dwelling-122 Kendall Avenue

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling at 122 Kendall Avenue.

Attachments: [122 Kendall Ave](#)

ADJOURNMENT



City of High Point

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

Master

File Number: 2023-115

File ID: 2023-115

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: Community
Development
Committee

File Created: 03/03/2023

File Name:

Final Action:

Title: Public Hearing-HOME-American Rescue Plan (HOME-ARP)

City Council is requested to set a public hearing on March 20, 2023, at 5:30 p.m.
regarding the draft HOME-ARP (Plan); and approve the Plan for submission to HUD.

Notes:

Sponsors:

Enactment Date:

Attachments: CD Committee HOME-ARP Draft Plan

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: mary.brooks@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 2023-115

CITY OF HIGH POINT

AGENDA ITEM



Title: HOME-American Rescue Plan (HOME-ARP)

From: Thanena S. Wilson, Director
Community Development & Housing

Meeting Date: March 7, 2023

Public Hearing: March 20, 2023

Advertising Date: March 2, 2023

Advertised By: *High Point Enterprise*

Attachments Public Notice

PURPOSE:

Community Development & Housing staff has prepared a draft HOME-ARP Plan that will be made available to the public for review and comment beginning March 3, 2023 through March 20, 2023. Staff will provide an overview of the draft plan and present proposed uses for the City of High Point's HOME-ARP allocation.

BACKGROUND:

To address the need for homelessness assistance and supportive services, Congress appropriated \$5 billion in ARP funds to be administered through the HOME Program to perform four activities that must primarily benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations. These activities include: (1) development and support of affordable housing, (2) tenant-based rental assistance (TBRA), (3) provision of supportive services; and (4) acquisition and development of non-congregate shelter units. The program for the use of the \$5 billion in ARP funds is the HOME-American Rescue Plan or "HOME-ARP."

As a HOME Participating Jurisdiction (PJ) the City of High Point receives an annual allocation of HOME funds through the U.S. Department of Housing and Urban Development (HUD). Therefore, we have been awarded \$1,988,359 in HOME-ARP funding.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Community Development & Housing staff is requesting that the draft plan be forwarded to City Council for a public hearing to be held on March 20, 2023. At such time, staff is also requesting that Council approve the plan for submission to HUD.

Public Notice

City of High Point Community Development & Housing

HOME American Rescue Plan (ARP) Public Review & Comment Period March 3- March 20, 2023

The City of High Point is making available the draft HOME American Rescue Plan (ARP) for a fifteen-day public review and comment period. The purpose of the draft HOME-ARP plan is to allow the public an opportunity to review, comment and participate in the creation of a plan for the allocation of federal HOME-ARP funds in the City of High Point.

The City of High Point has been a designated Entitlement Community since the passage of the Housing and Community Development Act of 1974, and HOME Participating Jurisdiction (PJ) since 2006. As a HOME PJ, the City of High Point will receive \$1,988,359 in **HOME-ARP funds**. The funding is earmarked to provide affordable housing opportunities for low to moderately low-income individuals and families.

To encourage public participation and input in this review process, the HOME-ARP Allocation Plan will be available for public review March 3- March 20, 2023. A community meeting has been scheduled to facilitate public input and comments:

Community Development Committee
City Hall (City Council Chambers)
March 7, 2023
4:00 p.m.

After the review period, the HOME-ARP plan will be finalized and submitted to HUD on or about March 24, 2023.

Please be advised that a public hearing will be held at the regularly scheduled City of High Point City Council meeting on March 20, 2023 at 5:30 p.m. at 211 South Hamilton Street, High Point, NC in Council Chambers. Comments can be submitted in writing to Candace Edwards at candace.edwards@highpointnc.gov until 4:00 pm on March 20, 2023 or made in-person at the meeting during the public hearing.

A draft of the HOME-ARP Allocation Plan will be available on our website at: <https://www.highpointnc.gov/cd>. A hard copy can be requested through the City's Public Records Request portal: <https://www.highpointnc.gov/1813/Public-Records-Request> or viewed in-person at:

- The High Point Central Library, 901 North Main Street, High Point, NC
- Community Development Center, 201 Fourth Street, High Point, NC.
- YWCA/Latino Family Center, 155 W. Westwood Avenue, High Point, NC.
- Macedonia Family Resources Center, 401 Lake Avenue, High Point, NC.
- West End Ministries, 903 W. English Road, High Point, NC.

Written comments or questions may be submitted to the Community Development and Housing Department, PO Box 230, High Point, NC, 27261, or email candace.edwards@highpointnc.gov. For more information, call Candace Edwards at (336) 883-6007.

Persons with disabilities or who otherwise need assistance should contact Candace Edwards at (336) 883-6007 or call Relay NC 711 for further assistance.

Esta información está disponible en español o cualquier otro idioma bajo petición. Por favor, póngase en contacto (336) 883-3349 o al Community Development & Housing Department, 211 S. Hamilton Street, Room 312 para alojamiento para esta solicitud.

Translation: This information is available in Spanish or any other language upon request. Please contact 336-883-3349 or at Community Development & Housing Department, Room 312, 211 S. Hamilton Street, High Point, for accommodations for this request. For those who are hard of hear **5**, please call NC Relay 711 for more information.

The City of High Point

HOME-American Rescue Plan Draft (HOME-ARP)



COMMUNITY
DEVELOPMENT
AND HOUSING



CITY OF HIGH POINT

HOME Investment Partnerships Program – American Rescue Plan (HOME-ARP)

Executive Summary

On March 11, 2021, President Biden signed the American Rescue Plan Act of 2021 (P.L. 117-2) (“ARP”) into law, which provides over \$1.9 trillion in relief to address the continued impact of the COVID-19 pandemic on the economy, public health, State and local governments, individuals, and businesses.

To address the need for homelessness assistance and supportive services, Congress appropriated \$5 billion in ARP funds to be administered through HOME to perform four activities that must primarily benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations. These activities include: (1) development and support of affordable housing, (2) tenant-based rental assistance (TBRA), (3) provision of supportive services; and (4) acquisition and development of non-congregate shelter units. The program for the use of the \$5 billion in ARP funds is the HOME-American Rescue Plan or “HOME-ARP.”

