



# City of High Point Meeting Agenda Community Development Committee

Municipal Office Building  
211 S. Hamilton Street  
High Point, NC 27260

Council Member Tyrone Johnson, Chair  
Committee Members:  
Council Member Tim Andrew  
Council Member Chris Williams  
Council Member Vickie M. McKiver

Mayor Cyril Jefferson (Alternate)  
Mayor Pro Tempore Monica Peters (Alternate)

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Tuesday, February 3, 2026

4:00 PM

Council Chambers

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## Community Development Committee - Council Member Tyrone Johnson, Chair

### CALL TO ORDER

### PRESENTATION OF ITEMS

- 2026-29     **Guilford County Homelessness Task Force Update**  
Staff from the Guilford County Government will provide an update on the Guilford County Homelessness Task Force.
- 2026-28     **Local Codes Enforcement Strategic Plan Update**  
Staff will provide a local codes enforcement strategic plan update for the period July 1–December 31, 2025.
- 2026-25     **Consideration of a Demolition Ordinance - 1211 S. Downing Street**  
City Council is requested to consider an Ordinance to Demolish the single-family dwelling located at 1211 S. Downing Street and authorize the appropriate City Official(s) to execute all necessary documents.
- 2026-32     **Consideration of a Demolition Ordinance - 514 W. Ward Avenue**  
City Council is requested to consider an Ordinance to Demolish the single-family dwelling located at 514 W. Ward Avenue and authorize the appropriate City Official(s) to execute all necessary documents.
- 2026-30     **Land Use Incentive Grants Presentation**  
Staff will provide an overview of Land Use Incentive Grants for affordable housing.

## ADJOURNMENT

# CITY OF HIGH POINT

## AGENDA ITEM



**TITLE:** Guilford County Homelessness Task Force Update

**FROM:**  
Thanena Wilson  
Community Development & Housing Director

**MEETING DATE:**  
February 3, 2026

**PUBLIC HEARING:**  
No

**ADVERTISED DATE/BY:**  
N/A

**ATTACHMENTS:**  
1. Presentation

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**PURPOSE:** Natalie Craver, Assistant County Manager for Successful People, will provide an update for the Guilford County Homelessness Task Force.

**BACKGROUND:** Guilford County, High Point and Greensboro units of government joined forces in 2022 to form the Homelessness Task Force with the charge to address issues being faced by the areas unhoused population.

