

City to hear new housing request

Developer proposes 216 apartments in north High Point

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HIGH POINT — A developer with hundreds of affordable housing units to its credit in High Point wants to add to the totals.

Wynnefield Properties has filed annexation and rezoning applications with the city that, if approved, would clear the way for 216 apartments on a 28-acre site on W. Wendover Avenue near Morris Farm Drive.

The City Council is scheduled to hear the requests on Monday.

According to the developer, the proposed community, Wendover Heights, would be similar to its other multi-family projects, which charge monthly rents that are below market rates for tenants who earn less than the area median income.

These include Avondale Trace, a 72-unit complex also on W. Wendover Avenue that was recently completed and is now being leased.

The Wendover Heights site is in unincorporated Guilford County and zoned for agricultural use. Wynnefield

Properties has submitted an annexation petition to allow the site to connect to city utilities and is seeking a zoning classification that would allow development of up to 16 units per acre.

The developer is offering a conditional zoning plan that would limit development to 20.8 acres of the 28.2-acre site.

The company is seeking to finance the project with tax-exempt bonds approved through the N.C. Housing Finance Agency, according to Mike McNair, director of High Point's Community Development and Housing Department.

The bond money would come from the state, with no financial commitment from the city, he said.

If approved, the financing arrangement would be different from past affordable-housing projects Wynnefield Properties has developed in partnership with the city. Those used low-income housing tax credits and federal funds loaned by the city.

The developer is not applying for tax credits this year for Wendover Heights or its other projects in the works, but wants to move forward with at least one of them: Highland Creek, a proposed 120-unit development on 12.5

acres at 3023 S. Main St.

The developer expects to submit an application for bond financing for it through the N.C. Housing Finance Agency, McNair said.

The plan for another project, Walnut Ridge, on 5.8 acres at 1559 Skeet Club Road, is undetermined, he said. The developer dropped plans to apply for tax credits this year for a senior housing community.

The only High Point project seeking tax credits this year is Hartley Meadows, a 72-unit project at 501 W. Hartley Drive by PG NC Development South LLC, according to the city.