



City of High Point

Meeting Agenda

Community Development Committee

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

Tyrone Johnson, Chair
Tim Andrew
Amanda Cook
Vickie M. McKiver
Mayor Cyril Jefferson (Alternate)
Council Member Michael Holmes (Alternate)

Tuesday, June 3, 2025

4:00 PM

Council Chambers

Community Development Committee - Council Member Tyrone Johnson, Chair

CALL TO ORDER

PRESENTATION OF ITEMS

- 2025-225 **Consideration of a Demolition Ordinance - 910 Worth Street**
City Council is requested to consider an Ordinance to Demolish a dwelling located at 910 Worth Street and authorize the appropriate City Official(s) to execute all necessary documents.
- 2025-226 **Consideration of a Demolition Ordinance - 402 Cable Street**
City Council is requested to consider an Ordinance to Demolish a dwelling located at 402 Cable Street and authorize the appropriate City Official(s) to execute all necessary documents.
- 2025-227 **Local Codes Strategic Plan Update and Introduction to Local Codes Activity Dashboard**
Staff will provide an annual update on the Local Codes Strategic Plan and provide an introduction to the Local Codes Activity Dashboard.
- 2025-235 **2025-2029 5-year Consolidated Plan and 2025 Annual Action Plan**
Staff will provide information on the 2025-2029 5-year Consolidated Plan and the 2025 Annual Action Plan.

ADJOURNMENT

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Consideration of a Demolition Ordinance - 910 Worth Street

FROM:
Thanena Wilson
Community Development & Housing Director

MEETING DATE:
June 3, 2025

PUBLIC HEARING:
Yes

ADVERTISED DATE/BY:
June 9, 2025 and June 16, 2025

ATTACHMENTS:

1. Staff Report
2. Ordinance
3. Map
4. Photos
5. Legal Ad
6. Presentation

PURPOSE: A request by Community Development and Housing, Local Codes Division, to adopt an ordinance ordering the inspector to demolish the dwelling at 910 Worth Street.

BACKGROUND: After a Complaint and Notice of Hearing was issued, and a hearing held, an Order to Repair or Demolish was issued on 10/24/2023. No action occurred by the compliance date of 11/24/2023. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

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 places a lien on the property.

BUDGET IMPACT: Funds are available in the FY 2024-25 Budget.

RECOMMENDED ACTION REQUESTED: City Council is requested to consider an Ordinance to Demolish a dwelling located at 910 Worth Street and authorize the appropriate City Official(s) to execute all necessary documents.

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

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

910 Worth St

OWNER:

Joseph J Lucas (Purchased 5/23/1977)
Lis Pendens recorded 10/3/2023

**REASON FOR
INSPECTION:**

Field Inspector Initiated

**FIRST
INSPECTION:
11/21/2023**

Summary of Major Violations
1. Repair or replace entire roof - collapsed
2. Repair or replace electrical system -
3. Repair or replace plumbing throughout house -
missing
4. Repair or replace walls, floors and ceilings - weak and
rotten

**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:
12/11/2023**

Order to Repair or Demolish
Date of Compliance 11/24/23

APPEALS:

None

**OWNER
ACTIONS:**

None

ADDITIONAL:

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 12 of Chapter 160D of the General Statutes of North Carolina.~~

PROPERTY LOCATION

910 Worth St.

OWNER (S)

Joseph J. Lucas
PO Box 898
High Point, NC 27261

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 XX day of June, 2025

Sandra Keeney, City Clerk

ORDINANCE

AN ORDINANCE REQUIRING THE INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH AND REMOVE CERTAIN PROPERTY PURSUANT TO ARTICLE 12 OF CHAPTER 160D OF THE GENERAL STATUTES OF NORTH CAROLINA AND TITLE 9, CHAPTER 2, 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 after a hearing held before the Code Enforcement Manager and/or Inspector on 10/24/2023, the dwelling located at 910 Worth Street was found to be unfit for human habitation due to violations of the City of High Point Minimum Housing Code. Additionally, the costs to repair, alter, or improve the dwelling to comply with the Minimum Housing Code were found to be in excess of sixty-five percent (65%) of the value of the dwelling. As a result, on 10/24/2023, the Inspector ordered the property owner, Joseph J. Lucas to make the necessary repairs, alterations, or improvements listed in the Housing Investigation Report, or demolish and remove the dwelling, by 11/24/2023

SECTION 2: That the property owner was given a reasonable opportunity to repair or demolish and remove the dwelling, but has failed to do so.

SECTION 3: That the Inspector of the City of High Point is hereby authorized and directed to proceed with demolition and removal of the following described dwelling in accordance with the Minimum Housing Code and Article 12 of Chapter 160D of the General Statutes of North Carolina.

PROPERTY LOCATION

OWNER(S)

910 Worth St.
High Point, NC 27260
Parcel # 174882

Joseph J. Lucas
PO Box 898
High Point, NC 27261

SECTION 4: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5: That this ordinance shall become effective from and after its passage. Adopted by

**City Council,
City of High Point, North Carolina
This the _____ day of _____, 2025**

By: _____
Cyril Jefferson, Mayor

ATTEST:

Sandra Keeney, City Clerk

910 WORTH ST

R C BALDWIN AV

MEREDITH ST

LEONARD AV

FURLOUGH AV

PURDY AV

Site

CARTER ST

WINSLOW ST

E COMMERCE AV

WORTH ST

BRENTWOOD TE

BRENTWOOD ST

FRANKLIN AV

NEW ST

HINES ST

HILL ST



Scale: 1"=200'

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Community Development Cases.aprx



22 May 2025



22 May 2025



22 May 2025



22 May 2025



22 May 2025

**NOTICE OF PUBLIC HEARING
HIGH POINT CITY COUNCIL**

NOTICE is hereby given that on the 23rd of June, 2025, at 5:30 pm a public hearing will be held before the High Point City Council in City Council Chamber of the Municipal Office Building located at 211 South Hamilton Street, High Point, NC. The City Council will consider the following request:

ORDINANCE – DEMOLITION OF DWELLING
910 WORTH ST
HV-23-0247

High Point City Council will consider adoption of an Ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 910 Worth St. (Tax Parcel 174882). The dwelling is owned by Joseph J. Lucas and has been determined to be unfit for human habitation in violation of the City of High Point's Minimum Housing Code.

