

# City of High Point

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



## Meeting Agenda

**Monday, June 4, 2018**

**5:30 PM**

**Council Chambers**

### **City Council**

*Jay W. Wagner, Mayor  
Christopher Williams, Mayor Pro Tem  
Jason P. Ewing, Jeffrey J. Golden,  
S. Wesley Hudson, Victor A. Jones,  
Britt W. Moore, Monica L. Peters,  
Donald A. Scarborough*

**ROLL CALL, PRAYER, AND PLEDGE OF ALLEGIANCE****RECOGNITIONS AND PRESENTATIONS**

[2018-180](#) Proclamation - Homeownership Month  
Rev. Steve Key, Chair of the High Point Housing Coalition, will be in attendance to accept a Proclamation from Mayor Wagner proclaiming the month of June 2018 as "Homeownership Month" in the City of High Point.

[2018-181](#) Recognition of Honors Program Recipients  
The Human Resources Department will present the certificates to the City of High Point Employees who are recipients of the HONORS Program awards.

**STRATEGIC PLAN UPDATE**

[2018-182](#) Council will receive an update on the Strategic Plan from Council Member Jeff Golden, Chair of the Community Housing, Neighborhood Development and Public Safety Committee and Council Member Jason Ewing, Chair of the Prosperity & Livability Committee.

**PUBLIC COMMENT PERIOD**

[2018-183](#) Public Comment Period  
A Public Comment Period will be held on the first Monday of the regular City Council meeting schedule at 5:30 p.m. or as soon thereafter as reasonably possible following recognitions, awards and presentations. Our policy states persons may speak on any item not on the agenda.

- \* Persons who have signed the register to speak shall be taken in the order in which they are listed. Others who wish to speak and have not signed in will be taken after those who have registered.
- \* Persons addressing City Council are asked to limit their comments to 3 minutes.
- \* Citizens will be asked to come to the podium, state their name and address and the subject(s) on which they will comment.
- \* If a large number of people are present to register concerns about the same subject, it is suggested that they might be acknowledged as a unified group while a designated speaker covers the various points. This helps to avoid repetition while giving an opportunity for people present with the same concerns to be recognized.

Thanks to everyone in the audience for respecting the meeting by refraining from speaking from the audience, applauding speakers, or other actions that distract the meeting.

**REGULAR AGENDA ITEMS**

**FINANCE COMMITTEE - Council Member Moore, Chair**

[2018-184](#) Budget Ordinance Amendment - High Point Transit Upgrades  
City Council is requested to adopt an Ordinance amending the 2017-2018 Budget Ordinance to appropriate funds in the amount of \$42,018 for upgrades at the High Point Transit facility.

**Attachments:** [1. Budget Ordinance Amendment High Point Transit upgrades](#)

[2018-185](#) Agreement - Cooper Consulting Company - Rewrite of Sign Regulations  
City Council is requested to approve a professional services agreement with Cooper Consulting Company to rewrite the sign regulations in the amount of \$98,645.00.

**Attachments:** [Contract - Cooper Consulting - Sign regulations rewrite](#)

[2018-186](#) City of High Point 2018-2019 Budget Ordinance and Related Documents  
City Council is requested to adopt the FY 2018-2019 Budget Ordinance for the City of High Point and associated fee schedules.

**Attachments:** [3. Budget Ordinance FY 18-19 Memo](#)

[Budget Ordinance FY18-19](#)

[Planning Fee Schedule Changes 2019 Budget](#)

[FY 2018-19 Water Rate Schedule changes](#)

[Fee Schedule FY2019](#)

**PENDING ITEMS**

[2018-169](#) Amendment to License Agreement - Cingular Wireless PSC, LLC (AT&T)  
City Council is requested to approve an Amendment to the License Agreement with Cingular Wireless PCS, LLC (AT&T) which allows the location of communication equipment at the City's Ward Water Plant; and authorize the City Manager to execute the agreement.

**Attachments:** [7. Amendment to Lease Agreement - Crown Castle](#)

[2018-100](#) High Point Area Arts Council Assistance Agreement  
City Council is requested to approve an Agreement providing assistance from the City of High Point of up to \$181,324.00 over the next two fiscal years for the satisfaction of a \$362,648 mortgage associated with the High Point Area Arts Council purchase of property located at 121 S. Centennial Street.

**Attachments:** [Arts Council Agreement](#)

[Arts Council Agreement Art Loan Payoff Agreement](#)

**COMMUNITY HOUSING, NEIGHBORHOOD DEVELOPMENT AND PUBLIC SAFETY COMMITTEE - Council Member Golden, Chair**

[2018-187](#) Public Hearing - Community Development and Housing Department  
2018-2019 Annual Action Plan

Monday, June 4, 2018, is the date and time set for a public hearing on the approval of the Community Development and Housing Department 2018-2019 Annual Action Plan. The plan was approved by the Citizens Advisory Council at their meeting on Thursday, May 24, 2018 and has been available for public review for 30 days.

**Attachments:** [1. 2018-19 Annual Action Plan final](#)

[2018-188](#)

Ordinance to Demolish - 519 Roy Avenue

City Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a dwelling located at 519 Roy Avenue belonging to Tom F. Gould.

**Attachments:** [2. 519 Roy Council Packet2](#)

[2018-189](#)

Ordinance to Demolish - 514 Prospect Street

City Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a dwelling located at 514 Prospect Street belonging to Willie Juanita Cecil (deceased).

**Attachments:** [3. 514 Prospect Council Packet](#)

[2018-190](#)

Ordinance to Demolish - 309 Kennedy Avenue

City Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a dwelling located at 309 Kennedy Street belonging to Rodney & Sandra Cook.

**Attachments:** [4. 309 Kennedy Council Packet](#)

## **PENDING ITEMS**

[2018-144](#)

Ordinance - Demolition of Structure - 1505 East Avenue

City Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a structure located at 1505 East Avenue belonging to SHJ Capital, LLC.

**Attachments:** [2. 1505 East Council Final Packet](#)

## **GENERAL BUSINESS AGENDA**

[2018-191](#)

Resolution of Support - Piedmont Legacy Trails

City Council is requested to adopt a Resolution in Support of Piedmont Legacy Trails initiative for the future development of a regional trails program.

**Attachments:** [Piedmont Legacy Trails Resolution May 2018](#)

[2018-192](#)

Minutes to Be Approved

Special Meeting of City Council; Monday, May 21 @ 4:00 p.m.

Regular Meeting of City Council; Monday, May 21 @ 5:30 p.m.

**Attachments:** [1. May 21 2018 Special Meeting Minutes.pdf](#)

[2. May 21 2018 High Point City Council Regular Meeting Minutes.pdf](#)



## **ADJOURNMENT**

**HIGH POINT CITY COUNCIL  
SPECIAL MEETING  
May 21, 2018 – 4:00 P.M.  
3<sup>RD</sup> FLOOR LOBBY CONFERENCE ROOM**

**MINUTES**

**Present:**

Mayor Jay Wagner, Mayor Pro Tem Chris Williams (Ward 2); and Council Members Britt Moore, At Large; Don Scarborough, At Large; Jeffrey Golden (Ward 1); Monica Peters (Ward 3); Wesley Hudson (Ward 4); Victor Jones (Ward 5); and Jason Ewing (Ward 6)

**Staff Present:**

Randy McCaslin, Deputy City Manager; Randy Hemann, Assistant City Manager; JoAnne Carlyle, City Attorney; Jeff Moore, Financial Service Director; Kenneth Shultz, Police Chief and Sandra Keeney, Deputy City Clerk

**Others Present:**

Ray Gibbs – Forward High Point  
Brian Rogers – Elliot Sidewalk  
Tim Elliot – Elliot Sidewalk  
Jim Flanery – Elliot Sidewalk

Mayor Wagner called the Meeting to order at 4:00 p.m. and called for a motion to enter Closed Session.

**Council Member Golden moved to go in Closed Session at 4:01 p.m. pursuant to N.C. General Statute §143-318.11 (a)5 for Property Acquisition. Council Member Moore seconded the motion. Motion carried with a 9-0 vote.**

**Council Member Jones moved to dissolve the Closed Session and resume Regular Session. Council Member Ewing seconded the motion. Motion carried with a 9-0 vote. Regular Session resumed at 4:48 p.m.**

Mayor Wagner stated there would be no vote or recommendation regarding the Closed Session.

There being no further business, the meeting adjourned at 4:49 p.m. upon motion duly made and seconded.

***Respectfully Submitted,***

\_\_\_\_\_  
***Jay W. Wagner, Mayor***

***Attest:***

\_\_\_\_\_  
***Sandra Keeney  
Deputy City Clerk***

# CITY OF HIGH POINT

## AGENDA ITEM



### **Title: Adoption of FY 2018-2019 Annual Budget**

**From:** Eric Olmedo, Budget Director

**Meeting Date:** June 4, 2018

**Public Hearing:** N/A

**Advertising Date:** N/A

**Advertised By:** N/A

**Attachments:** Budget ordinance, fee schedules

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### **PURPOSE:**

Consideration of an ordinance to adopt the FY 2018-2019 Annual Budget ordinance and associated fee schedule for the City of High Point.

### **BACKGROUND:**

Staff has worked in conjunction with the City Council and the City Manager to prepare the FY 2018-2019 Annual Budget. The Proposed Budget was presented to the City Council on Monday, May 7th. A budget work session was held on Thursday, May 10, and a public hearing on the Proposed Budget was held on Monday, May 21st.

Listed below are the ordinances and schedules necessary to adopt the 2018-2019 Budget:

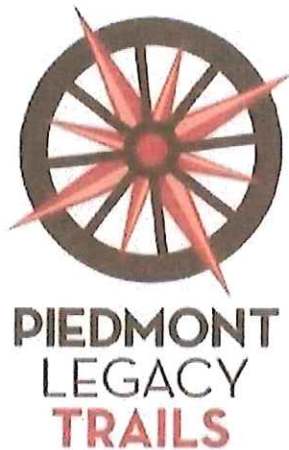
- FY 2018-2019 Budget Ordinance
- Current Comprehensive Fee Schedule
- Proposed Changes for Development and Water Sewer Fees (effective October 1, 2018)

### **BUDGET IMPACT:**

n/a

### **RECOMMENDATION / ACTION REQUESTED:**

The Budget Department recommends and asks the Council to approve the budget ordinance.



### RESOLUTION OF SUPPORT

Whereas High Point, NC is committed to enhancing the quality of life for its citizens and recognizes that supporting Piedmont Legacy Trails will help create a regional network of trails, including greenways and blueways; and

Whereas, trails provide key amenities to neighborhoods and safe areas for our citizens and children to travel, exercise, play and connect with nature and communities; and

Whereas, trails have significant impact on the economic viability of the region through increased tourism, enhanced property values, as well as the ability to attract and retain businesses to the region due to improved quality of life; and

Whereas, committing to this Resolution may help leverage funding from federal, state, local and private sources for trails; and

Whereas, Piedmont Legacy Trails is coordinated by Piedmont Land Conservancy which is dedicated to preserving important natural areas, and Piedmont Triad Regional Council, which is a regional planning organization.

Now, Therefore, Be It Resolved that the High Point City Council supports Piedmont Legacy Trails in partnership with neighboring communities to implement a system of regional trails that connects our communities, people and regional points of interest for years to come.

Jay W. Wagner  
Name

June 4, 2018  
Date

Mayor  
Title

*Piedmont Legacy Trails*  
A project of Piedmont Land Conservancy and Piedmont Triad Regional Council  
[www.piedmonttrails.org](http://www.piedmonttrails.org)

*City of*  
**HIGH POINT**  
NORTH CAROLINA  
Comprehensive Fee Schedule



*Adopted June 4, 2018*



*City of*  
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NORTH CAROLINA  
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*City of*  
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## ***City Clerk's Office***

### ***Copies, CD's & DVD's***

The City cannot charge a fee for a copy of a public record that exceeds the actual cost to the public agency of making the copy.

**Actual Cost:**

- Direct, chargeable costs related to the reproduction of a public record as determined by generally accepted accounting principles
- Does *not* include costs that would have been incurred by the public agency if a request to reproduce a public record had not been made.

**Special Service Charge:**

(This is a charge that can be in addition to the Actual Cost. Must be reasonable and fair.)

- Request requires extensive use of information technology resources, OR
- Extensive clerical or supervisory assistance by City personnel, OR
- If the medium requested results in a greater use of information technology resources than that established by the City for reproduction of the volume of information requested.

