



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, October 7, 2025

4:00 PM

Council Chambers

Community Development Committee - Council Member Tyrone Johnson, Chair

CALL TO ORDER

PRESENTATION OF ITEMS

- 2025-337 **Community & School Garden Update**
Crystal Mercer, County Extension Agent for Community and School Gardens, will provide an update on the Community and School Gardens Program.
- 2025-417 **Housing Initiatives Update**
Staff will provide an update on housing programs and current community efforts underway in the community.
- 2025-418 **Consideration of a Resolution Regarding Conveyance of Interest in Real Property to Guilford County**
City Council is requested to approve conveyance of the City of High Point ownership interest in the property located at 4525 Wendover Ave., Greensboro, NC 27409 to Guilford County, approve the Resolution of Conveyance, and authorize the appropriate City Official(s) to execute all necessary documents.
- 2025-420 **Consideration of a Resolution Regarding Conveyance of Real Property to a Nonprofit Corporation**
City Council is requested to consider a resolution conveying 806 & 808 Vail Avenue to Habitat for Humanity of High Point, Archdale & Trinity and authorize the appropriate City Official(s) to execute all necessary documents.

ADJOURNMENT

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Community & School Garden Update

FROM:
Thanena Wilson
Community Development & Housing Director

MEETING DATE:
October 7, 2025

PUBLIC HEARING:
No

ADVERTISED DATE/BY:
N/A

ATTACHMENTS:
1. Presentation

PURPOSE: Crystal Mercer, County Extension Agent for Community and School Gardens, will provide an update on the Community and School Gardens Program in High Point for the period January 1–June 30, 2025.

BACKGROUND: The role of the Community and School Garden Agent is to assist individuals, communities, agencies and schools with establishing and sustaining community and school gardens through an asset-based community development model.

BUDGET IMPACT: N/A

RECOMMENDED ACTION REQUESTED: For Information Only.



Community & School Gardens Program High Point Community Extension Agent Advisory

Year End Report January 1 – June 30, 2025

59 Community Gardens in High Point

- **7 Neighborhood Gardens:** Bountiful Harvest, Burns Hill, Cedar St, East Ave, Gatewood, Howard Place, Southside
- **15 Community Organizations:** Covenant UMC, Fairview Resource Center, High Point Kiwanis, High Point Library Teaching Garden, Highland Village Commons, Morehead Recreation, Mosaic Community Garden, Oakview Recreation, Pennybyrn, Salvation Army Hope Center, Temple Memorial, Wild & Free @ The Arc of High Point, Triad Health Project Garden, Village Life Legacy Community Garden
- **5 GHP Urban Acres:** White Oak & Apiary, Pershing Greenhouses, Beeson, Berry Ridge, High Point Hop Yard
- **5 GHP Urban Farm Network:** Garden in the Hood, Furlough Garden, Thissell Grow Garden, Anderson Place Garden, Backyard Garden
- **21 School Gardens:** Allen Jay Elem, Andrews HS, Fairview Elem, Ferndale MS, Florence Elem, High Point Friends, Kirkman Park Elem, Montlieu Academy, Northwood Elem, Northwood Elem, Oak Hill Elem, Oak View Elem, Parkview Village Elem, Penn Griffin MS, Shadybrook Elem, Southwest Guilford Elem, Southwest Guilford MS, Triangle Lake Montessori, Tri-City Christian Academy, Union Hill Elem
- **5 Youth Gardens:** Bailey's Enrichment ECE, D-Up, Macedonia Child Development Center, Salvation Army Boys & Girls Club, YWCA Afterschool Program
- **1 Teaching Gardens:** High Point Public Library

2025
City of High
Point
Community
Garden
Assistance
APPROVED

Neighborhood Gardens, Urban Agriculture, Community Organizations

- Anderson Place
- Berry Ridge
- Burns Hill
- Howard Place
- Southside
- The Arc of High Point (Wild & Free)
- Village Life Cathedral

School and Youth Gardens

- Union Hill Elementary



Support for New and Existing Gardens

CITY OF
high
point.