Additional information concerning this request is available at the Community Development & Housing Department, Municipal Office Building, 211 South Hamilton Street, Suite 312, or by telephone at (336) 883-3349. The meeting facilities of the City of High Point are accessible to people with disabilities. If you need special accommodation, please call (336) 883-3349 or 711 for the Telecommunications Relay Service. This printed material will be provided in an alternative format upon request.

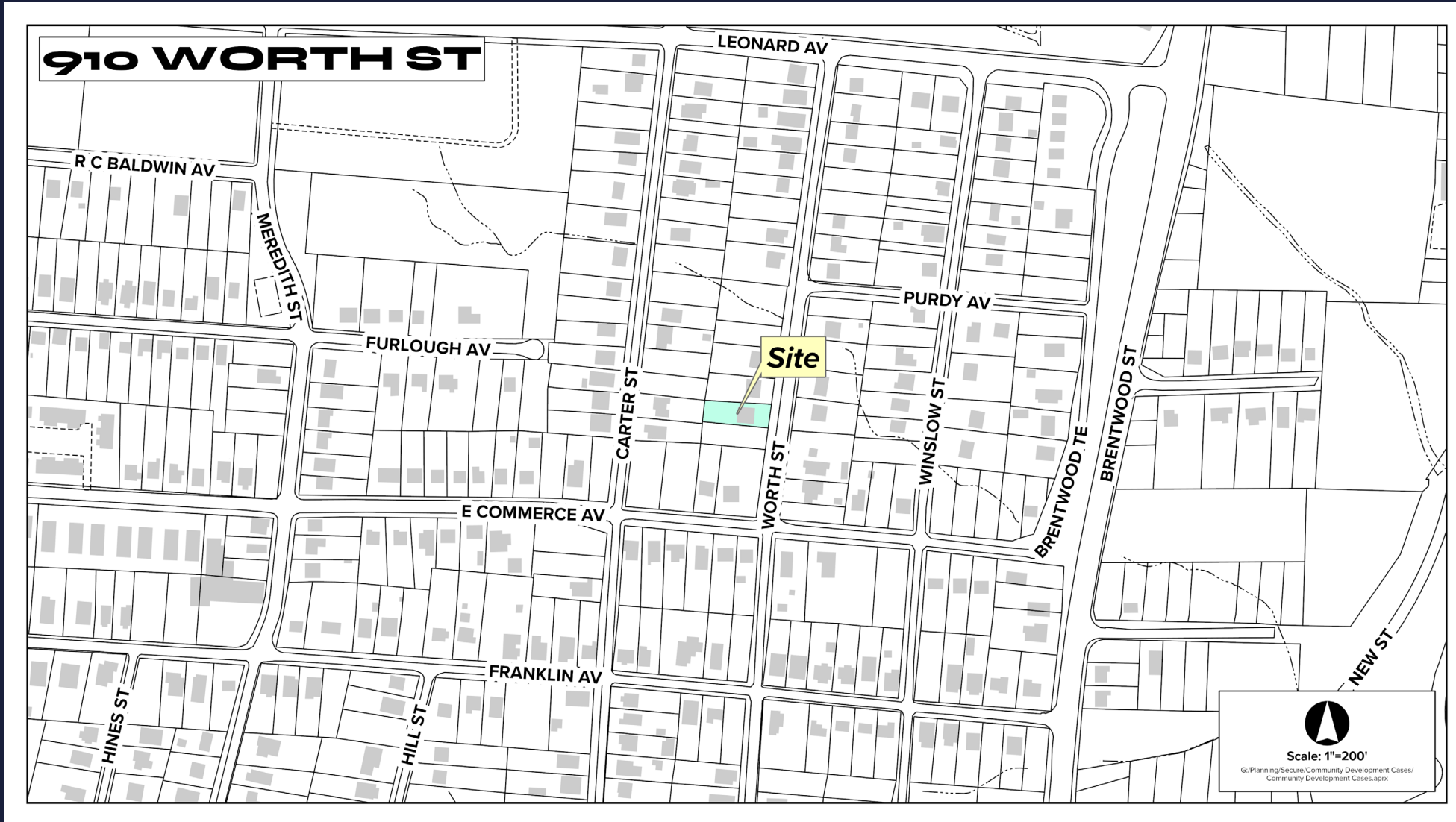
Anyone interested in these matters is invited to attend the public hearing and present information to the City Council.

Sandra R. Keeney, City Clerk
June 9, 2025
June 16, 2025



910 WORTH ST

- **Complaint and Notice of Hearing held on December 23, 2023**
- **Order to Repair or Demolish issued on December 24, 2023 with a compliance due date of November 24, 2023**
- **As of May 23, 2025, No repairs have been completed or permits obtained to repair or demolish the dwelling.**





22 May 2025



22 May 2025



22 May 2025



22 May 2025



22 May 2025



22 May 2025

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Consideration of a Demolition Ordinance - 402 Cable Street

FROM:
Thanena Wilson
Community Development & Housing Director

MEETING DATE:
June 3, 2025

PUBLIC HEARING:
Yes

ADVERTISED DATE/BY:
June 9, 2025 and June 16, 2025

ATTACHMENTS:

1. Staff Report
2. Ordinance
3. Map
4. Photos
5. Legal Ad
6. Presentation

PURPOSE: A request by Community Development and Housing, Local Codes Division, to adopt an ordinance ordering the inspector to demolish the dwelling at 402 Cable Street.

