

## HIGH POINT COMMUNITY DEVELOPMENT COMMITTEE MEETING

Tuesday, June 3, 2025 - 4:00 PM

Municipal Office Building

211 S. Hamilton Street

High Point, NC 27260

Community Development Committee - Council Member Tyrone Johnson, Chair

### CALL TO ORDER

*Chair Johnson, called the meeting to order at 4:00 p.m. and stated all Committee Members were present with Council Member Cook on the way.*

**Present:** Chair Tyrone Johnson, Council Member Tim Andrew, Council Member Amanda Cook, (arrived at 4:01 p.m.) and Council Member Vickie McKiver

### 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.

*Kaylie Parrish, Interim Code Enforcement Manager, provided the staff report and stated the Complaint and Notice of Hearing were issued on December 23, 2023. An Order to Repair or Demolish was subsequently issued on December 24, 2023, with a compliance deadline of November 24, 2023. As of May 23, 2025, no repairs have been made, nor have any permits been obtained to repair or demolish the structure.*

*She noted a single phone conversation with the property owner in November 2023, during which the owner stated he was attempting to sell the property. However, no action toward a sale has occurred since that time.*

*Photographs of the site were presented, showing the home in a severely dilapidated state, with significant overgrowth, a collapsed front porch roof, and unsafe interior conditions, including a caved-in floor which prevented full interior inspection. Staff accessed the property perimeter and took photographs through the windows.*

*Ms. Parrish explained there is an active public nuisance case on the property and a contractor has been assigned to mow the site and remove overgrown shrubbery to improve safety. In addition, four abandoned vehicles are located on the property, for which the City has an active enforcement case and has issued multiple penalties since 2023. The owner, Mr. Lucas, has not responded to any of the civil penalties or taken any steps toward compliance.*

**A motion was made by Council Member Johnson, seconded by Council Member Andrew, to approve agenda item 2025-225.**

The motion passed with the following vote:

**Aye:** Chair Johnson, Council Member Andrew, Council Member Cook, and Council Member McKiver

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.

*Kaylie Parrish, Interim Code Enforcement Manager, presented the staff report for this item. She stated that a Complaint and Notice of Hearing were issued on January 6, 2025; however, no one appeared for the hearing. An Order to Repair or Demolish was subsequently issued on January 7, 2025, with a compliance deadline of February 7, 2025. As of May 23, 2025, no permits have been obtained, and no repairs have been completed.*

*Ms. Parrish reported that she had spoken with the property owner, Ms. Juanita Tott—an heir to the property—who indicated her intention to obtain a demolition permit on June 4, 2025. However, she noted that the owner has made similar commitments in the past without follow-through.*

*Deputy City Manager Greg Ferguson recommended that the Committee proceed with the demolition process. He noted that if the owner does obtain the required permit and takes visible steps toward demolition, staff can remove the item from the Council agenda prior to final consideration.*

*Ms. Parrish explained that the case was originally initiated by the Fire Department due to extensive fire damage sustained by the structure. She provided photos that showed interior and exterior deterioration, including burned insulation, exposed wiring, and structural compromise.*

*She further noted that the City has secured the structure and received multiple complaints from surrounding residents. While the property owner has mowed the lawn, unauthorized occupancy had previously occurred but has since been resolved, and those individuals have vacated the premises.*

*During discussion, a correction was made to clarify a discrepancy in the dates referenced in the previous agenda item (2025-225 – 910 Worth Street). It was confirmed that the compliance date should have preceded the issuance of the order.*

**A motion was made by Council Member Johnson, seconded by Council Member Andrew, to approve agenda item 2025-226.**

The motion passed with the following vote:

**Aye:** Chair Johnson, Council Member Andrew, Council Member Cook, and Council Member McKiver

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.

*Kaylie Parrish, Interim Code Enforcement Manager, presented an update on the Local Code Strategy Plan and introduced the City's new Local Codes Activity Dashboard—a public-facing digital tool designed to improve transparency and accessibility of code enforcement data.*

*Ms. Parrish shared case statistics for May 2025, organized by enforcement category:*

- **Public Nuisance (PV):** 265 total cases (143 city-initiated, 122 citizen-initiated)
- **Zoning Violations (DV):** 39 total cases (24 city-initiated, 15 citizen-initiated)
- **Minimum Housing Violations (HV):** 9 total cases (1 city-initiated, 8 citizen-initiated)

*Ms. Parrish stated the dashboard provides an interactive platform where users can filter and search case data by type, date range, Council ward, and case status. She demonstrated how Council Members can utilize the dashboard to view enforcement activity in their specific wards and provided examples*

*She explained the tool also features a geographic map with clickable data points for each case. When selected, each case marker displays key information including the address, case topic (e.g., order to repair, demolition order), record ID, description of violations, case manager, property owner, party cited, and both open and close dates. A color-coded chart breaks down case counts by category and allows further hover-over detail.*

*Council Member Johnson commended the ward-specific filtering capability as a helpful feature for constituent engagement.*

*Council Member Cook asked whether the dashboard could filter by property owner.*

*Ms. Parrish responded that while this functionality is not currently available, staff is exploring integration with a system called Building Blocks, which will allow deeper filtering, including by property ownership and occupancy type.*

*Ms. Parrish noted that the dashboard is not yet live and invited Committee feedback before public launch.*

*This item is for information only.*

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.

