

HIGH POINT COMMUNITY DEVELOPMENT COMMITTEE MEETING

Tuesday, January 6, 2026 - 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. He noted that Council Member Patrick Harman was also in attendance.

Present: Chair Tyrone Johnson, Council Member Tim Andrew, Council Member Vickie McKiver, Council Member Chris Williams

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.

Nena Wilson, Community Development & Housing Director, presented the item to convey property to Community Housing Solutions (CHS) for the construction of affordable housing in the Southside Community. She shared that three single-family units would be constructed on the conveyed lots and gap financing would be used.

In response to Council Member Andrew, Ms. Wilson said she did not know for sure the value of each individual house, but indicated that construction costs were \$240,000 for each unit. She noted there was a \$169,000 gap in the development budget and that each unit was 1,300 square feet with three bedrooms and two bathrooms.

In response to Council Member Williams, Ms. Wilson said it would take about four months for completion from the beginning of construction.

Chair Johnson noted he had toured a couple of the CHS houses and was impressed by the quality of the units. He said he was impressed with the three-to-four month turnaround.

A motion was made by Chair Johnson, seconded by Council Member Williams, to approve Agenda Item # 2025-516.

The motion passed with the following vote:

Aye: Chair Johnson, Council Member Andrew, Council Member McKiver, Council Member Williams

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.

Nena Wilson, Community Development and Housing Director, presented the item and outlined various components of the Five-Year Housing Strategy. She shared current activities to support the housing strategy, including owner-occupied housing rehabilitation and repair, multifamily rental housing, single-family new construction, and home buyer assistance programs. She spoke on the competitive nature of tax credits and the lack of federal award funding in 2025 that caused delays in affordable housing construction. She spoke about the uncertain Federal climate in 2026 and said they intended to move forward as though funding will be provided.

She highlighted the funding leveraged for home buyer assistance and single-family new construction. She noted that the 29 units constructed by CHS included the Cedrow Drive units and the eight units constructed by Habitat for Humanity were in the Southside area.

She provided an overview of the October 2025 Housing Study recommendations, including maximizing property yield through zoning, and noted that the Unified Development Ordinance (UDO) was currently being updated. She said the timing was good to develop a housing strategy that would tie into the updated UDO. She spoke about the city's investment in the Housing Fund and the efforts to proactively engage local partners to fund housing preservation and development programs. She pointed out that the housing strategy aligned with the High Point 2045 Comprehensive Plan. She explained the housing strategy was needed to address the primary needs identified in the Housing Needs Assessment, including rising housing costs and limited supply, aging housing stock and expiring affordability, and gaps affecting the housing market.

She spoke on the six pillars in the strategy, including Housing Preservation and Rehabilitation; Affordable Housing Production; Attainable Workforce Housing; Home Ownership and Wealth Building; Homelessness and Supportive Housing; and Systems, Policy and Funding Alignment.

Ms. Wilson answered questions from the Committee on property value stabilization in existing homes, the locations of units built in 2026, funding challenges and sources,

the mechanics of extending affordability, and balloon payments. In response to Council Member Williams, Ms. Wilson said she would be happy to provide an overview of the efforts to date regarding affordable housing.

ADJOURNMENT

Chair Johnson said he wanted to extend a warm welcome to Council Member Chris Williams to the Community Development Committee.

There being no further business to come before the Community Development Committee, the meeting adjourned at 4:36 p.m.

Respectfully Submitted,

Tyrone Johnson, Chairman

Attest:

Alison Glynn, Deputy City Clerk