**BUDGET IMPACT:** N/A

**RECOMMENDED ACTION REQUESTED:** For Information Only.

# Presentation to City of High Point re: Guilford County Homelessness Taskforce

*Community Development and Housing Committee*

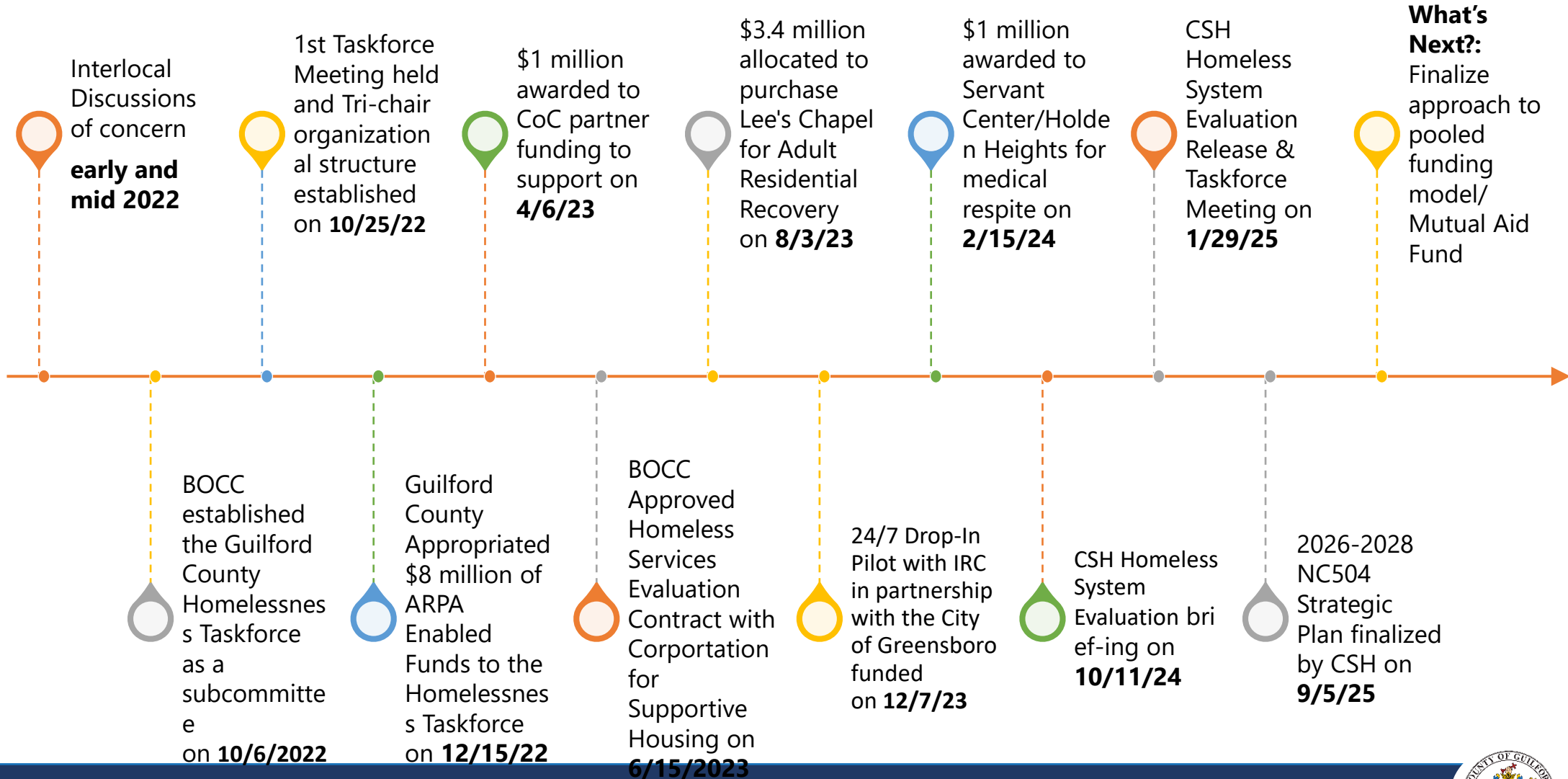
*2/3/2026*

# Objectives

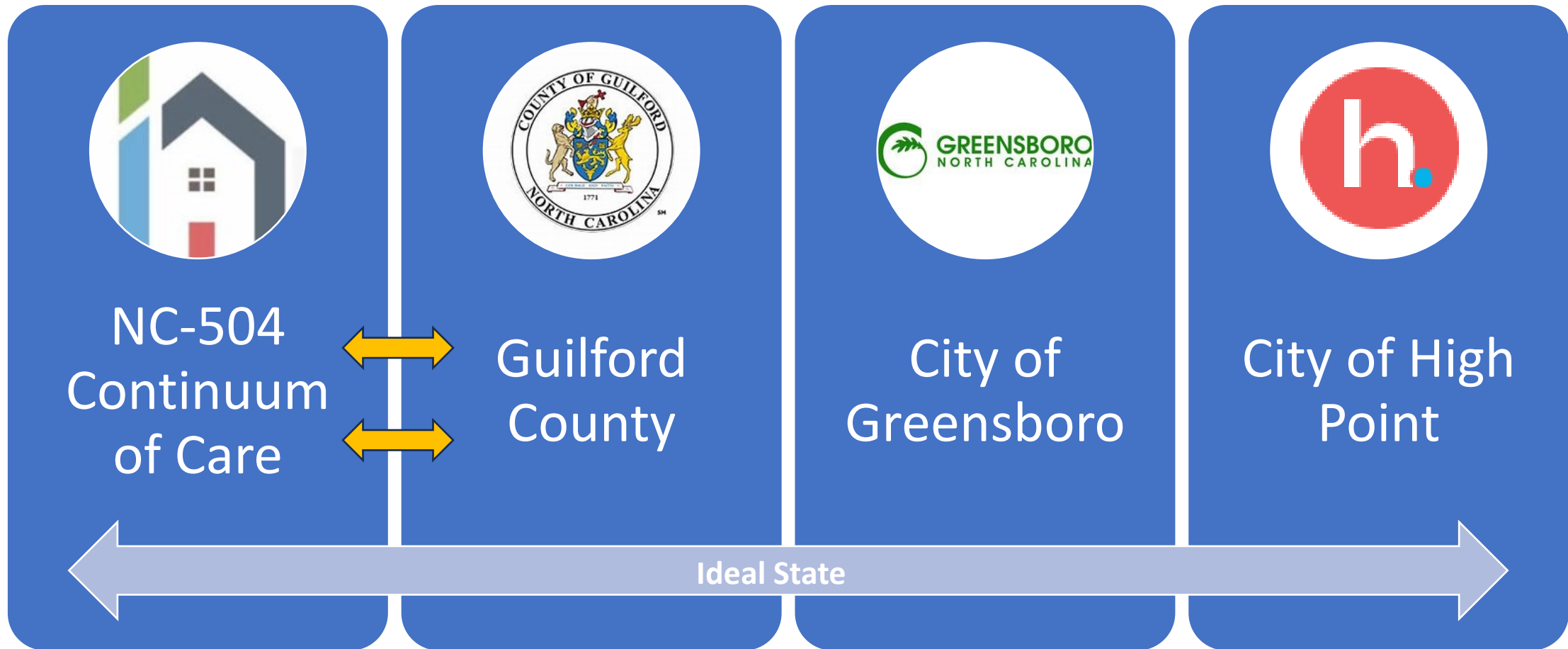
- Introduce staff/key stakeholders and establish a shared understanding of the history and goals of the Guilford County Homelessness Taskforce.
- Provide an overview of recent events and discuss the opportunity of a Mutual Aid Fund/Pooled Funding to support homeless services needs across Guilford County.

# Taskforce Overview: Intent & Key Milestones

To establish interlocal collaboration to address the system of care needs for the unhoused



# GC Homeless Services Stakeholders



Currently, cross-jurisdictional agreements are non-existent

# NC 504 Strategic Plan

## Goal 1: Governance

- Improve the functionality of the CoC and promote consistency, clarity, and effectiveness.

## Goal 2: Partnerships

- Enhance the community's ability to effectively house individuals and families by building new and leveraging existing partnerships.

## Goal 3: Performance

- Improve system performance, CoC performance, and agency performance by increasing data quality, leveraging partnerships, and successfully moving individuals and families into housing.

## Goal 4: Culture and Communication

- Create value alignment throughout the CoC that enhances CoC culture, communication, transparency, and accountability.

## Goal 5: Programs and Initiatives

- Reduce instances of homelessness by coordinating data-driven, person-centered programs and initiatives that promote housing stability and equal access to resources.

## Goal 6: Funding

- Implement fund development and fundraising strategies to increase available funding to reduce instances of homelessness.

# Funding Review - Overview



Since inception of the Homelessness Taskforce, several funding snapshots have been developed to showcase current investments and anticipated needs. Key themes have emerged, in alignment with the current 2026-2028 NC504 Strategic Plan.



At our last meeting in October 2025, staff presented a current-state funding analysis highlighting ALL dollars invested from federal (HUD), State, and local sources across our NC504 Continuum of Care, including municipal and county governments.



While Greensboro, High Point, and Guilford County currently invest funds to support homeless services across Guilford, ***strategic coordination and a shared commitment to ongoing local invest is critical to maximize our investment's impact.***

# Summary: Federal & Local Investments

Primary Recipient	Direct Grant Awards	Inter-Local Allocations	Local & Other Funds	Total
<b>NC-504 / Guilford County CoC</b>	3,042,373	(307,389)	628,201	<b>\$ 3,363,185</b>
<b>Guilford County Government</b>	156,125	307,389	1,041,139	<b>\$ 1,504,653</b>
<b>City of Greensboro</b>	5,111,411		2,123,094	<b>\$ 7,234,505</b>
<b>City of High Point</b>	1,332,623		249,892	<b>\$ 1,582,515</b>
<b>Total</b>	<b>\$ 9,642,532</b>	<b>\$ -</b>	<b>\$ 4,042,326</b>	<b>\$ 13,684,858</b>