As a HOME Participating Jurisdiction (PJ) the City of High Point receives an annual allocation of HOME funds through the U.S. Department of Housing and Urban Development (HUD). Therefore, we have been awarded \$1,988,359 in HOME-ARP funding.

Consultation

To receive its HOME-ARP funds, a PJ must engage in consultation and public participation processes and develop a HOME-ARP allocation plan that meets the requirements for the HOME-ARP funding and submit it to HUD as a substantial amendment to its Fiscal Year 2021 annual action plan. The City of High Point invited community service providers, community residents, public safety/law enforcement and other community stakeholders for round table discussions about needs, service gaps and how to leverage funding to make the greatest impact in our community. Quickly understanding that one comprehensive funding source to address all service needs for our homeless neighbors or those at-risk of becoming homeless is not readily available, the City aimed to identify where the community sees the greatest need in the eligible funding areas. Four separate sessions were held during typical working hours and outside of normal operating hours to ensure that times were convenient for professionals and others in the community to attend. Email invitations and list serves amongst service providers were used, as well as posts on the City’s web page to be seen by the public.

Organizations consulted:

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Guilford County Department of Health and Human Services	Social services agency, energy assistance, youth aging out of foster care	In-person roundtable discussion	See summary below.
Youth Focus	Housing for homeless youth	In-person roundtable discussion	See summary below.
ACTS Ministries	Faith-based outreach	In-person roundtable discussion	See summary below.
Open Door Ministries	Homeless shelter	In-person roundtable discussion	See summary below.
Guilford County Veterans Services	Veterans assistance	In-person roundtable discussion	See summary below.
High Point Police Department	Law enforcement	In-person roundtable discussion	See summary below.
Senior Resources of Guilford	Independent living for older adults	In-person roundtable discussion	See summary below.
Department of Health and Human Services- CoC	CoC collaborative applicant	In-person roundtable discussion	See summary below..
The Salvation Army of High Point & Center of Hope	Family shelter	In-person roundtable discussion	See summary below.
Guilford County Continuum of Care	Local CoC	In-person roundtable discussion	See summary below.
Family Service of the Piedmont	Domestic violence services and shelter	In-person roundtable discussion	See summary below.
Triad Health Project	Shelter for HIV+	In-person roundtable discussion	See summary below.

Heroes Center	Veterans services	In-person roundtable discussion	See summary below.
Citizen Advisory Council	Citizen/Public representation	In-person monthly meeting	See summary below.
Neighborhood Leaders Alliance	Citizen/Public representation	In-person monthly meeting	See summary below.

Summary of feedback received and results of upfront consultation with these entities:

After consulting with community services organizations and stakeholders, we conclude that development and support of affordable housing, provision of supportive services, and acquisition and development of non-congregate shelter units are what the community is expressing as the priority and immediate needs. Rental assistance would be most impactful. Production or preservation of affordable housing is the top priority along with supportive services. Ideas about how to add additional units, for example, reuse of hotels in the area that are no longer in service were also mentioned as options. The consensus amongst those that work closest with our homeless, those at risk of homelessness, and other vulnerable populations is that we have a significant need for more decent, safe, sanitary, and affordable units and supportive services; thereby the HOME-ARP resources should be directed to meeting those needs.

Public Participation

- ***Community Advisory Council: 2/23/2023***
- ***Date of public notice: 3/2/2023***
- ***Public comment period: start date - 3/3/2023 end date - 3/20/2023***
- ***Community Development Committee: 3/7/2023***
- ***Date of public hearing: 3/20/2023***

Describe the public participation process:

All activities in the Public Participation process will be accomplished in accordance with The City of High Point's Citizen Participation Plan and HOME-ARP Allocation Plan requirements. The City will hold a public hearing on March 20, 2023, at the City of High Point City Council's regularly scheduled meeting. This will provide residents, agencies, and organizations with the opportunity to provide recommendations for HOME priorities and activities. The City will email the agencies, organizations, and stakeholders that were consulted as part of the required consultation informing them that the Allocation Plan is available for public review. Additionally, the draft plan will be displayed for review by the public, agencies, organizations, and stakeholders in the community on the City of High Point's website at <https://www.highpointnc.gov/cd>, and hardcopies are available by request in accordance with the Freedom of Information Act. Hard copies will also be displayed at the High Point Public Library, the City of High Point Community Resource Center, YWCA/Latino Family Center, Macedonia Family Resource Center, and West End Ministries.

Efforts to broaden public participation:

Efforts taken to broaden public participation include making the Draft HOME-ARP Plan available at various sites in the City, as well as making it available on the City's website. Locations include City Hall, High Point Public Library, the City's Community Services and Neighborhood Development Office, YWCA and Latino Family Center, Macedonia Family Resource Center, and West End Ministries. Each of these locations is within High Point's Core City, which embodies our most racially and economically concentrated areas of poverty and homeless populations; whereby capturing the targeted populations of the HOME-ARP funding.

Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing:

The public review and comment period will be from 3/3/2023-3/20/2023. All comments and suggestions received will be accepted and considered as the final HOME-ARP plan is developed.

Summarize any comments or recommendations not accepted and state the reasons why:

All comments and recommendations will be accepted.

Needs Assessment and Gaps Analysis

Table 1: Homeless Needs Inventory and Gap Analysis (High Point)

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	47	7	71	0	0								
Transitional Housing	0	0	12	0	26								
Permanent Supportive Housing	0	0	24	0	0								
Safe Haven	0	0	6	0	0								
Sheltered Homeless						11	87	22	8				
*Unsheltered Homeless						1	75	1	18				
Current Gap										#	#	#	#

Data Sources: 1. 2022 Point in Time Count (PIT) (*Unsheltered numbers only; county-wide) 2. Continuum of Care Consultation

Table 2: Housing Needs Inventory and Gap Analysis (High Point)

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	18,705		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	unk		
Rental Units Affordable to HH at 50% AMI (Other Populations)	unk		
0%-30% AMI Renter HH w/ 1 or more housing problems (At-Risk of Homelessness)		3,080	
30%-50% AMI Renter HH w/ 1 or more housing problems (Other Populations)		3,520	
0%-30% AMI Renter HH cost burdened (>30%)		2,975	
30%-50% AMI Renter HH cost burdened (>30%)		3,480	
0%-30% AMI Renter HH severely cost burdened (>50%)		2,355	
30%-50% AMI Renter HH severely cost burdened (>50%)		1,330	
Current Gaps			unk

Data Source: 2015-2019 CHAS data

1. The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%. 2. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%. 3. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities).

