



# 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  
Chris Williams  
Vickie M. McKiver  
Mayor Cyril Jefferson (Alternate)  
Council Member Michael Holmes (Alternate)

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Tuesday, January 6, 2026

4:00 PM

Council Chambers

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

**CALL TO ORDER**

**PRESENTATION OF ITEMS**

- 2025-516     **Consideration of an Agreement and Resolution Regarding Conveyance of Property for Affordable Housing Development**  
City Council is requested to consider an agreement with Community Housing Solutions of Guilford, Inc. in the amount of \$169,444 for construction of affordable housing in the Southside Community, approve the Resolution of Conveyance, and authorize the appropriate City Official(s) to execute all necessary documents.
- 2025-520     **Presentation of the City of High Point Five-Year Housing Strategy**  
Staff will present an overview of the City's Five-Year Housing Strategy.

**ADJOURNMENT**

# CITY OF HIGH POINT

## AGENDA ITEM



**TITLE:** Consideration of an Agreement and Resolution Regarding Conveyance of Property for Affordable Housing Development

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

**MEETING DATE:**  
January 6, 2026

**PUBLIC HEARING:**  
No

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

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

**PURPOSE:** To continue infill housing development efforts in the Core-City.

**BACKGROUND:** Community Development & Housing seeks Council approval to convey the following lots to Community Housing Solutions of Guilford, Inc. (CHS) in the Southside community. The conveyance will facilitate affordable housing and serve a public purpose in accordance with North Carolina General Statute §160A-279.

- 804 Vail Avenue
- 813 Vail Avenue
- 817 Vail Avenue

Use of HOME Investment Partnership Program (HOME) funds is proposed to provide gap financing in the amount of \$169,444.00 for construction of three single-family units on the lots being conveyed. CHS continues to construct much needed affordable housing to aid in the redevelopment of the Southside community.

**BUDGET IMPACT:** Funds are available in the FY25-26 budget.

**RECOMMENDED ACTION REQUESTED:** City Council is requested to consider an agreement with Community Housing Solutions of Guilford, Inc. in the amount of \$169,444 for construction of affordable housing in the Southside Community, 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 REAL PROPERTY  
TO A NONPROFIT CORPORATION**

**WHEREAS**, the City of High Point (“City”) owns Guilford County REID 172806 located at 804 Vail Avenue and further described in Deed Book 6870 Page Number 1544 of the Guilford County Registry of Deeds, Guilford County REID 172833, located at 813 Vail Avenue and further described in Deed Book 6963 Page Number 1244 of the Guilford County Registry, and Guilford County REID 172831, located at 817 Vail Avenue and further described in Deed Book 7046 Page Number 1843 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 Community Housing Solutions of Guilford, Inc., a North Carolina nonprofit corporation (“Community Housing Solutions”) and to convey the Property to Community Housing Solutions 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 of the conveyance is the condition that Community Housing Solutions uses the Property only for the public purpose of furthering the mission of the City in providing owner-occupied housing. If for any reason Community Housing Solutions 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 12th day of January 2026.

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: 1031 Summit Ave., Suite 1e-1, Greensboro, NC 27405

Property Tax Parcels #7800001370, 6890909160, and 6890908099

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 **COMMUNITY HOUSING SOLUTIONS OF GUILFORD, INC.**, a North Carolina nonprofit corporation (1031 Summit Ave., Suite 1e-1, Greensboro, NC 27405), 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 6870, Page 1544; Deed Book 6963, Page 1244; and Deed Book 7046, Page 1843, 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 No. 16 in Block "E" of the Campbell lots in the Gurley Plat, map or plat of which is duly recorded in the Office of the Register of Deeds for Guilford County, North Carolina, in Plat Book 2, Page 90.

**Address:** 804 Vail Avenue, High Point, NC 27260

**PINs:** 7800-00-1370

**Deed Reference:** Book 6870, Page 1544, Guilford County Registry

#### Tract 2:

Being all of Lot No. 3, in Block "G" of Gurley Plat, as per plat thereof duly recorded in Plat Book 2, Page 90, in the Office of the Register of Deeds of Guilford County, North Carolina.