**Appeals/Complaints:**

- Allegations of unfair/unreasonable
- Request to for Mediation by the State Chief of Information Officer or his designee

**Records That Do Not Exist:**

- City is not required to respond to a request for a copy of a public record by creating or compiling a record that *does not exist*. If the City, voluntarily elects to create or compile a record, it may negotiate a reasonable charge for the service with the requester. The City is not required to put into electronic medium a record that is not kept in electronic medium.

| <b>Copies</b> | <b>Per Copy</b> |
|---------------|-----------------|
| Black/White   | \$ 0.07         |
| Color         | \$ 0.10         |
| <b>CD's</b>   |                 |
| Each CD       | \$ 5.00         |
| <b>DVD's</b>  |                 |
| Each DVD      | \$ 5.00         |

### ***Miscellaneous Fees***

|                                  |          |
|----------------------------------|----------|
| Annual Municipal Vehicle Tax     | \$ 20.00 |
| Annual Business Registration Fee | \$ 25.00 |

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## **Customer Service**

### **Customer Service - Deposits**

All new and existing accounts are subject to being charged an initial deposit when establishing a new location for service. Customers who live outside the City limits will pay double the inside deposit for water and sewer service.

#### **Electric Service**

|                   |             |
|-------------------|-------------|
| Residential       | \$ 125.00   |
| Non-Residential   | \$ 400.00   |
| Restaurant/Lounge | \$ 1,000.00 |

#### **Water Service (deposit is per meter, based on the size of the line)**

|             |             |
|-------------|-------------|
| 3/4" x 5/8" | \$ 50.00    |
| 1"          | \$ 100.00   |
| 1 1/2"      | \$ 200.00   |
| 2"          | \$ 400.00   |
| 3"          | \$ 1,000.00 |
| 4"          | \$ 2,500.00 |
| 6"          | \$ 4,500.00 |
| 8"          | \$ 6,600.00 |

#### **Sewer Service**

|           |          |
|-----------|----------|
| Flat Rate | \$ 50.00 |
|-----------|----------|

### **Customer Service - Utility Service**

All utility accounts are subject to being charged any fee as warranted

|                                                                     |                      |
|---------------------------------------------------------------------|----------------------|
| Return Check Charge                                                 | \$ 25.00             |
| Service Fee (Monday - Friday)                                       | \$25 or actual       |
| Service Fee (After 7pm & Weekends/Holidays Observed by the City)    | \$ 60.00             |
| Water (Initial Service Connection)                                  | \$ 25.00             |
| Extra Field Trip Fee                                                | \$ 25.00             |
| New Electric Meter Charge                                           | \$75 or actual       |
| Water Meter Test Charge (If You Request More Than One in 12 Months) | \$ 50.00             |
| Pulled Meter Charge (For Electric and/or Water)                     | \$50 or actual       |
| Damaged Electric Security Seal Charge                               | \$ 10.00             |
| Meter Tampering/Investigation Charge                                | \$ 100.00            |
| Temporary Cut-On/Cut-Off at Permanent Dwellings (8 Days or Less)    | \$ 50.00             |
| New Water Meter Charge                                              | Actual Cost of Meter |
| Electric Services Disconnected at Pole                              | \$ 75.00             |
| Extraordinary Measures to Disconnect and/or Reconnect Services      | Actual Cost to City  |
| Late Payment Charge                                                 | As Defined on Bill   |

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## Electric

### ELECTRIC RATE SCHEDULE RATE Z-STREET LIGHTING SERVICE

#### Availability

Available to Municipal, County, State, or Federal Government, on the City's distribution system. This schedule is not available for service to non-governmental entities.

#### Monthly Rate

##### (A) BRACKET MOUNTED LUMINAIRES

All-night outdoor lighting service using City standard equipment mounted on standard poles (thirty- five (35) class 6 wood poles):

| Lumens                                      | Wattage | kWh Per Month | Type of Fixture    | Monthly Charge |
|---------------------------------------------|---------|---------------|--------------------|----------------|
| High Pressure Sodium Vapor                  |         |               |                    |                |
| 9,500                                       | 100     | 47            | Urban (Cobra Head) | \$ 13.60       |
| 9,500                                       | 100     | 47            | Pedestrian light   | \$ 47.06       |
| 27,500                                      | 250     | 104           | Urban (Cobra Head) | \$ 16.85       |
| 27,500                                      | 250     | 104           | Vector             | \$ 46.28       |
| 50,000                                      | 400     | 156           | Urban (Cobra Head) | \$ 20.20       |
| 50,000                                      | 400     | 156           | Vector             | \$ 50.32       |
| 124,000                                     | 1000    | 391           | Urban (Cobra Head) | \$ 39.81       |
| Mercury Vapor (closed to new installations) |         |               |                    |                |
| 7,500                                       | 175     | 75            | Urban (Cobra Head) | \$ 11.43       |
| 10,000                                      | 250     | 104           | Urban (Cobra Head) | \$ 11.20       |
| 20,000                                      | 400     | 152           | Urban or Suburban  | \$ 15.17       |

##### (B) OTHER LUMINAIRES

Decorative and non-standard luminaires can be installed on request, at the City's option, at the rate in (A) above plus an extra monthly charge equal to 1.7% of the estimated difference in cost installed between the luminaire and structure requested and the equivalent luminaire and wood pole in (A) above.

##### (C) UNDERGROUND CHARGES

Additional monthly charge for the underground conductor system:

| Feet Per Pole | From Overhead System | From Underground System |
|---------------|----------------------|-------------------------|
| 0-100 Feet    | \$0.69               | \$0.49                  |
| 100-200 Feet  | \$1.24               | \$1.05                  |
| 200-300 Feet  | \$2.22               | \$2.02                  |
| 300-400 Feet  | \$3.19               | \$2.99                  |
| 400-500 Feet  | \$4.15               | \$3.94                  |

##### (D) OTHER CHARGES

Additional monthly charge for the following items:

| Item                         | Charge Per Month | Item                     | Charge Per Month |
|------------------------------|------------------|--------------------------|------------------|
| Extra Pole (35' Wood)        | \$2.71           | Down Guy                 | \$0.92           |
| Extra Pole Height (40' Wood) | \$2.96           | Fiberglass Pole (30/35') | \$5.17           |
| Extra Pole Height (45' Wood) | \$4.45           | Fiberglass Pole (40')    | \$6.88           |
| Extra Pole Height (50' Wood) | \$10.06          | Long Bracket             | \$1.10           |
| Extra Pole Height (55' Wood) | \$10.97          | Aluminum Pole (50')      | \$20.00          |
| Lighting Control Center      | \$66.70          | Decorative Base          | \$4.26           |

*City of*  
**HIGH POINT**  
NORTH CAROLINA  
*Comprehensive Fee Schedule*

***Electric***

**ELECTRIC RATE SCHEDULE RATE Z-STREET LIGHTING SERVICE *(cont'd)***

**Monthly Rate *(Cont'd)***

- (E) Service using overhead conductors is not available in any area designated by the City as underground distribution area, nor in any area, location, or premises being served from an underground source.
- (F) When the installation requires the cutting and replacing of pavement of more than one drive or one walkway per luminaire, 1.7% of the estimated cost of this cutting and replacing of pavement will be added to the charges above.
- (G) When an installation is in an area served by a concrete-encased duct system, additional charges stated above, will not apply and, instead, the additional monthly charge will be 1.7% of the estimated cost of the underground conductor system

**Explanatory Notes**

- A. Lamps will burn from approximately one half-hour after sunset until approximately one half-hour before sunrise. The City will readily replace burned-out lamps and otherwise maintain the luminaires during regular day-time working hours following notification by the Customer.
- B. Luminaires will be installed only on City-owned poles, and all facilities necessary for service under this Schedule, including fixtures, lamps, controls, poles, hardware, transformers, conductors, and other appurtenances shall be owned and maintained by the City.
- C. Equipment (such as disconnecting switches) not supplied by the City as standard is not available under this Schedule, and shall not be installed by the Customer.
- D. This Schedule is not available for seasonal or other part-time operation of outdoor luminaires.
- E. All facilities necessary for service under this Schedule, including fixtures, lamps, controls, poles, or other structures, hardware, transformers, conductors, and other appurtenances shall be owned and maintained by the City. Variance from this ownership clause must be approved by the Director of Electric Utilities.

**SALES TAX**

The appropriate North Carolina sales tax shall be added to the above electric rates.

**Effective for bills rendered on and after July 1, 2016.**

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## **Electric**

### **Outdoor Lights - Lighting Contracts**

All wood pole mounted lighting includes one pole and aerial wiring. Extra charges will apply for underground wiring installations.

Traditional Area Open Lighting installed with **aerial wiring** requires a **ONE YEAR** contract.

All lighting installed with **underground wiring** requires a **FIVE YEAR** contract.

Town & Country Decorative, Flood lighting, and Architectural fixtures require a **FIVE YEAR** contract.

Once you sign your contract, please allow the City of High Point 30 to 60 days to complete the services. Your account will only be charged once the light is installed and working.

**NOTE: PRICES ARE SUBJECT TO CHANGE.**

Some additional charges will apply to services that include decorative/fiberglass poles, aluminum poles, brackets, and additional poles/wiring. Speak with your engineering representative for more details.

LED lighting will be available in the future. Prices and styles are unavailable at this time.

### **Outdoor Lights - Guidelines for Rental and Leased Properties**

Tenants or Occupants of rental or leased properties cannot sign for outdoor lighting. The owner of the rented or leased property is the only person permitted to sign the one or five year contract, allow access for construction of the light, hardware and wiring, and setup the billing account for the particular property. The billing for the light will be sent to the owner throughout the duration of your chosen contract, not the tenant or occupant.

### **Outdoor Lights - Bulb Types**

The city no longer uses Mercury Vapor bulbs, therefore all new lighting installations include High Pressure Sodium bulbs. Metal Halide bulbs are also available for Flood and Shoebox lighting and can be ordered in fixtures requiring 1000 watts. Restrictions for 1000 watts may apply for particular city areas due to lighting ordinances. High Pressure Sodium gives the yellowish amber color and the Metal Halide provides a white lumen appearance.

### **Outdoor Lights - Light Repair**

Rented lights will be repaired within two working days after customers notify the department of problems. Street lights will be repaired within five working days.

### **Outdoor Lights - Traditional Open Area Light**

| Available Wattage                                                   | Rate |                 |
|---------------------------------------------------------------------|------|-----------------|
| 100 W                                                               | \$   | 10.44 per month |
| 200 W                                                               | \$   | 15.83 per month |
| Mounted on a 35 ft. wooden pole                                     |      |                 |
| We have a bronze pole for a decorative look at an additional charge |      |                 |

*City of*  
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NORTH CAROLINA  
*Comprehensive Fee Schedule*

## **Electric**

### **Outdoor Lights - Cobra Style Light**

| Available Wattage | Rate               |
|-------------------|--------------------|
| 100 W             | \$ 14.31 per month |
| 250 W             | \$ 17.53 per month |

Mounted on a 35 ft. pole

### **Outdoor Lights - Flood Light (High Pressure Sodium and Metal Halide Bulbs)+B64**

#### **Commercial - Nonresidential**

| Available Wattage | Rate               |
|-------------------|--------------------|
| 250 W (HPS or MH) | \$ 20.60 per month |
| 400 W (MH)        | \$ 22.48 per month |
| 1000 W (MH only)  | \$ 30.40 per month |

Mounted on a 40 ft. wooden pole

We have a black pole for a decorative look at an additional charge. 400W & 1000W ONLY available with Metal Halide bulbs, 250W has High Pressure Sodium and Metal Halide

### **Outdoor Lights - Architectural/Parking Lot**

#### **Commercial - Decorative**

| Available Wattage | Rate               |
|-------------------|--------------------|
| 250 W (HPS)       | \$ 35.73 per month |
| 250 W (MH)        | \$ 39.67 per month |
| 400 W (HPS)       | \$ 37.58 per month |
| 400 W (MH)        | \$ 41.50 per month |

Mounted on a 35 ft. or 40 ft. black fiberglass pole. You are able to add multiple fixtures per pole to fit your lighting needs available with High Pressure Sodium or Metal Halide bulbs

### **Outdoor Lights - Town and Country**

| Available Wattage                            | Rate               |
|----------------------------------------------|--------------------|
| 100 W                                        | \$ 17.53 per month |
| 250 W (Subdivisions only)                    | \$ 28.10 per month |
| A decorative base is available for an extra* | \$ 4.26 per month  |

The 100W bulb is mounted on a 16 ft. black aluminum pole

The 250W bulb is mounted on a 20 ft. pole

\*This light can **only** be service by underground wire

### **Outdoor Lights - High Mast, Concrete Base**

#### **Commercial - Nonresidential**

| Available Wattage                  | Rate                |
|------------------------------------|---------------------|
| 1000 W (Single fixture)            | \$ 101.73 per month |
| 1000 W (add for Multiple fixtures) | \$ 32.79 per month  |

Metal Halide Bulb Only; Requires Concrete Base

*City of*  
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***Electric***

***Outdoor Lights - Black Fiberglass/Aluminum Poles***

| Adds a decorative touch                                            | Rate |                 |
|--------------------------------------------------------------------|------|-----------------|
| 30/35' pole                                                        | \$   | 5.17 per month  |
| 40' pole                                                           | \$   | 6.88 per month  |
| 50 ft. Aluminum pole also available<br>(required for 1000W floods) | \$   | 20.00 per month |

\* All of the above requires a 5 year contract

***Outdoor Lights - Fluted Pole with Clam Shell Base***

| Available only for Town and Country lights | Rate |                |
|--------------------------------------------|------|----------------|
| Clam Shell                                 | \$   | 4.26 per month |

# City of HIGH POINT NORTH CAROLINA

## Comprehensive Fee Schedule

### Electric

#### **RATE 1-RESIDENTIAL SERVICE, ALL ELECTRIC, ENERGY CONSERVATION**

*(Formerly Rate Schedule RCSC)*

##### **Availability**

Available only to residential customers in residences, condominiums, mobile homes, or individually metered apartments, which provide independent and permanent facilities, complete for living, sleeping, eating, cooking, and sanitation. In addition, all energy required for all water heating, cooking, clothes drying, and environmental space conditioning must be supplied electrically, and all electric energy used in such dwelling must be recorded through a single meter.

