



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)

Tuesday, August 4, 2026

4:00 PM

Council Chambers

Community Development Committee - Council Member Tyrone Johnson, Chair

CALL TO ORDER

PRESENTATION OF ITEMS

- 2026-182 **Consideration of a Demolition Ordinance - 312 Woodbury Street**
City Council is requested to conduct a public hearing, adopt an Ordinance to Demolish a dwelling located at 312 Woodbury Street, and authorize the appropriate City Official(s) to execute all necessary documents. Public Hearing will be conducted at the August 17, 2026, City Council meeting.
- 2026-240 **Consideration of a Demolition Ordinance - 1913 South Elm Street**
City Council is requested to conduct a public hearing, adopt an Ordinance to Demolish a dwelling located at 1913 South Elm Street, and authorize the appropriate City Official(s) to execute all necessary documents. Public Hearing will be conducted at the August 17, 2026, City Council meeting.
- 2026-278 **Consideration of Revisions to the City of High Point Homebuyer Assistance Program Policy**
City Council is requested to consider approval of revisions to the City of High Point Homebuyer Assistance Program Policy and authorize the appropriate City Official(s) to execute all necessary documents.

ADJOURNMENT

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Consideration of a Demolition Ordinance - 312 Wood

FROM:

Thanena Wilson
Community Development & Housing Director

MEETING DATE:

August 4, 2026

PUBLIC HEARING:

No

ADVERTISED DATE/BY:

August 5, 2026, and August 12, 2026
High Point Enterprise

ATTACHMENTS:

1. Ordinance
2. Staff Report
3. Published Notice
4. Presentation

PURPOSE: A request by Community Development and Housing Department, Local Codes Division, to adopt an ordinance ordering the inspector to demolish the dwelling at 312 Woodbury Street.

BACKGROUND: After a Complaint and Notice of Hearing was issued on December 14, 2023, and a hearing held on December 28, 2023, an Order to Repair or Demolish was issued on December 28, 2023. No action occurred by the compliance date of January 29, 2024. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

The Ordinance to Demolish becomes effective from the date of adoption. If there is no action by the property owner by the effective date of the Ordinance, the asbestos testing and demolition bid process will begin, and the structure will be removed by the City. After City demolition, the property owner will be billed for the cost. If the bill is unpaid, the City will place a lien on the property.

BUDGET IMPACT: Funds are available in the FY 2026-27 budget.

RECOMMENDED ACTION REQUESTED: City Council is requested to conduct a public hearing, adopt an Ordinance to Demolish a dwelling located at 312 Woodbury Street, and authorize the appropriate City Official(s) to execute all necessary documents. Public Hearing will be conducted at the August 17, 2026, City Council meeting.

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 December 28, 2023, the dwelling located at 312 Woodbury 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 December 28, 2023, the Inspector ordered the property owner, Norplan LLC, to make the necessary repairs, alterations, or improvements listed in the Housing Investigation Report, or demolish and remove the dwelling by January 29, 2024.

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

312 Woodbury Street
High Point, NC 27260
Parcel # 175617

OWNER(S)

Norplan LLC
649 28th Street
San Francisco, CA 94131

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 DIVISION**

ORDINANCE REQUEST:	Ordinance to Demolish
PROPERTY ADDRESS:	312 Woodbury Street
OWNER:	Norplan LLC Lis Pendens filed 12/14/2023
REASON FOR INSPECTION:	Field Inspector Initiated
FIRST INSPECTION: 12/05/2023	Summary of Major Violations 1. Repair or replace foundation 2. Repair or replace wall material 3. Repair or replace electrical system 4. Repair or replace walls, floors and ceiling materials
HEARING RESULTS: 12/28/2023	No one appeared for the hearing.
ORDER(S) ISSUED: 12/28/2023	Order to Repair or Demolish Date of Compliance 01/29/2024
APPEALS:	None
OWNER ACTIONS:	None
ADDITIONAL:	N/A

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

NOTICE is hereby given that on the 17th of August, 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

312 Woodbury Street
HV-23-0331

High Point City Council will consider adoption of an Ordinance ordering the Inspector to effectuate the demolition of a dwelling located at 312 Woodbury Street (Tax Parcel 175617). The dwelling is owned by Norplan, 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.

