



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, November 4, 2025

4:00 PM

Council Chambers

Community Development Committee - Council Member Tyrone Johnson, Chair

CALL TO ORDER

PRESENTATION OF ITEMS

- 2025-452 **Consideration of a Demolition Ordinance - 502 Academy Street**
City Council is requested to consider an Ordinance to Demolish a dwelling located at 502 Academy Street and authorize the appropriate City Official(s) to execute all necessary documents.
- 2025-453 **2024 Consolidated Annual Performance & Evaluation Report (CAPER)**
Staff will provide an update on the 2024 CAPER submission.

ADJOURNMENT

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Consideration of a Demolition Ordinance - 502 Academy Street

FROM:
Thanena Wilson
Community Development & Housing Director

MEETING DATE:
November 4, 2025

PUBLIC HEARING:
Yes

ADVERTISED DATE/BY:
October 24 & November 4, 2025

ATTACHMENTS:

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

PURPOSE: A request by Community Development and Housing, Local Codes Division, to adopt an ordinance ordering the inspector to demolish the dwelling at 502 Academy Street.

BACKGROUND: After a Complaint and Notice of Hearing was issued, and a hearing held, an Order to Repair or Demolish was issued on 5/28/2025. No action occurred by the compliance date of 6/30/2025. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

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 502 Academy 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:**

502 Academy Street

OWNER(S):

William Ray Tucker, Linda Lou Tucker
Lis Pendens recorded May 28, 2025

**REASON FOR
INSPECTION:**

Field Inspector Initiated

**FIRST
INSPECTION:
05/05/2025**

Summary of Major Violations

1. Repair or replace damaged ceiling joist- Fire damage
2. Repair or replace electrical system - Fire Damage
3. Repair or replace plumbing throughout house -missing
4. Repair or replace walls, floors and ceilings - Fire Damage

**HEARING
RESULTS:
05/27/2025**

Bonita Critzer (Fiduciary of the estate) came to the hearing. She is the daughter of the deceased owner of the property. She stated that she did not have the money to repair the property and was thinking of trying to sell it. It was determined there are several violations of the Minimum Housing Code in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed sixty-five percent (65%) of the value of the structure.

**ORDER(S)
ISSUED:
05/28/2025**

Order to Repair or Demolish
Date of Compliance 06/30/2025

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 05/27/2025, the dwelling located at 502 Academy 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 05/27/2025, the Inspector ordered the property owners, William Ray Tucker, Jr. and Linda Lou Tucker, to make the necessary repairs, alterations, or improvements listed in the Housing Investigation Report, or demolish and remove the dwelling, by 06/30/2025.

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

502 Academy Street
High Point, NC 27260
Parcel # 173062

OWNER(S)

William Ray Tucker, Jr.
Linda Lou Tucker
1104 Textile Place
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**

