



City of High Point

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

Meeting Agenda

Community Development Committee

Tyrone Johnson, Chair

Tim Andrew

Amanda Cook

Vickie M. McKiver

Mayor Cyril Jefferson (Alternate)

Mayor Pro Tempore Michael Holmes (Alternate)

Tuesday, May 7, 2024

4:00 PM

Council Chambers

CALL TO ORDER

Community Development Committee - Council Member Johnson, Chair

PRESENTATION OF ITEMS

- [2024-177](#) Consideration of 2024 Urgent Repair Program (URP24) Policies and Procedures
City Council is requested to consider the URP24 Assistance Policy and the URP24 Procurement and Disbursement Policies, and that the appropriate City Official(s) be authorized to execute all necessary documents.
Attachments: [URP24 Assistance and Procurement and Disbursement Policies](#)
- [2024-178](#) Consideration of a Conditional Commitment for Flats at Old Winston
City Council is requested to consider a Conditional Commitment Letter for Flats at Old Winston and that the appropriate City Official(s) be authorized to execute all necessary documents.
Attachments: [Flats at Old Winston](#)
- [2024-179](#) Community Development and Affordable Housing Updates
Staff and agency representatives will provide updates regarding Community Development and Affordable Housing.
Attachments: [Community Development Housing Updates](#)
- [2024-180](#) Local Codes Strategic Plan Update
Staff will provide an update on Local Code activities for April 2024
Attachments: [April 2024 Local Codes Strategic Update](#)
- [2024-181](#) 2023-24 Volunteer Income Tax Assistance (VITA) Update
The Community & Neighborhood Development Division will provide an update on the results of the VITA tax season.

Attachments: [VITA 2023-24 Report](#)

ADJOURNMENT

CITY OF HIGH POINT

AGENDA ITEM



TITLE: 2023-24 Volunteer Income Tax Assistance (VITA) Update	
FROM: Thanena Wilson, Director Community Development & Housing	MEETING DATE: May 7, 2024
PUBLIC HEARING: N/A	ADVERTISED DATE/BY: N/A
ATTACHMENTS: VITA Presentation	

PURPOSE: The Community & Neighborhood Development Division will provide an update on the results of the VITA tax season

BACKGROUND: VITA provides free assistance on basic tax returns for low to moderate income households. This is the City's 18th year hosting a VITA program. There were seven VITA sites open from January 22nd - April 15th operating six days per week. The High Point VITA Coalition served 1,434 clients between e-file and paper returns. The High Point VITA Coalition saved 1,434 taxpayers the average fee of \$250 for a tax return totaling \$358,500. Federal refunds issued totaled \$719,919 and state refunds were \$60,613. Earned income tax credits totaled \$228,308.