The City of High Point is a member of the Guilford County Continuum of Care on Homelessness. Therefore, some data provided is on a county-wide basis from our most recent draft Guilford County Continuum of Care Needs and Gaps Analysis.

Description of the size and demographic composition of qualifying populations within the PJ's boundaries:

Homeless as defined in 24 CFR 91.5

Of all clients, 39.21% belonged to family households and 35.2 % belonged to families with children. Most families with children are Black, African American, or African (85%). Black, African American, and African people are overrepresented amongst people experiencing homelessness compared to the overall (housed) population. Specifically, Black, African American, and African people make up approximately 71% of people that accessed homeless programs and services in Guilford County but represent only an estimated 36% of the overall (housed) population in Guilford County.

In terms of known outcomes [i.e., emergency shelter, permanent housing (RRH and PSH), safe have, and transitional housing program], Black, African American, and African clients exited programs to permanent housing at a higher rate (59%) compared to White clients (45%). White clients exited to an institutional setting at three times the rate (15%) of Black, African American, or African clients (5%). Though, Black, African American, or African clients returned to homelessness from permanent housing at a higher rate (6%) vs. White clients (4%).

At Risk of Homelessness as defined in 24 CFR 91.5

Of clients experiencing homelessness or at-risk of homelessness, 2933 were younger than 25 years old and 28 % (825) of these clients belonged to a single-person household.

Furthermore, Black, African American, or African youth are overrepresented compared to older age groups. Specifically, Black, African American, or African clients made up 79% of youth experiencing or at-risk of homelessness. Multiracial youth were also overrepresented compared to older clients (i.e., aged 25 and older). Of youth aged 18-24, 23% had a disability of some kind and 1% identified as transgender.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

Based on the City of High Point's 2019 Housing Needs Assessment, Family Service of the Piedmont serves victims of domestic violence, dating violence, sexual assault, and stalking in High Point. The number of victims of domestic violence experiencing homelessness has been decreasing in Guilford County over the last decade, from 77 in 2009 to 24 in 2019.

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice

Veterans: Most veterans experiencing homelessness (55%) were over the age of 55 years old. Veterans experienced positive outcomes at a higher rate than non-veterans while accessing homelessness assistance. Specifically, veterans exited into permanent housing at a slightly higher rate than non-veterans and exited into temporary housing or homelessness at a slightly lower rate than non-veterans. However, veterans made up a notable portion (17%) of clients returning to homelessness from permanent housing and had a very high rate of disability compared to non-veterans (60%).

Clients with Disabilities: People experiencing homelessness have a disabling condition (physical, mental health disorder, developmental, etc.) at a higher rate than the overall (housed) population in Guilford County. While many homeless service providers mentioned mental health and drug use disorders as major contributors to homelessness in the area, data collected in HMIS suggests that the prevalence of disabling conditions was approximately evenly distributed across types of disabling conditions. Over the past three years, the

prevalence of drug use disorders has been skewed toward older age groups compared to youth (i.e., 24 or younger).

HMIS data from the past three years indicates that outcomes for people with a HUD-defined disability were worse than for clients without a HUD-defined disability. Specifically, clients that had a disability remained in the homeless system approximately twice as long as clients that did not have a disability (i.e., 1082 days compared to 577 days) and exited at a higher rate into unsheltered homelessness (i.e., places not meant for human habitation).

Current resources available to assist qualifying population:

Guilford County Continuum of Care oversees the allocation of HUD funding received for homeless programs. These funds are awarded each year and are the county's primary resource for ending homelessness. Since 2018, the total amount of CoC funding awarded to Guilford County has increased each year.

Service providers can also access funding through the City of High Point's federal block grant programs, the City of Greensboro's Emergency Solutions Grant (ESG) funding and federal block grant programs, funding through Veterans Affairs, the State ESG program and local general fund dollars. The Cities of High Point and Greensboro also received additional funding through the Cares Act and American Rescue Plan as entitlement communities/participating jurisdictions. Because of the proximity of High Point to Greensboro, homeless individuals and families seek services and assistance across jurisdictional boundaries. Therefore, our recent efforts have been to work collaboratively in developing solutions to meeting the needs of the homeless and those that are at-risk of homelessness.

There is also a PHA in High Point that provides housing and other supportive services to their tenants. Resources are made available through Public Housing and Housing Choice Vouchers. The City of High Point has partnered with the Housing Authority of the City of High Point in a landlord incentive program to bring more affordable rental units online in our community.

Describe the unmet housing and service needs of qualifying populations:

Homeless as defined in 24 CFR 91.5

Housing issues have been exacerbated by a rapid rise in rental prices in Guilford County. As of June 2022, the Zillow Observed Rent Index for Guilford County was \$1,505 per month, averaged across unit sizes. HUD data on Fair Market Rent (FMR) and 50th percentile (median rent) for 2022, which sets payment limits for housing assistance programs administered by the county, put allowed rental costs well below this amount. This negatively impacts housing availability for people exiting homelessness, as many subsidy programs are limited to FMR.

These conditions have led to homelessness being a persistent issue in Guilford County. According to local point-in-time (PIT) count data, unsheltered homelessness rose sharply in

2020, while fewer households were in a shelter; thought to be the result of mandates to shelter in place. Like many communities across the country, Guilford County did not conduct an unsheltered PIT count in 2021 due to COVID-19, though reports from service providers indicate that need in the community has continued to increase.