*All funding amounts are as of October 2025.  
New grant awards may be different.*

# Federal & Local Funding – By Source

	NC-504 / Guilford Co CoC	Guilford Co. Government	City of Greensboro	City of High Point	Total
<b>NOFO (HUD CoC)</b>	2,512,806	251,426			<b>\$ 2,764,232</b>
<b>ESG</b>	222,178	55,963	207,632		<b>\$ 485,773</b>
<b>HOPWA</b>			1,517,137		<b>\$ 1,517,137</b>
<b>HOME</b>		156,125	3,135,642	449,074	<b>\$ 3,740,841</b>
<b>CDBG</b>			251,000	883,549	<b>\$ 1,134,549</b>
<b>Local &amp; Other</b>	628,201	1,041,139	2,123,094	249,892	<b>\$ 4,042,326</b>
<b>Total</b>	<b>\$ 3,363,185</b>	<b>\$ 1,504,653</b>	<b>\$ 7,234,505</b>	<b>\$ 1,582,515</b>	<b>\$ 13,684,858</b>

*All funding amounts are as of October 2025.  
New grant awards may be different.*

# Local Funding – Current State

	NC-504 / Guilford County CoC	Guilford County Government	City of Greensboro	City of High Point	Total
Local Matches	628,201				\$ 628,201
CA / CoC & HMIS Lead		623,227			\$ 623,227
Eviction Mediation*		417,912	315,000	77,492	\$ 810,404
Winter & Summer Shelter			1,253,105	120,500	\$ 1,373,605
Homeless Day Labor			139,049		\$ 139,049
Day Room (IRC / Oakwood CDC Day)			143,000	26,900	\$ 169,900
Other Programs			272,940	25,000	\$ 297,940
<b>Total</b>	<b>\$ 628,201</b>	<b>\$ 1,041,139</b>	<b>\$ 2,123,094</b>	<b>\$ 249,892</b>	<b>\$ 4,042,326</b>

*All funding amounts are as of October 2025.*

# NC 504 Strategic Plan : Goal 6 - Funding



## Strategy 6.2

Develop a consistent funding strategy with support from municipalities, the county, and partners

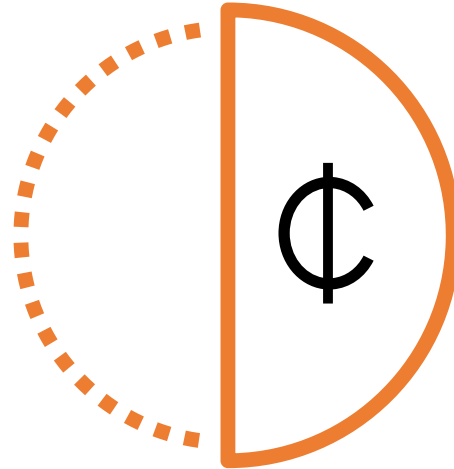
Task	Responsible Parties	Reporting Party	Timeline	Status
Leverage municipal, county, and partner interest to reduce instances of homelessness to secure recurring funding that both responds to municipal, county, and partner interests and remains flexible to cover populations denied eligibility to use federal funds	CoC Board, Stronger Together Taskforce, Executive Committee	Stronger Together Taskforce	January 2026 – August 2027	



# How?: Strategic Coordination & Shared Commitment to Funding Homeless Services



Shared Commitment to implementing the NC504 Strategic Plan and aligning local investment through this framework.



Shared local investment methodology (Mutual Aid/Pooled Fund) across Greensboro, High Point, and Guilford County.



Shared funding & partnership framework creates uniformity and resource alignment across NC504 in support of common goals.

# Current Contributions re: Local Mutual Aid Fund/Pooled Funding Proposal

	Guilford Co. Government	City of Greensboro	City of High Point	Total
Current Local City / County Funding*	\$ 1,041,139	\$ 2,123,094	\$ 249,892	\$ 3,414,125
Current Local City / County Funding as Cents in Property Tax	\$ 0.0014	\$ 0.0053	\$0.0019	

- Basis for local mutual aid fund/pooled funding contribution methodology.
- Goal: have a set contribution level across the County and Municipalities and shared funding priorities.

\*Figure excludes NC-504 provider contributions: \$ 628,201



# Priorities: Strategic Plan and Known Needs

In partnership with the CoC, support or add capacity in:

## 2026-2028 NC-504 Strategic Plan

Known Priority/Need	Goal	Strategy	Tactic/Action Item (Example)
<b>Strengthening coordinated entry/unified crisis intake line</b>	<b>3</b>	Strategy 3.2: Improve functionality of the Coordinated Entry System Strategy 3.5: Improve functionality and accessibility of the By Name list.	Ex. Unified intake call center and walk-in/assessment experience.
<b>Street outreach in community</b>	<b>5</b>	Strategy 5.1: Improve functionality of outreach teams and ensure consistent provision of outreach services	Ex. Coordinated Greensboro and High Point-based street outreach teams.
<b>Family Shelter Capacity/beds</b>	<b>5</b>	Strategy 5.2: Understand and improve the flow of services to increase quality and decrease duplication	Ex. Sustainable funding for family shelters in both municipalities and increase bed availability based on known waitlist demands.
<b>Capital/facility enhancements</b>	<b>5</b>	Strategy 5.2 Understand and improve the flow of services to increase quality and decrease duplication	Ex. Capital planning assessment for key shelter sites/facilities across CoC.
<b>Emergency shelter capacity/beds</b>	<b>5</b>	Strategy 5.2 Understand and improve the flow of services to increase quality and decrease duplication	Ex. Sustainable funding for single-adult shelters in both municipalities and increase bed availability based on known demands.
<b>Permanent Supporting Housing</b>	<b>5</b>	Strategy 5.2 Understand and improve the flow of services to increase quality and decrease duplication	Ex. Working with individuals with complex needs and ensuring comprehensive wrap-around supports to keep individuals and families housed.

# Current Mutual Aid Fund Next Steps

## Phase 1: Ongoing FY26-27 Activity *(now)*

- Baseline current state of federal and local funding across all partners *(complete)*.
- Funding needs/gaps analysis to level set current capacity to operationalize the Strategic Plan and inform funding needs **centric to each municipality** *(in progress)*.