To qualify for service under this schedule, the residence needs to be a new structure, built to current state building code requirements and all air conditioning/heat pumps need to have a Seasonal Energy Efficiency Ratio (SEER) rating of at least 13. Any existing residence that can be modified to meet these requirements will qualify.

##### **Type of Service**

The City will furnish 60 Hertz service through one meter, at one delivery point, where available, single - phase, 120/240 volts; or 3-phase, 208Y/120 volts; or other available voltages at the City's option.

Three-phase service will be supplied, if available. Where three-phase and single-phase service is supplied through the same meter, it will be billed on the rate below. Where three-phase service is supplied through a separate meter, it will be billed on the applicable General Service schedule.

##### **Monthly Rate**

|                                    |                 | <b>Base Rate</b> |
|------------------------------------|-----------------|------------------|
| Basic Facilities Charge per month: | \$              | 13.15            |
| Energy Charge:                     | Billing Months  | Billing Months   |
|                                    | July-October    | November-June    |
| For the first 350 kWh              | \$0.110309/ kWh |                  |
| For all over 350 kWh               | \$0.116055/ kWh |                  |
| For the first 350 kWh              |                 | \$0.110309/ kWh  |
| For all over 950 kWh               |                 | \$0.098083/ kWh  |

##### **Determination of Energy**

The kWh of energy shall be the difference between the current month's watt-hour reading and the previous month's watt-hour meter reading.

##### **Sales Tax**

The appropriate North Carolina sales tax shall be added to the above electric rates.

**Effective for bills rendered on and after July 1, 2016.**



*City of*  
**HIGH POINT**  
NORTH CAROLINA  
*Comprehensive Fee Schedule*

## **Electric**

### **RATE 3-RESIDENTIAL SERVICE, ENERGY CONSERVATION WITH WATER HEATING**

*(Formerly Rate Schedule RCEC)*

#### **Availability**

Available only to residential customers in residences, condominiums, mobile homes, or individually metered apartments, which provide independent and permanent facilities, complete for living, sleeping, eating, cooking, and sanitation.

Heaters having only a lower element may have wattages up to but not exceeding the specific wattages as shown below for various tank capacities:

| <u>Tank Capacity<br/>in Gallons</u> | <u>Maximum Single<br/>Element Wattage</u> |
|-------------------------------------|-------------------------------------------|
| 30 - 39                             | 3500                                      |
| 40 - 49                             | 4500                                      |
| 50 - and Larger                     | 5500                                      |

To qualify for service under this schedule, the residence needs to be a new structure, built to current state building code requirements and all air conditioning/heat pumps need to have a Seasonal Energy Efficiency Ratio (SEER) rating of at least 13. Any existing residence that can be modified to meet these requirements will qualify.

#### **Type of Service**

The City will furnish 60 Hertz service through one meter, at one delivery point, where available, single-phase, 120/240 volts; or 3-phase, 208Y/120 volts; or other available voltages at the City's option.

Three-phase service will be supplied, if available. Where three-phase and single-phase service is supplied through the same meter, it will be billed on the rate below. Where three-phase service is supplied through a separate meter, it will be billed on the applicable General Service schedule.

#### **Monthly Rate**

|                                    | <b>Base Rate</b>               |                                 |
|------------------------------------|--------------------------------|---------------------------------|
| Basic Facilities Charge per month: | \$                             | 13.15                           |
| Energy Charge:                     | Billing Months<br>July-October | Billing Months<br>November-June |
| For the first 350 kWh              | \$0.110309 / kWh               |                                 |
| For all over 950 kWh               | \$0.116055 / kWh               |                                 |
| For the first 350 kWh              |                                | \$0.110309 / kWh                |
| For the next 950 kWh               |                                | \$0.107930 / kWh                |
| For all over 1,300 kWh             |                                | \$0.103085 / kWh                |

#### **Determination of Energy**

The kWh of energy shall be the difference between the current month's watt-hour reading and the previous month's watt-hour meter reading.

#### **Sales Tax**

The appropriate North Carolina sales tax shall be added to the above electric rates.

**Effective for bills rendered on and after July 1, 2016.**

*City of*  
**HIGH POINT**  
NORTH CAROLINA  
*Comprehensive Fee Schedule*

## ***Electric***

### **RATE 12-RESIDENTIAL SERVICE, ALL ELECTRIC** *(Formerly Rate Schedule RAE)*

#### **Availability**

Available only to residential customers in residences, condominiums, mobile homes, or individually metered apartments which provide independent and permanent facilities complete for living, sleeping, eating, cooking, and sanitation. In addition, all energy required for all water heating, cooking, clothes drying, and environmental space conditioning must be supplied electrically, and all electric energy used in such dwelling must be recorded through a single meter.

#### **Type of Service**

The City will furnish 60 Hertz service through one meter, at one delivery point, where available, single-phase, 120/240 volts; or 3-phase, 208Y/120 volts; or other available voltages at the City's option.

Three-phase service will be supplied, if available. Where three-phase and single-phase service is supplied through the same meter, it will be billed on the rate below. Where three-phase service is supplied through a separate meter, it will be billed on the applicable General Service schedule.

#### **Monthly Rate**

|                                    |                  | <b>Base Rate</b> |
|------------------------------------|------------------|------------------|
| Basic Facilities Charge per month: |                  | \$ 13.15         |
| <hr/>                              |                  |                  |
| Energy Charge:                     | Billing Months   | Billing Months   |
|                                    | July-October     | November-June    |
| For the first 350 kWh              | \$0.111033 / kWh |                  |
| For all over 350 kWh               | \$0.123748 / kWh |                  |
| For the first 350 kWh              |                  | \$0.111033 / kWh |
| For the next 950 kWh               |                  | \$0.112374 / kWh |
| For all over 1,300 kWh             |                  | \$0.105209 / kWh |

#### **Determination of Energy**

The kWh of energy shall be the difference between the current month's watt-hour reading and the previous month's watt-hour meter reading.

#### **Sales Tax**

The appropriate North Carolina sales tax shall be added to the above electric rates.

**Effective for bills rendered on and after July 1, 2016.**

*City of*  
**HIGH POINT**  
NORTH CAROLINA  
*Comprehensive Fee Schedule*

## ***Electric***

### **RATE 15-RESIDENTIAL SERVICE, ENERGY CONSERVATION** *(Formerly Rate Schedule REC)*

#### **Availability**

This schedule is closed and not available to locations where the customer was not served by the City prior to August 18, 1994.

Available only to residential customers in residences, condominiums, mobile homes, or individually metered apartments, which provide independent and permanent facilities, complete for living, sleeping, eating, cooking, and sanitation.

To qualify for service under this schedule, the residence needs to be a new structure, built to current state building code requirements and all air conditioning/heat pumps need to have a Seasonal Energy Efficiency Ratio (SEER) rating of at least 13. Any existing residence that can be modified to meet these requirements will qualify.

#### **Type of Service**

The City will furnish 60 Hertz service through one meter, at one delivery point, where available, single-phase, 120/240 volts; or 3-phase, 208Y/120 volts; or other available voltages at the City's option.

Three-phase service will be supplied, if available. Where three-phase and single-phase service is supplied through the same meter, it will be billed on the rate below. Where three-phase service is supplied through a separate meter, it will be billed on the applicable General Service schedule.

#### **Monthly Rate**

|                                    |                  | <b>Base Rate</b> |
|------------------------------------|------------------|------------------|
| Basic Facilities Charge per month: |                  | \$ 13.15         |
| Energy Charge:                     |                  |                  |
|                                    | Billing Months   | Billing Months   |
|                                    | July-October     | November-June    |
| For the first 350 kWh              | \$0.110309 / kWh |                  |
| For all over 350 kWh               | \$0.121119 / kWh |                  |
| For the first 350 kWh              |                  | \$0.110309 / kWh |
| For the next 950 kWh               |                  | \$0.110131 / kWh |
| For all over 1,300 kWh             |                  | \$0.105187 / kWh |

#### **Determination of Energy**

The kWh of energy shall be the difference between the current month's watt-hour reading and the previous month's watt-hour meter reading.

#### **Sales Tax**

The appropriate North Carolina sales tax shall be added to the above electric rates.

**Effective for bills rendered on and after July 1, 2016.**

*City of*  
**HIGH POINT**  
NORTH CAROLINA  
*Comprehensive Fee Schedule*

**Electric**

**RATE 16-RESIDENTIAL SERVICE, ELECTRIC WATER HEATER (Formerly Rate Schedule RC)**

**Availability**

Available only to residential customers in residences, condominiums, mobile homes, or individually metered apartments, which provide independent and permanent facilities, complete for living, sleeping, eating, cooking, and sanitation. In addition, all energy required for all water heating must be supplied electrically, and all electric energy used in such dwelling must be recorded through a single meter.

**Type of Service**

The City will furnish 60 Hertz service through one meter, at one delivery point, where available, single-phase, 120/240 volts; or 3-phase, 208Y/120 volts; or other available voltages at the City's option.

Three-phase service will be supplied, if available. Where three-phase and single-phase service is supplied through the same meter, it will be billed on the rate below. Where three-phase service is supplied through a separate meter, it will be billed on the applicable General Service schedule.

**Monthly Rate**

|                                    |                  | <b>Base Rate</b> |
|------------------------------------|------------------|------------------|
| Basic Facilities Charge per month: | \$               | 13.15            |
| Energy Charge:                     | Billing Months   | Billing Months   |
|                                    | July-October     | November-June    |
| For the first 350 kWh              | \$0.110309 / kWh |                  |
| For the next 950 kWh               | \$0.122043 / kWh |                  |
| For all over 1300 kWh              | \$0.121921 / kWh |                  |
| For the first 350 kWh              |                  | 0.110309 / kWh   |
| For the next 950 kWh               |                  | 0.122043 / kWh   |
| For all over 1,300 kWh             |                  | 0.113420 / kWh   |

**Determination of Energy**

The kWh of energy shall be the difference between the current month's watt-hour reading and the previous month's watt-hour meter reading.

**Sales Tax**

The appropriate North Carolina sales tax shall be added to the above electric rates.

**Effective for bills rendered on and after July 1, 2016.**

*City of*  
**HIGH POINT**  
NORTH CAROLINA  
*Comprehensive Fee Schedule*

## ***Electric***

### **RATE 18-RESIDENTIAL SERVICE, NON-ELECTRIC WATER HEATER**

*(Formerly Rate Schedule R)*

#### **Availability**

Available only to residential customers in residences, condominiums, mobile homes, or individually metered apartments, which provide independent and permanent facilities, complete for living, sleeping, eating, cooking, and sanitation. In addition, all energy required for all water heating is not supplied electrically, and all electric energy used in such dwelling must be recorded through a single meter.

#### **Type of Service**

The City will furnish 60 Hertz service through one meter, at one delivery point, where available, single-phase, 120/240 volts; or 3-phase, 208Y/120 volts; or other available voltages at the City's option.

Three-phase service will be supplied, if available. Where three-phase and single-phase service is supplied through the same meter, it will be billed on the rate below. Where three-phase service is supplied through a separate meter, it will be billed on the applicable General Service schedule.

#### **Monthly Rate**

|                                    |                  | <b>Base Rate</b> |
|------------------------------------|------------------|------------------|
| Basic Facilities Charge per month: |                  | \$ 13.15         |
| Energy Charge:                     |                  |                  |
|                                    | Billing Months   | Billing Months   |
|                                    | July-October     | November-June    |
| For the first 350 kWh              | \$0.110309 / kWh |                  |
| For the next 950 kWh               | \$0.124519 / kWh |                  |
| For all over 1300 kWh              | \$0.121919 / kWh |                  |
| For the first 350 kWh              |                  | 0.110309 / kWh   |
| For the next 950 kWh               |                  | 0.124519 / kWh   |
| For all over 1,300 kWh             |                  | 0.112082 / kWh   |

#### **Determination of Energy**

The kWh of energy shall be the difference between the current month's watt-hour reading and the previous month's watt-hour meter reading.