BACKGROUND: After a Complaint and Notice of Hearing was issued, and a hearing held, an Order to Repair or Demolish was issued on 1/7/2025. No action occurred by the compliance date of 2/7/2025. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

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 places a lien on the property.

BUDGET IMPACT: Funds are available in the FY 2024-25 Budget.

RECOMMENDED ACTION REQUESTED: City Council is requested to consider an Ordinance to Demolish a dwelling located at 402 Cable Street and authorize the appropriate City Official(s) to execute all necessary documents.

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

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

402 Cable St

OWNER:

John Henry Totten (Purchased 9/27/1999)
Lis Pendens recorded 12/6/2024

**REASON FOR
INSPECTION:**

Complaint from Fire Department

**FIRST
INSPECTION:
11/21/2023**

Summary of Major Violations
1. Repair or replace entire roof - burned
2. Repair or replace electrical system - burned
3. Repair or replace plumbing throughout house - burned
4. Repair or replace walls, floors and ceilings - burned

**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:
12/11/2023**

Order to Repair or Demolish
Date of Compliance 2/7/2025

APPEALS:

None

**OWNER
ACTIONS:**

None

ADDITIONAL:

ORDINANCE

AN ORDINANCE REQUIRING THE INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH AND REMOVE CERTAIN PROPERTY PURSUANT TO ARTICLE 12 OF CHAPTER 160D OF THE GENERAL STATUTES OF NORTH CAROLINA AND TITLE 9, CHAPTER 2, 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 after a hearing held before the Code Enforcement Manager and/or Inspector on 01/06/2025, the dwelling located at 402 Cable Street was found to be unfit for human habitation due to violations of the City of High Point Minimum Housing Code. Additionally, the costs to repair, alter, or improve the dwelling to comply with the Minimum Housing Code were found to be in excess of sixty-five percent (65%) of the value of the dwelling. As a result, on 01/06/2025 the Inspector ordered the property owner, John Henry Totten to make the necessary repairs, alterations, or improvements listed in the Housing Investigation Report, or demolish and remove the dwelling, by 02/07/2025

SECTION 2: That the property owner was given a reasonable opportunity to repair or demolish and remove the dwelling, but has failed to do so.

SECTION 3: That the Inspector of the City of High Point is hereby authorized and directed to proceed with demolition and removal of the following described dwelling in accordance with the Minimum Housing Code and Article 12 of Chapter 160D of the General Statutes of North Carolina.

PROPERTY LOCATION

402 Cable St.
High Point, NC 27260
Parcel # 175399

OWNER(S)

John Henry Totten
402 Cable St.
High Point, NC 27260

SECTION 4: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5: That this ordinance shall become effective from and after its passage. Adopted by

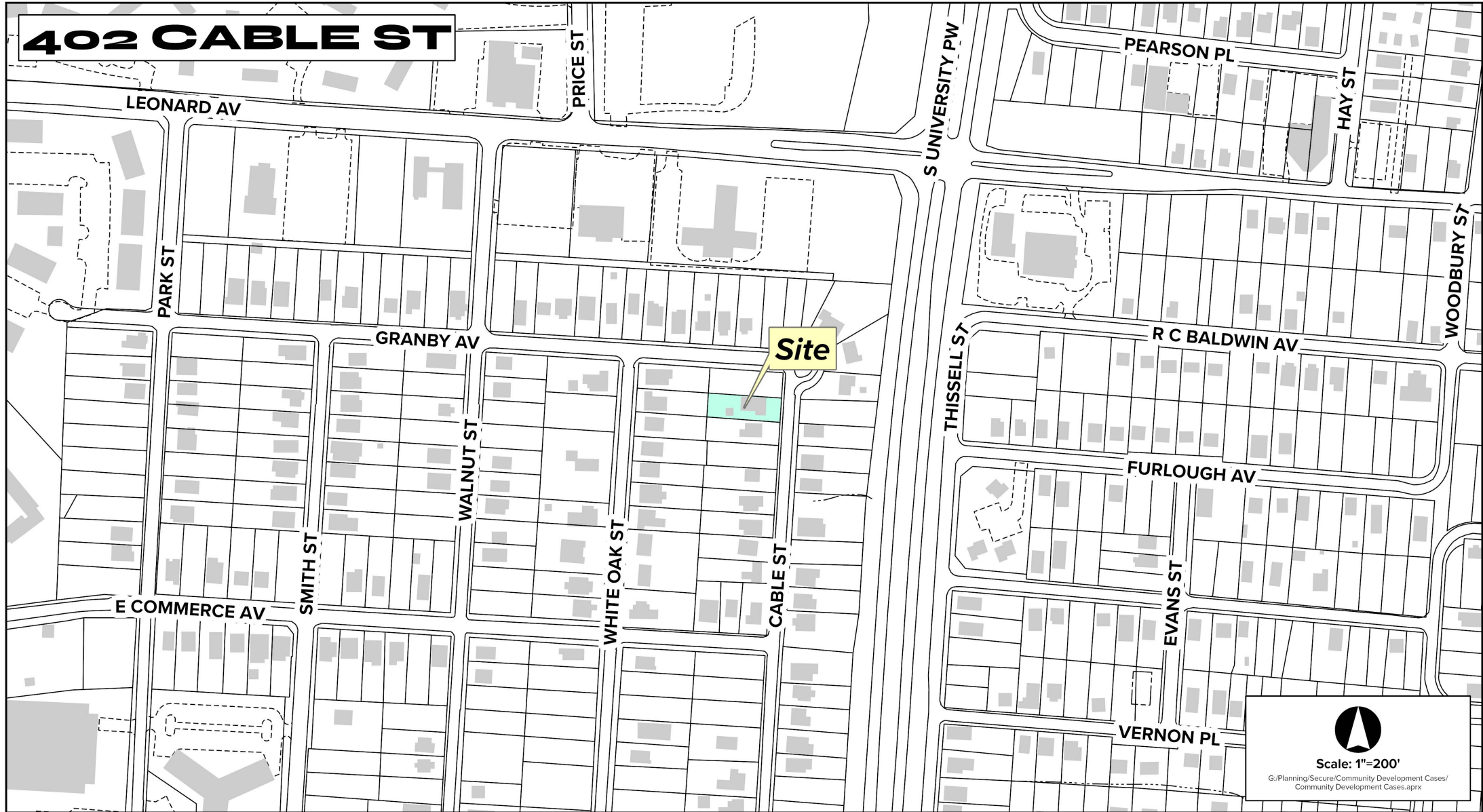
**City Council,
City of High Point, North Carolina
This the _____ day of _____, 2025**