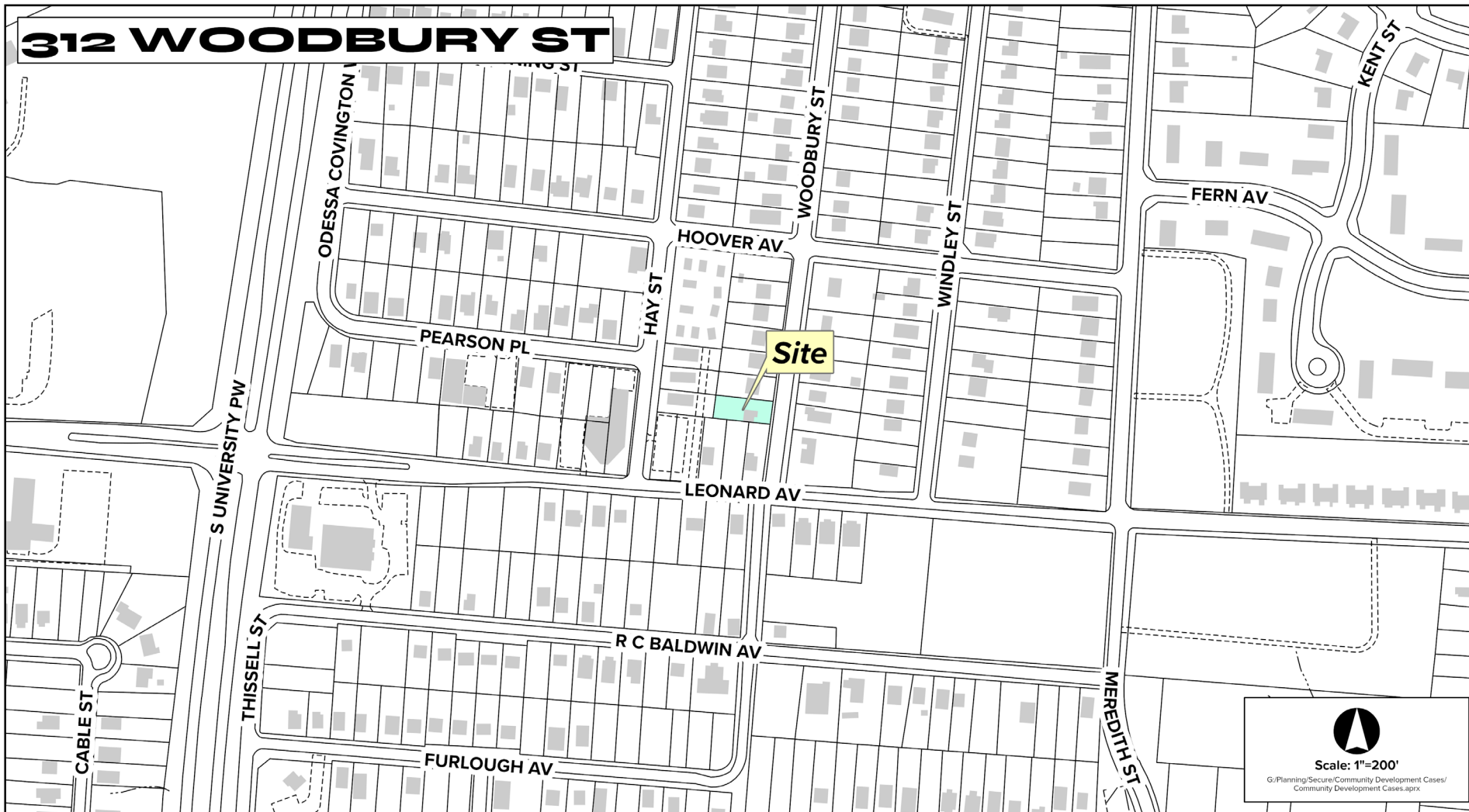
Anyone interested in these matters is invited to attend the public hearing and present information to the City Council.

Sandra R.
Keeney City
Clerk
August 5, 2026
August 12, 2026



ORDER TO DEMOLISH 312 WOODBURY STREET

- Complaint and Notice of Hearing held on December 28, 2023.
- Order to Repair or Demolish issued on December 28, 2023 with a compliance due date of January 29, 2024.
- As of May 2026, no repairs have been completed or permits obtained to repair or demolish the dwelling.





