



City of High Point

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

Meeting Agenda

Community Development Committee

Tyrone Johnson, Chair

Tim Andrew

Amanda Cook

Vickie M. McKiver

Mayor Cyril Jefferson (Alternate)

Council Member Michael Holmes (Alternate)

Tuesday, October 8, 2024

4:00 PM

Council Chambers

Community Development Committee - Council Member Johnson, Chair

CALL TO ORDER

PRESENTATION OF ITEMS

[2024-400](#)

Consideration of a Resolution Conveying Real Property to a Nonprofit Corporation

City Council is requested to consider a Resolution conveying 813 and 817 Vail Avenue properties and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by the Community Development Committee)

Attachments: [813 & 817 Vail Property Conveyance](#)

[Signed Resolution of Conveyance \(813 & 817 Vail Avenue\)](#)

[2024-401](#)

Local Codes Strategic Plan Update

Staff will provide a Local Codes Strategic Plan Update.

Attachments: [Local Codes Update](#)

[2024-402](#)

Leonard Street Affordable Housing Update

Staff will provide an update on affordable housing options for the 1009 Leonard Street site.

Attachments: [Leonard Street Affordable Housing Update](#)

[Leonard Street Handout 1](#)

[Leonard Street Handout 2](#)

ADJOURNMENT



City of High Point

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

Master

File Number: 2024-400

File ID: 2024-400

Type: Miscellaneous Item

Status: Approved

Version: 1

Reference:

In Control: City Council

File Created: 10/03/2024

File Name:

Final Action: 10/21/2024

Title: Consideration of a Resolution Conveying Real Property to a Nonprofit Corporation
City Council is requested to consider a Resolution conveying 813 and 817 Vail Avenue properties and authorize the appropriate City Official(s) to execute all necessary documents.
(Recommended by the Community Development Committee)

Notes:

Sponsors:

Enactment Date:

Attachments: 813 & 817 Vail Property Conveyance, Signed
Resolution of Conveyance (813 & 817 Vail Avenue)

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Community Development Committee	10/08/2024	Committee Recommended Approval	City Council	10/21/2024		Pass
1	City Council	10/21/2024	approved				

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Conveyance of Property for Affordable Housing Development	
FROM: Thanena Wilson, Director Community Development & Housing	MEETING DATE: October 21, 2024
PUBLIC HEARING: N/A	ADVERTISED DATE/BY: N/A
ATTACHMENTS: Map Resolution Approving Conveyance	

PURPOSE: To continue infill housing development efforts in the Core-City, Community Development & Housing seeks Council approval to convey the following lots to Empowerment Headquarters in the Southside community.