BUDGET IMPACT: None

RECOMMENDATION / ACTION REQUESTED: None

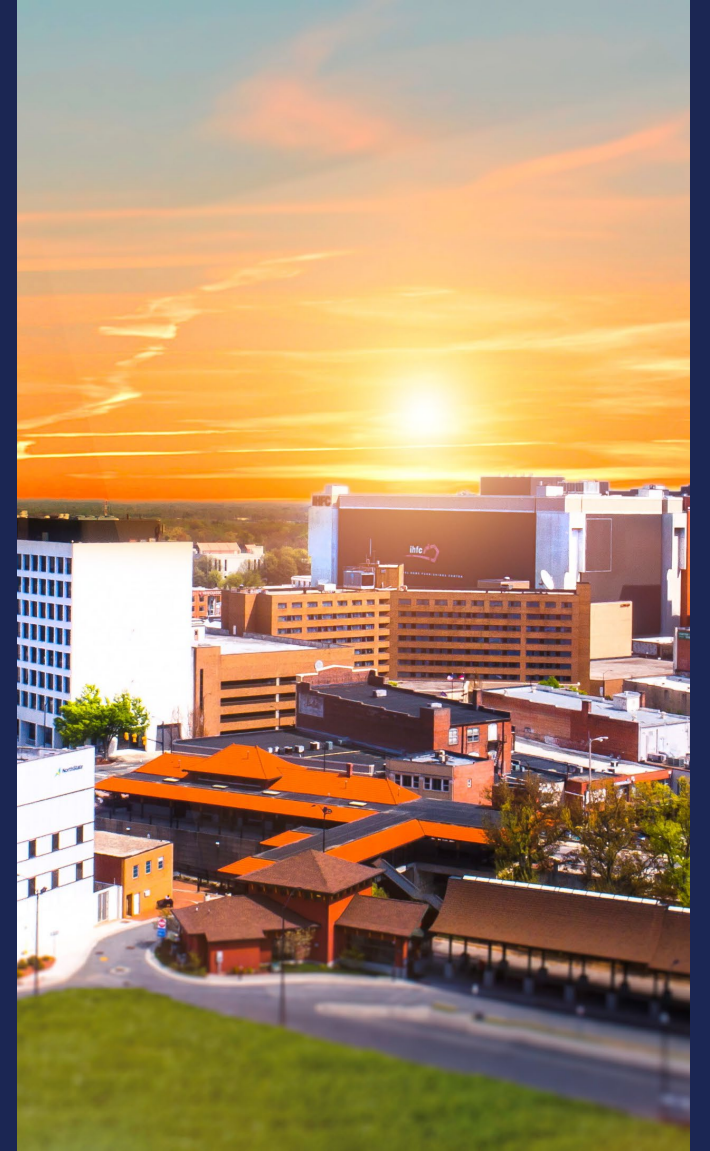




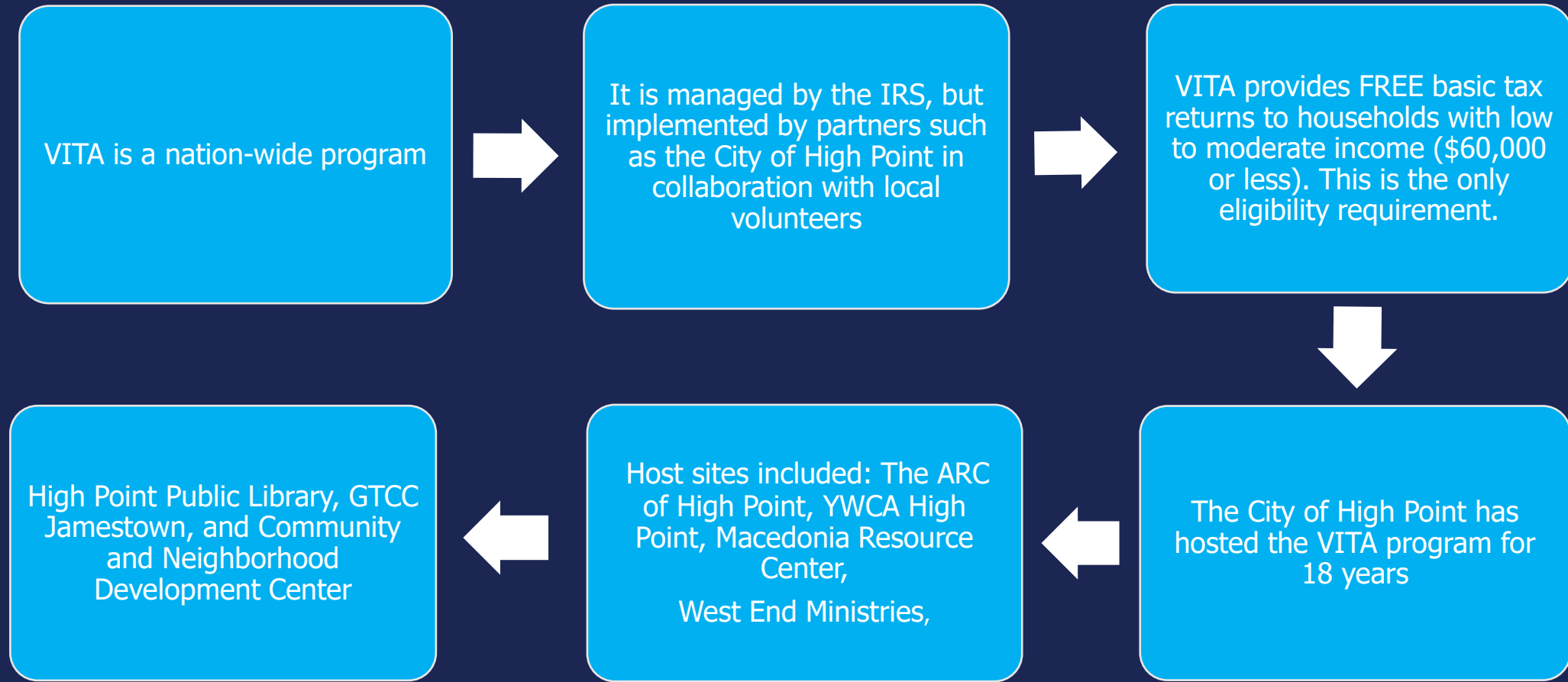
COMMUNITY DEVELOPMENT AND HOUSING

VOLUNTEER INCOME TAX ASSISTANCE (VITA) 2023-2024 Tax Season

Community Development Committee
May 7, 2024



INTRODUCTION





VITA MODEL

- 2 sites “drop-off”, 5 sites “in-person”
- All returns required an intake/interview
- Returns are reviewed with the taxpayer prior to filing
- Sites open 6 days a week Monday-Saturday from January 22-April 15
- Operated on an \$11,500 budget for staffing and operating expenses
- 5 out of 7 VITA sites are in the Core City. The two outside its boundaries are the ARC of High Point and GTCC Jamestown
- Site flow included:
 - A greeter managing the intake process,
 - Intake/interviewer to ensure correct information is used for the return, and
 - A tax preparer to complete the return and a quality reviewer for a second look at all returns.



TAX SEASON RESULTS