14 May 2026



14 May 2026





14 May 2026



14 May 2026





CITY OF HIGH POINT

AGENDA ITEM



TITLE: Consideration of a Demolition Ordinance - 1913 South Elm Street

FROM:

Thanena Wilson
Community Development & Housing Director

MEETING DATE:

August 4, 2026

PUBLIC HEARING:

Yes

ADVERTISED DATE/BY:

August 5, 2026 and August 12, 2026

ATTACHMENTS:

1. Ordinance
 2. Staff Report
 3. Published Notice
 4. Presentation
-

PURPOSE: A request by Community Development and Housing Department, Local Codes Division, to adopt an ordinance ordering the inspector to demolish the dwelling at 1913 South Elm Street.

BACKGROUND: After a Complaint and Notice of Hearing was issued on November 22, 2021, and a hearing held on December 29, 2021, an Order to Repair or Demolish was issued on December 29, 2021. No action occurred by the compliance date of January 31, 2022. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

The Ordinance to Demolish becomes effective from the date of adoption. If there is no action by the property owner by the effective date of the Ordinance, the asbestos testing and demolition bid process will begin, and the structure will be removed by the City. After City demolition, the property owner will be billed for the cost. If the bill is unpaid, the City will place a lien on the property.

BUDGET IMPACT: Funds are available in the FY 2026-27 budget.

RECOMMENDED ACTION REQUESTED: City Council is requested to conduct a public hearing, adopt an Ordinance to Demolish a dwelling located at 1913 South Elm Street, and authorize the appropriate City Official(s) to execute all necessary documents. Public Hearing will be conducted at the August 17, 2026, City Council meeting.

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 December 29, 2021, the dwelling located at 1913 South Elm 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 December 29, 2021, the Inspector ordered the property owners, Lan and Trung Nguyen LLC, and Erin Em Ethan LLC, to make the necessary repairs, alterations, or improvements listed in the Housing Investigation Report, or demolish and remove the dwelling by January 31, 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

1913 South Elm Street
High Point, NC 27260
Parcel #178608

OWNER(S)

Lan and Trung Nguyen LLC
Erin Em Ethan LLC
1323 Pinebluff Road
Winston Salem, NC 27103

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 DEPARTMENT
LOCAL CODES DIVISION**

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

1913 South Elm Street

OWNER:

Lan and Trung Nguyen LLC; Erin Em Ethan LLC
Lis Pendens filed 7/1/2026

**REASON FOR
INSPECTION:**

Field Inspector Initiated

**FIRST
INSPECTION:**
12/05/2023

- Summary of Major Violations
1. Repair or replace all rotten wood on the exterior of the home
 2. Repair or replace wall material
 3. Repair or replace electrical system
 4. Repair or replace walls, floors and ceiling materials

**HEARING
RESULTS:**
12/29/2021

No one appeared for the hearing.

**ORDER(S)
ISSUED:**
12/29/2021

Order to Repair or Demolish
Date of Compliance 01/31/2022

APPEALS:

None

**OWNER
ACTIONS:**

None

ADDITIONAL:

N/A

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

NOTICE is hereby given that on the 17th of August, 2026, at 5:30 pm, a public hearing will be held before the High Point City Council in the City Council Chambers of the Municipal Office Building located at 211 South Hamilton Street, High Point, NC. City Council will consider the following request:

ORDINANCE – DEMOLITION OF DWELLING

1913 South Elm Street
HV-21-0137

High Point City Council will consider adoption of an Ordinance ordering the Inspector to effectuate the demolition of a dwelling located at 1913 South Elm Street (Tax Parcel 178608). The dwelling is owned by Lan and Trung Nguyen LLC and Erin Em Ethan 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.