- 813 Vail Avenue
- 817 Vail Avenue

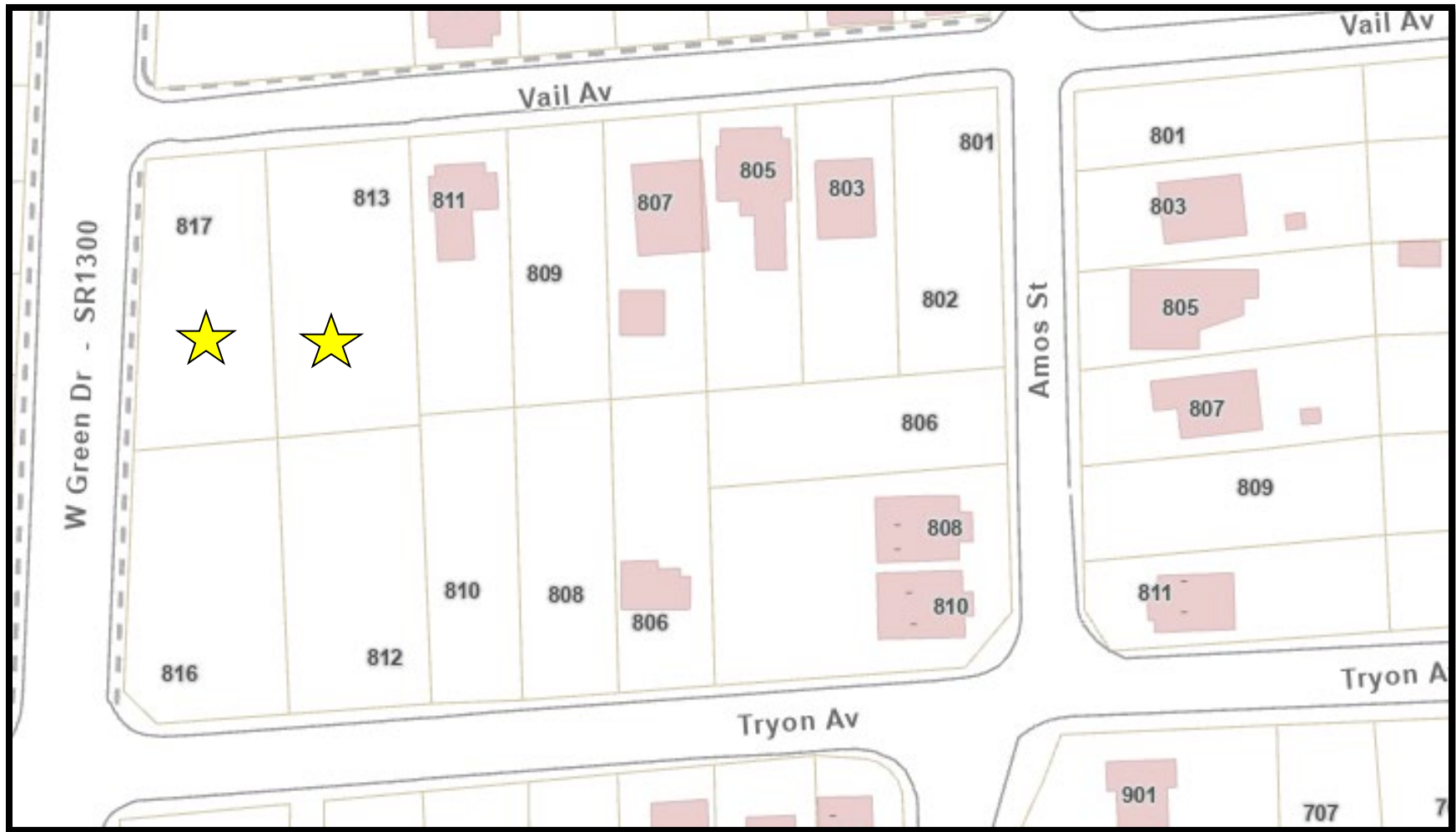
The conveyance will facilitate affordable housing and serve a public purpose in accordance with State statute.

BACKGROUND: Since being designated a Community Housing Development Organization with the City of High Point, this will be Empowerment Headquarters first project. Construction is anticipated to begin late fall.

BUDGET IMPACT: None

RECOMMENDATION/ACTION REQUESTED: The Community Development & Housing Department recommends approval of the resolution conveying the property to Empowerment Headquarters and that the appropriate City official and/or employee be authorized to execute all necessary documents.

813 and 817 Vail Avenue



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

WHEREAS, the City of High Point owns tracts of land recorded in Plat Book 2, Page 90 Lots 1 and 3 recorded in the Guilford County Register of deeds, which contains the following properties: 817 and 813 Vail Avenue, High Point, NC (“Property”); 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 Empowerment Headquarters to construct affordable housing in the City of High Point by conveying the above-described Property 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 Property located at 817 Vail Avenue and 813 Vail Avenue in the City of High Point, and more particularly described in Plat Book 2, Page 90 of the Guilford County Registry.

2. The consideration of the conveyance is Empowerment Headquarters 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 _____ 2024.