By: _____
Cyril Jefferson, Mayor

ATTEST:

Sandra Keeney, City Clerk

402 CABLE ST




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Community Development Cases.aprx



21 Mar 2024



21 Mar 2024



21 Mar 202





21 Mar 2025

PUBLISH: *As a legal ad on June 9, 2025 and June 16, 2025*

**NOTICE OF PUBLIC
HEARING HIGH POINT
CITY COUNCIL**

NOTICE is hereby given that on the 23rd of June, 2025, at 5:30 pm a public hearing will be held before the High Point City Council in City Council Chamber of the Municipal Office Building located at 211 South Hamilton Street, High Point, NC. The City Council will consider the following request:

ORDINANCE – DEMOLITION OF DWELLING

402 CABLE ST
HV-23-0234

High Point City Council will consider adoption of an Ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 402 Cable St. (Tax Parcel 175399). The dwelling is owned by John Henry Totten and has been determined to be unfit for human habitation in violation of the City of High Point's Minimum Housing Code.

Additional information concerning this request is available at the Community Development & Housing Department, Municipal Office Building, 211 South Hamilton Street, Suite 312, or by telephone at (336) 883-3349. The meeting facilities of the City of High Point are accessible to people with disabilities. If you need special accommodation, please call (336) 883-3349 or 711 for the Telecommunications Relay Service. This printed material will be provided in an alternative format upon request.

Anyone interested in these matters is invited to attend the public hearing and present information to the City Council.

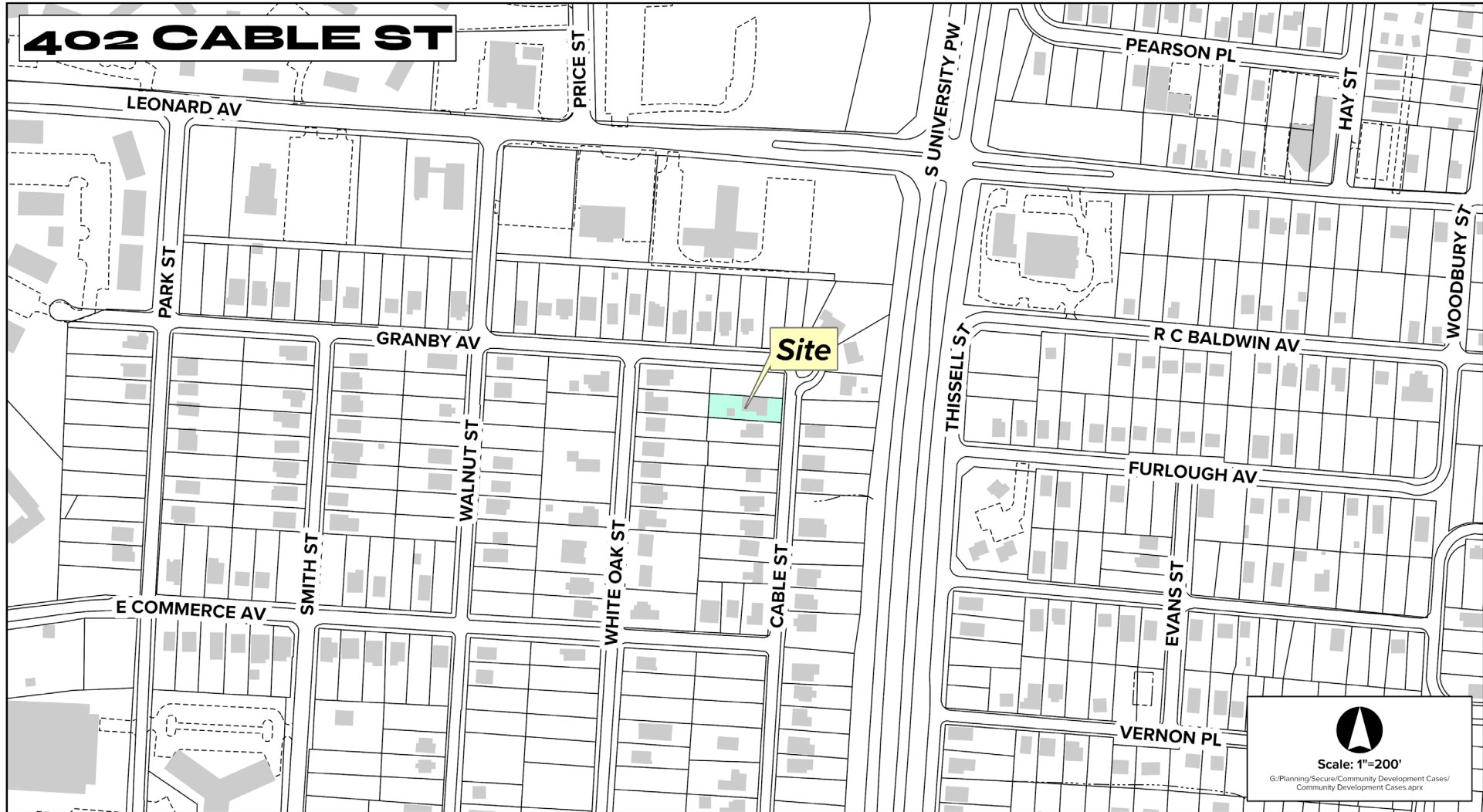
Sandra R. Keeney, City
Clerk
June 9, 2025
June 16, 2025