#### **Sales Tax**

The appropriate North Carolina sales tax shall be added to the above electric rates.

**Effective for bills rendered on and after July 1, 2016.**

*City of*  
**HIGH POINT**  
NORTH CAROLINA  
*Comprehensive Fee Schedule*

## Electric

### Rate 10-General Service; Commercial/Industrial (Formally Schedule C)

#### Availability

- (a) Available to the individual customer.
- (b) Service under this Schedule shall be used only by the contracting customer in a single enterprise, located entirely on a single, contiguous premises.
- (c) This Schedule is not available to the individual customer who qualifies for a Residential or Industrial Schedule nor for auxiliary or breakdown service and power hereunder shall not be used for resale or exchange or in parallel with other electric power, or as a substitute for power contracted for or which may be contracted for, under any other schedule of the City, except at the option of the City, under special terms and conditions expressed in writing in the contract with the customer.
- (d) The obligations of the City in regard to supplying power are dependent upon its securing and retaining all necessary rights-of-way, privileges, satisfactory point of delivery and permits, for the delivery of such power, and the City shall not be liable to any customer or applicant for power in the event it is delayed in, or is prevented from, furnishing the power by its failure to secure and retain such rights, privileges, satisfactory point of delivery and permits.

#### Type of Service

The City will furnish 60-Hertz service through one meter, at one delivery point, at the available voltage. The type of service supplied will depend upon the voltage available. Prospective customers should determine the available voltage by contacting the City before purchasing equipment.

Motors of less than 5 HP may be single-phase. All motors of more than 5 HP must be equipped with starting compensators. The City reserves the right, when in its opinion the installation would not be detrimental to the service of the City, to permit other types of motors.

#### Monthly Rate

|                                    | Base Rate |
|------------------------------------|-----------|
| Basic Facilities Charge per month: | \$ 17.42  |

#### Demand Charge:

|                                                 |              |
|-------------------------------------------------|--------------|
| For the first 30 kW of Billing Demand per month | No charge    |
| For all over 30 kW of Billing Demand per month  | \$ 5.75 / kW |

#### Energy Charge:

|                                                        |                  |
|--------------------------------------------------------|------------------|
| For the First 125 kWh per KW Billing Demand Per Month: |                  |
| For the first 3,000 kWh                                | \$0.155648 / kWh |
| For the next 87,000 kWh                                | \$0.078115 / kWh |
| For all over 90,000 kWh                                | \$0.061944 / kWh |

#### For the Next 275 kWh Billing Demand Per Month:

|                          |                  |
|--------------------------|------------------|
| For the first 6,000 kWh  | \$0.107497 / kWh |
| For the next 95,000 kWh  | \$0.079609 / kWh |
| For all over 101,000 kWh | \$0.077005 / kWh |

#### For all Over 400 kWh per kW Billing Demand Per Month:

|                       |                  |
|-----------------------|------------------|
| For all kWh per month | \$0.071242 / kWh |
|-----------------------|------------------|

#### Definition of "Month"

The term "month" as used in this Schedule means the period intervening between meter readings for the purposes of monthly billing. Readings are taken once a month at intervals of approximately thirty days.

*City of*  
**HIGH POINT**  
NORTH CAROLINA  
*Comprehensive Fee Schedule*

## **Electric**

### **RATE 10-GENERAL SERVICE; Commercial/Industrial** *(Cont'd)*

#### **Determination of Billing Demand**

The City will install a permanent demand meter when the monthly consumption of the customer equals or exceeds 3,000 kWh, or when tests indicate a demand of 15 kW or more, however, at its option, the City may install such a meter for any customer served under this Schedule.

The demand for billing purposes each month shall be the largest of the following:

- (1) The maximum integrated thirty-minute demand measured in the previous 12 months including the month for which the bill is rendered.
- (2) Fifty percent (50%) of the customer's maximum-recorded demand.
- (3) 30 Kilowatts (kW).

#### **Determination of Energy**

The kWh of energy shall be the difference between the current month's watt-hour reading and the previous month's watt- hour meter reading.

#### **Power Factor Correction**

When the average monthly power factor of the Customer's power requirements is less than 90 percent, the City may correct the integrated demand in kilowatts for that month by multiplying by 90 percent and dividing the average power factor in percent for that month.

#### **Sales Tax**

The appropriate North Carolina sales tax shall be added to the above electric rates.

**Effective for bills rendered on and after July 1, 2016.**

### **RATE 11-GENERAL SERVICE, COMMERCIAL, WATER HEATER** *(Formerly Schedule W)*

#### **Availability**

This rate is available only to customers receiving service at 575 volts or less on Rate 10 or Rate 21, provided that water heaters are of the insulated storage type, and that energy used is limited to the heating of water for purposes other than space heating.

#### **Type of Service**

The City will furnish 60 Hertz service, single or three (3) phase, sub-metered at the same point of delivery and at the same voltage as the energy which is delivered to the customer on Rate 10 or Rate 21.

#### **Monthly Rate**

#### **Base Rate**

|                       |                  |
|-----------------------|------------------|
| For the first 100 kWh | \$0.132387 / kWh |
| For all over 100 kWh  | \$0.091425 / kWh |

#### **Definition of "Month"**

The term "month" as used in this Schedule means the period intervening between meter readings for the purposes of monthly billing. Readings are taken once a month at intervals of approximately thirty days.

#### **Determination of Energy**

The kWh of energy shall be the difference between the current month's watt-hour reading and the previous month's watt- hour meter reading.

#### **Sales Tax**

The appropriate North Carolina sales tax shall be added to the above electric rates.

**Effective for bills rendered on and after July 1, 2016.**

*City of*  
**HIGH POINT**  
NORTH CAROLINA  
*Comprehensive Fee Schedule*

## **Electric**

### **RATE SCHEDULE 21-INDUSTRIAL SERVICE (Formerly Schedule P)**

#### **Availability**

Available only to establishments classified as "Manufacturing Industries" by the Standard Industrial Classification Manual, 1957 or later revision published by the Bureau of the Budget, United States Government.

Service under this Schedule shall be used solely by the contracting customer in a single enterprise, located entirely on a single, contiguous premises.

This Schedule is not available for auxiliary or breakdown service, and power delivered hereunder shall not be used for resale or exchange or in parallel with other electric power, or as a substitute for power contracted for or which may be contracted for, under any other schedule of the City except at the option of the City, under special terms and conditions expressed in writing in the contract with the customer.

The obligations of the City in regard to supplying power are dependent upon its securing and retaining all necessary right-of-way, rights, privileges, satisfactory point of delivery and permits, for the delivery of such power, and the City shall not be liable to any customer or applicant for power in the event that it is delayed in, or is prevented from furnishing the power by its failure to secure and retain such rights-of-way, rights, privileges, satisfactory point of delivery and permits. (a) Available to the individual customer.

#### **Type of Service**

The City will furnish 60-Hertz service through one meter, at one delivery point, at the available voltage. The type of service supplied will depend upon the voltage available. Prospective customers should determine the available voltage by contacting the City before purchasing equipment.

Motors of less than 5 HP may be single-phase. All motors of more than 5 HP must be equipped with starting compensators. The City reserves the right, when in its opinion the installation would not be detrimental to the service of the City, to permit other types of motors.

#### **Monthly Rate**

|                                    | <b>Base Rate</b> |
|------------------------------------|------------------|
| Basic Facilities Charge per month: | \$ 27.11         |

#### **Demand Charge:**

|                                                 |           |
|-------------------------------------------------|-----------|
| For the first 30 kW of Billing Demand per month | No Charge |
| For all over 30 kW of Billing Demand per month  | \$5.69/kW |

#### **Energy Charge:**

|                                                        |                 |
|--------------------------------------------------------|-----------------|
| For the First 125 kWh per KW Billing Demand Per Month: |                 |
| For the first 3,000 kWh                                | \$0.154665 /kWh |
| For the next 87,000 kWh                                | \$0.083727 /kWh |
| For all over 90,000 kWh                                | \$0.066313 /kWh |

#### **For the Next 275 kWh Billing Demand Per Month:**

|                           |                 |
|---------------------------|-----------------|
| For the first 140,000 kWh | \$0.077129 /kWh |
| For all over 140,000 kWh  | \$0.069417 /kWh |

#### **For all Over 400 kWh per kW Billing Demand Per Month:**

|                       |                 |
|-----------------------|-----------------|
| For all kWh per month | \$0.065921 /kWh |
|-----------------------|-----------------|



*City of*  
**HIGH POINT**  
NORTH CAROLINA  
*Comprehensive Fee Schedule*

***Electric***

**RATE SCHEDULE 21-INDUSTRIAL SERVICE *(cont'd)***

**Definition of "Month"**

The term "month" as used in this Schedule means the period intervening between meter readings for the purposes of monthly billing. Readings are taken once a month at intervals of approximately thirty days.

**Determination of Billing Demand**

The City will install a permanent demand meter when the monthly consumption of the customer equals or exceeds 3,000 kWh, or when tests indicate a demand of 15 kW or more, however, at its option, the City may install such a meter for any customer served under this Schedule.

The demand for billing purposes each month shall be the largest of the following:

- (1) The maximum integrated thirty-minute demand measured in the previous 12 months including the month for which the bill is rendered.
- (2) Fifty percent (50%) of the customer's maximum-recorded demand.
- (3) 30 Kilowatts (kW).

**Determination of Energy**

The kWh of energy shall be the difference between the current month's watt-hour reading and the previous month's watt-hour meter reading.

**Power Factor Correction**

When the average monthly power factor of the Customer's power requirements is less than 90 percent, the City may correct the integrated demand in kilowatts for that month by multiplying by 90 percent and dividing the average power factor in percent for that month.

**Sales Tax**

The appropriate North Carolina sales tax shall be added to the above electric rates.

**Effective for bills rendered on and after July 1, 2016.**

*City of*  
**HIGH POINT**  
NORTH CAROLINA  
*Comprehensive Fee Schedule*

## ***Electric***

### **RATE 24- BUILDING CONSTRUCTION SERVICE** *(Formerly Schedule GP)*

#### **Availability**

- (a) Available only as temporary service to builders for use in the construction of buildings or other establishments which will receive, upon completion, permanent electric service from the City's lines.
- (b) This Schedule is not available for permanent service to any building or other establishment, or for service to construction projects of types other than the foregoing, to rock crushers, asphalt plants, carnivals, fairs, or other non-permanent connections. Such service will be provided on the City's General Service Schedule.
- (c) This Schedule is not available for auxiliary or breakdown service, and power delivered hereunder shall not be used for resale or exchange or in parallel with other electric power, or as a substitute for power contracted for or which may be contracted for, under any other Schedule of the City.

#### **Type of Service**

The City will furnish 60-Hertz service through one meter, at one delivery point, at the available voltage. The type of service supplied will depend upon the voltage available. Prospective customers should determine the available voltage by contacting the City before purchasing equipment.

Motors of less than 5 HP may be single-phase. All motors of more than 5 HP must be equipped with starting compensators. The City reserves the right, when in its opinion the installation would not be detrimental to the service of the City, to permit other types of motors.

#### **Monthly Rate**

|                                    | <b>Base Rate</b> |
|------------------------------------|------------------|
| Basic Facilities Charge per month: | \$ 16.24         |
| <hr/>                              |                  |
| Energy Charge:                     |                  |
| For the first 50 kWh               | \$0.000000 / kWh |
| For all over 50 kWh                | \$0.086567 / kWh |
| <hr/>                              |                  |

#### **Determination of Energy**

The kWh of energy shall be the difference between the current month's watt-hour reading and the previous month's watt-hour meter reading.

#### **Sales Tax**

The appropriate North Carolina sales tax shall be added to the above electric rates.

**Effective for bills rendered on and after July 1, 2016.**

*City of*  
**HIGH POINT**  
NORTH CAROLINA  
*Comprehensive Fee Schedule*

## Electric

### **RATE 25-GENERAL SERVICE, ALL ELECTRIC** *(Formerly Schedule CAE)*

#### **Availability**

- (a) Available to the individual customer, with a 12-month average load factor over 80 percent.
- (b) Service under this Schedule shall be used only by the contracting customer in a single enterprise, located entirely on a single, contiguous premise.
- (c) This Schedule is not available to the individual customer who qualifies for a Residential or Industrial Schedule nor for auxiliary or breakdown service and power hereunder shall not be used for resale or exchange or in parallel with other electric power, or as a substitute for power contracted for or which may be contracted for, under any other schedule of the City, except at the option of the City, under special terms and conditions expressed in writing in the contract with the customer.
- (d) The obligations of the City in regard to supplying power are dependent upon its securing and retaining all necessary rights-of-way, privileges, satisfactory point of delivery and permits, for the delivery of such power, and the City shall not be liable to any customer or applicant for power in the event it is delayed in, or is prevented from, furnishing the power by its failure to secure and retain such rights, privileges, satisfactory point of delivery and permits.
- (e) Available only to establishments in which environmental space conditioning is required and all energy for all such conditioning is supplied electrically through the same meter as all other electric energy used in the establishment.