At Risk of Homelessness as defined in 24 CFR 91.5

Overall, homeless services in Guilford County have fewer housing resources available when compared to areas with a similar number of people experiencing homelessness and funding available. Within the comparison areas in the chart below, Guilford County has the fewest PSH units, and few RRH units when compared to cities in Virginia and Tennessee. These permanent housing resources are crucial to be able to effectively move people through shelter and into stable housing.

Guilford currently has 1,139 total beds in all categories (i.e., emergency shelter, permanent supportive housing, and rapid rehousing) and needs to add 786 total beds to reach the current average number of beds per 1,000 residents present in other large NC counties/CoCs. The specific types of beds added should be reflective of Guilford CoC's specific needs, but based on the average it would include 169 emergency shelter beds, 220 permanent supportive housing beds, and 397 rapid rehousing beds.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

Unlike most communities, High Point has a comprehensive network of resources available to those seeking asylum, fleeing persecution from other nations and persons fleeing human trafficking. Permanent housing remains a challenge for the organizations that provide the resources, however support from municipalities and agency partnerships allow them to make measurable impact in the city.

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice

According to the 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) data as shown in Table 2, there are 18,705 rental units in High Point. Of those rental households, a total of 9,760 (52%) households have at least 1 of 4 defined housing problems, and 5,055 (27%) households have at least 1 of 4 defined severe housing problems. Based on these numbers, over half of the rental households in High Point are at risk of homelessness.

Renters in extremely low ($\leq 30\%$ AMI) to low-income (30%-50% AMI) households are the most vulnerable, financial unstable, and at-risk of homelessness. There are 2,975 households with incomes less than or equal to 30% AMI that are cost burdened, paying more than 30% of their household income on housing costs. There are 2,355 households with incomes less than or equal to 30% AMI that are severely cost burdened, paying more than 50% of their household income on housing costs.

There are 3,480 renter households with incomes between 30%-50% AMI that are cost burdened, paying more than 30% of their household income on housing costs. There are 1,330 households with incomes between 30%-50% AMI that are severely cost burdened, paying more than 50% of their household income on housing costs.

These figures indicate that 8,110 (43.4%) of all renter households in High Point are cost burdened and at risk of homelessness.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

Based on analysis, the key gaps in the current service delivery system are as follows (including recommendations to close the gaps):

- **Access to a crisis response system:** Providers and clients both expressed difficulties accessing the "front door" of homeless services. Suggestions include coordinating outreach programs, establishing consistent policies of prioritization through coordinated entry (CE), and tracking shelter beds.
- **Data-informed decision-making:** Planning and other strategic decisions in the CoC should be informed by data on the needs of clients. Suggestions include increasing overall HMIS participation, developing and regularly reviewing reports, and improving data quality.
- **Lived experience of homelessness:** Authentically engaging people experiencing homelessness can improve the CoC's homeless response system. Suggestions include creating a compensation plan for people experiencing homelessness that participate in the CoC, creating a support structure for that work, and ensuring that they have decision-making power.
- **Partnerships for supportive services:** Many people experiencing homelessness in Guilford County have health conditions or have experienced trauma. Suggestions include drawing on health agencies, providing mental health crisis training, and including service partners in CoC meetings or workgroups.

Identify priority needs for qualifying populations:

Taking into consideration feedback from consultation with the community, service providers, shelter providers, and data gathered from the draft Gaps Analysis, CHAS data, and PIT counts, the highest and priority needs in High Point are decent, safe, sanitary, and affordable housing; as well as the wrap around/supportive services needed by those who are homeless and the most vulnerable in our community.

Explain how the PJ determined the level of need and gaps in the PJ's shelter and housing inventory and service delivery systems based on the data presented in the plan:

The level of need and gaps were established using comparison data of peer communities and CoC's in NC, housing inventory counts, agency and community surveys, and through the consultation process with key stakeholders and agencies.

HOME-ARP Activities

Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors:

As required in the use of federal funding, the City of High Point will follow the appropriate federal, State, or local procurement processes and procedures, which may include RFPs, RFQs, bid solicitations, open application processes, etc.

Describe whether the PJ will administer eligible activities directly:

The PJ does not anticipate administering any eligible activities directly. We will partner with nonprofit agencies, developers, contractors, etc. to carry out the activities identified for use of HOME-ARP funds.

If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

No portion of the PJ's HOME-ARP administrative funds will be provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan

In accordance with Section V.C.2. of the Notice (page 4), PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits.

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 250,000		
Acquisition and Development of Non-Congregate Shelters	\$ #		
Tenant Based Rental Assistance (TBRA)	\$ #		
Development of Affordable Rental Housing	\$ 1,539,524		
Non-Profit Operating	\$ #	# %	5%
Non-Profit Capacity Building	\$ #	# %	5%
Administration and Planning	\$ 198,835	10 %	15%
Total HOME ARP Allocation	\$ 1,988,359		

Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:

HOME-ARP funds will be distributed based on housing data indicating a significant number of renter households experiencing at least 1 of the 4 housing problems, which includes over 8,000 cost burdened extremely low income households. Taking into consideration households that have

other housing problems (i.e., incomplete kitchen or bathroom facilities), the number of extremely low- and low-income renter households tops 10,000 decent, safe, sanitary, and affordable housing units needed.

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

Supportive services around rental assistance and rental counseling are needed based on comparison data of peer localities. Guilford is in need of more permanent supportive housing and rapid rehousing units, thereby supporting the need for HOME-ARP funded supportive services.

HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

With the allocation of roughly \$1.5 million for affordable rental housing development, the PJ proposes to produce approximately 20 units. Our goal would be to leverage the HOME-ARP dollars through participation in a larger affordable housing development project. However, the ability to do so will ultimately depend on proposed eligible projects.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs:

The production of at least 20 affordable rental units, targeting extremely low-income households, will provide decent, safe, sanitary and affordable housing to those in need of housing security and stability. While the need is so much greater, our hope will be to use these funds to leverage production of many more units than the projected number of 20.

Preference

The PJ will follow prioritization in context of the coordinated entry process.

