

HIGH POINT COMMUNITY DEVELOPMENT COMMITTEE MEETING

Tuesday, November 4, 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 Tim Andrew, Council Member Amanda Cook, Council Member Vickie McKiver

Absent: None

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.

Kaylie Parrish, Code Enforcement Manager, presented the report, noting that a notice of hearing was held on May 27, 2025. Both property owners are deceased, but the estate's fiduciary, attended the hearing and explained she lacks the funds to repair or demolish the structure. She has listed the property for sale and requested a list of demolition contractors. The order to repair or demolish was issued May 28, 2025, with a compliance date of June 30, 2025. As of October 31, 2025, no repairs or permits have been obtained, and the property remains for sale. Ms. Parrish described the site and displayed photos showing severe fire damage after vagrants entered the vacant structure and set a fire, leaving the interior nearly a total loss.

Council Member Andrew asked if demolition costs would result in a lien on the property to reimburse the City, and Ms. Parrish confirmed that they would.

Council Member Johnson clarified that the lien would transfer to any new owner upon sale, and Ms. Parrish affirmed.

A motion was made by Council Member Johnson, seconded by Council Member Andrew, to approve agenda item 2025-452.

The motion passed with the following vote:

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

Nay: None

This item will be placed on the November 17, 2025, City Council Meeting agenda as a Public Hearing.

2025-453 **2024 Consolidated Annual Performance & Evaluation Report (CAPER)**

Staff will provide an update on the 2024 CAPER submission.

Community Development and Housing Director Nina Wilson presented an informational update on the 2024 CAPER, which was submitted in September and due by September 28 of each year. The report outlines progress, achievements, and expenditures for the Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) programs. It was available for public review from September 10–25, 2025, on the City’s website, at the library, and in the Community Development offices; no comments were received.

Ms. Wilson summarized program accomplishments: 44 homeowners received emergency or urgent repairs; 10 home buyers received down-payment assistance; 336 individuals completed home-buyer education classes; 12 trainees graduated from the construction-training program; 12 organizations received public-service grants benefiting 2,912 residents; and 1,446 federal and state tax returns were prepared through the Volunteer Income Tax Assistance (VITA) program. She noted the homeowner-repair goal was 66 percent met, home-buyer assistance served 10 of 25 projected buyers, and home-buyer education participation increased by 112 over the previous year. All public-service programs exceeded 100 percent of their targets. The Oakwood CDC Day Center opened recently after delays caused over-projections last year. Total expenditures included \$1,399,517 in federal funds (51 percent), \$238,048 in state funds (9 percent), and \$1,189,000 in local funds (40 percent).

Eight homes were completed in the Southside Community, one built without new federal funds through reinvested proceeds from prior sales. Six new homes are underway through partners including Habitat for Humanity, Housing Solutions, Housing Consultants Group, and Black Lamb Development Corporation.

Council Member Andrew inquired about tracking post-graduation employment for construction-training participants. Ms. Wilson stated that while follow-up is not formally tracked, 12 of 16 enrollees graduated, and at least one has been employed by Habitat for Humanity through its apprenticeship program.

Council Member Cook commended the department’s quick coordination with Oakwood CDC to establish a white-flag shelter within a month, noting the positive community response.

Council Member Johnson asked about decreased numbers in some programs. Ms. Wilson explained that while home-buyer-education participation rose, down-payment-assistance usage declined due to the limited \$7,500 grant amount, as other programs offer larger incentives (\$15,000–\$50,000). Because federal rules prohibit “over-subsidizing,” applicants using higher-value state programs may not qualify for additional City assistance.

Council Member Johnson praised Operation In As Much for its recent community service event and thanked staff for their efforts.

Council Member McKiver expressed appreciation for Ms. Wilson’s consistent support and professionalism.

ADJOURNMENT

There being no further business to come before the Community Development Committee, the meeting adjourned at 4:16 p.m.

Respectfully Submitted,

Tyrone Johnson, Chairman

Attest:

Sandra Keeney, City Clerk