CITY OF HIGH POINT

By: _____
Cyril Jefferson, Mayor

Attested to:

Sandra R. Keeney, City Clerk

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

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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 21st day of October 2024.

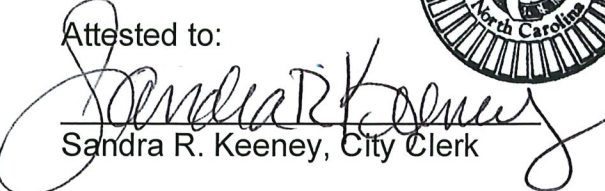


CITY OF HIGH POINT

By: _____

Cyril Jefferson, Mayor

Attested to:


Sandra R. Keeney, City Clerk



City of High Point

Municipal Office Building
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High Point, NC 27260

Master

File Number: 2024-401

File ID: 2024-401

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: Community
Development
Committee

File Created: 10/03/2024

File Name:

Final Action: 10/08/2024

Title: Local Codes Strategic Plan Update
Staff will provide a Local Codes Strategic Plan Update.

Notes:

Sponsors:

Enactment Date:

Attachments: Local Codes Update

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Community Development Committee	10/08/2024	For Information Only				

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Local Codes Strategic Plan Update	
FROM: Thanena Wilson, Director Community Development & Housing	MEETING DATE: October 8, 2024
PUBLIC HEARING: N/A	ADVERTISED DATE/BY: N/A
ATTACHMENTS: Strategic Plan Update Presentation	

PURPOSE: The Local Codes Enforcement Division will provide an update on activities through the quarter ending September 2024.

BACKGROUND: Strategic Plan update for blight reduction and proactive code enforcement.