2025
COMMUNITY
GARDEN
ASSISTANCE
APPLICATION



SOIL
COMPOST
WOOD MULCH
LEAF MULCH

8 Grants Received Totaling \$429.04

(City of High Point spent between Jan-Jun)

- 14.82 tons of wood mulch
- 0.6 tons of leaf mulch
- 45.0 tons of compost
- 47.2 tons of topsoil

FAIR MARKET VALUE: \$2,290.54

- \$17/ton – mulch
- \$22/ton – everything else

SAVINGS \$1,861.50

New & Re-Start Gardens

High Point:

- Burns Hill CG - restart

Guilford County:

- Unity Christian Church - new
- Charlotte Hawkins Brown Museum and Historic Site - new



2025 EMGV Community Garden Micro-Grant Start-Up Grant (\$300)

Provide funding and mentoring for new
Guilford County Community Gardens

Burns Hill Community Garden

NC STATE

Extension
Master Gardener

NC COOPERATIVE
EXTENSION

 N.C. A&T
STATE UNIVERSITY

 NC STATE
UNIVERSITY



Oakview Recreation Community Gardens

Kiwanis Club of High Point

-
- Established in 1994
 - Donate fresh produce to local food pantries
 - 2025 goal of donating 2,000 pounds of produce. **They reported that they surpassed their goal to 2,020 pounds!**



Events 2025

Container Gardening
YWCA January 29

Seeds to Share
February 8

Three-Season Gardening
(outdoor events)

Growing Culinary Herbs
YWCA April 23

Free Plant Giveaway
June 7

Community Garden
Contest Winners Sept 13

Spring Gardening
March 29

Summer Gardening
Cancelled (rain)

Container Gardening
Cancelled (rain)



eliminating racism
empowering women
ywca

Container Gardening

Habitat for Humanity
ReStore



eliminating racism
empowering women
ywca

Growing Culinary Herbs

Habitat for Humanity
ReStore



Osliany and Avery

Seeds to Share – Sorting and Packaging



Spring Gardening

Saturday, March 29, 2025



Greater High Point Food Alliance's Urban Agriculture Committee Free Plant Giveaway





2025 High Point Community Garden Contest Winners



CITY OF HIGH POINT AGENDA ITEM



TITLE: Housing Initiatives Update

FROM:
Thanena Wilson
Community Development & Housing Director

MEETING DATE:
October 7, 2025

PUBLIC HEARING:
No

ADVERTISED DATE/BY:
N/A

ATTACHMENTS:
1. Presentation

PURPOSE: Staff will provide an update on housing programs and current community efforts underway in the community.

BACKGROUND: Projects completed and/or underway will be highlighted, as well as an overview of investment and availability of resources.

BUDGET IMPACT: N/A

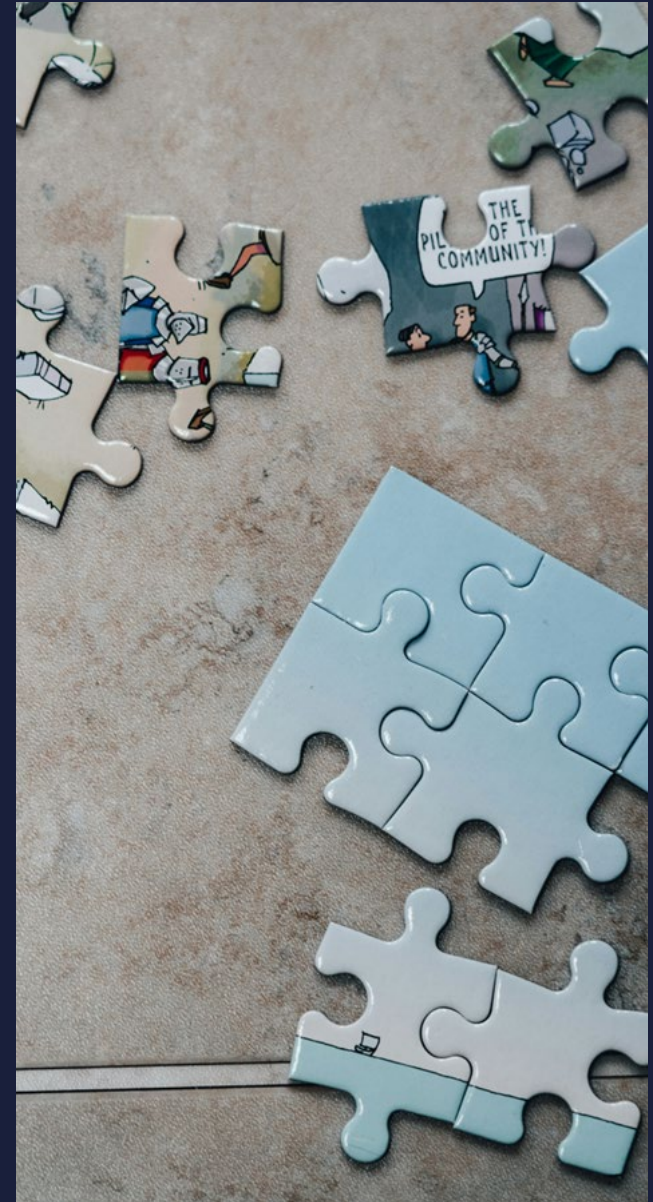
RECOMMENDED ACTION REQUESTED: For Information Only.