#### **Type of Service**

The City will furnish 60-Hertz service through one meter, at one delivery point, at the available voltage. The type of service supplied will depend upon the voltage available. Prospective customers should determine the available voltage by contacting the City before purchasing equipment.

Motors of less than 5 HP may be single-phase. All motors of more than 5 HP must be equipped with starting compensators. The City reserves the right, when in its opinion the installation would not be detrimental to the service of the City, to permit other types of motors.

#### **Monthly Rate**

|                                    | <b>Base Rate</b> |
|------------------------------------|------------------|
| Basic Facilities Charge per month: | \$ 27.04         |

#### **Demand Charge:**

|                                                 |             |
|-------------------------------------------------|-------------|
| For the first 30 kW of Billing Demand per month | No charge   |
| For all over 30 kW of Billing Demand per month  | \$5.74 / kW |

#### **Energy Charge:**

|                                                        | Billing Months<br>April-November | Billing Months<br>December-March |
|--------------------------------------------------------|----------------------------------|----------------------------------|
| For the First 125 kWh per KW Billing Demand Per Month: |                                  |                                  |
| For the first 3,000 kWh                                | \$0.150113/ kWh                  | \$0.142689 / kWh                 |
| For the next 87,000 kWh                                | \$0.084110 / kWh                 | \$0.084113 / kWh                 |
| For all over 90,000 kWh                                | \$0.056723 / kWh                 | \$0.056723 / kWh                 |
| For the Next 275 kWh Billing Demand Per Month:         |                                  |                                  |
| For the first 140,000 kWh                              | \$0.080212 / kWh                 | \$0.076247 / kWh                 |
| For all over 140,000 kWh                               | \$0.072232 / kWh                 | \$0.068659 / kWh                 |
| For all Over 400 kWh per kW Billing Demand Per Month:  |                                  |                                  |
| For all kWh per month                                  | \$0.069232 / kWh                 | 0.065809 / kWh                   |

*City of*  
**HIGH POINT**  
NORTH CAROLINA  
*Comprehensive Fee Schedule*

***Electric***

**RATE 25-GENERAL SERVICE, ALL ELECTRIC *(cont'd)***

**Definition of "Month"**

The term "month" as used in this Schedule means the period intervening between meter readings for the purposes of monthly billing. Readings are taken once a month at intervals of approximately thirty days.

**Determination of Billing Demand**

The City will install a permanent demand meter when the monthly consumption of the customer equals or exceeds 3,000 kWh, or when tests indicate a demand of 15 kW or more, however, at its option, the City may install such a meter for any customer served under this Schedule.

The demand for billing purposes each month shall be the largest of the following:

- (1) Fifty percent (50%) of the customer's maximum-recorded demand.
- (2) 30 Kilowatts (kW).

**Determination of Energy**

The kWh of energy shall be the difference between the current month's watt-hour reading and the previous month's watt- hour meter reading.

**Power Factor Correction**

When the average monthly power factor of the Customer's power requirements is less than 90 percent, the City may correct the integrated demand in kilowatts for that month by multiplying by 90 percent and dividing the average power factor in percent for that month.

**Sales Tax**

The appropriate North Carolina sales tax shall be added to the above electric rates.

**Effective for bills rendered on and after July 1, 2016.**

*City of*  
**HIGH POINT**  
NORTH CAROLINA  
*Comprehensive Fee Schedule*

## **Electric**

### **RATE 33-GENERAL SERVICE & INDUSTRIAL TIME OF DAY** *(Formerly Schedule 0)*

#### **Availability**

- (a) Available on a voluntary and limited basis to individual establishments.
- (b) Service under this Schedule shall be used only by the contracting customer in a single enterprise, located entirely on a single, contiguous premise.
- (c) This Schedule is not available to the individual customer who qualifies for a Residential Schedule nor for auxiliary or breakdown service and power hereunder shall not be used for resale or exchange or in parallel with other electric power, or as a substitute for power contracted for or which may be contracted for, under any other schedule of the City, except at the option of the City, under special terms and conditions expressed in writing in the contract with the customer.
- (d) The obligations of the City in regard to supplying power are dependent upon its securing and retaining all necessary rights-of-way, privileges, satisfactory point of delivery and permits, for the delivery of such power, and the City shall not be liable to any customer or applicant for power in the event it is delayed in, or is prevented from, furnishing the power by its failure to secure and retain such rights, privileges, satisfactory point of delivery and permits.

#### **Type of Service**

The City will furnish 60-Hertz service through one meter, at one delivery point, at the available voltage. The type of service supplied will depend upon the voltage available. Prospective customers should determine the available voltage by contacting the City before purchasing equipment.

Motors of less than 5 HP may be single-phase. All motors of more than 5 HP must be equipped with starting compensators. The City reserves the right, when in its opinion the installation would not be detrimental to the service of the City, to permit other types of motors.

#### **Monthly Rate**

|                         | <b>Base Rate</b>   |
|-------------------------|--------------------|
| Basic Facilities Charge | \$ 79.75           |
| Demand Charge           |                    |
| On-Peak                 | \$17.14 per kW     |
| Energy Charges          | \$0.048650 per kWh |

#### **Determination of On-Peak Hours:**

| SEASON | CALENDAR MONTHS   | ON-PEAK HOURS |
|--------|-------------------|---------------|
| Winter | December-February | 07:00-10:00   |
| Spring | March-May         | 07:00-09:00   |
| Summer | June-September    | 07:00-08:00   |
| Fall   | October-November  | 07:00-09:00   |

#### **Definition of "Month"**

The term "month" as used in this Schedule means the period intervening between meter readings for the purposes of monthly billing. Readings are taken once a month at intervals of approximately thirty days.

*City of*  
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***Electric***

**RATE 33-GENERAL SERVICE & INDUSTRIAL TIME OF DAY *(cont'd)***

**Determination of Billing Demand**

The City will install a permanent demand meter when the monthly consumption of the customer equals or exceeds 3,000 kWh, or when tests indicate a demand of 15 kW or more, however, at its option, the City may install such a meter for any customer served under this Schedule.

The demand for billing purposes each month shall be the largest of the following:

- (1) The maximum integrated thirty-minute demand measured during the on peak period hours.
- (2) Fifty percent (50%) of the customer's maximum-recorded demand.

**Determination of Energy**

The kWh of energy shall be the difference between the current month's watt-hour reading and the previous month's watt- hour meter reading.

**Power Factor Correction**

When the average monthly power factor of the Customer's power requirements is less than 90 percent, the City may correct the integrated demand in kilowatts for that month by multiplying by 90 percent and dividing the average power factor in percent for that month.

**Sales Tax**

The appropriate North Carolina sales tax shall be added to the above electric rates.

**Effective for bills rendered on and after July 1, 2016.**

*City of*  
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*Comprehensive Fee Schedule*

## **Electric**

### **RATE 34- COMMERCIAL & INDUSTRIAL COINCIDENT PEAK** *(Formerly Schedule CPC)*

#### **Availability**

(a) Available on an experimental case basis for Industrial and Commercial customers whose anticipated total electrical demand exceeds 300 kilowatts and 60% load factor. Until otherwise evaluated and accepted by City Council this rate shall be limited to fifty accounts.

(b) Service under this Schedule shall be used only by the contracting customer in a single enterprise, located entirely on a single, contiguous premises.

(c) This Schedule is not available to the individual customer who qualifies for a Residential or Industrial Schedule nor for auxiliary or breakdown service and power hereunder shall not be used for resale or exchange or in parallel with other electric power, or as a substitute for power contracted for or which may be contracted for, under any other schedule of the City, except at the option of the City, under special terms and conditions expressed in writing in the contract with the customer.

(d) The obligations of the City in regard to supplying power are dependent upon its securing and retaining all necessary rights-of-way, privileges, satisfactory point of delivery and permits, for the delivery of such power, and the City shall not be liable to any customer or applicant for power in the event it is delayed in, or is prevented from, furnishing the power by its failure to secure and retain such rights, privileges, satisfactory point of delivery and permits. This Schedule is available only on a limited basis only after application and approval by the City and further dependent on the City obtaining the necessary equipment for metering.

#### **Type of Service**

The City will furnish 60-Hertz service through one meter, at one delivery point, at the available voltage. The type of service supplied will depend upon the voltage available. Prospective customers should determine the available voltage by contacting the City before purchasing equipment.

Motors of less than 5 HP may be single-phase. All motors of more than 5 HP must be equipped with starting compensators. The City reserves the right, when in its opinion the installation would not be detrimental to the service of the City, to permit other types of motors.

#### **Monthly Rate**

|                                         | <b>Base Rate</b>    |
|-----------------------------------------|---------------------|
| Basic Facilities Charge                 | \$ 81.05            |
| Demand Charge                           |                     |
| Summer Demand Charge (June - September) | \$22.25 per kW      |
| Winter Demand Charge (October - May)    | \$7.41 per kW       |
| Energy Charges                          | \$ 0.061944 per kWh |

#### **Definition of "Month"**

The term "month" as used in this Schedule means the period intervening between meter readings for the purposes of monthly billing. Readings are taken once a month at intervals of approximately thirty days.

#### **Determination of Billing Demand**

Billing Demand shall be the average of the integrated clock hour kW demands measured during the hours of the On-Peak Period on the day identified as the Peak Management Day used by the North Carolina Municipal Power Agency Number 1 (NCMPA1) for wholesale billing purposes during the corresponding month of Customer's billing.

*City of*  
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***Electric***

**RATE 34- COMMERCIAL & INDUSTRIAL COINCIDENT PEAK *(cont'd)***

**Determination of Billing Demand**

On-peak periods are non-holiday weekdays during the following times:

|                   |                     |
|-------------------|---------------------|
| June-September    | 2pm - 6pm           |
| December-February | 7am - 9am           |
| All other months  | 7am-9am and 2pm-6pm |

**Notification by City**

The City will use diligent efforts to predict each monthly system peak and provide advance notice to the Customer. However, the City does not guarantee an accurate prediction, nor does the City guarantee that advance notice will be provided. Notification by the City will be provided to the Customer by direct telephone communications or automatic signal, as mutually agreed. The Customer will hold the City harmless in connection with its notification.

**Determination of Energy**

The kWh of energy shall be the difference between the current month's watt-hour reading and the previous month's watt- hour meter reading.

**Power Factor Correction**

When the average monthly power factor of the Customer's power requirements is less than 90 percent, the City may correct the integrated demand in kilowatts for that month by multiplying by 90 percent and dividing the average power factor in percent for that month.

**Sales Tax**

The appropriate North Carolina sales tax shall be added to the above electric rates.

**Effective for bills rendered on and after July 1, 2016.**



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## ***Electric***

### **RATE 35-COMMERCIAL & INDUSTRIAL COINCIDENT PEAK, NEW LOADS 100kW-500kW**

*(Formerly Schedule CP-100)*

#### **Availability**

(a) Available only to new commercial or industrial loads which begin receiving service after July 1, 1998. The demand of the new load must equal or exceed 100 KW, but be less than 500 KW during at least three months of a twelve-month period.

(b) Service under this Schedule shall be used only by the contracting customer in a single enterprise, located entirely on a single, contiguous premises.

(c) This Schedule is not available to the individual customer who qualifies for a Residential Schedule nor for auxiliary or breakdown service and power hereunder shall not be used for resale or exchange or in parallel with other electric power, or as a substitute for power contracted for or which may be contracted for, under any other schedule of the City, except at the option of the City, under special terms and conditions expressed in writing in the contract with the customer.

(d) The obligations of the City in regard to supplying power are dependent upon its securing and retaining all necessary rights-of-way, privileges, satisfactory point of delivery and permits, for the delivery of such power, and the City shall not be liable to any customer or applicant for power in the event it is delayed in, or is prevented from, furnishing the power by its failure to secure and retain such rights, privileges, satisfactory point of delivery and permits. Available only on a limited basis only after application and approval by the City and further dependent on the City obtaining the necessary equipment for metering.

#### **Type of Service**

The City will furnish 60-Hertz service through one meter, at one delivery point, at the available voltage. The type of service supplied will depend upon the voltage available. Prospective customers should determine the available voltage by contacting the City before purchasing equipment.

Motors of less than 5 HP may be single-phase. All motors of more than 5 HP must be equipped with starting compensators. The City reserves the right, when in its opinion the installation would not be detrimental to the service of the City, to permit other types of motors.