Guilford County has limited resources; therefore, prioritization is critical to ensure that available resources go to individuals or families least likely to be able to self-resolve and that have the most acute needs. Prioritization of services will consider the VI-SPDAT scores, as well as the length of time the individual and/or family has been homeless and if they are unsheltered at the time. The Coordinated Assessment Work Group will meet weekly to review all VI-SPDATs and will prioritize those individuals and families for housing and services based on the criteria detailed below. The Coordinated Assessment Work Group has the decision-making authority to identify referrals, based on prioritization, to available transitional, rapid rehousing and permanent supportive housing. The Lead Agency will be responsible for coordinating the meetings and maintaining the list of VI-SPDATs and tracking prioritization. The VI-SPDAT scores will determine the type of housing and housing services targeted for each individual or family eligible for housing assistance. The Coordinated Assessment Workgroup will follow the privacy standards outlined in the HMIS Data Standards and 2016 N.C. HMIS Operating Policies and Procedures. In addition, each agency must agree to abide by the Health Insurance Portability and Accountability Act of 1996 and shall follow the HIPAA standards of sharing Protected Health Information (PHI) within and outside of the group.

INDIVIDUALS

VI-SPDAT Scores	Non-Chronic	Chronic (<i>priority</i>)
0-3	No Housing	No Housing
4-7	Transitional/Rapid Rehousing	Rapid Rehousing
8+	Transitional/Rapid Rehousing	Permanent Supportive Housing

FAMILIES

VI-SPDAT Scores	Non-Chronic	Chronic (<i>priority</i>)
0-3	No Housing	No Housing
4-8	Transitional/Rapid Rehousing	Rapid Rehousing
9+	Transitional/Rapid Rehousing	Permanent Supportive Housing

After determining the type of housing needed by each individual and/or family, additional points will be added to the VI-SPDAT score based on the length of time homeless, as well as if they are unsheltered at the time (see chart below). This new score, called the Total Assessment Score, will determine their place in line for available resources.

Unsheltered	2 Points
Homeless < a Year	1 Point
Homeless 1-3 Years	2 Points
Homeless > 3 Years	3 Points

The Prioritization System detailed above prioritizes those who are chronic and unsheltered and those who have been homeless for longer periods of time through point allocations. However, there may be occasions where there is a tie in the Total Assessment Score. If that occurs, the following criteria should be used in this precise order to prioritize housing resources:

1. Chronic
2. Unsheltered
3. Length of Time Homeless
4. Disabled

Given that each individual and family experiencing homelessness have unique needs and that resources are limited in our community, the Coordinated Assessment Work Group will have the authority to consider mitigating factors when making decisions on prioritizing services. To deviate from the established process, the committee must have a unanimous vote of those in attendance at the meeting and the reasons for the deviation must be clearly described in the minutes from that meeting. A copy of the minutes must be provided to the Chair of the Coordinated Entry Committee within 5 business days of meeting.

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

The PJ will comply with the CoC coordinated entry prioritization process as applicable to any eligible activity or project undertaken with HOME-ARP funds.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:

The method of CoC CE prioritization was developed according to HUD standards and requirements, while considering prioritization of homeless individuals and families, and those most vulnerable in the community.

Referral Methods

It is the responsibility of the CE Assessors to make referrals to the appropriate TH, PSH or RR housing program for clients prioritized by the Coordinated Assessment Work Group. All COC and ESG funded agencies are required to get referrals through Coordinated Entry. Referrals will be processed through Guilford County's HMIS system. Before the referral, the CE Assessor will verify homelessness and if the client is chronic – they will record/attach this documentation in HMIS. If they cannot verify homelessness or chronic status (this should be the exception, not the

rule), the individual/family can be designated as homeless and/or chronic based on self-declaration. Once that individual is referred to a housing program, that program is then responsible for verifying status based on HUD program requirements. Refer to Homeless Verification Requirements in the COC Written Standards for additional information.

CE Assessors will pull the waitlist daily and compare to the units/beds available in HMIS. If there is availability, the CE Assessor will create a reservation in HMIS to remove the unit from the program's inventory. The CE Assessor will contact the client and the outreach worker, if applicable, regarding availability at which time the client must immediately accept or reject the unit. The Assessor will provide the client information about the program they are being referred to including program rules and benefits and client expectations. A client always has the right to refuse housing or service options. If the client cannot be contacted within 7 days, the CE Assessor will move on to the next client on the list. If the client accepts the unit, the CE Assessor will connect the client and Receiving Program for admission.

PSH Stand Alone Units: If the client declines the unit, the next client on the waitlist is contacted by the CE Assessor and the client that refused will maintain his/her place on the priority waitlist based on their Total Assessment Score.

PSH and RR: If the client declines a unit offered, the housing provider will work with them to find the best fit for the client. However, if the client denies 3 units, the next client on the waitlist will be contacted and the client that refused will maintain his/her place on the priority waitlist based on their Total Assessment Score.

The Receiving Program that receives the referral has 1 business day to acknowledge the referral and must enroll or deny the referral in HMIS within 7 days. Receiving programs can only deny referrals under the following limited circumstances:

- There is not a vacancy available
- The individual/family does not meet the program's eligibility criteria
- The individual/family missed two intake appointments
- The Receiving program has been unable to contact the individual/family for 7 consecutive business days. If the client shows up after the 7 days have expired, the Receiving Program will assist the client in re-entering the Coordinated Entry System
- The family presents with more people than referred by the CE Assessor and the Receiving Program cannot accommodate the increase
- The individual/family was denied by an independent property owner/landlord due to criminal behavior
- The individual/family would be a danger to others or themselves if allowed to stay at this particular program
- The individual/family has previously caused serious conflicts within the program and was banned (must have been for a serious offense)

All Permanent Supportive Housing programs are required to post discharges in HMIS within 2 business days – this information will be evaluated via HMIS and regular meetings. Rapid Rehousing providers will share their availability at the weekly Coordinated Assessment Workgroup meetings.

Definitions (24 CFR Part 91.5)

At risk of homelessness.