- Total Volunteers:
 - **5** greeters
 - **2** schedulers
 - **33** tax preparers
 - **7** Site Supervisors
- Total Volunteer Hours: **1,514**
- Total Tax Preparation Hours: **1,186**
- VITA Hours of Operation: **306**
- Federal and State Tax Returns: **1434**
- Total Federal Refunds Issued: **\$719,919**
- Average Taxpayer AGI: **\$29,005.77**
- Primary or Secondary Taxpayer Age 60+: **438**
- Taxpayer retention: **744**
- Rural Taxpayers: **50**

COST BENEFITS

\$250 Average cost of a tax return

\$980 Average taxpayer refund

1434 returns filed

$1434 \text{ tax returns} \times \$250 = \$358,500$

\$29,005 Average Gross Income

\$228,308 Earned Income Tax Credit (EITC)



RETURN ON INVESTMENT



\$719,919 in federal refunds

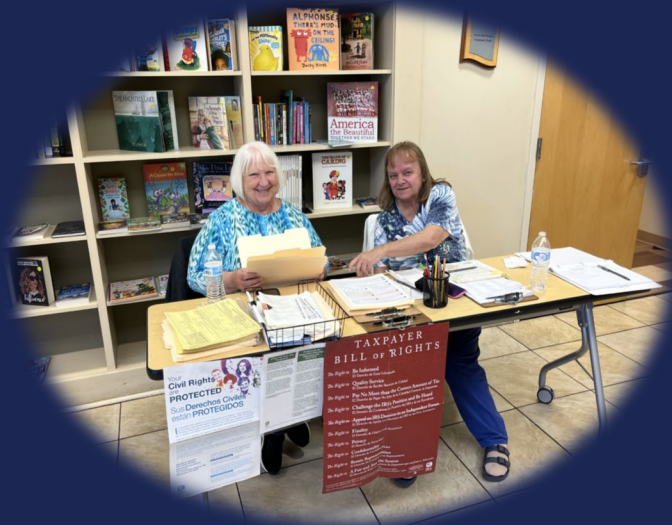


\$60,613 in state refunds



Total ROI: \$1,139,032

VITA VOLUNTEERS IN ACTION





THANK YOU

Pamela Ingram
Community Resource Specialist
Community Development and Housing
City of High Point