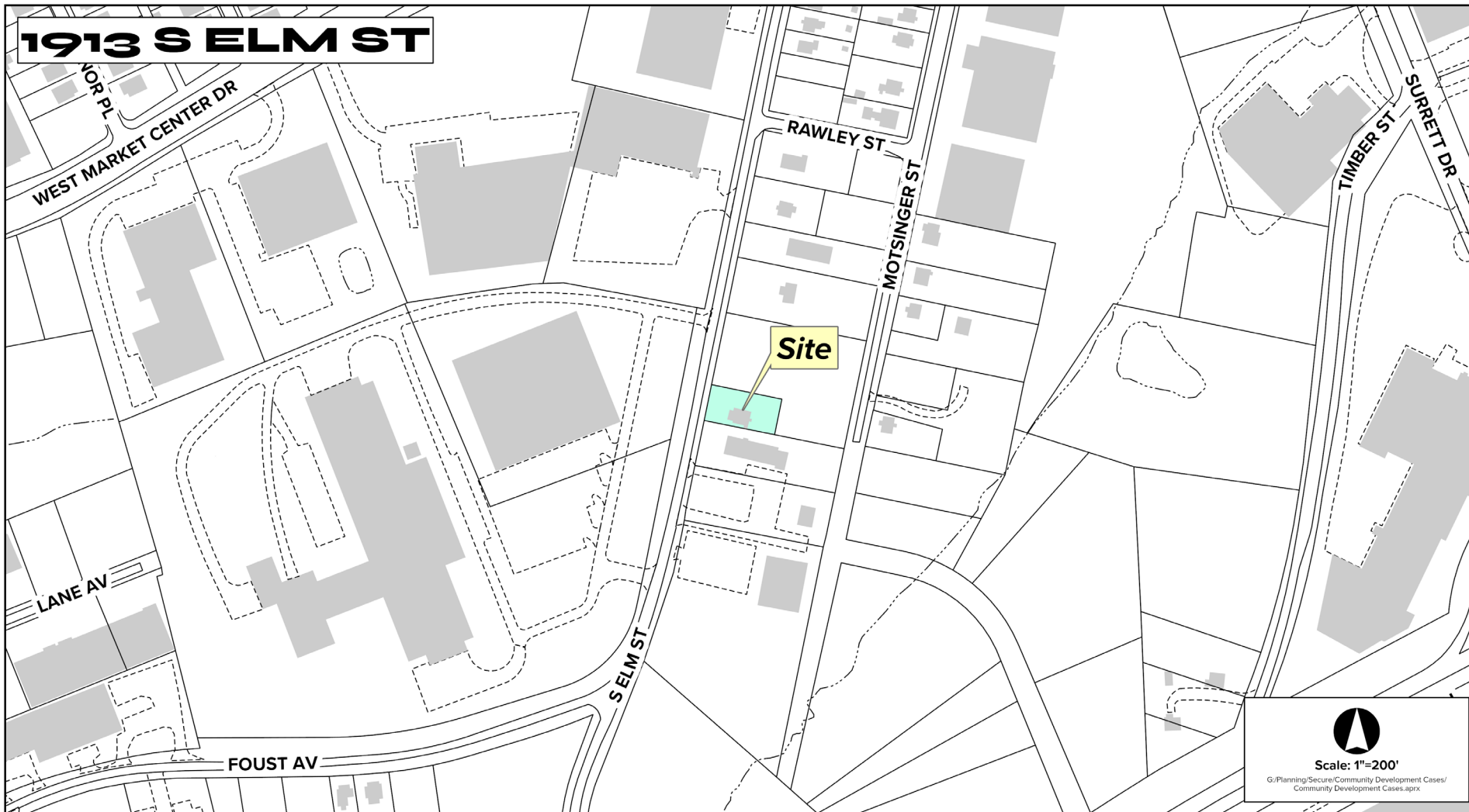
Anyone interested in these matters is invited to attend the public hearing and present information to the City Council.

Sandra R.
Keeney City
Clerk
August 5, 2026
August 12, 2026



1913 SOUTH ELM STREET

- Complaint and Notice of Hearing held on December 29, 2021.
- Order to Repair or Demolish issued on December 29, 2021, with a compliance due date of January 31, 2022.
- As of June 2026, no repairs have been completed or permits obtained to repair or demolish the dwelling.





12 May 2026



12 May 2026





12 May 2026



12 May 2026



12 May 2026



12 May 2026

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Consideration of Revisions to the City of High Point Homebuyer Assistance Program Policy

FROM:

Thanena Wilson
Community Development & Housing Director

MEETING DATE:

August 4, 2026

PUBLIC HEARING:

No

ADVERTISED DATE/BY:

N/A

ATTACHMENTS:

1. Map 1
 2. Map 2
 3. Map 3
 4. Map 4
 5. Map 5
 6. Proposal
-

PURPOSE: To propose recommended changes to the City's Homebuyer Assistance Program. A review of homebuyer assistance provided by the neighboring Triad municipalities shows that buyers can receive from \$20,000 up to \$40,000 in downpayment assistance. To ensure that any buyer who wants to make High Point their home has the same financial opportunities, staff recommends an increase in the amount of assistance available through our Homebuyer Assistance Program from \$7,500 to \$20,000. A complete outline of proposed revisions to eligibility criteria and program terms is attached.