## Phase 2: January – July 2026 *(now)*

- Evaluate implementation of a Mutual Aid/Pooled fund structure aligning public and private dollars across partners based on CoC needs & annually issue an RFP *(in progress)*.
  - Key Considerations:
    - Inter-local agreements
    - Funding allocation and budget management
    - Funding award strategy
    - Contracts and performance management
    - Continuous quality improvement (CQI)

# CITY OF HIGH POINT

## AGENDA ITEM



**TITLE:** Local Codes Enforcement Strategic Plan Update

**FROM:**  
Thanena Wilson  
Community Development & Housing Director

**MEETING DATE:**  
February 3, 2026

**PUBLIC HEARING:**  
No

**ADVERTISED DATE/BY:**  
N/A

**ATTACHMENTS:**  
1. Presentation

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**PURPOSE:** The Local Codes Enforcement Division will provide an update on activities for the period July 1–December 31, 2025.

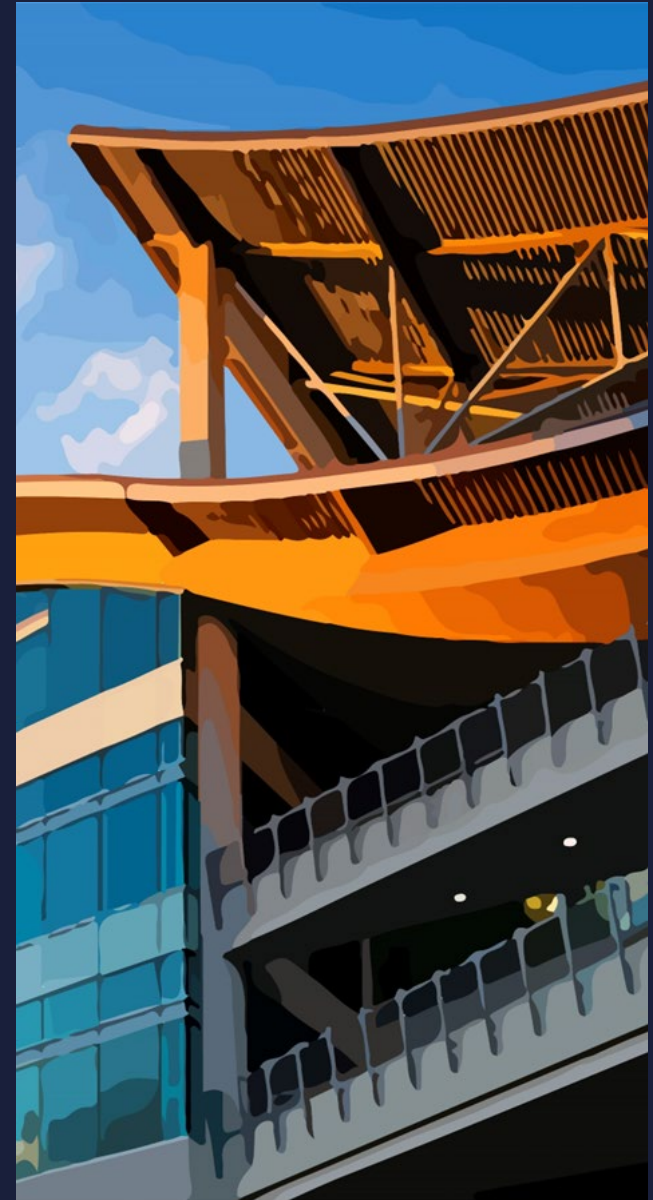
**BACKGROUND:** City of High Point 2024-2027 Strategic Plan update for blight reduction and proactive code enforcement.

**BUDGET IMPACT:** N/A

**RECOMMENDED ACTION REQUESTED:** For Information Only.

# CITY OF HIGH POINT STRATEGIC PLAN UPDATE

Community Development & Housing  
Local Codes Enforcement  
February 3, 2026



# 2024 - 2027 STRATEGIC PLAN

## GOAL 4: RESILIENT COMMUNITY

- **Objective 1:** Improve community character and reduce blight by addressing code compliance initiatives
  - Implement proactive code enforcement initiatives in high-priority areas
  - Develop partnerships with local nonprofits and businesses to support property improvement projects
  - Streamline the enforcement process by enhancing interdepartmental coordination and expediting legal actions for repeat offenders

