

**HIGH POINT COMMUNITY DEVELOPMENT
COMMITTEE MEETING
Tuesday, February 4, 2025 - 4:00 PM
Municipal Office Building
211 S. Hamilton Street
High Point, NC 27260**

Community Development Committee - Council Member Johnson, Chair

CALL TO ORDER

Chair Johnson called the meeting to order at 4:00 p.m. and stated all members are present with Council Member Cook participating virtually.

Present: Chair Tyrone Johnson, Council Member Tim Andrew, Council Member Amanda Cook (Virtually), and Council Member Vickie McKiver

PRESENTATION OF ITEMS

2025-048 **Consideration of an Agreement and Resolution Regarding Conveyance of Property for Affordable Housing Development**

City Council is requested to consider an agreement with Community Housing Solutions in the amount \$230,737.70 for the construction of affordable housing units in the Southside community, approve the Resolution of Conveyance, and authorize the appropriate City Official(s) to execute all necessary documents.

Thanena Wilson, Community Development and Housing Director, provided a staff report for this item. She stated to continue housing development efforts in the Core-City, the following lots would need to be conveyed to Community Housing Solutions of Guilford (CHS) in the Southside Community: 801 Amos St., 812 Tryon Ave., and 816 Tryon Ave. She explained the Community Housing Development Organization(CHDO) agreement includes additional HOME funding in the amount of \$230,737.70 for 801 Amos St. 610 Vail Ave. and 700 Vail Ave which are two lots previously conveyed to CHS.

In response to Council Member Andrew, Ms. Wilson noted an updated map would be provided before the Council meeting on Monday.

Council Member Johnson made a motion, seconded by Council Member Andrew, to approve the CHDO agreement and the Resolution of conveyance.

Motion carried with the following vote:

Aye: Council Member Johnson, Council Member Andrew, and Council Member McKiver

Council Member Cook participated virtually and did not vote.

2025-049 **Affordable Housing Update - Wynnefield Properties**
Wynnefield Properties will provide an affordable housing update on the Baker + Main and Walnut Ridge projects.

Nena Wilson introduced Craig Stone with Wynnefield Properties.

Mr. Stone provided an overview of the Walnut Ridge Development. He noted the project was initially planned as a three-story building, but community concerns—especially about traffic and building height—led to a change to a two-story structure. The project has received a \$14 million investment and will include 60 units. It's currently going through the regulatory process.

Regarding the Baker and Main Development, Mr. Stone stated a competitive process for funding is underway, with 118 applications competing for 30 awards. The project is planned for 72 units but may need to reduce the number of units to be more competitive. The city has been successful in previous rounds, and staff is working hard to improve the chances this year. The decision on funding will take another year.

Mr. Stone explained the award process and how the competitive awards are distributed, and how the number of units and development impact are key factors in the decision-making process. Last year, adjustments were made to make the Flats at Old Winston project more competitive. He clarified that retention and detention ponds differ in function and that municipal reviews, including the TRC process, ensure compliance. Engineers work closely with staff to label these properly.

In response to Council Member Johnson, Mr. Stone provided an update regarding the Bentwood Project, noting the project is being positioned for bond application. However, it does not qualify for the 9% tax credit round. The site will be reworked, possibly transitioning from a family project to one focused on elderly housing, and it will be submitted as part of a larger application for 200 units.

Ms. Wilson explained Gap Financing and Federal Allocations noting that the Baker and Main project is tied to gap financing, which requires federal allocation. Last year's allocations were delayed, and there's uncertainty about cuts. Developers are waiting for applications to open, with the goal of using tools like gap financing to make projects more competitive.

2025-050 **High Point Community Extension Agent Year-End Report**
A year-end report regarding the Community and School Gardens Program for the period of January 1, 2024 - December 31, 2024,

will be provided by the County Extension Agent for Community and School Gardens.

Nena Wilson, introduced Crystal Mercer, Community and School Garden Extension Agent.

Ms. Mercer reviewed the year's accomplishments, marking a successful and positive year for community gardening initiatives. She stated the program celebrated 53 community gardens. Among these, there were seven neighborhood gardens, including Bountiful Harvest and Southside Orchard. Fifteen community organizations participated, such as the Salvation Army Hope Center and the High Point Library Teaching Garden. Additionally, six urban agriculture sites, including High Point Hop Yard and White Oak Farm & Apiary, contributed to local food production. Schools also played a significant role, with 20 school gardens established at institutions like Allen Jay Elementary, Andrews High School, and Oak Hill Elementary. Youth engagement was fostered through five youth gardens, including the YWCA Afterschool Program and the Salvation Army Boys & Girls Club. She noted that one school garden was lost—High Point Central's garden remains on pause due to water access issues.

Assistance was approved for neighborhood gardens, urban agriculture sites, and school gardens. Throughout the year, six grants were awarded, totaling \$759.94. The City of High Point contributed additional resources, including 45.6 tons of wood mulch, 34 tons of compost, and 33 tons of topsoil, with a fair market value of \$2,249.20. The estimated savings from these contributions amounted to \$1,489.26.

Technical assistance was provided to various projects, including the Morehead Recreation Gardens and Building Better Blocks, Inc. Additionally, new partnerships were formed, notably with the Lydia House Resource Center. Several new and restarted gardens emerged during the year, including Highland Mills Commons, Triad Health Project, and Kirkman Park Elementary in High Point, as well as New Hope Community Garden, Christ Cathedral of the Triad, and Hope Academy in Guilford County.

In terms of grants and funding, the 2024-2025 EMGV School Garden Micro-Grant program provided \$300 grants to K-12 schools in Guilford County, including Florence Elementary, Shadybrook Elementary, and Union Hill Elementary. A separate EMGV Community Garden Start-Up Grant was awarded to Highland Mills Commons to support the development of new community gardens in 2024.

Several educational and community initiatives were highlighted, including the Three-Season Gardening Series, which took place in spring, summer, and fall. Workshops focused on financial literacy and garden education were well received, inspiring new community-led gardening efforts. During the meeting, community awards were presented, recognizing excellence in local gardens. Bountiful Harvest received the award for Best Overall Garden, Southside Community Garden was acknowledged for

Best Use of Sustainable Materials, and the Best New Garden award went to the Triad Health Project Garden.

Looking ahead to 2025, a range of events and initiatives are planned to further support community gardening efforts. These include a Container Gardening for Seniors program, a Three-Season Vegetable Gardening workshop, and Gardens Under Glass for Seniors. Additionally, a Free Plant Giveaway.

ADJOURNMENT

There being no further business to come before the Community Development Committee, the meeting adjourned at 4:28 p.m.

Respectfully Submitted,

Tyrone Johnson, Chairman

Attest:

Sandra Keeney, City Clerk