BACKGROUND: Saving cash for a downpayment is a significant hurdle to home ownership, particularly for low-income buyers. In response to the current housing market, downpayment increases are needed largely due to home price increases. The more money a buyer can put down often leads to more favorable mortgage terms such as a lower interest rate.

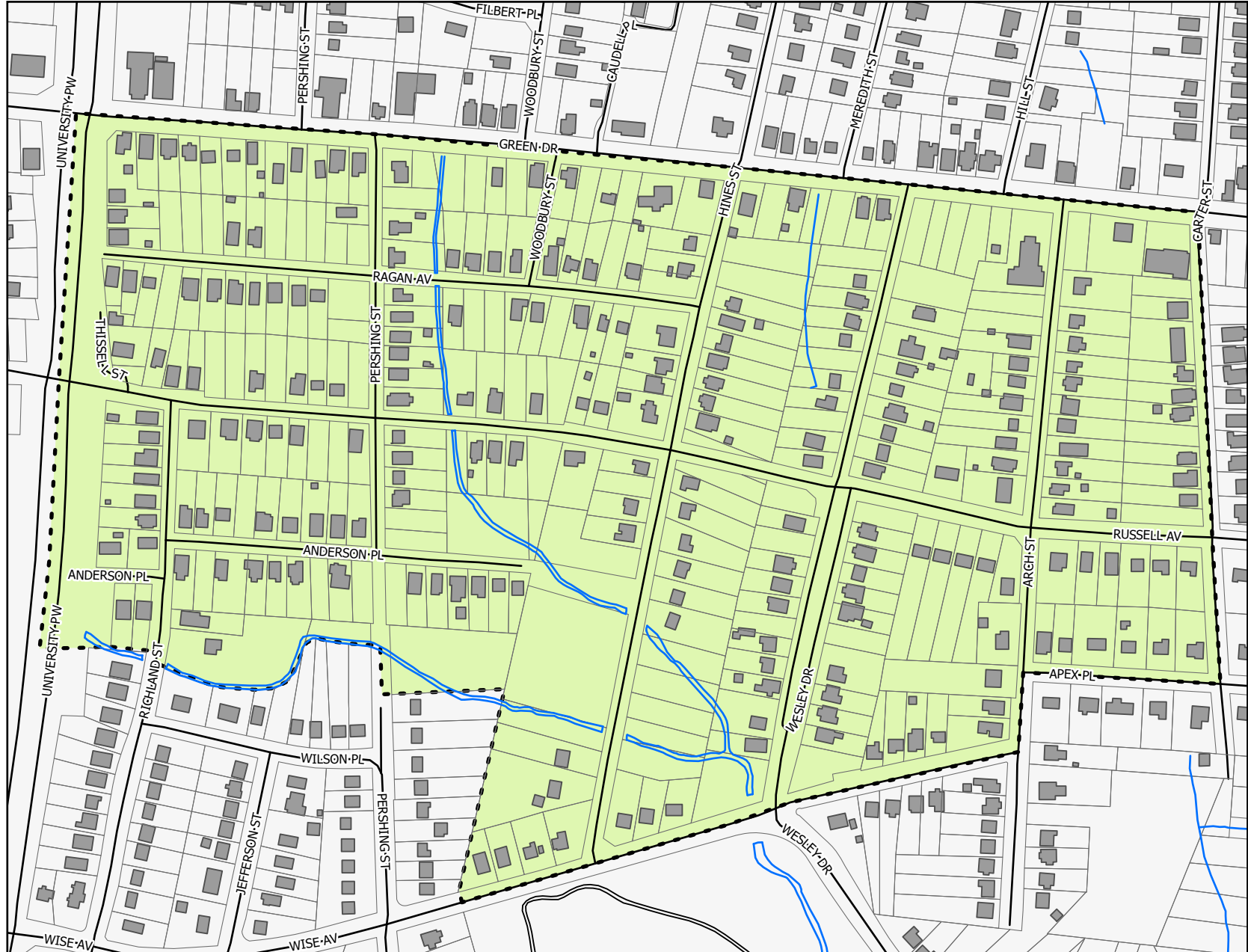
BUDGET IMPACT: N/A

RECOMMENDED ACTION REQUESTED: City Council is requested to consider approval of revisions to the City of High Point Homebuyer Assistance Program Policy and authorize the appropriate City Official(s) to execute all necessary documents.