# 2024 - 2027 STRATEGIC PLAN

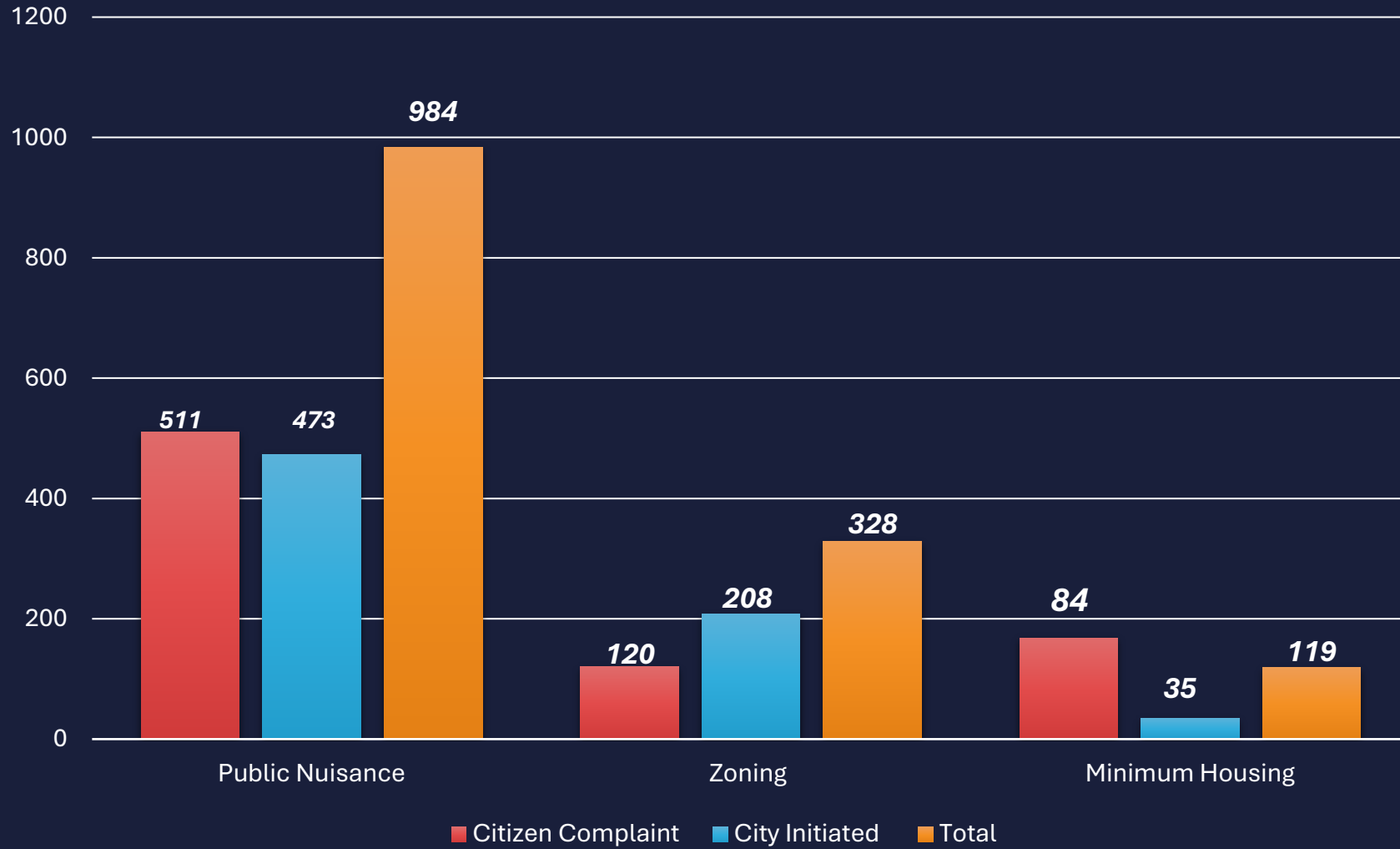
## GOAL 4: RESILIENT COMMUNITY

### • Key Performance Indicators:

- Number of code compliance cases resolved
- Average response time for addressing reported violations
- Number of blighted properties rehabilitated or demolished



## July - December 2025



# NUMBER OF CODE COMPLIANCE CASES RESOLVED

## Public Nuisance

- **160** cases were abated by the City.
- **421** were corrected by the owner.
- **371** cases were closed with no violation.
- **2** cases were closed as duplicate cases.
- **22** cases were closed as invalid.
- **4** cases were closed as invoice paid.
- **4** cases are still in the process of being brought into compliance.



# NUMBER OF CODE COMPLIANCE CASES RESOLVED

## Zoning Cases

- **214** cases were brought into compliance.
- **74** cases were closed as no violation.
- **27** cases are currently accruing civil penalties.
- **6** cases are actively being worked on by property owners to bring the property into compliance.
- **2** cases were closed as duplicate cases.
- **5** cases were closed as invalid cases.

# NUMBER OF BLIGHTED PROPERTIES REHABILITATED OR DEMOLISHED

## Minimum Housing

- **12** cases were closed as owner repaired.
- **78** cases were closed with no violation.
- **2** cases were closed as duplicate cases.
- **2** cases were closed as invalid cases.
- **25** cases are at different stages in the process (Complaint and Notice of Hearing or Order Enforcement).

## Jan-Dec 2025

- **12** units were demolished by either Local Codes Enforcement or by the property owner
- **117** cases were rehabilitated by the property owner.



## 1314 FURLOUGH AV

- **The Certificate of Occupancy was issued on February 11, 2025.**
- **The property was bought in September 2024 for \$75,000. Once the repairs were completed, the property was sold in May 2025 for \$199,500. The property is currently occupied by the new property owner.**



1315 Fulbright Ave  
High Point, North Carolina  
[View on Google Maps](#)











12 Feb 2025



12 Feb 2025





12 Feb 2025

Kaylie Parrish  
Code Enforcement Manager  
Community Development and Housing  
City of High Point  
[Kaylie.Parrish@HighPointNC.gov](mailto:Kaylie.Parrish@HighPointNC.gov)/ 336-883-3040



# CITY OF HIGH POINT

## AGENDA ITEM



**TITLE:** Consideration of a Demolition Ordinance - 1211 S. Downing Street

**FROM:**  
Thanena Wilson  
Community Development & Housing Director

**MEETING DATE:**  
February 3, 2026

**PUBLIC HEARING:**  
No

**ADVERTISED DATE/BY:**  
February 4, 2026 & February 11, 2026

**ATTACHMENTS:**

1. Ordinance - 1211 S. Downing St.
  2. Staff Report
  3. Legal Ad
  4. Presentation
- 

**PURPOSE:** A request by Community Development and Housing, Local Codes Division, to adopt an ordinance ordering the inspector to demolish the dwelling at 1211 S. Downing Street.

**BACKGROUND:** After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on February 7, 2019. No action occurred by the compliance date of March 7, 2019. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

**BUDGET IMPACT:** Funds are available in the FY 2025-2026 Budget.

**RECOMMENDED ACTION REQUESTED:** City Council is requested to consider an Ordinance to Demolish the single-family dwelling located at 1211 S. Downing Street and authorize the appropriate City Official(s) to execute all necessary documents.

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 02/06/2019, the dwelling located at 1211 South Downing 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 02/07/2019, the Inspector ordered the property owner, JCG and Associates LLC to make the necessary repairs, alterations, or improvements listed in the Housing Investigation Report, or demolish and remove the dwelling, by 03/07/2019.