BUDGET IMPACT: None

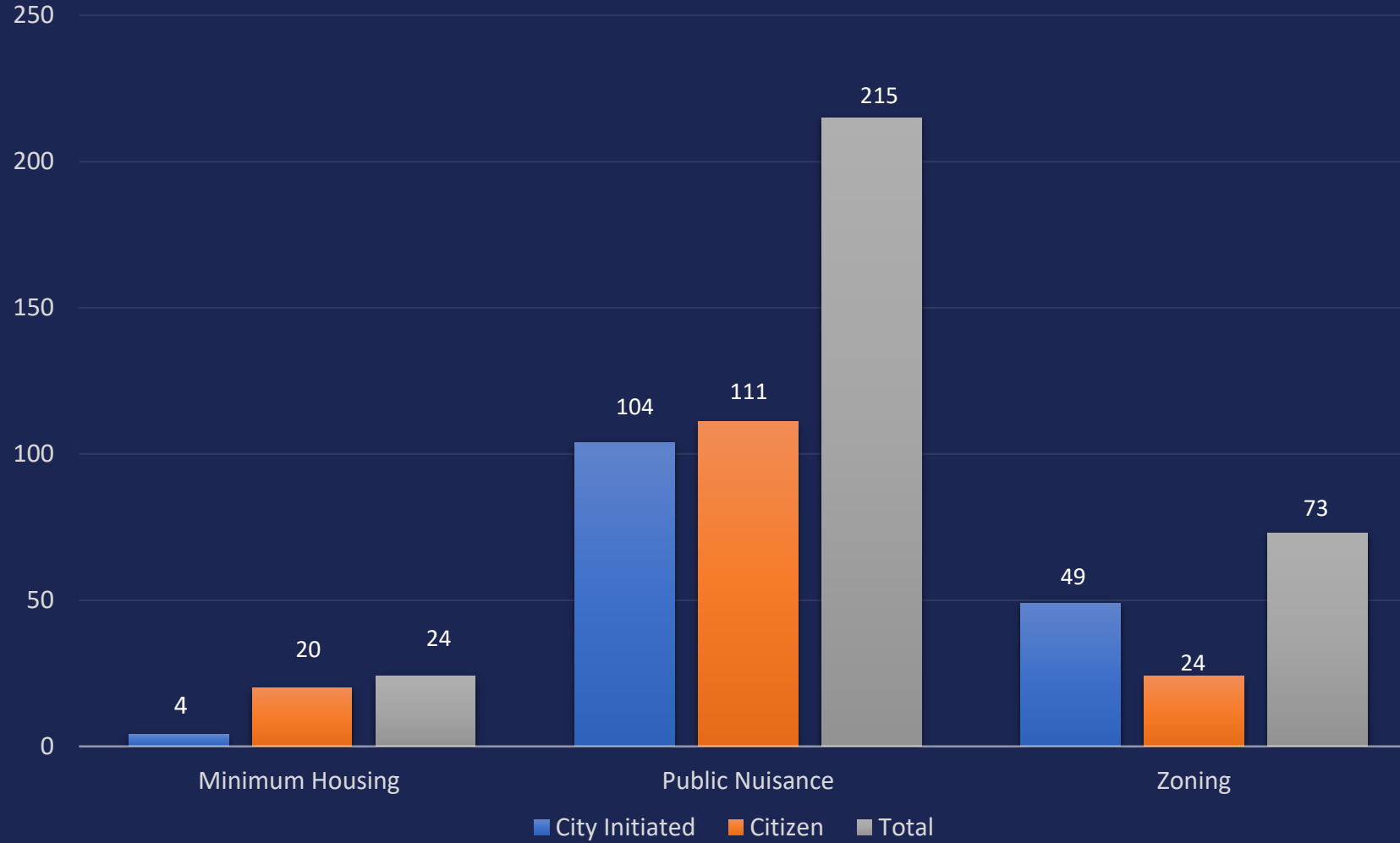
RECOMMENDATION / ACTION REQUESTED: None

CITY OF HIGH POINT STRATEGIC PLAN UPDATE September 2024

Community Development & Housing
Local Codes Enforcement October 8,
2024



September 2024



Code Enforcement Updates

- Discussion of Text Amendment to sign ordinance regarding feather banners/flags
- Inspectors are removing crates/debris from medians that are prevalent from panhandling (Intersections at N Main, Eastchester & Wendover, E Fairfield & S Main, N Main and Parkway)

910 Randolph St (Repair or Demolish)

- Notice of Hearing held in April 2023
- Repair or Demo Order issued in May 2023
- Property Sold May 2023
- Residential Construction Permit Issued July 2023
- Certificate of Occupancy issued in January 2024



22 Feb 2023



22 Feb 2023



22 Feb 2023



22 Feb 2023



22 Feb 2023



22 Feb 2023



01 Feb 2024



01 Feb 2024



01 Feb 2024



01 Feb 2024



01 Feb 2024

THANK YOU

Kaylie Parrish

Interim Code Enforcement Manager

Community Development and Housing

City of High Point

Kaylie.Parrish@HighPointNC.gov/336-883-3040



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File Number: 2024-402

File ID: 2024-402

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: Community
Development
Committee

File Created: 10/03/2024

File Name:

Final Action: 10/08/2024

Title: Leonard Street Affordable Housing Update
Staff will provide an update on affordable housing options for the 1009 Leonard Street site.

Notes:

Sponsors:

Enactment Date:

Attachments: Leonard Street Affordable Housing Update, Leonard
Street Handout 1, Leonard Street Handout 2

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Community Development Committee	10/08/2024	For Information Only				

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Leonard Street Affordable Housing Update	
FROM: Thanena Wilson, Director Community Development & Housing	MEETING DATE: October 8, 2024
PUBLIC HEARING: N/A	ADVERTISED DATE/BY: N/A
ATTACHMENTS: Sketch Plan	

PURPOSE: Wynnefield Properties will present affordable housing options for discussion for the 1009 Leonard Street site.

BACKGROUND: Staff has been exploring housing options for the former police headquarters site.

BUDGET IMPACT: None

RECOMMENDATION/ACTION REQUESTED: None