#### **Monthly Rate**

#### **Base Rate**

|                         |           |
|-------------------------|-----------|
| Basic Facilities Charge | \$ 142.68 |
|-------------------------|-----------|

#### **Demand Charge**

|                      |                    |                 |
|----------------------|--------------------|-----------------|
| Summer Demand Charge | (June - September) | \$ 25.68 per kW |
| Winter Demand Charge | (October - May)    | \$ 7.14 per kW  |

|                |                     |
|----------------|---------------------|
| Energy Charges | \$ 0.049934 per kWh |
|----------------|---------------------|

#### **Definition of "Month"**

The term "month" as used in this Schedule means the period intervening between meter readings for the purposes of monthly billing. Readings are taken once a month at intervals of approximately thirty days.

#### **Determination of Billing Demand**

Billing Demand shall be the average of the integrated clock hour kW demands measured during the hours of the On-Peak Period on the day identified as the Peak Management Day used by the North Carolina Municipal Power Agency Number 1 (NCMPA1) for wholesale billing purposes during the corresponding month of Customer's billing.

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***Electric***

**RATE 35-COMMERCIAL & INDUSTRIAL COINCIDENT PEAK, NEW LOADS 100kW-500kW (cont'd)**

**Determination of Billing Demand (Cont'd)**

On-peak periods are non-holiday weekdays during the following times:

|                   |                     |
|-------------------|---------------------|
| June-September    | 2pm - 6pm           |
| December-February | 7am - 9am           |
| All other months  | 7am-9am and 2pm-6pm |

**Notification by City**

The City will use diligent efforts to predict each monthly system peak and provide advance notice to the Customer. However, the City does not guarantee an accurate prediction, nor does the City guarantee that advance notice will be provided. Notification by the City will be provided to the Customer by direct telephone communications or automatic signal, as mutually agreed. The Customer will hold the City harmless in connection with its notification.

**Determination of Energy**

The kWh of energy shall be the difference between the current month's watt-hour reading and the previous month's watt-hour meter reading.

**Power Factor Correction**

When the average monthly power factor of the Customer's power requirements is less than 90 percent, the City may correct the integrated demand in kilowatts for that month by multiplying by 90 percent and dividing the average power factor in percent for that month.

**Sales Tax**

The appropriate North Carolina sales tax shall be added to the above electric rates.

**Effective for bills rendered on and after July 1, 2016.**

*City of*  
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## **Electric**

### **RATE 36-COMMERCIAL & INDUSTRIAL COINCIDENT PEAK, NEW LOADS 500kW-3000kW**

*(Formerly Schedule CP-100)*

#### **Availability**

(a) Available only to new commercial or industrial loads which begin receiving service after July 1, 1998. The demand of the new load must equal or exceed 500 KW but be less than 3,000 KW during at least three months of a twelve-month period.

(b) Service under this Schedule shall be used only by the contracting customer in a single enterprise, located entirely on a single, contiguous premises.

(c) This Schedule is not available to the individual customer who qualifies for a Residential Schedule nor for auxiliary or breakdown service and power hereunder shall not be used for resale or exchange or in parallel with other electric power, or as a substitute for power contracted for or which may be contracted for, under any other schedule of the City, except at the option of the City, under special terms and conditions expressed in writing in the contract with the customer.

(d) The obligations of the City in regard to supplying power are dependent upon its securing and retaining all necessary rights-of-way, privileges, satisfactory point of delivery and permits, for the delivery of such power, and the City shall not be liable to any customer or applicant for power in the event it is delayed in, or is prevented from, furnishing the power by its failure to secure and retain such rights, privileges, satisfactory point of delivery and permits. Available only on a limited basis only after application and approval by the City and further dependent on the City obtaining the necessary equipment for metering.

#### **Type of Service**

The City will furnish 60-Hertz service through one meter, at one delivery point, at the available voltage. The type of service supplied will depend upon the voltage available. Prospective customers should determine the available voltage by contacting the City before purchasing equipment.

Motors of less than 5 HP may be single-phase. All motors of more than 5 HP must be equipped with starting compensators. The City reserves the right, when in its opinion the installation would not be detrimental to the service of the City, to permit other types of motors.

#### **Monthly Rate**

#### **Base Rate**

|                         |           |
|-------------------------|-----------|
| Basic Facilities Charge | \$ 356.68 |
|-------------------------|-----------|

#### **Demand Charge**

|                      |                    |                 |
|----------------------|--------------------|-----------------|
| Summer Demand Charge | (June - September) | \$ 24.96 per kW |
| Winter Demand Charge | (October - May)    | \$ 4.27 per kW  |

|                |                     |
|----------------|---------------------|
| Energy Charges | \$ 0.048508 per kWh |
|----------------|---------------------|

#### **Definition of "Month"**

The term "month" as used in this Schedule means the period intervening between meter readings for the purposes of monthly billing. Readings are taken once a month at intervals of approximately thirty days.

#### **Determination of Billing Demand**

Billing Demand shall be the average of the integrated clock hour kW demands measured during the hours of the On-Peak Period on the day identified as the Peak Management Day used by the North Carolina Municipal Power Agency Number 1 (NCMPA1) for wholesale billing purposes during the corresponding month of Customer's billing.

*City of*  
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***Electric***

**RATE 36-COMMERCIAL & INDUSTRIAL COINCIDENT PEAK, NEW LOADS 500kW-3000kW (cont'd)**

**Notification by City**

The City will use diligent efforts to predict each monthly system peak and provide advance notice to the Customer. However, the City does not guarantee an accurate prediction, nor does the City guarantee that advance notice will be provided. Notification by the City will be provided to the Customer by direct telephone communications or automatic signal, as mutually agreed. The Customer will hold the City harmless in connection with its notification.

On-peak periods are non-holiday weekdays during the following times:

|                   |                         |
|-------------------|-------------------------|
| June-September    | 2pm - 6pm               |
| December-February | 7am - 9am               |
| All other months  | 7am - 9am and 2pm - 6pm |

**Determination of Energy**

The kWh of energy shall be the difference between the current month's watt-hour reading and the previous month's watt-hour meter reading.

**Power Factor Correction**

When the average monthly power factor of the Customer's power requirements is less than 90 percent, the City may correct the integrated demand in kilowatts for that month by multiplying by 90 percent and dividing the average power factor in percent for that month.

**Sales Tax**

The appropriate North Carolina sales tax shall be added to the above electric rates.

**Effective for bills rendered on and after July 1, 2016.**

*City of*  
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## **Electric**

### **RATE 37-COMMERCIAL & INDUSTRIAL COINCIDENT PEAK, NEW LOADS EXCEEDING 3000kW**

*(Formerly Schedule CP-3000)*

#### **Availability**

- (a) Available only to new industrial loads, which begin receiving service after July 1, 1998. The demand of the new load must equal or exceed 3000 *fON* during at least three months of a twelve-month period.
- (b) Service under this Schedule shall be used only by the contracting customer in a single enterprise, located entirely on a single, contiguous premise.
- (c) This Schedule is not available to the individual customer who qualifies for a Residential Schedule nor for auxiliary or breakdown service and power hereunder shall not be used for resale or exchange or in parallel with other electric power, or as a substitute for power contracted for or which may be contracted for, under any other schedule of the City, except at the option of the City, under special terms and conditions expressed in writing in the contract with the customer.
- (d) The obligations of the City in regard to supplying power are dependent upon its securing and retaining all necessary rights-of-way, privileges, satisfactory point of delivery and permits, for the delivery of such power, and the City shall not be liable to any customer or applicant for power in the event it is delayed in, or is prevented from, furnishing the power by its failure to secure and retain such rights, privileges, satisfactory point of delivery and permits. This Schedule is available only on a limited basis only after application and approval by the City and further dependent on the City obtaining the necessary equipment for metering.

#### **Type of Service**

The City will furnish 60-Hertz service through one meter, at one delivery point, at the available voltage. The type of service supplied will depend upon the voltage available. Prospective customers should determine the available voltage by contacting the City before purchasing equipment.

Motors of less than 5 HP may be single-phase. All motors of more than 5 HP must be equipped with starting compensators. The City reserves the right, when in its opinion the installation would not be detrimental to the service of the City, to permit other types of motors.

#### **Monthly Rate**

|                                         | <b>Base Rate</b>    |
|-----------------------------------------|---------------------|
| Basic Facilities Charge                 | \$ 356.68           |
| <hr/>                                   |                     |
| Demand Charge                           |                     |
| Summer Demand Charge (June - September) | \$ 22.77 per kW     |
| Winter Demand Charge (October - May)    | \$ 3.56 per kW      |
| <hr/>                                   |                     |
| Energy Charges                          |                     |
| First 438 kWh per On Peak Demand        | \$ 0.043071 per kWh |
| All remaining kWh                       | \$ 0.041716 per kWh |

#### **Definition of "Month"**

The term "month" as used in this Schedule means the period intervening between meter readings for the purposes of monthly billing. Readings are taken once a month at intervals of approximately thirty days.

#### **Determination of Billing Demand**

Billing Demand shall be the average of the integrated clock hour kW demands measured during the hours of the On-Peak Period on the day identified as the Peak Management Day used by the North Carolina Municipal Power Agency Number 1 (NCMPA1) for wholesale billing purposes during the corresponding month of Customer's billing.

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***Electric***

**RATE 37-COMMERCIAL & INDUSTRIAL COINCIDENT PEAK, NEW LOADS EXCEEDING 3,000kW (cont'd)**

**Determination of Billing Demand**

On-peak periods are non-holiday weekdays during the following times:

|                   |                         |
|-------------------|-------------------------|
| June-September    | 2pm - 6pm               |
| December-February | 7am - 9am               |
| All other months  | 7am - 9am and 2pm - 6pm |

**Notification by City**

The City will use diligent efforts to predict each monthly system peak and provide advance notice to the Customer. However, the City does not guarantee an accurate prediction, nor does the City guarantee that advance notice will be provided. Notification by the City will be provided to the Customer by direct telephone communications or automatic signal, as mutually agreed. The Customer will hold the City harmless in connection with its notification.

**Determination of Energy**

The kWh of energy shall be the difference between the current month's watt-hour reading and the previous month's watt-hour meter reading.

**Power Factor Correction**

When the average monthly power factor of the Customer's power requirements is less than 90 percent, the City may correct the integrated demand in kilowatts for that month by multiplying by 90 percent and dividing the average power factor in percent for that month.

**Sales Tax**

The appropriate North Carolina sales tax shall be added to the above electric rates.

**Effective for bills rendered on and after July 1, 2016.**

*City of*  
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## **Electric**

### **RATE 41 - GENERAL SERVICE, NEW CONSTRUCTION**

#### **Availability**

This schedule shall be used solely by the contracting Customer in a single enterprise, located entirely on single, contiguous premises. This schedule is not available for auxiliary or breakdown service. Power delivered under this schedule shall not be used for resale or exchange or in parallel with other electric power, or as a substitute for power contracted for or which may be contracted for, under any other schedule of the City, except at the option of the City, under special terms and conditions expressed in writing in a contract with the Customer.

The obligations of the City in regard to supplying power are dependent upon its securing and retaining all necessary rights-of-way, privileges, franchises, and permits, for the delivery of such power. The City shall not be liable to any customer or applicant for power in the event it is delayed in, or is prevented from furnishing the power by its failure to secure and retain such rights-of-way, rights, privileges, franchises, and permits.

#### **Type of Service**

The City will furnish 60-Hertz service through one meter, at one delivery point, at the available voltage. The type of service supplied will depend upon the voltage available. Prospective customers should determine the available voltage by contacting the City before purchasing equipment.

Motors of less than 5 HP may be single-phase. All motors of more than 5 HP must be equipped with starting compensators. The City reserves the right, when in its opinion the installation would not be detrimental to the service of the City, to permit other types of motors.

#### **Monthly Rate**

|                                   | <b>Base Rate</b> |
|-----------------------------------|------------------|
| Basic Facilities Charge per month | \$ 24.71         |

#### **Demand Charge:**

|                                                 |               |
|-------------------------------------------------|---------------|
| For the first 30 kW of Billing Demand per month | No charge     |
| For all over 30 kW of Billing Demand per month  | \$3.94 per kW |

#### **Energy Charge:**

|                                                        |                    |
|--------------------------------------------------------|--------------------|
| For the First 125 kWh per KW Billing Demand Per Month: |                    |
| For the first 3,000 kWh                                | \$0.119450 per kWh |
| For the next 87,000 kWh                                | \$0.073551 per kWh |
| For all over 90,000 kWh                                | \$0.072936 per kWh |
| For the Next 275 kWh Billing Demand Per Month:         |                    |
| For the first 6,000 kWh                                | \$0.069058 per kWh |
| For the next 134,000 kWh                               | \$0.060959 per kWh |
| For all over 140,000 kWh                               | \$0.059964 per kWh |
| For all Over 400 kWh per kW Billing Demand Per Month:  |                    |
| For all kWh per month                                  | \$0.057385 per kWh |

#### **Definition of "Month"**

The term "month" as used in this Schedule means the period intervening between meter readings for the purposes of monthly billing. Readings are taken once a month at intervals of approximately thirty days.