**Address:** 813 Vail Avenue, High Point, NC 27260

**PINs:** 6890-90-9160

**Deed Reference:** Book 6963, Page 1244, Guilford County Registry

#### Tract 3:

Being Lots Nos. 1 and 2 in Block "G" of the Gurley Plat, which plat is duly recorded in the Office of the Register of Deeds of Guilford County, North Carolina, in Plat Book 2, at Page 90.

**Address:** 817 Vail Avenue, High Point, NC 27260

**PINs:** 6890-90-8099

**Deed Reference:** Book 7046, Page 1843; Guilford County Registry

# CITY OF HIGH POINT

## AGENDA ITEM



**TITLE:** Presentation of the City of High Point Five-Year Housing Strategy

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

**MEETING DATE:**  
January 6, 2026

**PUBLIC HEARING:**  
No

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

- ATTACHMENTS:**
1. Housing Implementation Strategy Blueprint
  2. Presentation
- 

**PURPOSE:** The High Point 5x5 Housing Implementation Strategy is the City's five-year roadmap for delivering approximately 5,000 housing units through preservation, rehabilitation, new construction, and stabilization efforts. Grounded in the High Point 2045 Comprehensive Plan and the Housing Needs Assessment, this strategy moves the City from vision to action.

**BACKGROUND:** Using the High Point Housing Needs Assessment and the 2045 Comprehensive Plan, this draft strategy and housing goals are being developed to align with the objectives and needs identified.

**BUDGET IMPACT:** N/A

**RECOMMENDED ACTION REQUESTED:** For information only.

# Housing Implementation Strategy Blueprint

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## City of High Point

Implementation Period: 2026–2030

### Purpose

This Housing Implementation Strategy Blueprint translates the Housing Needs Assessment into a clear, actionable framework for producing, preserving, and stabilizing housing across High Point over a five-year period.

### Guiding Principles

Preservation first; focus on households below 60% AMI; leverage public funds to attract private investment; align housing with land use, infrastructure, and economic development; ensure transparency and accountability.

### Implementation Pillars

Housing Preservation & Rehabilitation; New Affordable & Workforce Housing Production; Homeownership & Wealth Building; Homelessness & Supportive Housing; Systems, Policy, and Funding Alignment.

### Strategy-to-Action Framework

Each pillar is supported by defined actions, assigned leads, funding sources, unit targets, and performance metrics. Annual action plans are extracted from this framework to guide budget adoption and program delivery.

### Funding & Leverage Model

The strategy relies on a blend of local funds, federal entitlement resources (CDBG, HOME, HOME-ARP), and leveraged state, philanthropic, and private investment. Conservative leverage assumptions of \$3–\$5 per \$1 of City investment are applied.

### Performance & Reporting

Progress will be monitored through annual HUD Action Plans, CAPER reporting, quarterly internal dashboards, and regular updates to City Council.

### Conclusion

This blueprint serves as the foundation for coordinated housing investment and implementation, ensuring High Point advances toward its goal of producing or preserving approximately 5,000 homes over five years.

# HIGH POINT 5×5 HOUSING STRATEGY

**Community Development Committee  
January 6, 2026**



# CURRENT ACTIVITIES TO SUPPORT THE HOUSING STRATEGY

- **Owner-occupied Housing Rehabilitation/Emergency Repair** – administered by CD&H staff (local, state and federal funds)
- **Multi-family rental housing** – partner with developers (highly dependent on LIHTC awards and HOME federal funds to provide gap financing)
- **Single-family new construction** – partner with non-profit housing developers (HOME federal funds); convey City-owned property to nonprofits for affordable housing development
- **Homebuyer assistance programs** – partner with non-profit housing counseling agency (local funds and HOME federal funds)