COMMUNITY DEVELOPMENT COMMITTEE

Housing Initiatives Update

October 7, 2025

Thanena Wilson, Director





HOUSING SNAPSHOT 2024-25

- 44 units assisted with home repairs
- 10 homebuyers received down payment incentive
- 8 new single-family units closed; sales prices \$192k-\$205k
- 6 new single-family units underway

Top Challenges: 1) rising construction costs, 2) available property, and 3) affordable housing production volume

AFFORDABILITY

4 person HH	Maximum Annual Income	Maximum Monthly Housing Cost (30%)
80% AMI	\$68,500	\$1,712
60% AMI	\$51,360	\$1,284
50% AMI	\$42,800	\$1,070
*Avg rent in High Point - \$1,084 (743 sq. ft.)		
**Monthly payment for \$200k home - \$1,365		

*Apartments.com 1-bedroom unit September 2025

**FHA 30-year fixed, 6% interest, 3.5% down payment



FUNDS LEVERAGED

Homebuyer Assistance

\$1,998,700 private loans/\$75,000 down payment assistance
ROI 26.65:1

Single-family new construction

Community Housing Solutions – 29 units
\$7,453,246 development cost/\$2,549,103 HOME funds
ROI 2.92:1

Habitat for Humanity – 8 units

\$1,230,042 development cost/\$243,921 HOME funds
ROI 5.04:1

LIHTC PROJECT LEVERAGING

Project	# of Units	Costs	City Funds
Admiral Point	54	\$5,411,059	\$560,000
Addington Ridge	58	\$6,949,799	\$1,350,000
Kirkwood Crossing	84	\$10,259,851	\$2,000,000
Hartley Ridge	84	\$9,476,893	\$694,000
Avondale Trace	72	\$9,885,899	\$650,000
Walnut Ridge	60	\$11,932,085	\$500,000
Flats at Old Winston	<u>48</u>	<u>\$11,280,535</u>	<u>\$1,000,000</u>
	460	\$53,915,586	\$6,754,000
ROI 6.98:1			

HOUSING PROGRAMS



- Emergency/Urgent Repair/Construction Training
- Downpayment Assistance & Incentives
 - ❖ Up to \$7,500 or \$10,000 in specific target areas
- Small Builders Incentive Program (SBIP)
 - ❖ \$15,000 incentive
- New Construction – Single and Multi-family

AVAILABLE RESOURCES 2025-26

Activity/Program	Funding	Source
Housing Rehab/Emergency Repair	\$150,000	CDBG
	\$50,000	Core City Redevelopment
Urgent Repair	\$165,000	NCHFA
Construction Training Home Repairs	\$70,000	NCHFA
Operation Inasmuch	\$100,000	Core City Redevelopment
Small Builders Incentive	\$100,000	Core City Redevelopment
Homebuyer Assistance	\$100,000	HOME
	\$100,000	Core City Redevelopment
CHDO Single-family new construction	\$350,000	HOME
Affordable Housing Development	\$539,524	HOME-ARP