Pamela.Ingram@HighPointNC.gov/336-883-3652



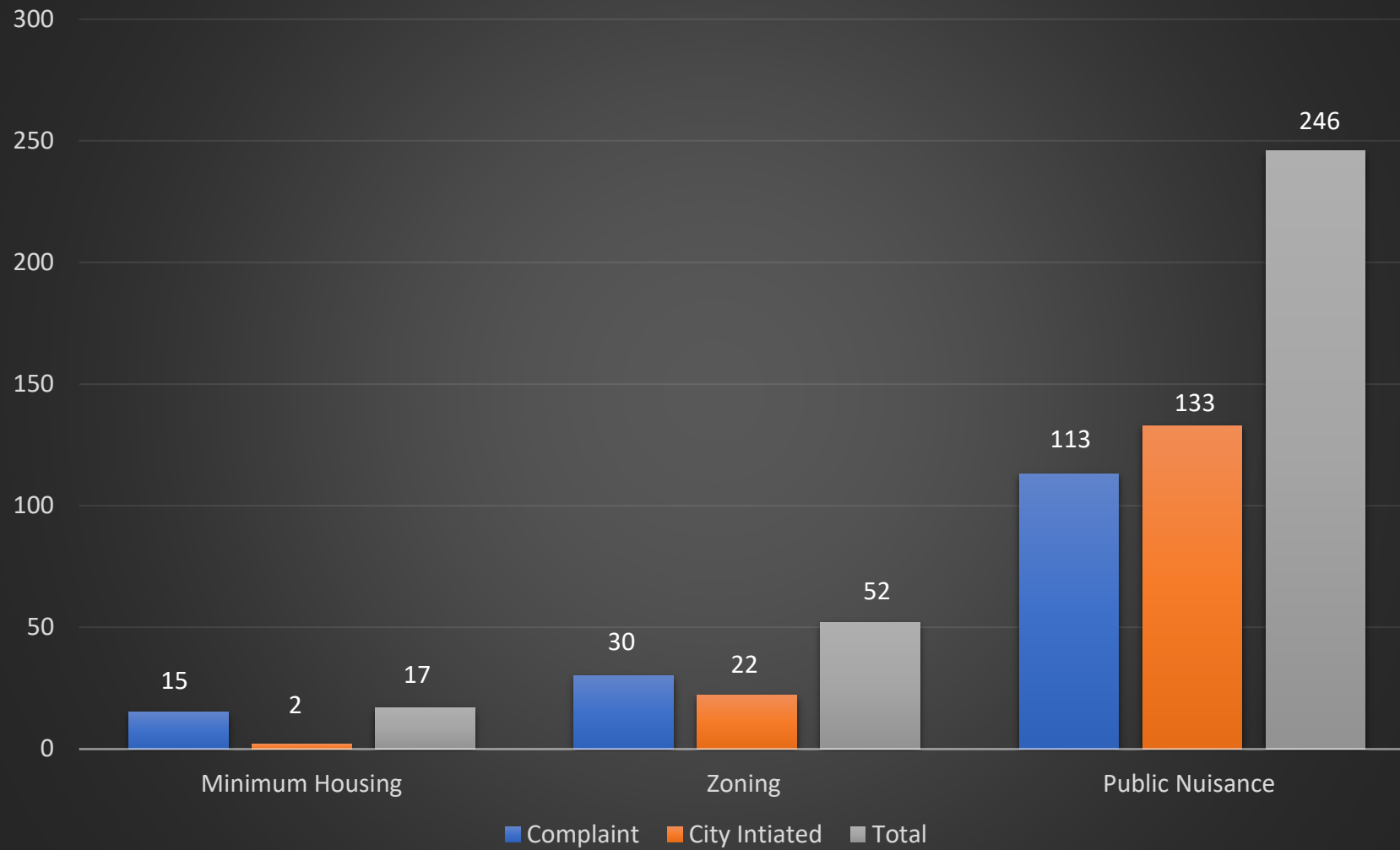
Community Development & Housing Local Codes Enforcement

STRATEGIC PLAN UPDATE APRIL 2024

Community Development Committee
May 7, 2024



April 2024





Local Codes Homeless Encampment Process

Homeless Encampment Sign

CITY OF HIGH POINT CODE ENFORCEMENT VIOLATION NOTICE



Chapter 3 – Public Nuisances

Sec. 12-3-1. - Conditions constituting a public nuisance.

(2) Any concentration of rubbish, trash, junk, mattresses, boxes, old clothes, rags or any other combustible material or objects of like kind causing or threatening to cause a fire hazard; or causing or threatening to cause the accumulation of stagnant water, or threatening to cause the inhabitation therein of mosquitoes, rats, mice, snakes or vermin of any kind.