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

1211 S Downing St  
High Point, NC 27260  
Parcel # 175444

OWNER(S)

JCG and Associates LLC  
454 Gornell St  
Greensboro, NC 27406

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 \_\_\_\_\_, 2026.**

By: \_\_\_\_\_  
Cyril Jefferson, Mayor

ATTEST:

\_\_\_\_\_  
Sandra Keeney, City Clerk

**COMMUNITY DEVELOPMENT AND HOUSING  
CODE ENFORCEMENT  
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE REQUEST:** Ordinance to Demolish

**PROPERTY ADDRESS:** 1211 S. Downing St.

**OWNER:** JCG and Associates LLC  
Lis Pendens recorded 12/15/2021

**REASON FOR INSPECTION:** Field Inspector Initiated

**FIRST INSPECTION:** Summary of Major Violations  
01/09/2019  
1. Repair or replace missing wood siding  
2. Repair or replace wall material  
3. Repair or replace electrical system  
4. Repair or replace walls, floors and ceiling materials

**HEARING RESULTS:** Tenants that are purchasing the property from Mrs. Sanchez attended the hearing but the owner did not. They have applied with PTRC to get repairs done and they have been working on the property themselves. Continue to monitor their progress but send Order to Demolish order.  
02/06/2019

**ORDER(S) ISSUED:** Order to Repair or Demolish  
02/07/2019 Date of Compliance  
03/07/2019

**APPEALS:** None

**OWNER ACTIONS:** None

**ADDITIONAL:** N/A

**NOTICE OF PUBLIC HEARING  
HIGH POINT CITY COUNCIL**

NOTICE is hereby given that on the 16th of February, 2026, at 5:30 pm a public hearing will be held before the High Point City Council in City Council Chambers 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**

1211 S Downing St  
HV-19-0030

High Point City Council will consider adoption of an Ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1211 S. Downing St. (Tax Parcel 17544). The dwelling is owned by JCG and Associates LLC 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 accommodations, 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  
February 4, 2026  
February 11, 2026



# ORDINANCE TO DEMOLISH 1211 S DOWNING ST

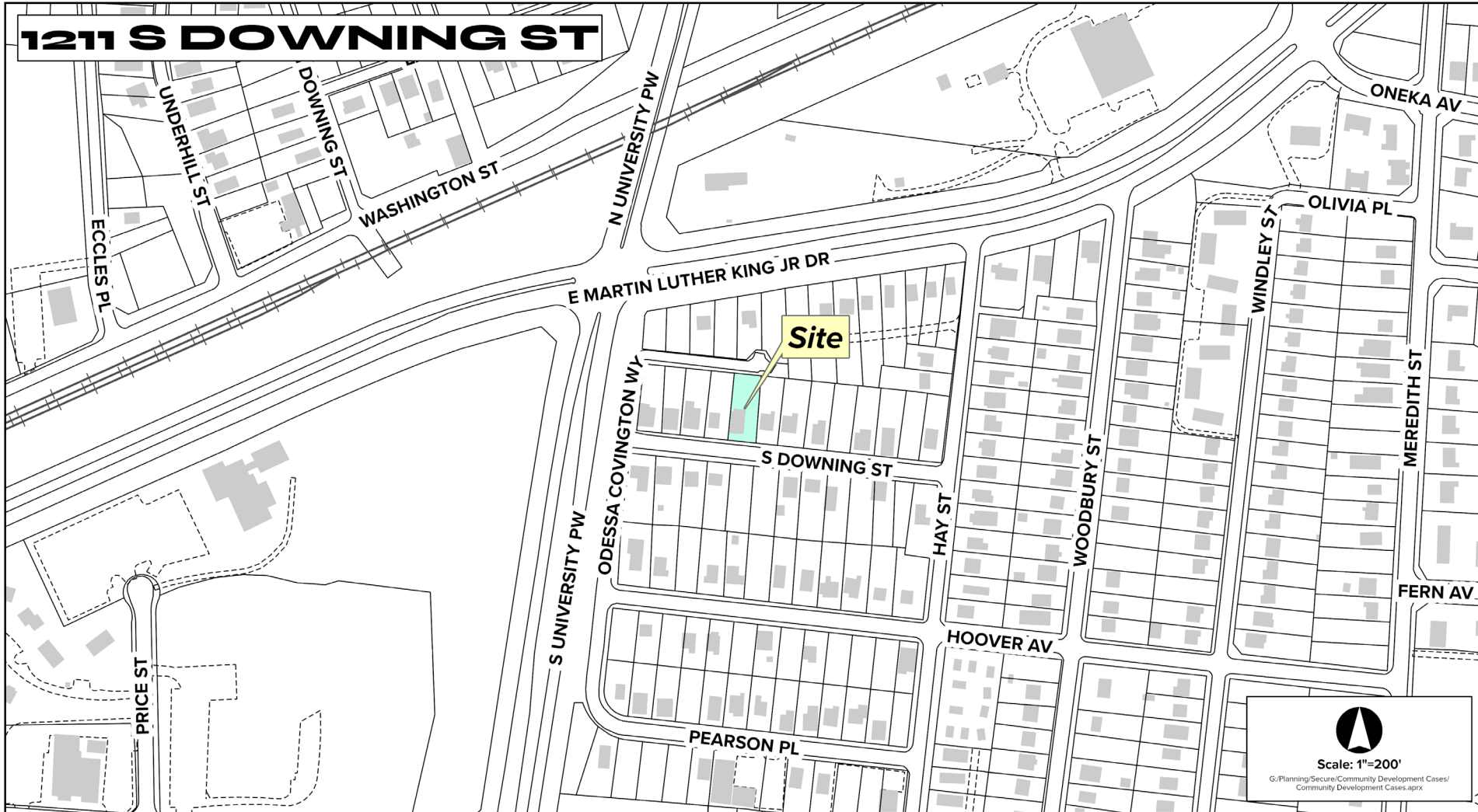
- Complaint and Notice of Hearing held on February 6, 2019.
- Order to Repair or Demolish issued on February 7, 2019 with a compliance due date of March 7, 2019.
- As of January 2026, no repairs have been completed or permits obtained to repair or demolish the dwelling.



## TIMELINE OF EVENTS

- Jan 2019 – Jan 2021: Property was occupied by tenants; some repairs were made per inspector comments.
- Jan 2021 – Sept 2022: The previous owner remained in contact with the inspector while attempting to find someone to complete repairs.
- Sept 2022: Property was sold to the current owner.
- Oct 2022: Current owner planned to have the property demolished by DH Griffin.
- Oct 2022 – March 2024: Current property owner assured the inspector, they were in the process of trying to demolish the property.
- March 2024 – Feb 2025, no demolition permits have been obtained.

# 1211 S DOWNING ST



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





13 Jan 2026



13 Jan 2026



13 Jan 2026



13 Jan 2026



13 Jan 2026



13 Jan 2026

QUESTIONS?

CITY OF  
high  
point.