402 CABLE ST

- **Complaint and Notice of Hearing held on January 6, 2025**
- **Order to Repair or Demolish issued on January 7, 2025 with a compliance due date of February 7, 2025**
- **As of May 23, 2025, no repairs have been completed or permits obtained to repair or demolish the dwelling.**

402 CABLE ST




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21 Mar 2024



21 Mar 2024





21 Mar 2024





21 Mar 2024



21 Mar 2024



07 Mar 2025

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Local Codes Strategic Plan Update and Introduction

FROM:
Thanena Wilson
Community Development & Housing Director

MEETING DATE:
June 3, 2025

PUBLIC HEARING:
No

ADVERTISED DATE/BY:
N/A

ATTACHMENTS:
1. Presentation

PURPOSE: The Local Codes Enforcement Division will provide an update on activities through May 31, 2025. There will also be an introduction to the Local Codes Activity Dashboard.

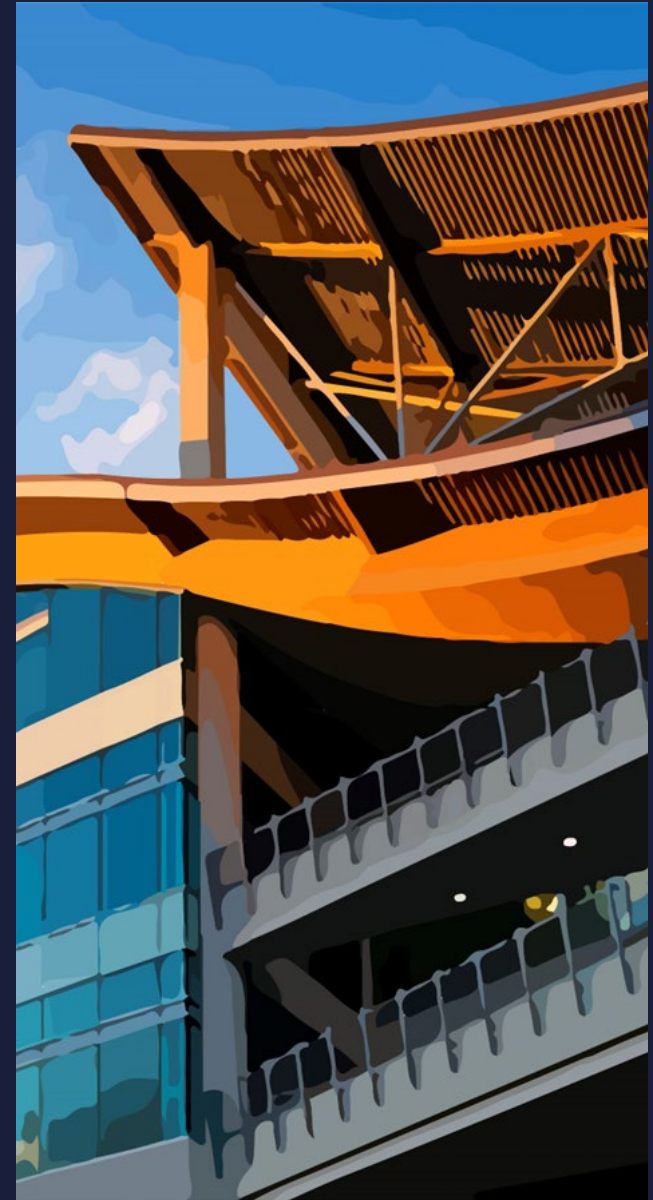
BACKGROUND: Strategic Plan Update for blight reduction and proactive code enforcement.