(1) An individual or family who:

(i) Has an annual income below 30 percent of median family income for the area, as determined by HUD;

(ii) Does not have sufficient resources or support networks, *e.g.*, family, friends, faith-based or other social networks, immediately available to prevent them from moving to an emergency shelter or another place described in paragraph (1) of the “Homeless” definition in this section; and

(iii) Meets one of the following conditions:

(A) Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;

(B) Is living in the home of another because of economic hardship;

(C) Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;

(D) Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by federal, State, or local government programs for low-income individuals;

(E) Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 people per room, as defined by the U.S. Census Bureau;

(F) Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or

(G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan:

(2) A child or youth who does not qualify as “homeless” under this section, but qualifies as “homeless” under section 387(3) of the Runaway and Homeless Youth Act (42 U.S.C. 5732a(3)), section 637(11) of the Head Start Act (42 U.S.C. 9832(11)), section 41403(6) of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2(6)), section 330(h)(5)(A) of the Public Health Service Act (42 U.S.C. 254b(h)(5)(A)), section 3(m) of the Food and

Nutrition Act of 2008 (7 U.S.C. 2012(m)), or section 17(b)(15) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)(15)); or

(3) A child or youth who does not qualify as “homeless” under this section, but qualifies as “homeless” under section 725(2) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a(2)), and the parent(s) or guardian(s) of that child or youth if living with her or him.

Homeless.

(1) An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:

(i) An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;

(ii) An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals); or

(iii) An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution;

(2) An individual or family who will imminently lose their primary nighttime residence, provided that:

(i) The primary nighttime residence will be lost within 14 days of the date of application for homeless assistance;

(ii) No subsequent residence has been identified; and

(iii) The individual or family lacks the resources or support networks, e.g., family, friends, faith-based or other social networks needed to obtain other permanent housing;

(3) Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:

(i) Are defined as homeless under section 387 of the Runaway and Homeless Youth Act (42 U.S.C. 5732a), section 637 of the Head Start Act (42 U.S.C. 9832), section 41403 of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2), section 330(h) of the Public Health Service Act (42 U.S.C. 254b(h)), section 3 of the Food and Nutrition Act of 2008 (7 U.S.C. 2012), section 17(b) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)), or section 725 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a);

(ii) Have not had a lease, ownership interest, or occupancy agreement in permanent housing at any time during the 60 days immediately preceding the date of application for homeless assistance;

(iii) Have experienced persistent instability as measured by two moves or more during the 60-day period immediately preceding the date of applying for homeless assistance; and

(iv) Can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse (including neglect), the presence of a child or youth with a disability, or two or more barriers to employment, which include the lack of a high school degree or General Education Development (GED), illiteracy, low English proficiency, a history of incarceration or detention for criminal activity, and a history of unstable employment; or

(4) Any individual or family who:

(i) Is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence;

(ii) Has no other residence; and

(iii) Lacks the resources or support networks, e.g., family, friends, faith-based or other social networks, to obtain other permanent housing.

Written comments or questions may be submitted to the Community Development and Housing Department, PO Box 230, High Point, NC, 27261, or email candace.edwards@highpointnc.gov. For more information, call Candace Edwards at (336) 883-6007.

Public Notice

City of High Point Community Development & Housing

HOME American Rescue Plan (ARP) Public Review & Comment Period March 3- March 20, 2023

The City of High Point is making available the draft HOME American Rescue Plan (ARP) for a fifteen-day public review and comment period. The purpose of the draft HOME-ARP plan is to allow the public an opportunity to review, comment and participate in the creation of a plan for the allocation of federal HOME-ARP funds in the City of High Point.

The City of High Point has been a designated Entitlement Community since the passage of the Housing and Community Development Act of 1974, and HOME Participating Jurisdiction (PJ) since 2006. As a HOME PJ, the City of High Point will receive \$1,988,359 in **HOME-ARP funds**. The funding is earmarked to provide affordable housing opportunities for low to moderately low-income individuals and families.

To encourage public participation and input in this review process, the HOME-ARP Allocation Plan will be available for public review March 3- March 20, 2023. A community meeting has been scheduled to facilitate public input and comments:

Community Development Committee
City Hall (City Council Chambers)
March 7, 2023
4:00 p.m.

After the review period, the HOME-ARP plan will be finalized and submitted to HUD on or about March 24, 2023.

Please be advised that a public hearing will be held at the regularly scheduled City of High Point City Council meeting on March 20, 2023 at 5:30 p.m. at 211 South Hamilton Street, High Point, NC in Council Chambers. Comments can be submitted in writing to Candace Edwards at candace.edwards@highpointnc.gov until 4:00 pm on March 20, 2023 or made in-person at the meeting during the public hearing.

A draft of the HOME-ARP Allocation Plan will be available on our website at: <https://www.highpointnc.gov/cd>. A hard copy can be requested through the City's Public Records Request portal: <https://www.highpointnc.gov/1813/Public-Records-Request> or viewed in-person at:

- The High Point Central Library, 901 North Main Street, High Point, NC
- Community Development Center, 201 Fourth Street, High Point, NC.
- YWCA/Latino Family Center, 155 W. Westwood Avenue, High Point, NC.
- Macedonia Family Resources Center, 401 Lake Avenue, High Point, NC.
- West End Ministries, 903 W. English Road, High Point, NC.

Written comments or questions may be submitted to the Community Development and Housing Department, PO Box 230, High Point, NC, 27261, or email candace.edwards@highpointnc.gov. For more information, call Candace Edwards at (336) 883-6007.

Persons with disabilities or who otherwise need assistance should contact Candace Edwards at (336) 883-6007 or call Relay NC 711 for further assistance.

Esta información está disponible en español o cualquier otro idioma bajo petición. Por favor, póngase en contacto (336) 883-3349 o al Community Development & Housing Department, 211 S. Hamilton Street, Room 312 para alojamiento para esta solicitud.

Translation: This information is available in Spanish or any other language upon request. Please contact 336-883-3349 or at Community Development & Housing Department, Room 312, Hamilton Street, High Point, for accommodations for this request. For those who are hard of h
please call NC Relay 711 for more information.