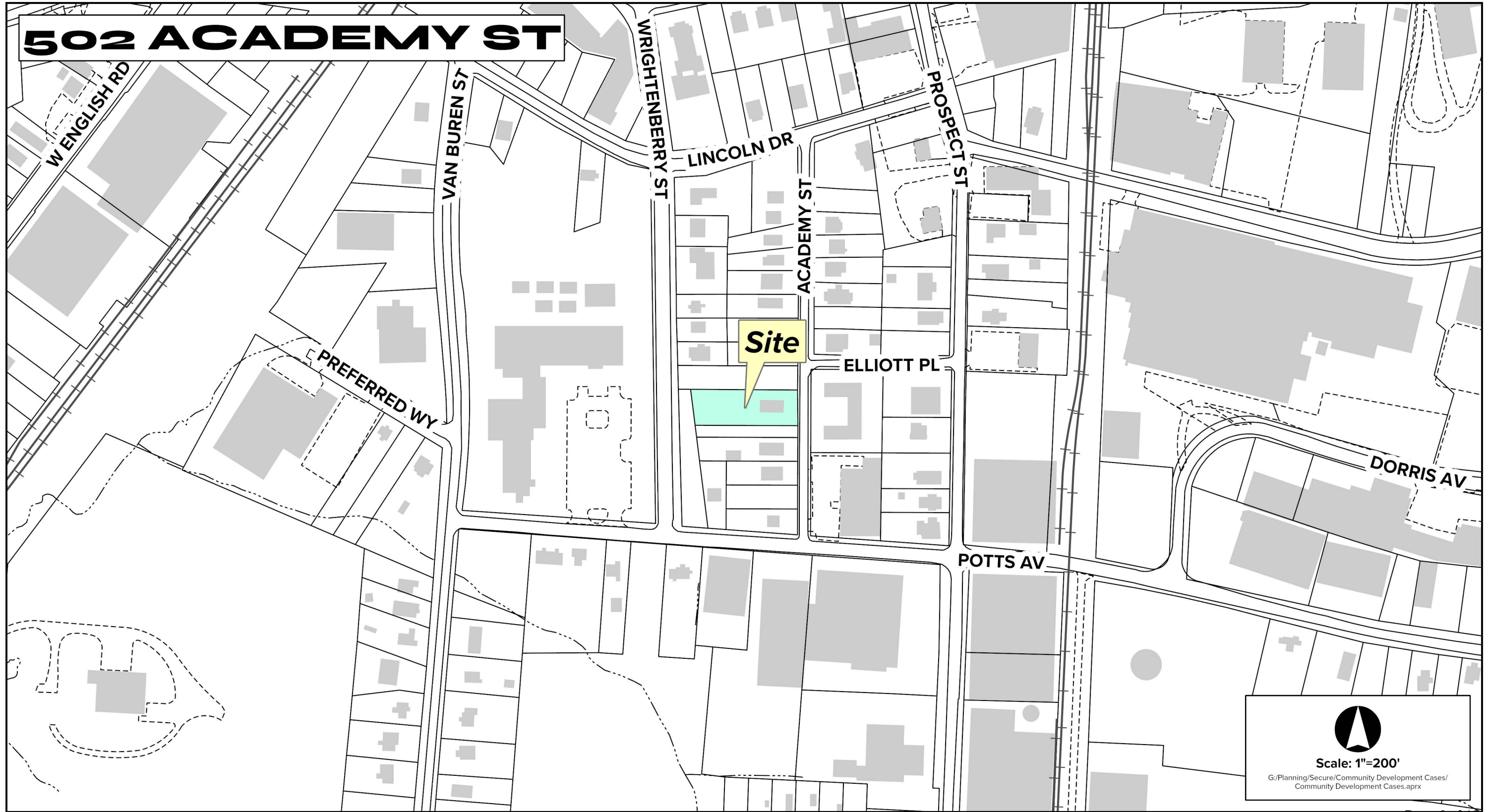
By: _____

Cyril Jefferson, Mayor

ATTEST:

Sandra Keeney, City Clerk

502 ACADEMY ST



Scale: 1"=200'

G:/Planning/Secure/Community Development Cases/
Community Development Cases.aprx

PUBLISH: *As a legal ad on November 5, 2025 and November 12, 2025*

NOTICE OF PUBLIC HEARING

HIGH POINT CITY COUNCIL

NOTICE is hereby given that on the 17th of November, 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

502 Academy Street
HV-25-0071

High Point City Council will consider adoption of an Ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 502 Academy St. (Tax Parcel 173062). The dwelling is owned by William Ray Tucker Jr. and Linda Lou Tucker 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

