

HIGH POINT COMMUNITY DEVELOPMENT COMMITTEE MEETING

Tuesday, October 7, 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 of the High Point Community Development Committee to order at 4:00 p.m. and stated the following members were present:

Present: Chair Tyrone Johnson, Council Member Amanda Cook, Council Member Vickie McKiver

Absent: Council Member Tim Andrew

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.

Crystal Mercer, County Extension Agent for Community and School Gardens, presented the six-month report outlining the activities and progress from January to June 2025. She indicated there were a total of 59 gardens and spoke on the City of High Point Community Garden Assistance Program. She said there were eight communities that received the grants which resulted in a savings of \$1861.50 in gardening materials.

She talked about new gardens and re-start gardens, like Burns Hill Community Garden, and highlighted some of the gardens she helped create for other communities. She spoke about the Burns Hill Garden and the grants received to provide funding and mentoring for new Guilford County community gardens.

She highlighted the Oakview Recreation Center and Kiwanis Club of High Point gardens and said they were able to surpass their goal of 2000 pounds of produce. She spoke on gardening events put on by the program and explained that two of the events were canceled due to rain.

She shared information about some of the partnerships that help with these programs, including partnerships with local organizations like YWCA, High Point University, Growing High Point, and Re-store. She talked about the free plant giveaway and showcased the winners of the community garden contest.

In response to Chair Johnson, Ms. Mercer said there were 59 gardens and that the number fluctuates. Chair Johnson said he loved to see the savings on garden materials and was happy the Burns Hill Community Garden was back up and running in his ward.

2025-417 **Housing Initiatives Update**

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

Nena Wilson, Community Development Director, presented the item and said she wanted to give an update on the events happening in High Point over the last year or so. She spoke about the Consolidated Annual Performance Report and provided information on housing efforts, including home repair assistance and down payment incentives. She indicated some challenges included rising construction costs, available property and affordable housing production volume. She acknowledged that they were slowly making headway in increasing the number of affordable and single-family housing units to meet the needs of the community.

Ms. Wilson spoke on affordability and showed calculations showing the average rent and maximum annual income in High Point. She pointed out the cost burden on lower-income families that may have to cut costs on other essential needs like food and medical costs to afford rent and mortgages. She pointed out that developers were not building affordable homes and other homes that low-income families find in that range have repairs that they cannot afford. She emphasized the importance of down payment assistance programs and said that her department was looking at ways to increase the down payment assistance amount.

She talked about the Return on Investment (ROI) of Community Development programs and shared some of the numbers for various programs, including a ROI of 26.65:1 on Homebuyer Assistance; an ROI of 2.92:1 on single-family new construction; and an ROI of 5.04:1 on Habitat for Humanity units.

She highlighted the Low-Income Housing Tax Credit (LIHTC) projects and indicated there was a 7:1 ROI on these projects.

Ms. Wilson provided an overview of housing programs and said they were working on marketing the Small Builders Incentive Program (SBIP) to get more participation. She highlighted the 2025-2026 available resources and how the resources are spread throughout the various programs. She emphasized the need for increases in funding and how cuts impacted the amount of people that could be helped by these programs. She shared an example of the Housing Repair Program, where, due to funding issues, they can only focus on dire repairs and cannot do whole house repairs. She emphasized the need to help homeowners and tenants stay in their homes during the current affordable housing crisis.

She shared some statistics on community partnerships like the Housing Impact Fund

and Pinnacle Financial Partners.

She went over the recommendations in the housing study and emphasized they did not have the ability to address all the recommendations. She spoke about efforts that could be addressed in the short term, like updating the current zoning policy to allow more housing units to be built, especially for developments with attainable housing components. She highlighted other recommendations like density bonuses, proactive engagement with local partners to maximize funding, and stabilizing and enhancing housing conditions through rehabilitation efforts and financial assistance programs.

She spoke on the shared vision for supportive housing with local partners and highlighted the property conveyance of the city's ownership interest at the 4525 Wendover property. She explained the property would be used by the City of Greensboro and Guilford County for the development of permanent supportive housing.

In response to Council Member Cook, Ms. Wilson said 3D printing and tiny homes were not part of the current affordable housing efforts in High Point. Council Member Cook pointed out in the housing study debriefing, single mothers were identified as one of the groups leaving the city. She talked about how childcare costs can be prohibitive for that group and could inhibit their ability to pay rent.

In response to Chair Johnson, Ms. Wilson said 3D printing was not something that was currently being implemented in the city, but could be explored if it was the will of Council. Deputy City Manager Greg Ferguson pointed out that some types of building were limited by the North Carolina State building code. Council Member Cook said she had seen some 3D printed housing initiatives in other communities in North Carolina.

In response to Council Member Cook, Ms. Wilson said the addition of more Community Housing Development Organizations (CHDO) was a matter of resources and capacity.

Deputy City Manager Ferguson said management would be happy to answer any questions the Council may have.

In response to Chair Johnson, Ms. Wilson said the Brentwood project by Wynnefield Properties was under contract, but she did not know the timeline involved.

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.

Nena Wilson, Community Development Director, presented the item and pointed out this was the same property mentioned during the Housing Initiatives Update. She indicated that the City wanted to convey its ownership interest to Guilford County for a permanent supportive housing project with a hub for services located on the property. She emphasized in the event that the property was not used for the development, it would still be required to be used for affordable housing.

In response to Council Member Cook, Ms. Wilson said the Housing Authority of the City of High Point is now the current permanent supporting housing organization for the city.

Chair Johnson made a motion, seconded by Council Member McKiver, to approve Agenda Item # 2025-418.

The motion carried with the following vote:

Aye: Chair Johnson, Council Member Cook, Council Member McKiver

Nay: None

Absent: Council Member Andrew

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.

Nena Wilson, Community Development Director, presented the item and said the item was to continue infill housing development efforts. She said the conveyance to Habitat for Humanity would serve a public purpose and facilitate affordable housing in the city.

Chair Johnson shared he had recently had the opportunity to tour some of the houses built by Habitat for Humanity and praised the organization on the quality of the construction.

Chair Johnson made a motion, seconded by Council Member Cook, to approve Agenda Item # 2025-420.

The motion carried with the following vote:

Aye: Chair Johnson, Council Member Cook, Council Member McKiver

Nay: None

Absent: Council Member Andrew

ADJOURNMENT

There being no further business to come before the Community Development Committee, the meeting adjourned at 4:47 p.m.

Respectfully Submitted,

Tyrone Johnson, Chairman

Attest:

Alison Glynn, Deputy City Clerk