*City of*  
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***Electric***

**RATE 41 - GENERAL SERVICE, NEW CONSTRUCTION *(cont'd)***

**Determination of Billing Demand**

The City will install a permanent demand meter when the monthly consumption of the customer equals or exceeds 3,000 kWh, or when tests indicate a demand of 15 kW or more, however, at its option, the City may install such a meter for any customer served under this Schedule.

The demand for billing purposes each month shall be the largest of the following:

- (1) The maximum integrated thirty-minute demand measured in the previous 12 months including the month for which the bill is rendered.
- (2) Fifty percent (50%) of the customer's maximum recorded demand.
- (3) 30 Kilowatts (kW).

**Determination of Energy**

The kWh of energy shall be the difference between the current month's watt-hour reading and the previous month's watt-hour meter reading.

**Power Factor Correction**

When the average monthly power factor of the Customer's power requirements is less than 85 percent, the City may correct the integrated demand in kilowatts for that month by multiplying by 85 percent and dividing the average power factor in percent for that month.

**Sales Tax**

The appropriate North Carolina sales tax shall be added to the above electric rates.

This rate was designed to match a Duke Power LGS Rate, and will be adjusted whenever the North Carolina Utilities Commission approves a change in the Duke Power rate.

**Effective for bills rendered on and after July 1, 2016.**



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## **Electric**

### **RATE 43 - INDUSTRIAL SERVICE, NEW CONSTRUCTION**

#### **Availability**

Available only to initial customer of new commercial buildings completed after September 1, 2003. The customer shall be an establishment classified as "Manufacturing Industries" by the Standard Industrial Classification Manual, 1957 or later revision published by the Bureau of the Budget, United States Government, and only where more than fifty percent (50%) of the total electric consumption of such establishment is used for its manufacturing processes. Minimum load to qualify is 30 f<N.. Minimum load to qualify is 30 f<N.

This schedule shall be used solely by the Customer in a single enterprise, located entirely on single, contiguous premises. This schedule is not available for auxiliary or breakdown service. Power delivered under this schedule shall not be used for resale or exchange or in parallel with other electric power, or as a substitute for power contracted for or which may be contracted for, under any other schedule of the City, except at the option of the City, under special terms and conditions expressed in writing in a contract with the Customer.

The obligations of the City in regard to supplying power are dependent upon its securing and retaining all necessary rights-of-way, privileges, franchises, and permits, for the delivery of such power. The City shall not be liable to any customer or applicant for power in the event it is delayed in, or is prevented from furnishing the power by its failure to secure and retain such rights-of-way, rights, privileges, franchises, and permits.

#### **Type of Service**

The City will furnish 60-Hertz service through one meter, at one delivery point, at the available voltage. The type of service supplied will depend upon the voltage available. Prospective customers should determine the available voltage by contacting the City before purchasing equipment.

Motors of less than 5 HP may be single-phase. All motors of more than 25 HP must be equipped with starting compensators. The City reserves the right, when in its opinion the installation would not be detrimental to the service of the City, to permit other types of motors.

#### **Monthly Rate**

|                                   | <b>Base Rate</b> |
|-----------------------------------|------------------|
| Basic Facilities Charge per month | \$ 19.91         |

#### **Demand Charge:**

|                                                 |                |
|-------------------------------------------------|----------------|
| For the first 30 kW of Billing Demand per month | No charge      |
| For all over 30 kW of Billing Demand per month  | \$ 4.62 per kW |

#### **Energy Charge:**

|                                                        |                    |
|--------------------------------------------------------|--------------------|
| For the First 125 kWh per KW Billing Demand Per Month: |                    |
| For the first 3,000 kWh                                | \$0.123850 per kWh |
| For the next 87,000 kWh                                | \$0.071732 per kWh |
| For all over 90,000 kWh                                | \$0.068882 per kWh |
| For the Next 275 kWh Billing Demand Per Month:         |                    |
| For the next 140,000 kWh                               | \$0.058919 per kWh |
| For all over 140,000 kWh                               | \$0.057055 per kWh |
| For all Over 400 kWh per kW Billing Demand Per Month:  |                    |
| For all kWh per month                                  | \$0.054647 per kWh |

*City of*  
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*Comprehensive Fee Schedule*

***Electric***

**RATE 43-INDUSTRIAL SERVICE, NEW CONSTRUCTION *(cont'd)***

**Definition of "Month"**

The term "month" as used in this Schedule means the period intervening between meter readings for the purposes of monthly billing. Readings are taken once a month at intervals of approximately thirty days.

**Determination of Billing Demand**

The City will install a permanent demand meter when the monthly consumption of the customer equals or exceeds 3,000 kWh, or when tests indicate a demand of 15 kW or more, however, at its option, the City may install such a meter for any customer served under this Schedule.

The demand for billing purposes each month shall be the largest of the following:

- (1) The maximum integrated thirty-minute demand measured in the previous 12 months including the month for which the bill is rendered.
- (2) Fifty percent (50%) of the customer's maximum recorded demand.
- (3) 30 Kilowatts (kW).

**Determination of Energy**

The kWh of energy shall be the difference between the current month's watt-hour reading and the previous month's watt-hour meter reading.

**Power Factor Correction**

When the average monthly power factor of the Customer's power requirements is less than 85 percent, the City may correct the integrated demand in kilowatts for that month by multiplying by 85 percent and dividing the average power factor in percent for that month.

**Sales Tax**

The appropriate North Carolina sales tax shall be added to the above electric rates.

This rate was designed to match a Duke Power I Rate, and will be adjusted whenever the North Carolina Utilities Commission approves a change in the Duke Power rate.

**Effective for bills rendered on and after July 1, 2016.**

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## **Electric**

### **RATE 45 -TIME OF DAY INDUSTRIAL SERVICE, NEW CONSTRUCTION**

#### **Availability**

Available only to new commercial or industrial loads which begin receiving service after July 1, 2003. The demand of the new load must equal or exceed 500 kW during at least three months of a twelve-month period. Service under this Schedule shall be used solely by the contracting customer in a single enterprise, located entirely on a single contiguous site or premises.

This Schedule is not available for auxiliary or breakdown service and power delivered hereunder shall not be used for resale or exchange or in parallel with other electric power, or as a substitute for power contracted for or which may be contracted for under any other schedule of the City, except at the option of the City, under special terms and conditions expressed in writing in the contract with the Customer.

The obligations of the City in regard to supplying power are dependent upon its securing and retaining all necessary rights-of-way, privileges, franchises, and permit for the delivery of such power, and the City shall not be liable to any customer or applicant for power in the event the City is delayed in, or is prevented from furnishing the power by its failure to secure and retain such rights-of-way, rights, privileges, franchises, and/or permits.

Available only to initial customer of new commercial buildings completed after September 1, 2003. The customer shall be an establishment classified as "Manufacturing Industries" by the Standard Industrial Classification Manual, 1957 or later revision published by the Bureau of the Budget, United States Government, and only where more than fifty percent (50%) of the total electric consumption of such establishment is used for its manufacturing processes. Minimum load to qualify is 30 kW.

#### **Type of Service**

The City will furnish 60-Hertz service through one meter, at one delivery point, at the available voltage. The type of service supplied will depend upon the voltage available. Prospective customers should determine the available voltage by contacting the City before purchasing equipment.

Motors of less than 5 HP may be single-phase. All motors of more than 25 HP must be equipped with starting compensators. The City reserves the right, when in its opinion the installation would not be detrimental to the service of the City, to permit other types of motors.

#### **Monthly Rate**

|                         | <u>Industrial</u> | <u>Commercial</u> |
|-------------------------|-------------------|-------------------|
| Basic Facilities Charge | \$ 34.31          | \$ 33.24          |

#### **Demand Charge**

|                                      |                  |                  |
|--------------------------------------|------------------|------------------|
| Summer (June-Sept.)                  |                  |                  |
| For the first 2000 kW Billing Demand | \$16.0301 per kW | \$16.2522 per kW |
| For the next 3000 kW Billing Demand  | \$14.6869 per kW | \$14.8877 per kW |
| For all over 5000 kW Billing Demand  | \$13.3312 per kW | \$13.5105 per kW |
| Winter (Oct-May)                     |                  |                  |
| For the first 2000 kW Billing Demand | \$ 9.4497 per kW | \$ 9.5670 per kW |
| For the next 3000 kW Billing Demand  | \$ 8.0938 per kW | \$ 8.1900 per kW |
| For all over 5000 kW Billing Demand  | \$ 6.7261 per kW | \$ 6.8004 per kW |

#### **Energy Charge**

|            |                    |                    |
|------------|--------------------|--------------------|
| All Energy | \$0.041543 per kWh | \$0.042932 per kWh |
|------------|--------------------|--------------------|

*City of*  
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**Electric**

**RATE 45 -TIME OF DAY INDUSTRIAL SERVICE, NEW CONSTRUCTION *(cont'd)***

**Determination of On-Peak Hours:**

| SEASON | CALENDAR MONTHS   | ON-PEAK HOURS |
|--------|-------------------|---------------|
| Winter | December-February | 07:00-10:00   |
| Spring | March-May         | 07:00-09:00   |
| Summer | June-September    | 07:00-08:00   |
| Fall   | October-November  | 07:00-09:00   |

**Definition of "Month"**

The term "month" as used in this Schedule means the period intervening between meter readings for the purposes of monthly billing. Readings are taken once a month at intervals of approximately thirty days.

**Determination of Billing Demand**

The City will install a permanent demand meter when the monthly consumption of the customer equals or exceeds 3,000 kWh, or when tests indicate a demand of 15 kW or more, however, at its option, the City may install such a meter for any customer served under this Schedule.

The demand for billing purposes each month shall be the largest of the following:

- (1) The maximum integrated thirty-minute demand measured during the applicable season on- peak period during the month for which the bill is rendered.
- (2) Fifty percent (50%) of the customer's maximum recorded demand.

**Determination of Energy**

The kWh of energy shall be the difference between the current month's watt-hour reading and the previous month's watt-hour meter reading.

**Power Factor Correction**

When the average monthly power factor of the Customer's power requirements is less than 85 percent, the City may correct the integrated demand in kilowatts for that month by multiplying by 85 percent and dividing the average power factor in percent for that month.

**Sales Tax**

The appropriate North Carolina sales tax shall be added to the above electric rates.

This rate was designed to match a Duke Power OPT I & OPT G Rates, and will be adjusted whenever the North Carolina Utilities Commission approves a change in the Duke Power rate.

**Effective for bills rendered on and after July 1, 2016.**

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## **Transit System**

### **Hi Tran**

#### **Fares**

|                                                    |         |
|----------------------------------------------------|---------|
| Regular - Single Ticket                            | \$ 1.00 |
| Senior Citizen - Single Ticket                     | \$ 0.50 |
| Disabled - Single Ticket                           | \$ 0.50 |
| Medicare Cardholder - Single Ticket                | \$ 0.50 |
| Children 43" or shorter - limit 3 per paying adult | Free    |
| All Transfers                                      | Free    |

In addition to paying the exact cash fare, Hi Tran has several types of passes that passengers may use to make riding convenient

|                          |          |
|--------------------------|----------|
| Regular Fare Passes      | \$ 10.00 |
| Half Fare Passes         | \$ 5.00  |
| Regular Fare 30-Day Pass | \$ 40.00 |
| Reduced Fare 30-Day Pass | \$ 20.00 |

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## **Library**

### **Library Cards and Overdue Fees**

All Guilford County taxpayers, all residents of High Point or Guilford County, and all current and retired employees of the City of High Point receive library cards free of charge. Other library users should pay the current fee established by the Board for obtaining library cards (currently \$40 per year).

Overdue fines are charged on items that are not returned by the date due. The charge is 10¢ per day per item.

If you owe fines amounting to \$5.00 or more, your account must be paid in full before materials may be checked out or renewed. Online renewals are also restricted to fines of any amount. Also, those owing \$5 or more may not use the library's Public Computing Center or submit Interlibrary Loan requests until the amount is paid in full.

### **Public Computing Center**

|                      |              |
|----------------------|--------------|
| Black & White Prints | \$ .20 each  |
| Color Prints         | \$ .40 each  |
| Flash Drives (4GB)   | \$ 5.00 each |

### **Heritage Research Center**

#### **Obituaries**

There is no fee to search our High Point Enterprise index for a single obituary. Requests are accepted via telephone, e-mail, or ground mail. There is no search fee to conduct a surname search of obituaries, if you visit the library. The search will be conducted as time allows. The cost of copies requested by phone or e-mail will be determined on an individual basis.