Burns Hill Neighborhood Boundary



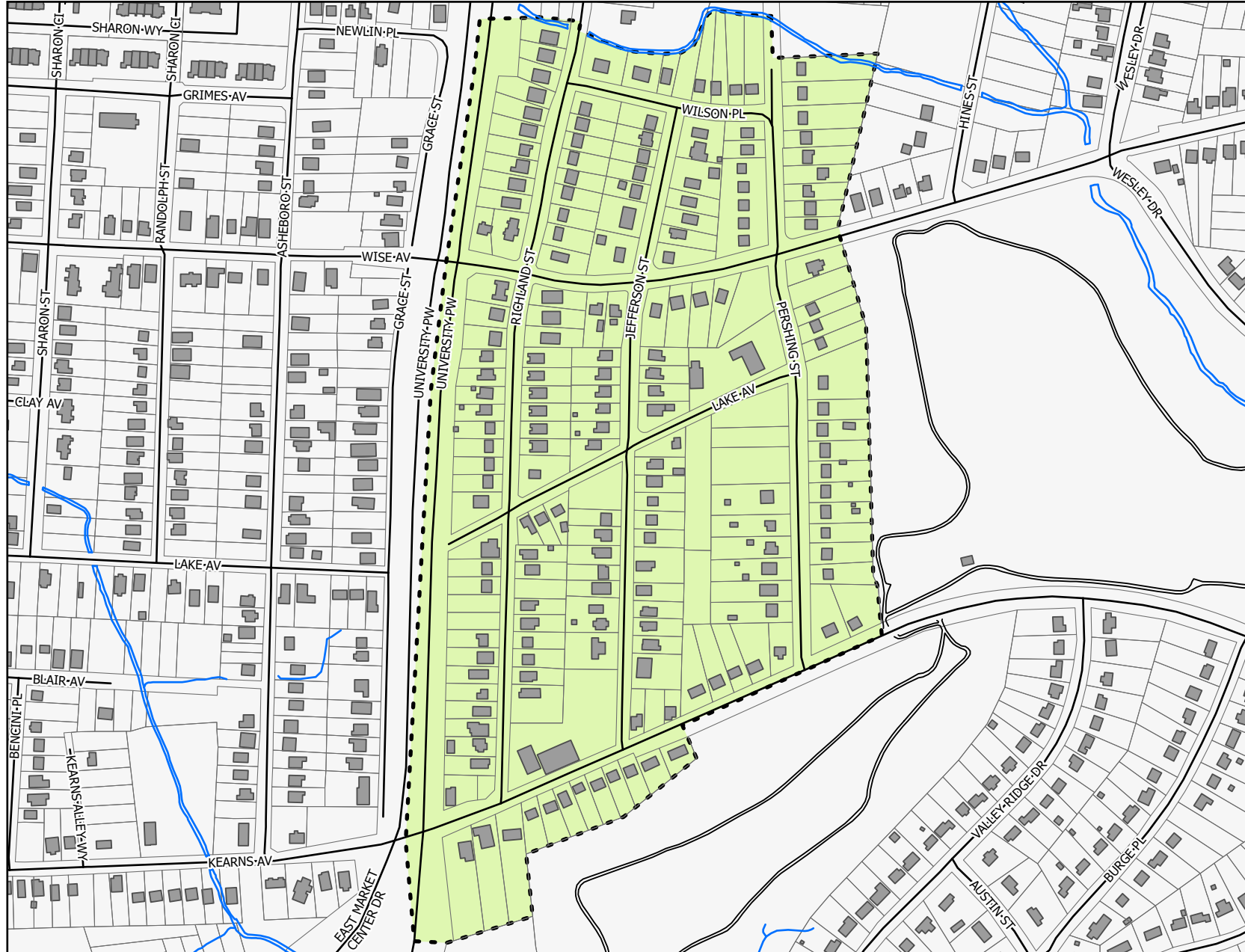
East Central Neighborhood Boundary



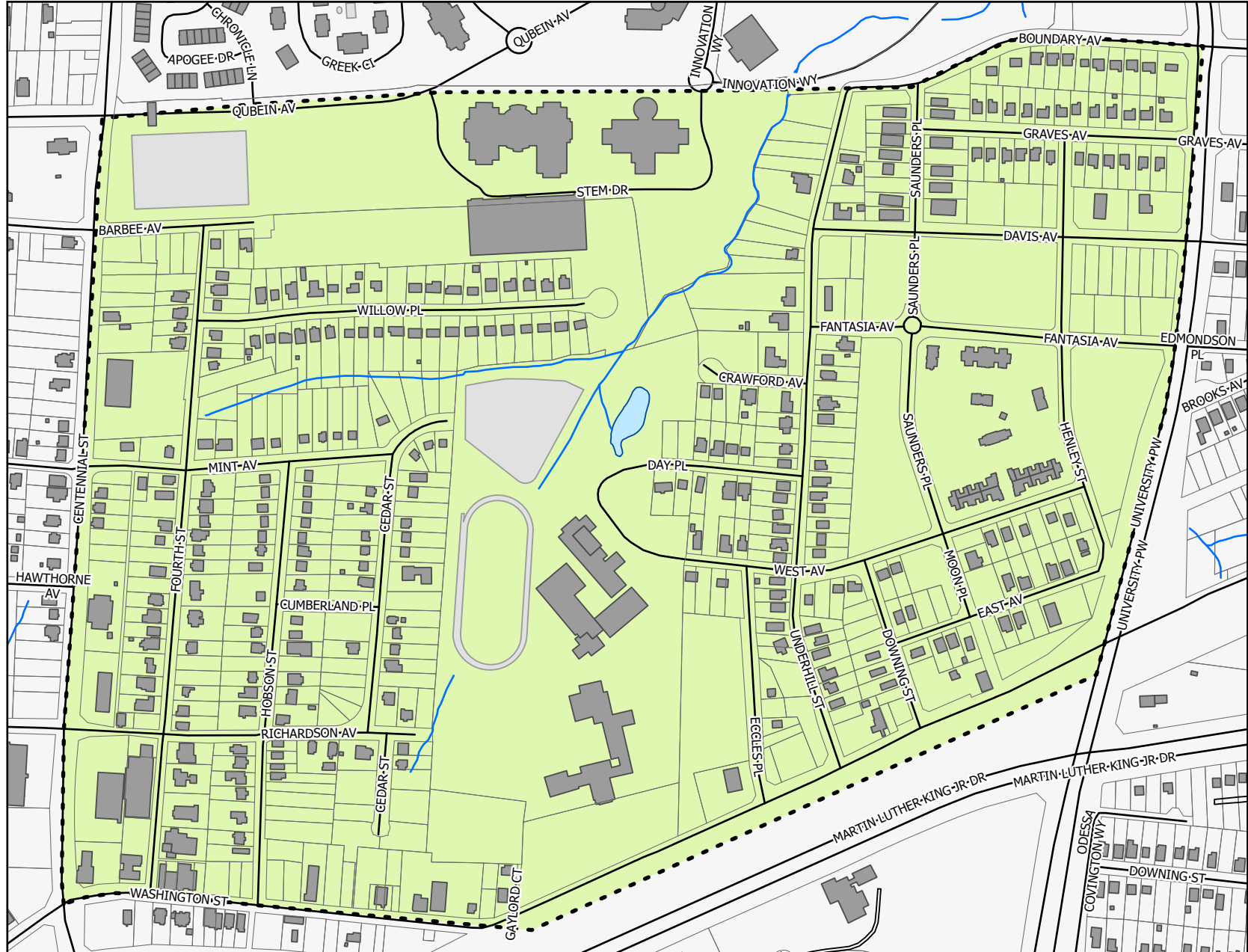
Macedonia Neighborhood Boundary



Pershing Neighborhood Boundary



Washington St Neighborhood Boundary



High Point Homebuyer Assistance Program Policy Revisions Proposal

Citywide Homebuyer Assistance Program

- Households $\leq$ 80% AMI
- Increase assistance from \$7,500 to \$20,000

Core City Incentive Program

- No income eligibility requirement
- Increase assistance from \$7,500 to \$20,000
- Increase sales price cap from \$300,000 to \$400,000

-
- Terms for both programs remain at 0% interest for 5 years; deferred loan, forgiven at 20% per year as long as the homebuyer maintains the home as their primary residence
 - Annual occupancy recertification
 - \$5,000 geographic bonus if purchase is in the following neighborhoods (see attached maps):
 - Burns Hill
 - Pershing
 - East Central
 - Macedonia
 - Washington

SUMMARY

1. Increase assistance from \$7,500 to \$20,000
2. Increase the sales price cap for the Core City Incentive
3. No change to loan terms
4. Establish a \$5,000 geographic bonus for targeted areas