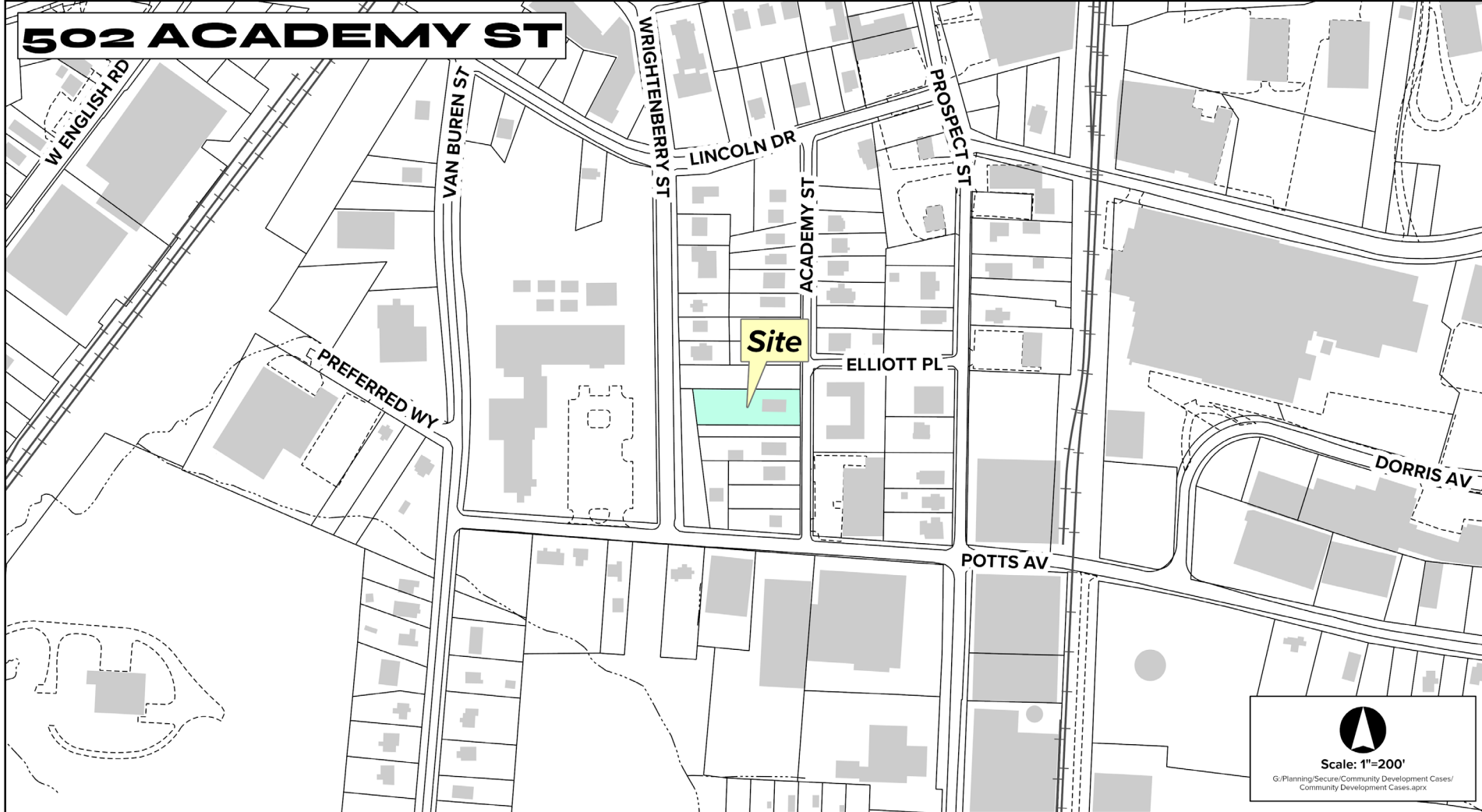
November 5, 2025
November 12, 2025



502 ACADEMY ST

- Complaint and Notice of Hearing held on May 27, 2025.
- Order to Repair or Demolish issued on May 28, 2025, with a compliance due date of June 30, 2025.
- As of October 31, 2025, no repairs have been completed or permits obtained to repair or demolish the dwelling.

502 ACADEMY ST




Scale: 1"=200'
G:\Planning\Secure\Community Development Cases\
Community Development Cases.aprx















CITY OF HIGH POINT

AGENDA ITEM



TITLE: 2024 Consolidated Annual Performance & Evaluation Report (CAPER)

FROM:
Thanena Wilson
Community Development & Housing Director

MEETING DATE:
November 4, 2025

PUBLIC HEARING:
No

ADVERTISED DATE/BY:
N/A

ATTACHMENTS:
1. CAPER Graphic

PURPOSE: Staff will provide an update on the 2024 Consolidated Annual Performance & Evaluation Report (CAPER).

BACKGROUND: The purpose of the CAPER is to allow the public an opportunity to review and comment on progress, achievements, and expenditures of the federal Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) programs in the City of High Point. The CAPER was made available for public review from September 10-25, 2025.

BUDGET IMPACT: N/A

RECOMMENDED ACTION REQUESTED: For Information Only.

2024 CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION REPORT



44 HOMEOWNERS RECEIVED HOME REPAIR ASSISTANCE



10 HOMEBUYERS RECEIVED DOWN PAYMENT ASSISTANCE



336 INDIVIDUALS PARTICIPATED IN HOMEBUYER EDUCATION CLASSES



12 TRAINEES GRADUATED FROM THE CONSTRUCTION TRAINING PROGRAM



12 ORGANIZATIONS RECEIVED GRANTS 2912 PEOPLE SERVED



1446 FEDERAL AND STATE RETURNS PROCESSED

COMMUNITY DEVELOPMENT & HOUSING FUNDING SUMMARY

FEDERAL
\$1.399.517

STATE
\$238.048

LOCAL
\$1.091.189