City of High Point

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

Master

File Number: 2023-116

File ID: 2023-116

Type: Ordinance

Status: To Be Introduced

Version: 1

Reference:

In Control: Community
Development
Committee

File Created: 03/03/2023

File Name:

Final Action:

Title: Ordinance-Demolition of Dwelling-120 Peachtree Drive

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling at 120 Peachtree Drive.

Notes:

Sponsors:

Enactment Date:

Attachments: 120 Peachtree

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: mary.brooks@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 2023-116

CITY OF HIGH POINT

AGENDA ITEM



Title: Order to Demolish – 120 Peachtree Dr.

From: Thanena S. Wilson, Director
Community Development & Housing

Meeting Date: March 7, 2023

Public Hearing: N/A

Advertising Date:
Advertised By: N/A

Attachments

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

PURPOSE:

A request by Community Development and Housing, Local Codes Division, to adopt an ordinance ordering the inspector to demolish the dwelling at 120 Peachtree Drive.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 9/29/2022. No action occurred by the compliance date of 11/10/2022. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:

There are sufficient funds in the FY22-23 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 to Demolish 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 will place a lien on the property.

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

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

120 Peachtree Dr.

OWNER:

Heirs of Robert Wayne Simpson

**REASON FOR
INSPECTION:**

Inspector observed condition of the property

**FIRST
INSPECTION:
9/12/2022**

Summary of Major Violations
1. Repair or replace roof
2. Repair or replace foundation cracks
3. Repair or replace damaged siding
4. Repair or replace damaged ceiling in bathroom
5. Provide required plumbing fixtures

**HEARING
RESULTS:
9/26/2022**

Ms. Susan Yuson (sister-in-law of Mr. Simpson) appeared for the Hearing. She stated she started the probate process and has hired a contractor and plans to complete repairs. 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:
9/29/2022**

Order to Repair or Demolish
Date of Compliance 11/10/2022

APPEALS:

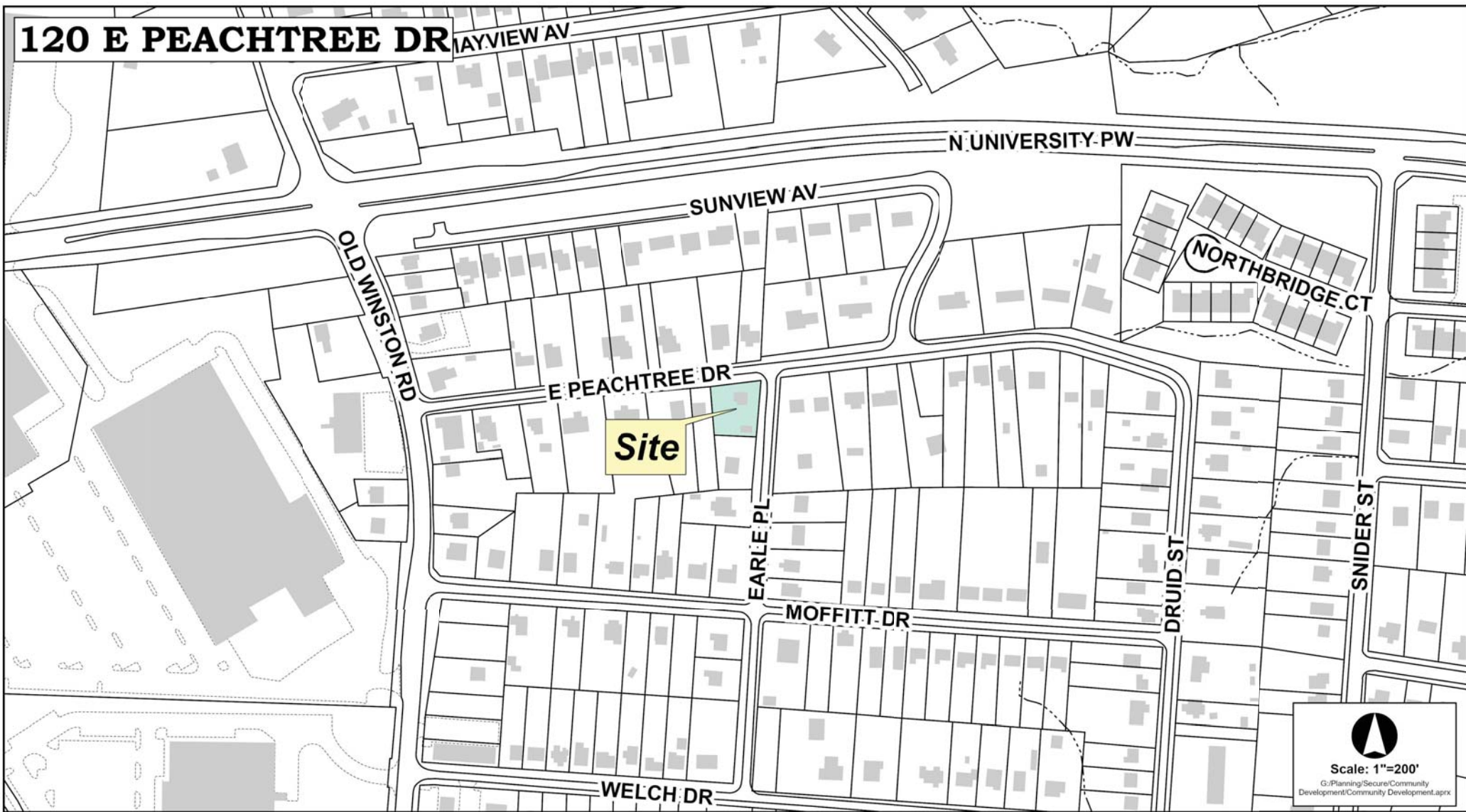
None

**OWNER
ACTIONS:**

None

ADDITIONAL:

Ms. Yuson called the inspector on 9/21/2022 and stated the renovations would cost more than the house is worth. Therefore, she plans to acquire the property and demolish it.