COMMUNITY PARTNERSHIPS

Housing Impact Fund

- \$40 million for multi-family rental
- **\$10.5 million raised**

Pinnacle Financial Partners

- \$5 million investment for single-family housing
- **47 units completed**



HOUSING RECOMMENDATIONS

Maximize Property Yield Through Zoning

- Update current zoning policy to allow more housing units to be built, especially for developments with attainable housing components.
 - **Unified Development Ordinance is currently being updated.**
- Offer density, floor area, and height bonuses to incentivize the development of housing that is attainable for low- and moderate-income households.



HOUSING RECOMMENDATIONS

Proactively Engage Local Partners to Fund Housing Preservation and Development Programs

- Local partners have unique missions and areas of focus. Leveraging specialized resources can collectively create a greater impact on housing efforts in High Point.
- High Point has an opportunity to collaborate with influential institutions, businesses, and individuals to support the development of price-targeted housing for the local workforce.



HOUSING RECOMMENDATIONS

Stabilize and Enhance Housing Conditions

- Broaden current housing rehabilitation efforts by making non-emergency repairs and undertaking substantial rehabilitation.
- Create a financial assistance program to support the rehabilitation of rental units that serve low- and moderate-income households.



PERMANENT SUPPORTIVE HOUSING

A Shared Vision for Permanent Supportive Housing

- 4525 A W. Wendover Ave & 4545 W. Wendover Ave
- 4545 W. Wendover is vested to Guilford County, City of High Point and City of Greensboro.
- Proposing High Point convey its interest for the development of 40-60 individual housing units approximately 700 sq. ft. each

THANK YOU

Thanena Wilson, Community Development & Housing Director
thanena.wilson@highpointnc.gov 336.883.3351



CITY OF HIGH POINT

AGENDA ITEM



TITLE: Consideration of a Resolution Regarding Conveyance of Interest in Real Property to Guilford County

FROM:
Thanena Wilson
Community Development & Housing Director

MEETING DATE:
October 7, 2025

PUBLIC HEARING:
No

ADVERTISED DATE/BY:
N/A

- ATTACHMENTS:**
1. Resolution - Property Interest Conveyance
 2. Maps
 3. Conceptual Renderings

PURPOSE: The City of High Point has a 1/8 vested interest in 4525 W. Wendover Ave., along with joint ownership by Guilford County and the City of Greensboro. The request is to convey High Point's interest to Guilford County in support of a proposed housing project. The conveyance will facilitate affordable housing and serve a public purpose in accordance with North Carolina General Statute §160A-279. In the event the proposed project does not develop, the property must continue to be used for a public purpose in accordance with general statute.

BACKGROUND: The proposed project, to be located at 4525 and 4525-A W. Wendover Ave., will provide 40–60 individual permanent supporting housing units and a community center to serve as the hub for supportive services. Permanent Supportive Housing provides people with a safe, stable home, with wraparound services that address individual client needs that allow them to thrive in their community. Access to services includes ongoing case management, employment opportunities, primary care and mental health services, substance abuse treatment, and life skills training.

The proposed project will ultimately be undertaken by the City of Greensboro as part of their The Road to 10,000 Initiative.

BUDGET IMPACT: N/A

RECOMMENDED ACTION REQUESTED: City Council is requested to approve conveyance of the City of High Point ownership interest in the property located at 4525 Wendover Ave., Greensboro, NC 27409 to Guilford County, approve the Resolution of Conveyance, and authorize the appropriate City Official(s) to execute all necessary documents.