BUDGET IMPACT: N/A

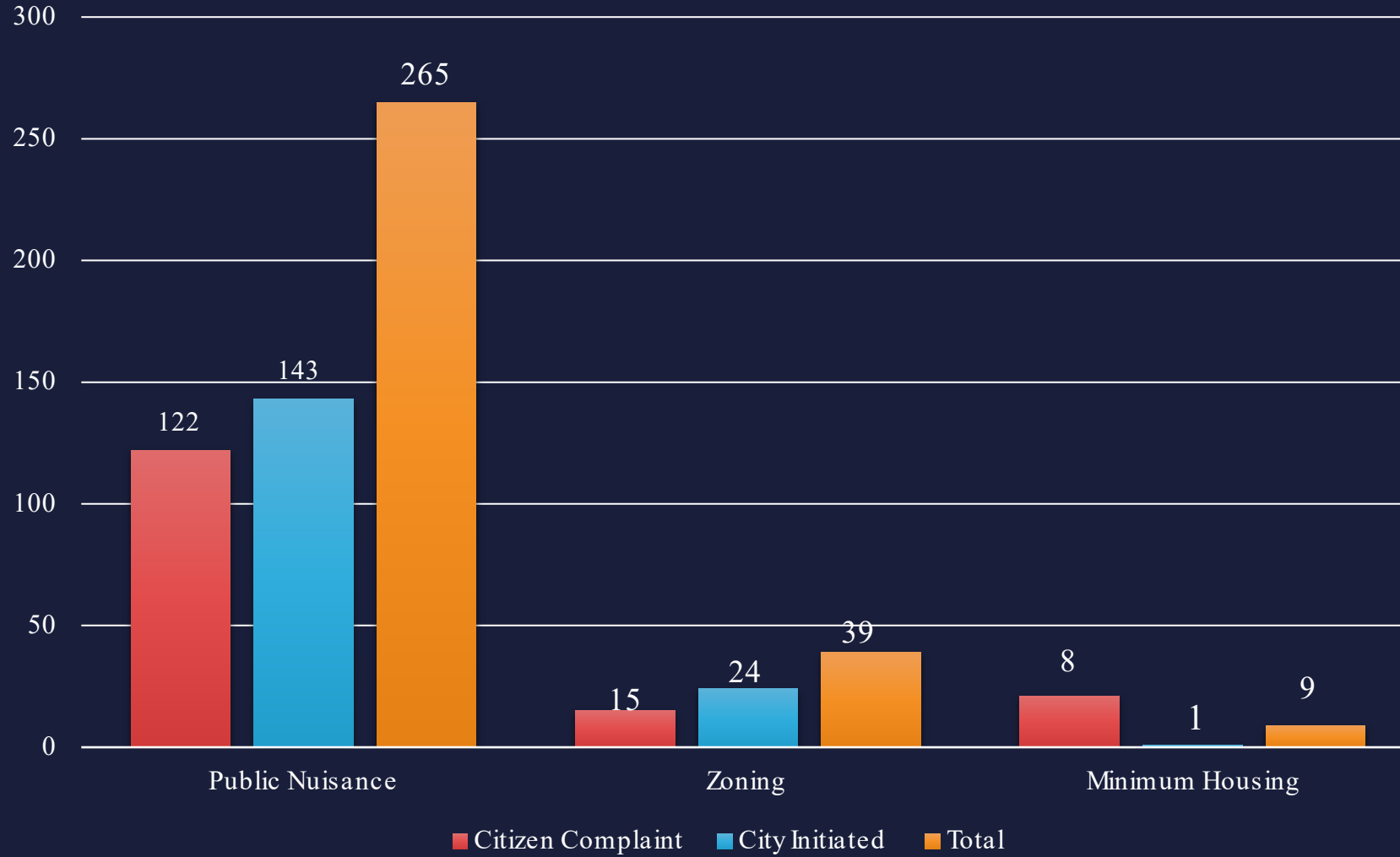
RECOMMENDED ACTION REQUESTED: For Information Only.

CITY OF HIGH POINT STRATEGIC PLAN UPDATE

**Community Development & Housing
Local Codes Enforcement
June 3, 2025**



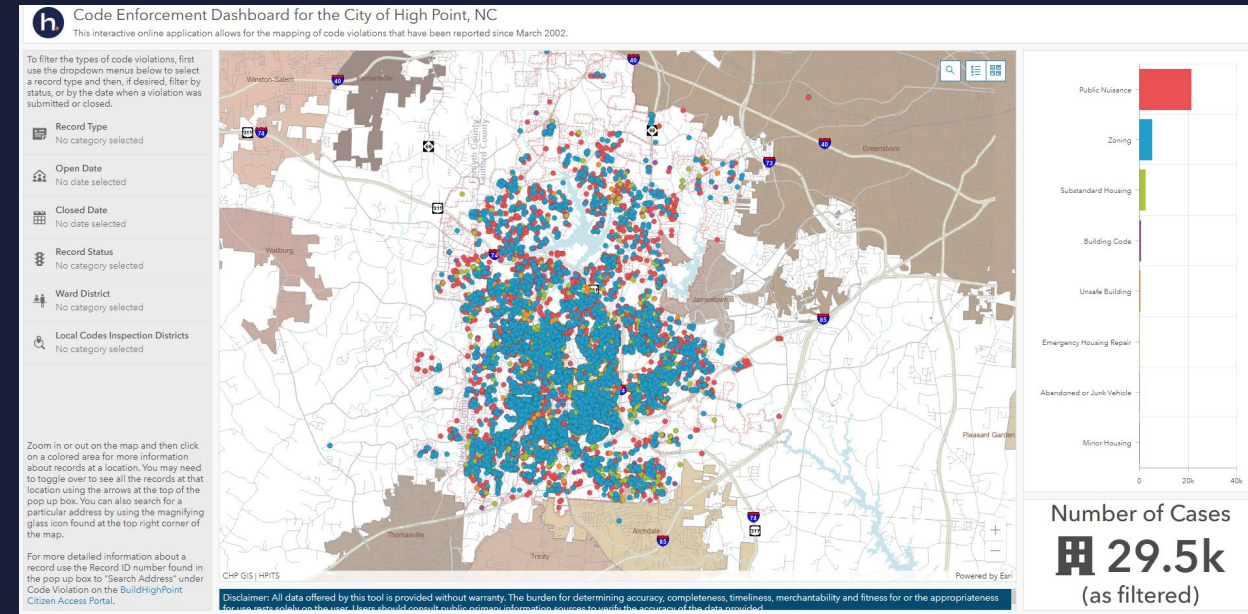
May 2025



LOCAL CODES ACTIVITY DASHBOARD

- The ability to search for specific cases (PV, DV & HV), filter by status and/or date.
- Navigating the map to view pop-ups with related information
- Ability to see cases per inspection

[High Point Code Violations](#)



Kaylie Parrish
Interim Code Enforcement Manager
Community Development and Housing
City of High Point
Kaylie.Parrish@HighPointNC.gov/336-
883-3040

CITY OF
high
point.