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)

120 Peachtree Dr.

Heirs of Robert Wayne Simpson
120 E. Peachtree Dr.
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 20th day of March, 2023

Sandra Keeney, City Clerk



28 Feb 2023



28 Feb 2023



28 Feb 2023



28 Feb 2023



City of High Point

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

Master

File Number: 2023-117

File ID: 2023-117

Type: Ordinance

Status: To Be Introduced

Version: 1

Reference:

In Control: Community
Development
Committee

File Created: 03/03/2023

File Name:

Final Action:

Title: Ordinance-Demolition of Dwelling-122 Kendall Avenue

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling at 122 Kendall Avenue.

Notes:

Sponsors:

Enactment Date:

Attachments: 122 Kendall Ave

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: mary.brooks@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 2023-117

CITY OF HIGH POINT

AGENDA ITEM



Title: Order to Demolish – 122 Kendall Ave.

From: Thanena S. Wilson, Director
Community Development & Housing

Meeting Date: March 7, 2023

Public Hearing: N/A

Advertising Date:
Advertised By: N/A

Attachments

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

PURPOSE:

A request by Community Development and Housing, Local Codes Division, to adopt an ordinance ordering the inspector to demolish the dwelling at 122 Kendall Avenue.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 8/22/2022. No action occurred by the compliance date of 9/22/2022. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:

There are sufficient funds in the FY22-23 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 to Demolish 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 will place a lien on the property.

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

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

122 Kendall Ave.

OWNER:

John Russell Briles

**REASON FOR
INSPECTION:**

Inspector observed condition of the property

**FIRST
INSPECTION:
5/16/2022**

Summary of Major Violations

1. Repair or replace roof
2. Repair or replace wall & ceiling material throughout
3. Paint or treat exterior with protective coating
4. Repair or replace foundation
5. Repair or replace weak flooring in living room and kitchen

**HEARING
RESULTS:
8/22/2022**

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:
8/22/2022**

Order to Repair or Demolish
Date of Compliance 9/22/2022

APPEALS:

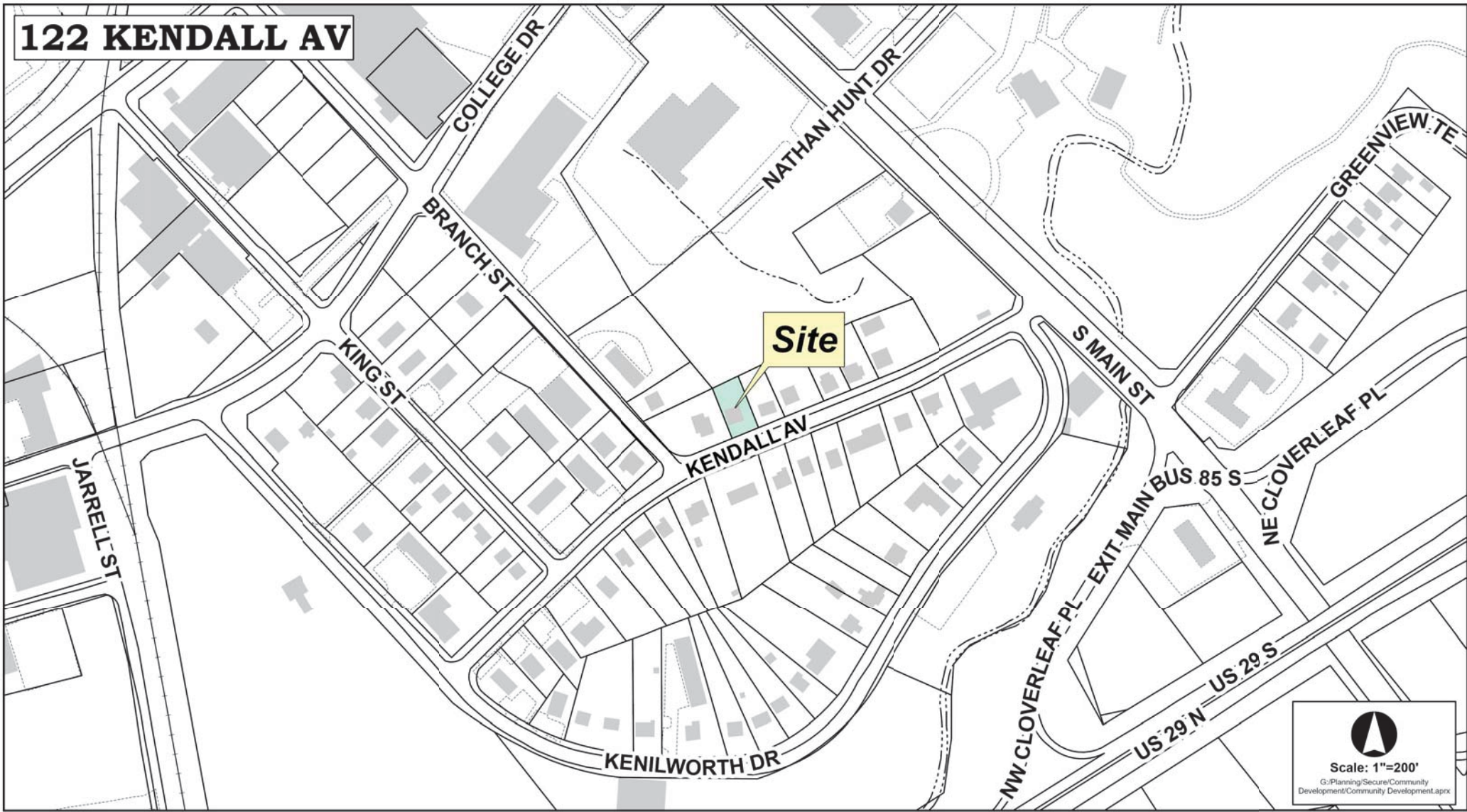
None

**OWNER
ACTIONS:**

None

ADDITIONAL:

Guilford County property taxes are delinquent for 2017 through 2022 in the amount of \$7,312.87.



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)

122 Kendall Ave.

John Russell Briles
4374 Jerry St.
Trinity, NC 27370

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 20th day of March, 2023

Sandra Keeney, City Clerk



01 Mar 2023



01 Mar 2023



01 Mar 2023



01 Mar 2023