**RESOLUTION OF THE HIGH POINT CITY COUNCIL
APPROVING CONVEYANCE OF INTEREST IN
REAL PROPERTY TO GUILFORD COUNTY**

WHEREAS, title to Guilford County REID 152142, located at 4525 West Wendover Avenue, Greensboro, as described in Deed Book 1935 Page Number 135 in the Guilford County Registry of Deeds, on which the former Guilford County Animal Shelter was located (the “Property”) is vested in three parties as tenants in common: Guilford County with an undivided one-half (1/2) interest, the City of Greensboro with an undivided three-eighth (3/8) interest, and the City of High Point (the “City”) with an undivided one-eighth (1/8) interest;

WHEREAS, North Carolina General Statute (“N.C.G.S.”) § 160A-279 authorizes the City to convey real property by private sale to a public entity which carries out a public purpose, under which the procedural provisions of N.C.G.S. § 160A-267 shall apply; and

WHEREAS, the City wishes to convey its one-eighth (1/8) interest in the Property to Guilford County to be used for a permissible public purpose under North Carolina law, which may include, but not be limited to, the creation of permanent supportive housing on the Property.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of High Point that:

Section 1. The Mayor of the City of High Point is authorized to execute all documents necessary to convey the City’s one-eighth (1/8) interest in the Property, identified as Guilford County REID 152142, to Guilford County.

Section 2. The consideration for the conveyance is Guilford County’s intent to use this property only for a permissible public purpose under North Carolina law. If for any reason the property ceases to be used for a public purpose under North Carolina law, the one-eighth (1/8) interest in the Property shall revert to the City of High Point. A statement to this effect shall be placed in the deed of conveyance.

Section 3. In compliance with N.C.G.S. § 160A-267, a notice summarizing this resolution shall be published once after adoption, and the conveyance shall not be consummated until at least ten (10) days after its publication.

Section 4. This resolution shall take effect immediately upon adoption.

ADOPTED this the 20th day of October 2025.

CITY OF HIGH POINT

By: _____
Cyril Jefferson, Mayor

Attested to:

Sandra R. Keeney, City Clerk



Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Guilford County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

Map Scale
1 inch = 311 feet
10/1/2025

4525 W. Wendover Ave



Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Guilford County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

Map Scale
1 inch = 311 feet
10/1/2025



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 Google 500 ft



Case Statement-Housing Greensboro-A Shared Vision for Permanent Supportive Housing-4525 A W. Wendover Ave & 4545 W. Wendover Ave

Conceptual Renderings: This concept is the first step in vision for permanent supportive housing-A Shared Vision for Housing Greensboro.



Disclaimer: Not intended for construction

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Consideration of a Resolution Regarding Conveyance of Real Property to a Nonprofit Corporation

FROM:
Thanena Wilson
Community Development & Housing Director

MEETING DATE:
October 7, 2025

PUBLIC HEARING:
No

ADVERTISED DATE/BY:
N/A

- ATTACHMENTS:**
1. Resolution
 2. Non-Warranty Deed
 3. Map

PURPOSE: To continue infill housing development efforts in the Core-City, Community Development & Housing seeks Council approval to convey the following lots to Habitat for Humanity of High Point, Archdale & Trinity (“Habitat”) in the Southside community. The conveyance will facilitate affordable housing and serve a public purpose in accordance with North Carolina General Statute §160A-279.

- 806 Vail Avenue

- 808 Vail Avenue

BACKGROUND: Habitat continues to construct much needed affordable single-family housing to aid in the redevelopment of the Southside community.

BUDGET IMPACT: N/A

RECOMMENDED ACTION REQUESTED: City Council is requested to consider a resolution conveying 806 & 808 Vail Avenue to Habitat and authorize the appropriate City Official(s) to execute all necessary documents.

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

WHEREAS, the City of High Point (“City”) owns Guilford County REID 172807, located at 806 Vail Avenue and further described in Deed Book 7272 Page Number 814 of the Guilford County Registry of Deeds, and Guilford County REID 172808, located at 808 Vail Avenue and further described in Deed Book 7272 Page Number 791 of the Guilford County Registry of Deeds (collectively the “Property”);

WHEREAS, North Carolina General Statute (“N.C.G.S.”) § 160A-457 authorizes the 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;

WHEREAS, N.C.G.S. § 160A-20.1 authorizes the City to appropriate money to private organizations to carry out any public purpose that a city is authorized by law to engage in;

WHEREAS, N.C.G.S. § 160A-279 authorizes the 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 intends to approve a contract with Habitat for Humanity of High Point, Archdale & Trinity, Inc., a North Carolina nonprofit corporation (“Habitat”) and to convey the Property to Habitat in order for Habitat to construct affordable housing on the Property, a permissible public purpose.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of High Point:

Section 1. The Mayor of the City of High Point is authorized to execute all documents necessary to convey title to the Property as described above.