CITY OF HIGH POINT

AGENDA ITEM



TITLE: 2025-2029 5-year Consolidated Plan and 2025 Annual Action Plan

FROM:
Thanena Wilson
Community Development & Housing Director

MEETING DATE:
June 3, 2025

PUBLIC HEARING:
No

ADVERTISED DATE/BY:
July 25, 2025

ATTACHMENTS:
1. Presentation

PURPOSE: The 5-year Consolidated Plan (Con Plan) is designed to help jurisdictions assess affordable housing and community development needs, market conditions, and used to make data-driven, place-based investment decisions. The Annual Action Plan (AAP) outlines the strategic plan for addressing priority needs identified in the Con Plan, with an emphasis on low to moderate income and special needs populations. The AAP details the projects and programs that will be undertaken during the program year using funding received through the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Programs.

High Point has been allocated \$841,529 in CDBG funds and \$424,074 in HOME funds for the 2025-2026 program year.

BACKGROUND: The Con Plan and AAP are required by the U.S. Department of Housing and Urban Development (HUD) for the receipt of entitlement funding. On an annual basis the City of High Point receives CDBG and HOME funds to carry out specific activities within the City. The draft 5-year Con Plan and AAP will be made available for a 30-day public review and comment period beginning June 30, 2025. The first citizen participation meeting was held on May 20th, with the second scheduled for June 26th. The final plan is due to HUD no later than August 15, 2025.

BUDGET IMPACT: N/A

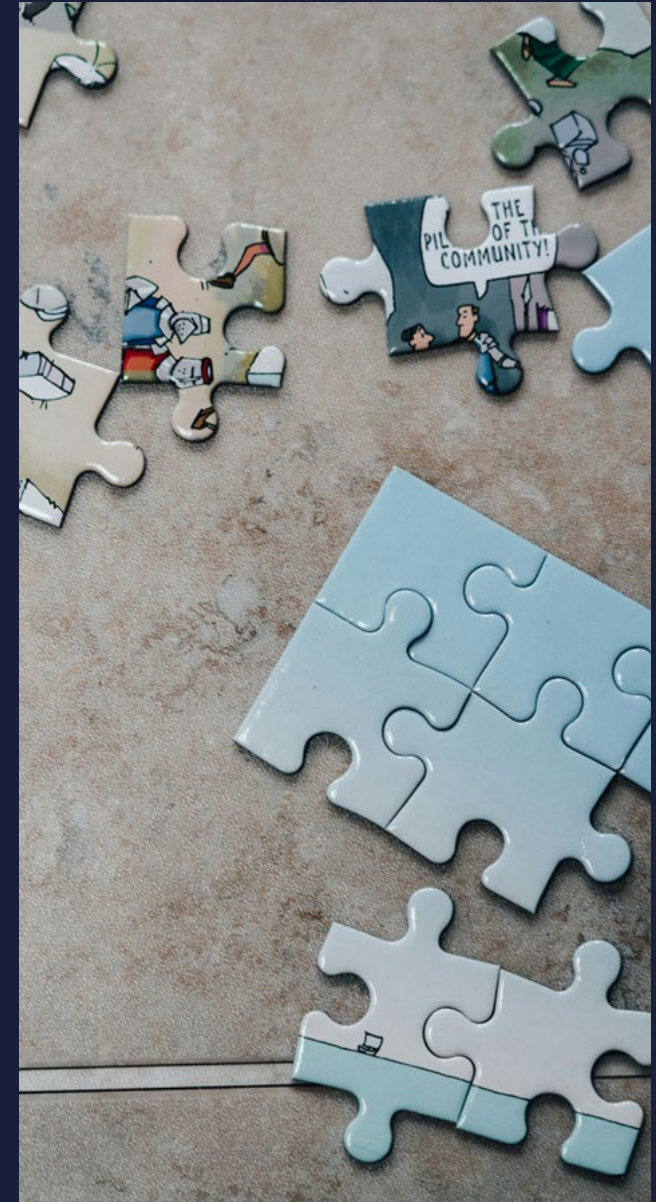
RECOMMENDED ACTION REQUESTED: For Information Only.