(15) Any condition detrimental to the public health which violates the rules and regulations of the county health department or that injures or causes discomfort to the community at large, endangers life, generates disease or has a detrimental effect on the public health, safety and welfare.

A Notice of Violation has been mailed to the owner of this property advising of the condition(s) of the violations as stated above. They have been directed to clean this property by: _____

If the owner does not clean the property, the City will clean the property.

Please removal ALL belongings as soon as possible, any items left will be removed by the owner or the City of High Point.

NC 211 is an information and referral service provided by United Way of North Carolina. Please scan the QR Code in the upper right-hand corner for resources available.



ENFORCEMENT PROCESS

1. Local Codes receives a citizen complaint, inspector initiated, or other departments.
2. Inspector goes out to property and documents case/takes pictures. The inspector will speak with the individuals on the property and let them know if they scan the QR code it will offer resources or advise them to call 211.
3. The property will be posted with a public nuisance/homeless encampment sign.
4. The property owner will receive a Notice of Violation making them aware of the violation(s). The owner has two weeks to come into compliance and remove the violation(s). We will work with the owners if they need additional time.
5. If the property owner does not come into compliance, the City will move forward with public nuisance abatement.
6. Once the abatement has been completed, the inspector will go out to the property and document case/take pictures. A lien will then be placed on the property.

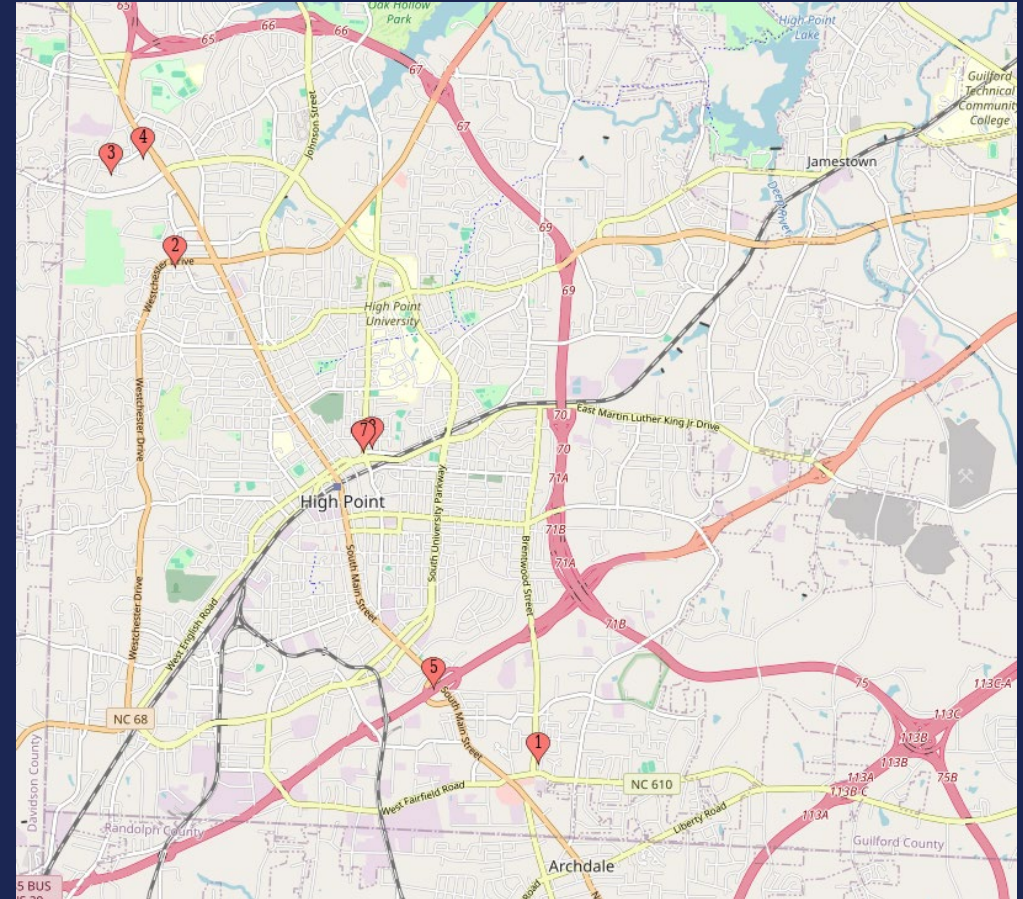
Number of Homeless Encampments since January 2024