# CITY OF HIGH POINT

## AGENDA ITEM



**TITLE:** Consideration of a Demolition Ordinance - 514 W. Ward Avenue

**FROM:**  
Thanena Wilson  
Community Development & Housing Director

**MEETING DATE:**  
February 3, 2026

**PUBLIC HEARING:**  
No

**ADVERTISED DATE/BY:**  
February 4, 2026 & February 11, 2026

### **ATTACHMENTS:**

1. Ordinance - 514 W. Ward Avenue
  2. Staff Report
  3. Legal Ad
  4. Presentation
- 

**PURPOSE:** A request by Community Development and Housing, Local Codes Division, to adopt an ordinance ordering the inspector to demolish the dwelling at 514 W. Ward Avenue.

**BACKGROUND:** After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on November 8, 2022. No action occurred by the compliance date of December 8, 2022. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

**BUDGET IMPACT:** Funds are available in the FY 2025-2026 Budget.

**RECOMMENDED ACTION REQUESTED:** City Council is requested to consider an Ordinance to Demolish the single-family dwelling located at 514 W. Ward Avenue and authorize the appropriate City Official(s) to execute all necessary documents.

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 11/07/2022, the dwelling located at 514 West Ward Avenue 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 11/08/2022, the Inspector ordered the property owner, Grann LLC to make the necessary repairs, alterations, or improvements listed in the Housing Investigation Report, or demolish and remove the dwelling, by 12/08/2022.

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

514 West Ward Avenue  
High Point, NC 27260  
Parcel # 172160

OWNER(S)

Grann LLC  
PO Box 95021.  
Henderson, NC 89009

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 \_\_\_\_\_, 2026**

By: \_\_\_\_\_  
Cyril Jefferson, Mayor

ATTEST:

\_\_\_\_\_  
Sandra Keeney, City Clerk

**COMMUNITY DEVELOPMENT AND HOUSING  
CODE ENFORCEMENT  
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE  
REQUEST:**

Ordinance to Demolish

**PROPERTY  
ADDRESS:**

514 W. Ward Ave.

**OWNER:**

Grann LLC  
Lis Pendens recorded 10/11/2022

**REASON FOR  
INSPECTION:**

Field Inspector Initiated

**FIRST  
INSPECTION:  
10/10/2022**

Summary of Major Violations  
1. Repair or replace missing wood siding  
2. Repair or replace wall material  
3. Repair or replace electrical system  
4. Repair or replace walls, floors and ceiling materials

**HEARING  
RESULTS:  
11/07/2022**

No one appeared for the hearing.

**ORDER(S)  
ISSUED:  
11/8/2022**

Order to Repair or Demolish  
Date of Compliance  
12/08/2022

**APPEALS:**

None

**OWNER  
ACTIONS:**

None

**ADDITIONAL:**

N/A

**PUBLISH:** *As a legal ad on February 4, 2026 and February 11, 2026*

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**NOTICE OF PUBLIC HEARING  
HIGH POINT CITY COUNCIL**

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**ORDINANCE – DEMOLITION OF DWELLING**

514 West Ward Ave.  
HV-22-0324

High Point City Council will consider adoption of an Ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 514 West Ward Ave. (Tax Parcel 172160). The dwelling is owned by Grann LLC 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 accommodations, please call (336) 883-3349 or 711 for the Telecommunications Relay Service. This printed material will be provided in an alternative format upon request.

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City Clerk  
February 4, 2026  
February 11, 2026