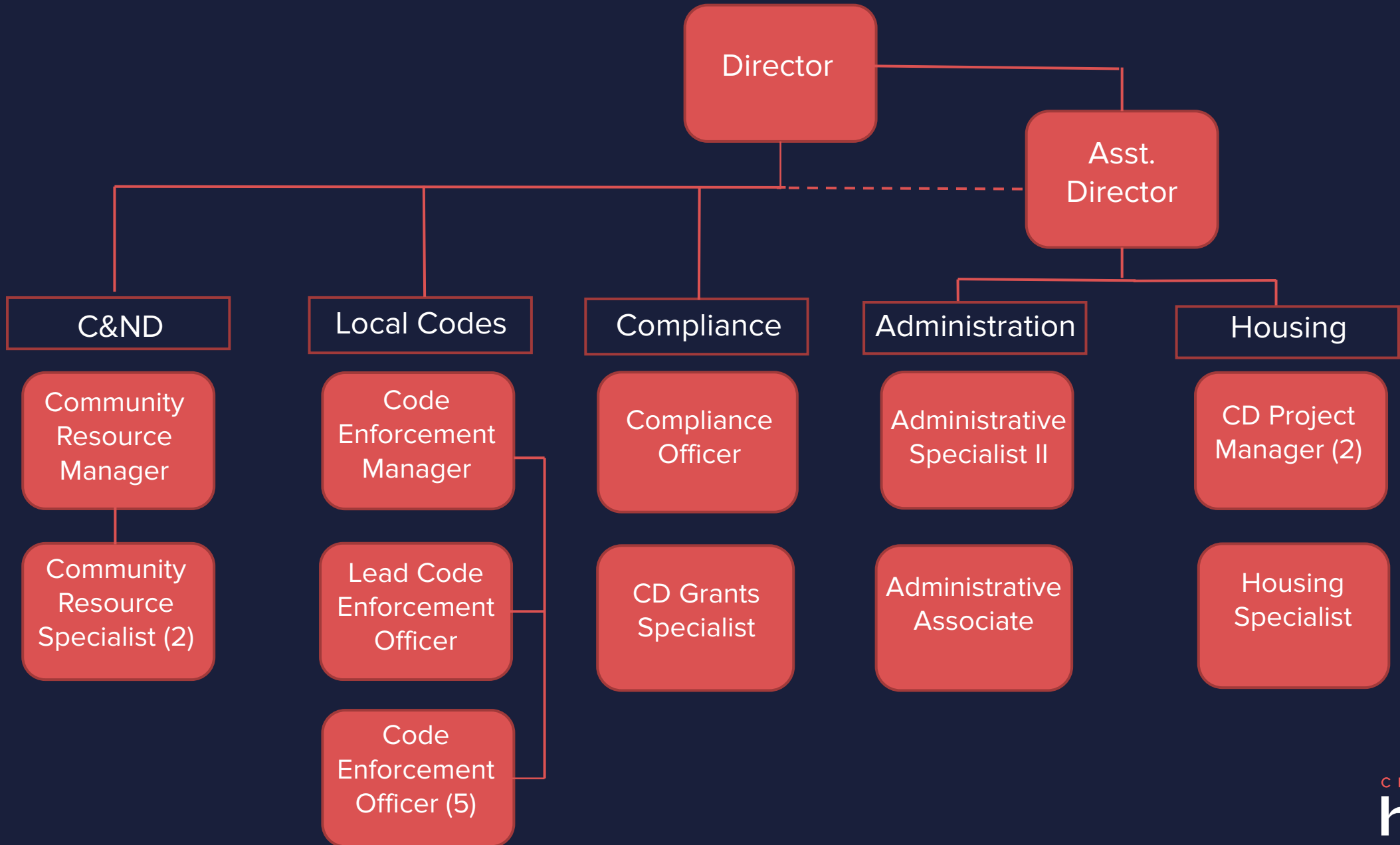
2025-2029 FIVE-YEAR CONSOLIDATED PLAN & 2025 ANNUAL ACTION PLAN

Community Development Committee

June 3, 2025

Thanena Wilson, Director
Community Development & Housing







STRENGTHENING NEIGHBORHOODS

Our goal is to strengthen neighborhoods by:

- Providing decent, safe and affordable housing for low- to moderate-income families
- Promoting community and economic development opportunities
- Assisting with provision of services for homeless and other vulnerable populations
- Strategic code enforcement



HUD ENTITLEMENT COMMUNITY

The Community Development Block Grant (CDBG) Entitlement Program provides annual grants on a formula basis to entitled cities and counties to primarily address the needs of low- to moderate-income families.

- Some of the eligible activities include acquisition of real property, rehabilitation of residential properties, public improvements, and economic development and job retention activities.
- Each activity must meet one of the following national objectives for the program:
 - benefit low- and moderate-income persons,
 - prevention or elimination of slums or blight, or
 - address community development needs having a particular urgency.



HOME PARTICIPATING JURISDICTION

The HOME Program was created by the National Affordable Housing Act of 1990 (NAHA), and HOME funds are allocated by formula to PJs.

The intent of the HOME Program is to:

- Provide decent affordable housing to lower-income households,
- Expand the capacity of nonprofit housing providers,
- Strengthen the ability of state and local governments to provide housing, and
- Leverage private-sector participation.



STRATEGIC PLANNING

Consolidated Plan

- The Consolidated Plan, developed every 3-5 years, is designed to help jurisdictions assess affordable housing and community development needs, market conditions, and used to make data-driven, place-based investment decisions.

Annual Action Plan (1-year Plan)

- Strategic plan that describes sources, uses, and beneficiaries of programs
- Primarily identifies how the City will use Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds



2025-2026 ANTICIPATED FUNDING

- HUD Federal Allocations
 - CDBG \$841,529
 - HOME \$424,074
 - Program Income \$67,000
- 2024 NCHFA Awards
 - Urgent Repair Program
 - \$165,000
 - Construction Training Program
 - \$140,000
- IRS Grant Award
 - Volunteer Income Tax Assistance
 - \$14,500
- City General Fund
 - \$2,181,283



DRAFT PRIORITIES AND GOALS

Housing Priority

High Point has been experiencing a steady growth in population. Housing prices have risen as the demand for housing has increased. This has affected both the sales price of houses and the monthly rent for apartments.

Homeless Priority

High Point is in the High Point – Winston-Salem – Greensboro Triangle (Triad) of the North Carolina Piedmont. It is traversed by I-74 and has surrounding access by I-40, I-73, and I-85 which brings an influx of homeless persons into the area.

Special Needs Priority

High Point is experiencing an increase in the special needs population, such as the elderly population, persons with physical disabilities, persons with developmental delays, etc. There is a need to improve the living conditions and support services for persons with special needs by expanding existing programs and developing new programs to meet the City's special needs population.

Community Development Priority

The City of High Point needs to address its aging infrastructure, including its public and community facilities, parks and recreational facilities, streets, sidewalks, bridges, public safety, deteriorating neighborhoods, and improve the quality of life for all its residents.

Economic Development Priority

With the decline in the manufacturing and production of the furniture industry, the City of High Point has seen an increase in unemployment, a loss of tax revenue, and a need to diversify its economy.



SCHEDULE

Citizen Participation Public Meetings

May 20th - Parks & Recreation Administrative Building

June 26th – Parks & Recreation Administrative Building

Public Review & Comment Period

A draft Consolidated Plan/Annual Action Plan will be available for a 30-day period beginning

June 30th

Public Hearing/Submission Approval

August 4th – City Council Meeting

THANK YOU

CITY OF
high
point.