8 cases total as of 4/30/2024

4 – Owner Corrected

2 – City Corrected

2 – Owners actively working on removing violations



321 Fourth St









04 Mar 2024





THANK YOU

Kaylie Parrish
Interim Code Enforcement Manager
Community Development and Housing
City of High Point

Kaylie.Parrish@HighPointNC.gov/336-883-3040

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Community Development and Affordable Housing Updates	
FROM: Thanena Wilson, Director Community Development & Housing	MEETING DATE: May 7, 2024
PUBLIC HEARING: N/A	ADVERTISED DATE/BY: N/A
ATTACHMENTS: Community Housing Solutions Presentation	

PURPOSE: Staff and agency representatives will provide updates on the following:

- 2024 Annual Action Plan
- Community Housing Development Organizations (CHDOs)
 - Habitat for Humanity of High Point, Trinity & Archdale
 - Black Lamb Development Corporation
 - Empowerment Headquarters
 - Community Housing Solutions of Guilford
- Operation Inasmuch (OIAM) Burns Hill Update

BACKGROUND: Information regarding affordable housing development in the Southside neighborhood, the Cedrow project, and OIAM event on April 27th.

BUDGET IMPACT: None.

RECOMMENDATION / ACTION REQUESTED: None



CELEBRATING

20
YEARS

COMMUNITY
HOUSING
SOLUTIONS

REBUILDING HOMES.RESTORING HOPE.®





Who We Are ...

Nonprofit General Contractor with experienced residential construction staff:

- Licensed General Contractor
- Lead Repair, Renovate & Paint Certified
- Certified Aging In Place Specialists
- More than 100 years of field experience in construction

Home Repair Program:

- Live in Guilford County
- Own and occupy their home
- Income below 80% AMI
- Aging Gracefully – 65+ years of age

Home Buyer Program:

- Own and occupy the home
- Income below 80% AMI
- Attend home ownership training class
- New and Rehab Homes

Cedrow Neighborhood – Single Family Homes

- Develop 2.5 acre lot for affordable single family homes
- Kingsway Drive and Rolling Green Drive connected with road, sewer and water
- Biosphere landscaped and developed for water drainage
- 19 single family homes on average lot size of 7,500 SF
- Tightline Designs floor plans – minimum 3 bedrooms and 2 baths with average house plan of 1,450 SF
- Built to Advanced Energy Systems Vision standards with 2 year energy cost guarantee

Cedrow Neighborhood – Single Family Homes



Cedrow Neighborhood – Single Family Homes



Cedrow Neighborhood – Single Family Homes



Cedrow Neighborhood – Single Family Homes



Cedrow Neighborhood – Single Family Homes



Cedrow Neighborhood - Energy Guarantee



COMFORT AND ENERGY USE TWO-YEAR GUARANTEE*

This certifies
that the home at:

1518 Kingsway Drive

address

suite or apartment number

High Point

city

NC 27260

state zip code

will have an average monthly
heating and cooling cost less
than or equal to:

\$ 36.87

based upon a guaranteed
annual usage of:

4424.3

kwh

Maina T. Maurice

6/5/23



909 Capability Drive Suite 2100 / Raleigh, North Carolina 27606-3570
phone: 414.837.0700 / fax: 414.837.2696 / www.systemvision.com

Southside Neighborhood – Single Family Homes

- 12 homes on vacant lots using tightline floor plans built to Advanced Energy Systems Vision Standards
- 608/610/700/702/704/708/712 Vail Avenue
- 804/806/808 Vail Avenue
- 1109 W Green Drive
- 812 Tyron Avenue
- Build costs will be slightly higher due to site prep with slopes of some lots and tree removal on a few lots



Burns Hill Neighborhood

Thursday, Friday, & Saturday - April 25, 26, & 27



109 volunteers
654 hours





Burns Hill Neighborhood

Thursday, Friday, & Saturday - April 25, 26, & 27

CITY OF
high point.



HCG
housing consultants group

8 organizations
10 homes
\$80,000+ invested



CELEBRATING

20
YEARS

COMMUNITY
HOUSING
SOLUTIONS

REBUILDING HOMES.RESTORING HOPE.®