*Nena Wilson, Community Development and Housing Director, presented information regarding the City of High Point's 2025–2029 Five-Year Consolidated Plan and the 2025–2026 Annual Action Plan. These plans are required as part of the City's designation as a U.S. Department of Housing and Urban Development (HUD) entitlement community and serve to outline strategies for utilizing federal funds to support community development and affordable housing initiatives benefiting low- to moderate-income residents.*

*Ms. Wilson reported that the City received its annual HUD allocations on May 13, 2025. The Community Development Block Grant (CDBG) allocation totals \$841,529, reflecting an increase of approximately \$41,000, while the HOME Investment Partnerships Program (HOME) allocation totals \$424,074, representing a decrease of approximately \$5,000 from the prior year. She provided an overview of the Community Development and Housing Department, which includes 19 staff members across four divisions. The department's mission is to strengthen neighborhoods through the provision of safe and affordable housing, promote economic and community development, assist vulnerable and homeless populations, and support strategic code enforcement.*

*As a HUD entitlement community, High Point receives formula-based funding. Eligible activities under the CDBG program include the acquisition and rehabilitation of residential properties, public infrastructure improvements, economic development, and job retention. All activities must meet one of HUD's national objectives: to benefit low- to moderate-income persons, eliminate slums or blight, or address an urgent need such as recovery from a natural disaster. The HOME program, received through the City's designation as a participating jurisdiction, focuses on expanding access to affordable housing, building nonprofit housing development capacity, and leveraging private investment.*

*Ms. Wilson explained that the Five-Year Consolidated Plan allows the City to assess community needs, examine market conditions, and guide investment decisions. The accompanying Annual Action Plan outlines how the City intends to use funds over the upcoming year in alignment with the long-term priorities established in the five-year plan.*

*In addition to the federal allocations, Ms. Wilson noted that the City anticipates receiving \$165,000 from the North Carolina Housing Finance Agency for the Urgent Repair Program and \$140,000 for the Construction Training Program, which includes a \$70,000 local match. The City also expects \$14,500 from the IRS VITA Program and \$2,181,283 from the City's General Fund, as approved in the FY 2025–26 budget. The City continues to work with Urban Design Ventures, a Pennsylvania-based consulting firm familiar with High Point, having developed the City's previous 2020–*

*2024 plan. Based on data and stakeholder input, the draft priorities identified include housing, homelessness, and special needs populations. Housing was identified as a critical need due to rising demand, cost increases, and limited availability. Homelessness remains a priority due to regional migration patterns, and special needs populations—such as older adults and individuals with disabilities—require targeted support.*

*While acknowledging the importance of infrastructure and economic development, Ms. Wilson emphasized that current federal funding levels necessitate a strategic focus on the most pressing needs. She added that other priorities could be incorporated into the plan through amendment if additional funding becomes available.*

*Ms. Wilson also outlined the public engagement process. The first public meeting was held on May 20, 2025. A second is scheduled for June 26, 2025, in conjunction with the Citizens Advisory Council meeting. A 30-day public review and comment period will begin on or around June 30, 2025. The plan is expected to be presented to City Council for a public hearing and potential approval by the end of July, unless significant revisions are required based on public input.*

*Committee Members expressed support for the proposed priorities and engaged in discussion on various topics, including community resistance to affordable housing (NIMBYism), public education, regulatory balance, and innovation in housing construction.*

*Ms. Wilson emphasized the importance of education and inclusive planning to dispel misconceptions about affordable housing and noted that strategies such as 3D-printed homes could offer innovative, cost-effective solutions.*

*The Committee voiced support for exploring alternative building models, fair zoning practices, and policies that promote equity and sustainability.*

*Ms. Wilson confirmed that the City's forthcoming housing study will include recommendations related to zoning, density, process improvement, and incentive strategies to help balance development feasibility with community needs.*

*This is for information only.*

**ADJOURNMENT**

There being no further business to come before the Community Development Committee, the meeting adjourned 4:42 p.m.

Respectfully Submitted,

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Tyrone Johnson, Chairman

Attest:

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Sandra Keeney, City Clerk