Section 2. The consideration for the conveyance of the Property to Habitat is the condition that Habitat uses the Property only for the public purpose of furthering the mission of the City in providing owner-occupied affordable housing. If for any reason Habitat attempts to subsequently sell the Property to a for-profit corporation, or the Property ceases to be used for a public purpose under North Carolina law, the Property shall revert back to the City. A statement to this effect shall be placed in the deed of conveyance.

Section 3. In compliance with N.C.G.S. § 160A-267, a notice summarizing this resolution shall be published once after adoption, and the conveyance shall not be consummated until at least ten (10) days after its publication.

Section 4. This resolution shall take effect immediately upon adoption.

ADOPTED this the 20th day of October 2025.

CITY OF HIGH POINT

By: _____
Cyril Jefferson, Mayor

Attested to:

Sandra R. Keeney, City Clerk

DRAWN BY: City Attorney's Office, High Point, North Carolina
PO Box 230, High Point, NC 27261

RETURN TO Grantee: 133 Qubein Avenue, High Point, NC 27262

Property Tax Parcels #7800001320 and 7800000380

Excise Tax: Exempt

NORTH CAROLINA

NON-WARRANTY DEED

GUILFORD COUNTY

THIS NON-WARRANTY DEED, made and entered into this _____ day of _____, 20____, by and between the **CITY OF HIGH POINT**, a North Carolina Municipal Corporation (PO Box 230, High Point, NC 27261), hereinafter referred to as the GRANTOR, and **HABITAT FOR HUMANITY OF HIGH POINT, ARCHDALE & TRINITY, INC.**, a North Carolina nonprofit corporation (133 Qubein Avenue, High Point, NC 27262), hereinafter referred to as GRANTEE:

WITNESSETH:

WHEREAS, the GRANTOR, for valuable consideration paid by GRANTEE, the receipt and legal sufficiency of which is hereby acknowledged, has quitclaimed and by these presents, does quitclaim unto GRANTEE, its successors and assigns, all right, title and interest which GRANTOR has in and to the tract or parcel of land in the County of Guilford, State of North Carolina, High Point Township, and more particularly bounded and described as follows:

See attached **Exhibit A**

The property hereinabove described was acquired by the GRANTOR by instrument(s) recorded in Deed Book 7272, Page 814; and Deed Book 7272, Page 791, Guilford County Registry.

TO HAVE AND TO HOLD, the aforesaid tract or parcel of land and all privileges thereunto belonging to the GRANTEE, its successors and/or assigns, free and discharged from all right, title, claim or interest of the GRANTOR and subject to any easements, restrictions, rights-of-way and other encumbrances, if any, and ad valorem taxes for current and subsequent years.

The consideration of this conveyance is GRANTEE'S agreement to use this property only for the public purpose of providing low-to-moderate income, owner-occupied housing. If for any reason the property ceases to be used for this public purpose, the property shall revert back to the GRANTOR.

GRANTOR makes no warranty, express or implied, as to the title of the Property.

Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

The property does not include the primary residence of GRANTOR.

[Signature page follows]

IN WITNESS WHEREOF, the GRANTOR has duly executed this Non-Warranty Deed by its duly authorized representative.

CITY OF HIGH POINT

By: _____
Print Name: _____
Title: _____

STATE OF NORTH CAROLINA

COUNTY OF GUILFORD

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: _____

[Insert name of signatory]

Date: _____

Official Signature of Notary: _____

Notary's Printed or Typed Name: _____, Notary Public

My Commission Expires: _____

(Official Seal)

EXHIBIT A

Property Description

Tract 1:

BEING ALL of Lot 15, Block E of the Gurley Plat, a plat of which is duly recorded in the office of the Register of Deeds for Guilford County, North Carolina, in Plat Book 2 at Page 90.