## FUNDS LEVERAGED - OCTOBER 2025

### 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

● HOUSING STUDY RECOMMENDATIONS  
● OCTOBER 2025

**Maximize Property Yield Through Zoning**

- Unified Development Ordinance is currently being updated
- **Proactively Engage Local Partners to Fund Housing Preservation and Development Programs**
  - City Investment in Housing Fund
- **Stabilize and Enhance Housing Conditions**





## PURPOSE OF THE STRATEGY

- Five-year roadmap to deliver approximately **5,000 housing units through public and private investment.**
- Moves High Point from planning to implementation
- Aligned with the High Point 2045 Comprehensive Plan and Housing Needs Assessment



## WHY IS THIS STRATEGY NEEDED?

- **Primary Needs Identified in Housing Needs Assessment**

- Rising housing costs and limited supply
- Aging housing stock and expiring affordability
- Gaps affecting renters, homeowners, seniors, and workforce households



## **PILLAR 1: HOUSING PRESERVATION & REHABILITATION**

- **Cornerstone of the strategy and most cost-effective approach**
- **Focus on owner-occupied rehab and aging-in-place**
- **Preserve naturally occurring affordable housing (NOAH) and expiring affordable rental housing**



## PILLAR 2: AFFORDABLE HOUSING PRODUCTION ( $\leq 80\%$ AMI)

- Addresses shortages for low- and moderate-income households
- Leverages Community Development Block Grant (**CDBG**), HOME Investment Partnerships Program/HOME-America Rescue Plan (**HOME/HOME-ARP**), and Low-Income Housing Tax Credit (**LIHTC**)
- Priority for households below 60% AMI



## **PILLAR 3: ATTAINABLE WORKFORCE HOUSING (80%–120% AMI)**

- **Supports teachers, first responders, healthcare and skilled trades**
- **Relieves pressure on lower-cost housing**
- **Uses local tools, not federal subsidy**



## **PILLAR 4: HOMEOWNERSHIP & WEALTH BUILDING**

- **Down payment assistance for first-time buyers**
- **Affordable homeownership development**
- **Restrictions/covenants for long-term affordability**



## **PILLAR 5: HOMELESSNESS & SUPPORTIVE HOUSING**

- **Permanent supportive housing solutions**
- **Coordination with Continuum of Care partners**
- **Housing stability paired with services**



## PILLAR 6: SYSTEMS, POLICY & FUNDING ALIGNMENT

- **Align zoning and land use with housing goals.**
  - Unified Development Ordinance is currently being updated
- **Streamline permitting and approvals**
  - Processing is timely; however, staff will explore opportunities to implement an expedited process as part of UDO update.
- **Ongoing monitoring and reporting**
  - Include housing production as part of Annual *“Point in Time”* Community Snapshot.



## EXPECTED OUTCOMES (2026–2030)

- **Approximately 5,000 housing units preserved or produced**
- **Stabilized neighborhoods and reduced displacement risk**
- **Stronger housing ladder from homelessness to homeownership**



## HOUSING STUDY RECAP - UNITS NEEDED (2026–2030)

- New Development: **2550** units
- Preservation/Rental: **2350** units
- Preservation/Ownership: **200** units



# 2026 ACTION PLAN – YEAR ONE PROJECTIONS

- Preserve at-risk rental housing: **150** units
- Acquire & rehab NOAH units: **75** units
- Owner-occupied rehab (Core City): **200** units
- Foreclosure prevention: **60** units
- Affordable ( $\leq 80\%$ ) rental units initiated: **250** units
- Attainable (80%-120%) rental units initiated: **150** units
- Ownership units advanced: **60** units
- Supportive housing predevelopment: **50** units

**Total: 995 units**



## GUIDING PRINCIPLES: 3P'S (PRESERVE, PRODUCE, AND PARTNER)

- **Preserve** existing housing first
- **Focus** federal subsidy on households below 80% of the area median income (AMI)
- **Leverage** public investment with private and nonprofit partners
- **Ensure** transparency and accountability



CITY OF  
high  
point.