

## HIGH POINT COMMUNITY DEVELOPMENT COMMITTEE MEETING

Tuesday, March 3, 2026 - 4:00 PM

Municipal Office Building

211 S. Hamilton Street

High Point, NC 27260

### CALL TO ORDER

*Chair Johnson called the Community Development Committee meeting to order at 4:00 p.m. and noted that Council Members Andrew and McKiver were absent. Mayor Pro Tem Peters was in attendance to establish a quorum.*

**Present:** Chair Tyrone Johnson, Council Member Chris Williams, and Mayor Pro Tem Monica Peters

**Absent:** Council Member Tim Andrew and Council Member Vickie McKiver

### PRESENTATION OF ITEMS

2026-58

**2026–2027 Annual Action Plan Overview**

Staff will provide an overview of the 2026-2027 Annual Action Plan.

*Nena Wilson, Community Development and Housing Director, provided an overview of the 2026–2027 Annual Action Plan and the development process as citizen participation meetings and planning begin for the upcoming program year. Ms. Wilson reviewed the department’s organizational structure, noting that the department currently has 19 staff positions with four vacancies, and provided an overview of the department’s organizational chart.*

*Ms. Wilson explained that the department’s work supports the goal of strengthening neighborhoods by providing decent, safe, and affordable housing for low- to moderate-income families, promoting community and economic development opportunities, assisting with services for homeless and vulnerable populations, and supporting strategic code enforcement efforts.*

*She noted that the City is a HUD Entitlement Community and receives Community Development Block Grant (CDBG) funding on an annual formula basis to primarily address the needs of low- to moderate-income residents. Eligible activities include property acquisition, residential rehabilitation, public improvements, and economic development initiatives. Each activity funded must meet a national objective of benefiting low- to moderate-income persons, preventing or eliminating slums or blight, or addressing urgent community development needs.*

*Ms. Wilson also discussed the HOME Investment Partnerships Program, noting that the City participates as a HOME Participating Jurisdiction. The intent of the HOME program is to provide affordable housing to lower-income households, expand the capacity of*

*nonprofit housing providers, strengthen the ability of local governments to provide housing, and leverage private sector participation.*

*She explained that the Annual Action Plan is a one-year strategic plan that identifies the sources, uses, and beneficiaries of the programs funded primarily through CDBG and HOME funding. For the 2026–2027 program year, staff has not yet received final federal allocations and the figures presented are estimates. Anticipated funding includes approximately \$750,000 in CDBG funds, \$400,000 in HOME funds, and approximately \$10,000 in program income. Additional anticipated funding includes \$137,500 from the North Carolina Housing Finance Agency for the Urgent Repair Program, \$140,000 for the Construction Training Program, and an estimated \$16,500 for the Volunteer Income Tax Assistance program. The City General Fund contribution is approximately \$2,357,929. Ms. Wilson noted that if federal allocations are not received prior to the submission deadline, staff may request an extension for submission of the plan to HUD.*

*Ms. Wilson reviewed proposed programs for the upcoming year, including the Emergency Urgent Repair Program, Down Payment Assistance and Incentive Program, Public Services, and Single-Family New Construction initiatives. She noted that the target area for many of these efforts is the Southside area. Additional proposed programs include Construction Training, Volunteer Income Tax Assistance, and Core City Revitalization initiatives.*

*Council Member Chris Williams asked about the Down Payment Assistance program and noted that in certain areas up to \$10,000 may be available while other areas receive up to \$7,500. Ms. Wilson confirmed that assistance amounts vary based on the program guidelines and targeted areas. Council Member Williams also asked about the status of the Volunteer Income Tax Assistance funding. Ms. Wilson explained that the funding comes through the Internal Revenue Service and is awarded to nonprofit organizations. While the program is funded for the current tax season, notification for the 2026 funding cycle has not yet been received, though staff anticipates a similar allocation. She noted that all available tax preparation appointments have been filled and staff expects to have participation data available in April.*

*Mayor Pro Tem Peters asked whether information about the Annual Action Plan could be shared with neighborhood associations during upcoming meetings scheduled for March 12 at Morehead Recreation Center and March 17 at Oakview Recreation Center. Ms. Wilson indicated that staff would be presenting information at the neighborhood leaders meeting and could provide additional information as needed.*

*Council Member Johnson asked about participation levels in the Down Payment Assistance Program. Ms. Wilson stated that at least four households completed the program last year, compared to ten the year prior and eight in 2023. She noted that participation has been impacted by housing market conditions and the limited availability of homes within affordable price ranges.*

*Additional discussion occurred regarding whether City down payment assistance could be combined with state programs. Ms. Wilson explained that programs can be layered*

*as long as assistance does not exceed program limits or result in over-subsidization and household costs remain within affordability guidelines.*

*Ms. Wilson concluded by reviewing the proposed schedule for the Annual Action Plan process, which includes citizen participation meetings on March 12<sup>th</sup> and March 17<sup>th</sup>, a public review and comment period beginning April 1<sup>st</sup>, a public hearing scheduled for April 20<sup>th</sup>, and submission approval by City Council on May 4<sup>th</sup>. The plan is scheduled to be submitted to HUD by May 15<sup>th</sup> if there are no significant changes.*

**ADJOURNMENT**

*There being no further business to come before the Community Development Committee, the meeting adjourned at 4:13 p.m.*

Respectfully Submitted,

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Tyrone Johnson, Chairman

Attest:

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Sandra Keeney, City Clerk