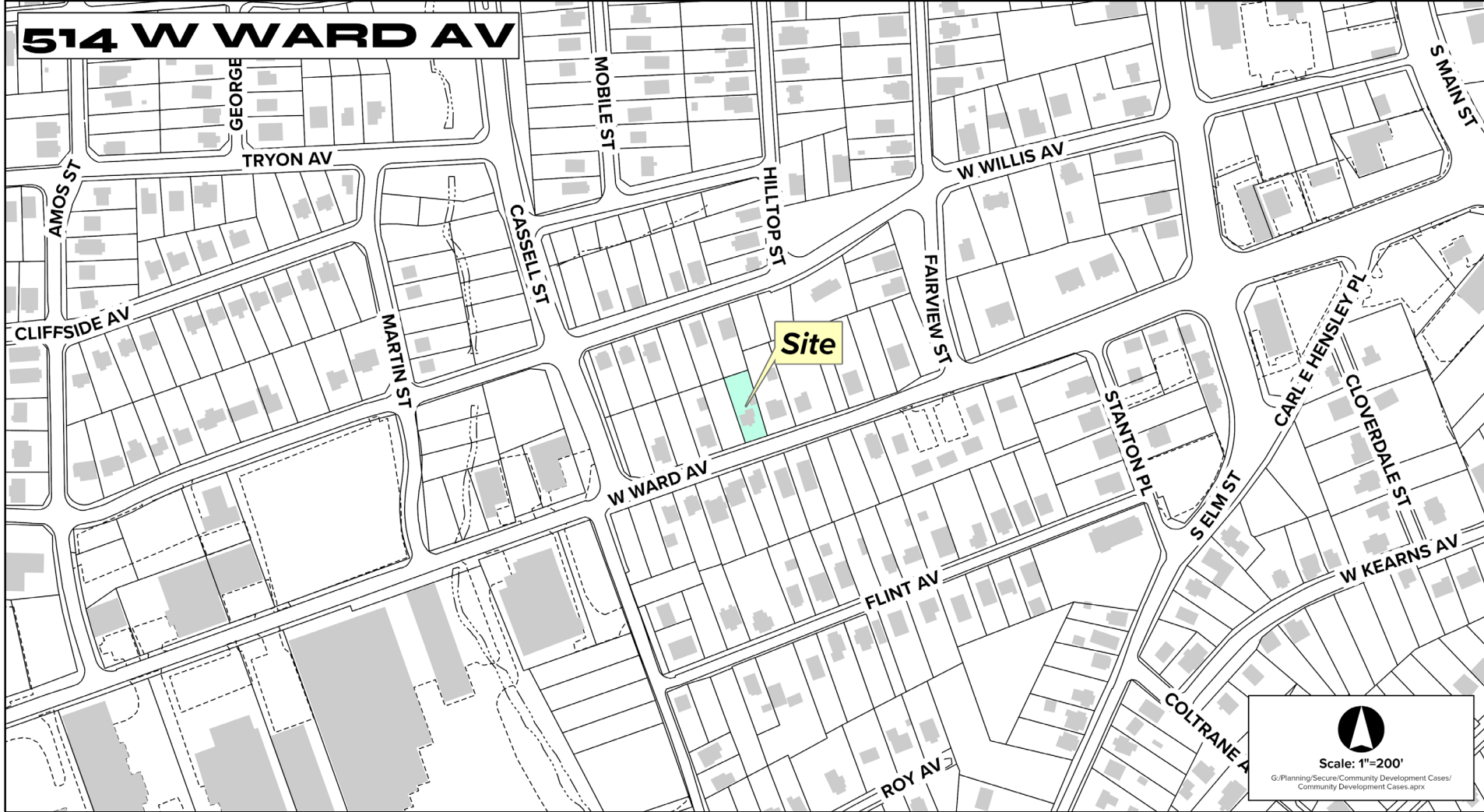
## 514 W WARD ST

- Complaint and Notice of Hearing held on November 7, 2022.
- Order to Repair or Demolish issued on November 8, 2022 with a compliance due date of December 8, 2022.
- As of January 2026, No repairs have been completed or permits obtained to repair or demolish the dwelling.



## TIMELINE OF EVENTS

- **Oct 2022 – Oct 2023:** Property owner informed the inspector they were in the process of selling the property.
- **Apr 2024:** Owner requested an extension before additional civil penalties due to involvement in a legal case.
- **Apr 2025:** Property sale was in progress but ultimately fell through.





12 Jan 2026







16 Jan 2026







16 Jan 2026

# CITY OF HIGH POINT

## AGENDA ITEM



**TITLE:** Land Use Incentive Grants Presentation

**FROM:**  
Thanena Wilson  
Community Development & Housing Director

**MEETING DATE:**  
February 3, 2026

**PUBLIC HEARING:**  
No

**ADVERTISED DATE/BY:**  
N/A

**ATTACHMENTS:**  
1. Presentation

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**PURPOSE:** Staff will provide an overview of Land Use Incentive Grants (LUIG) being used as a tool for affordable housing development.

**BACKGROUND:** As the High Point 5x5 Housing Strategy is being developed, staff is researching various funding mechanisms that can be used to assist affordable housing projects.

**BUDGET IMPACT:** N/A

**RECOMMENDED ACTION REQUESTED:** For Information Only.

# LAND USE INCENTIVE GRANTS

Community Development Committee

February 3, 2026





# WHAT IS A LAND USE INCENTIVE GRANT (LUIG)?

- A **local-government** incentive structured as a grant that rewards a developer for delivering a defined public benefit tied to land use.
- LUIGs are usually designed as **pay-for-performance**.
- Rather than granting a tax exemption by default, the local government pays the grant after the **public benefit** is verified.

# WHAT IS A LAND USE INCENTIVE GRANT (LUIG)?

## Common grant forms

- Incremental property-tax rebate (taxes paid, then rebated as a grant)
- Fee grants or rebates (permits, plan review, water/sewer connections)
- Reimbursements for eligible costs tied to performance milestones

## Typical public benefits

- Affordable or workforce housing (income-restricted units, long-term covenants)
- Location outcomes (transit-oriented sites, jobs access, amenities)
- Community priorities (rehab, mixed-income, special needs)

# WHY USE LUIGs?

## Local Government Benefits



Targets specific outcomes (AMI bands, term, geography) using an explicit scoring rubric



Creates a transparent “deal template” for staff, developers, and the public



Leverages private capital and other subsidies (e.g., LIHTC) to stretch local dollars



Can be paired with zoning tools (density bonuses, expedited review) as a package

# WHY USE LUIGs?

## Developer Benefits

Predictable, formula-based subsidy

Can improve project feasibility for mixed-income or income-restricted units

Often paid annually after stabilization and compliance verification

Signals local commitment, which can strengthen other funding applications

# STRUCTURE



- **Keeps the property on the tax rolls and ties the public subsidy to verified outcomes.**
- **Makes it easier to pause/adjust future payments if the project falls out of compliance.**
- **Improves transparency: the “grant value” can be shown as a dollar amount per year.**

## SCORING RUBRIC (points = \$\$)

- **Affordability depth:**  $\leq 80\%$  AMI vs.  $\leq 60\%$  AMI (or lower) and any special set-asides
- **Affordability term:** longer covenants earn more points
- **Unit mix:** bedrooms, family-sized units, accessibility
- **Location:** transit, schools, grocery, job centers, locally adopted plans
- **Leverage:** LIHTC / HOME / CDBG / housing fund, reduced local cost per unit
- **Equity/need:** projects serving displaced residents or special populations

# IMPLEMENTATION

Use LUIGs as one tool in a broader housing strategy.

## City of Asheville – Land Use Incentive Policy Grant

- i. Current assessed value = \$1,638,900
- ii. Current annual City ad valorem tax = \$6,605
- iii. Estimated post completion value = \$14,517,000
- iv. Estimated post completion annual City ad valorem tax = \$58,504
- v. Estimated annual Land Use Incentive Grant = \$58,504 - \$6,605 = \$51,899 annual grant amount
- vi. Grant to be paid annually for 15 years for a total of \$778,485.



# IMPLEMENTATION

## **Town of Carrboro - Land Use and Building Permit Fee Waiver Policy**

Development and building permit fees are waived for affordable housing projects (excluding engineering fees) that are consistent with the following criteria:

1. The fee waiver will directly benefit occupants of the development who are of low to moderate income over a sustained period of time; and
2. The project is directly funded or subsidized by a federal, state or local unit of government or non-governmental organization that guarantees affordability for 99 years or more; and



# IMPLEMENTATION

## **Town of Carrboro - Land Use and Building Permit Fee Waiver Policy**

3. The need and benefit will be realized by the community as a whole if the fee waiver is granted; and
4. The project meets the goals and objectives of the Town of Carrboro's Affordable Housing Plan.

When building and permit fees are waived from the developer, the Affordable Housing Special Revenue Fund will pay these fees to the Town of Carrboro.

**PRESENTED FOR INFORMATIONAL PURPOSES AS A FOLLOW-UP TO  
COUNCIL INTEREST.**

**STAFF WILL CONTINUE EVALUATING A VARIETY OF POLICY AND LAND USE OPTIONS  
TO FURTHER THE GOALS WITHIN THE HOUSING STUDY.**