Address: 806 Vail Avenue, High Point, NC 27260

PIN: 7800-00-1320

Deed Reference: Deed Book 7272, Page 814, Guilford County Registry

Tract 2:

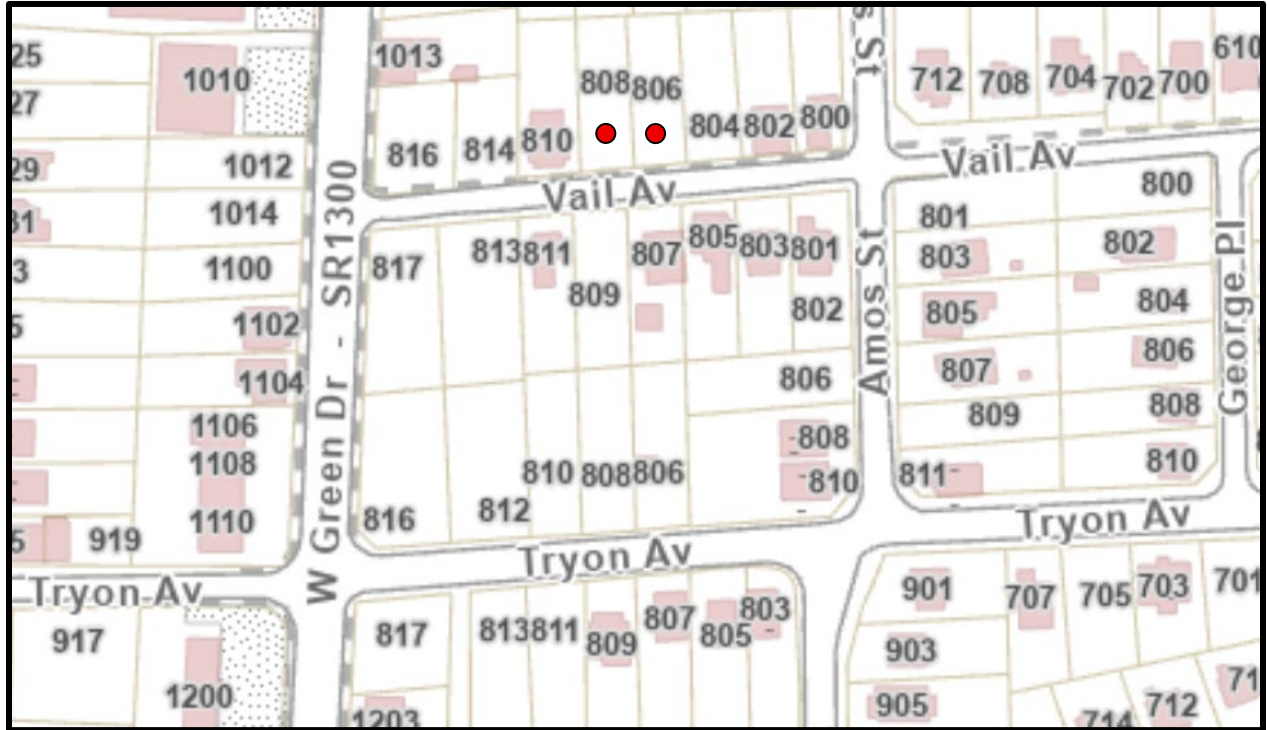
BEING ALL of Lot 14, Block E of the Gurley Plat, a plat of which is duly recorded in the office of the Register of Deeds for Guilford County, North Carolina, in Plat Book 2 at Page 90.

Address: 808 Vail Avenue, High Point, NC 27260

PIN: 7800-00-0380

Deed Reference: Deed Book 7272, Page 791, Guilford County Registry

SOUTHSIDE NEIGHBORHOOD



● Properties to be conveyed to Habitat for Humanity of High Point, Archdale & Trinity