#### **Photocopies**

Requests for articles or information from the High Point Enterprise will be accepted if an entry can be located in our index or if a specific date is specified. The index we've created includes only stories related to High Point, itself, and with the exception of obituaries, only covers the period since 1997.

We can also search city directories for individual listings (maximum of 5 years searched at one time), or provide copies from local histories, genealogies, record abstracts, and original records on microfilm. We limit remote users to one specific request per contact, one contact per day. If found, a hard copy of the item will be reproduced and mailed at a cost of \$2 for the first 5 pages and .25 for each additional page, up to a maximum of 20 pages.

#### **Scanning**

Requests for scanned images are limited to one specific item per inquiry, one inquiry per day. A valid e-mail address is required, and scanned images will be processed and sent as an attachment, free of charge, as time allows. Requests for scanned images received on weekends will be filled during the following week.

#### **Note**

*All services and prices are subject to change at any time, without notice, at the discretion of the Library Board of Trustees.*

**All Returned Checks are Subject to a \$25 Fee**

## ***Parks & Recreation***

### ***Refund Policies***

#### **Rental Refund Policy (Applies to Shelters, Fields, Facility, and Campground Rentals)**

If a customer cancels a reservation at least 14 days or more prior to the rental date, a full refund will be issued. If a customer cancels less than 14 days prior to the rental date, there will be no refund unless approved by the Director of Parks & Recreation. A full refund is given if High Point Parks & Recreation Department cancels a facility rental. All cancellations and requests for refunds must be in writing or can be submitted by email.

#### **Rainout Refunds**

A rainout is defined as a shelter cancellation due to inclement weather. The customer will need to wait until the day of their event to contact Parks & Recreation staff to cancel because of rain.

- If the reservation is at a community park on a weekend, the customer should leave a voicemail at 336-883-3469.
- If the event is scheduled at Oak Hollow Park, Festival Park, North Overlook or Sailboat Point, customers should call 336-883-3494.
- If the event is scheduled at High Point City Lake, customers should call 336-883-3498.

The customer can receive a refund or reschedule for another date at the time of cancellation. We are not allowed to carry a credit on a customer's account for more than two weeks. If the customer has not called back to reschedule by two weeks after the original reserved date, we will process a refund. If the renter uses the shelter at any time during their rental, they will forfeit this rainout refund.

#### **Program Refunds**

A full refund will be issued if High Point Parks & Recreation Department cancels a program. Refunds requested by customers must be in writing or can be submitted by email. Refunds will be issued on a case-by-case basis. There may be specific cancellation policies that vary by program. This information must be included in registration materials.

Unless noted otherwise, if a program has not begun and no costs have been expended for the participant (i.e. t-shirt, trophy, etc.) a full refund may be issued. If expenses have occurred for the participant, the refund will be the cost of the program, minus any expenses that have occurred. If a customer has participated in more than half of the program, no refund will be issued.

## ***Parks & Recreation***

### ***Beer & Wine Policy***

#### **Rules for the Sale of Malt Beverages and/or Unfortified Wine**

1. The sale of alcoholic beverages is permitted at Oak Hollow and Blair Park Golf Courses.
2. Beer (malt beverages) will be sold and dispensed in accordance with North Carolina ABC regulations. All state laws concerning the sale and consumption of beer shall be strictly adhered to.
3. At least one grillroom employee shall be eighteen (18) years of age or older during any particular shift.
4. The City reserves the right to refuse to sell beer to any person. Following are examples of, but not limited to, refusing the sale of beer:
  - A. Persons under 21 years of age
  - B. Improper or disruptive conduct
  - C. Person(s) appearing to be intoxicated
  - D. Lack of identification
5. Any person violating State alcoholic beverage laws as a part of their course of employment shall be subject to appropriate personnel action up to and including dismissal.
6. Any person observed by city staff to be violating State ABC Laws by providing beer to anyone under age shall have their golf playing privileges suspended.

#### **Park Rentals**

1. Alcoholic beverages are allowed during exclusive rentals or special events at the following facilities: Oak Hollow Tennis Center, Oak Hollow Park, High Point City Lake Park and High Point Athletic Complex.
2. All State laws concerning the sale and consumption of beer (malt beverages) shall be strictly adhered to.
3. Persons or agencies permitted to serve beer or wine must provide the city with a certificate of insurance showing \$2,000,000 dollars of liability insurance coverage.



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## **Blair Park Golf Course**

### **Green Fees**

| <b>Play &amp; Ride - Weekdays</b>               | <b>Price</b> |
|-------------------------------------------------|--------------|
| Regular 18 holes                                | \$ 27.00     |
| Ladies (Thursday Only)                          | \$ 23.00     |
| Seniors (Monday - Friday only, ages 55+)        | \$ 22.00     |
| Twilight (Starting time varies during the year) | \$ 21.00     |

| <b>Walking - Weekdays</b>             | <b>Price</b> |
|---------------------------------------|--------------|
| Regular 9 holes                       | \$ 10.00     |
| Regular 18 holes                      | \$ 13.00     |
| Ladies (Thursday Only)                | \$ 10.00     |
| Seniors (Age 55 & up)                 | \$ 10.00     |
| Juniors (Under 18)                    | \$ 10.00     |
| Seniors & Juniors (9 Holes after 1pm) | \$ 8.00      |

| <b>Play &amp; Ride - Weekends</b> | <b>Price</b> |
|-----------------------------------|--------------|
| 18 Holes (Before 12pm)            | \$ 30.00     |
| 18 Holes (After 12pm)             | \$ 24.00     |

| <b>Walking - Weekends</b>        | <b>Price</b> |
|----------------------------------|--------------|
| 18 Holes (After 12pm)            | \$ 16.00     |
| 9 Holes (Last two hours of play) | \$ 9.00      |

| <b>Golf Cart Fees</b> | <b>Price</b> |
|-----------------------|--------------|
| 18 Holes per person   | \$ 15.00     |
| 9 Holes per person    | \$ 9.00      |

| <b>Winter Rates (Start December 1 - February 28)</b> | <b>Price</b> |
|------------------------------------------------------|--------------|
| Play & Ride - Weekdays (Monday - Friday)             | \$ 26.00     |
| Play & Ride - Weekends (Saturday, Sunday & Holidays) | \$ 30.00     |
| Play & Ride - Seniors (Weekday only)                 | \$ 20.00     |

These Winter Rates include a \$3 voucher to be used in our Grillroom

|                               |          |
|-------------------------------|----------|
| <b>Locker Rental (Yearly)</b> | \$ 10.00 |
|-------------------------------|----------|

| <b>School Groups - Weekdays Only - Per Team; Per Season</b>       | <b>Price</b> |
|-------------------------------------------------------------------|--------------|
| Limited to 3 golf teams at any one time – golf carts not provided |              |
| College Golf Team                                                 | \$ 675.00    |
| High School Golf Team                                             | \$ 575.00    |
| Middle School Golf Team (Limit 2 days per week)                   | \$ 300.00    |

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***Blair Park Golf Course***

**Green Fees** *(cont'd)*

**Green Fee and/or Cart Fee Discounts**

A special discount green fee or cart fee may be established at either or both Oak Hollow or Blair Park golf courses to promote golf play during periods of poor weather, poor course conditions or to promote more golf play. This fee would be put into effect only by action of the Parks and Recreation Director. This discount fee may vary due to the conditions and goals of the promotion.

**Entire Golf Course Rental**

|                                                    | <b>Price</b> |
|----------------------------------------------------|--------------|
| Monday - Thursday All day up to 120 golfers        | \$ 2,750.00  |
| Monday - Thursday 9am start time up to 120 golfers | \$ 2,250.00  |
| Friday All day up to 120 golfers                   | \$ 3,000.00  |
| Friday 9am start time up to 120 golfers            | \$ 2,500.00  |
| Additional fee of \$24.00 per golfer over 120      | \$ 24.00     |

*City of*  
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## ***Oak Hollow Golf Course***

### **Green Fees**

| <b>Play &amp; Ride - Weekdays</b>                  | <b>Price</b> |
|----------------------------------------------------|--------------|
| Regular 18 holes with cart                         | \$ 32.00     |
| Regular 9 holes with cart                          | \$ 22.00     |
| Ladies Special (Tuesday only) with cart            | \$ 24.00     |
| Seniors with cart (Monday - Friday only, ages 55+) | \$ 24.00     |
| Twilight with cart (Times varies during the year)  | \$ 25.00     |

| <b>Walking - Weekdays</b>                | <b>Price</b> |
|------------------------------------------|--------------|
| Regular 9 holes                          | \$ 13.00     |
| Regular 18 holes                         | \$ 17.00     |
| Ladies Special (Tuesday only)            | \$ 13.00     |
| Seniors (Monday - Friday only, ages 55+) | \$ 13.00     |
| Juniors (18 & under)                     | \$ 13.00     |
| Seniors & Juniors (9 Holes after 1pm)    | \$ 10.00     |

| <b>Play &amp; Ride - Weekends</b> | <b>Price</b> |
|-----------------------------------|--------------|
| 18 Holes (Before 12pm)            | \$ 39.00     |
| 18 Holes (After 12pm)             | \$ 33.00     |
| 9 Holes (Last two hours of play)  | \$ 21.00     |

| <b>Walking - Weekends</b>        | <b>Price</b> |
|----------------------------------|--------------|
| 18 Holes (Before 12pm)           | \$ 39.00     |
| 18 Holes (After 12pm)            | \$ 25.00     |
| 9 Holes (Last two hours of play) | \$ 13.00     |

| <b>Golf Cart Fees</b> | <b>Price</b> |
|-----------------------|--------------|
| 18 Holes per person   | \$ 15.00     |
| 9 Holes per person    | \$ 9.00      |

| <b>Winter Rates (Start December 1 - February 28)</b> | <b>Price</b> |
|------------------------------------------------------|--------------|
| Play & Ride - Weekdays (Monday - Friday)             | \$ 26.00     |
| Play & Ride - Weekends (Saturday, Sunday & Holidays) | \$ 30.00     |
| Play & Ride - Seniors (Weekday only)                 | \$ 20.00     |

These Winter Rates include a \$3 voucher to be used in our Grillroom

|                               |          |
|-------------------------------|----------|
| <b>Locker Rental (Yearly)</b> | \$ 10.00 |
|-------------------------------|----------|

| <b>School Groups - Weekdays Only - Per Team; Per Season</b>       | <b>Price</b> |
|-------------------------------------------------------------------|--------------|
| Limited to 3 golf teams at any one time – golf carts not provided |              |
| College Golf Team                                                 | \$ 675.00    |
| High School Golf Team                                             | \$ 575.00    |
| Middle School Golf Team (Limit 2 days per week)                   | \$ 300.00    |

  
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## ***Oak Hollow Golf Course***

### **Green Fees** *(cont'd)*

#### **Green Fee and/or Cart Fee Discounts**

A special discount green fee or cart fee may be established at either or both Oak Hollow or Blair Park golf courses to promote golf play during periods of poor weather, poor course conditions or to promote more golf play. This fee would be put into effect only by action of the Parks and Recreation Director. This discount fee may vary due to the conditions and goals of the promotion.

#### **Entire Golf Course Rental**

#### **Price**

|                                                    |             |
|----------------------------------------------------|-------------|
| Monday - Thursday All day up to 120 golfers        | \$ 3,500.00 |
| Monday - Thursday 9am start time up to 120 golfers | \$ 3,000.00 |
| Friday All day up to 120 golfers                   | \$ 3,750.00 |
| Friday 9am start time up to 120 golfers            | \$ 3,250.00 |
| Additional fee of \$24.00 per golfer over 120      | \$ 28.00    |

#### **Oak Hollow Golf Course Shelter**

#### **Price**

|                                               |          |
|-----------------------------------------------|----------|
| Per Day                                       | \$ 50.00 |
| Fee waived with \$300 in Grill Room purchases |          |

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## ***Oak Hollow Lake***

### **Launch Fees**

| <b>Oak Hollow</b>                                  | <b>Price</b> |
|----------------------------------------------------|--------------|
| Launch Fee                                         | \$ 7.00      |
| Water Skiing                                       | add \$ 1.00  |
| Kayaks and Canoes and Paddleboards                 | \$ 4.00      |
| 10 Boats Launches (Does not include water ski fee) | \$ 60.00     |

| <b>Rentals</b>                                         | <b>Price</b> |
|--------------------------------------------------------|--------------|
| Sail Boat Rental - 2 person limit per boat for 4 hours | \$ 25.00     |
| * Must have sailing experience                         |              |
| Solo Kayak (all day)                                   | \$ 12.00     |
| Tandem Kayak (all day)                                 | \$ 20.00     |
| Stand Up Paddleboard (all day)                         | \$ 15.00     |

| <b>Storage</b>            | <b>Price</b> |
|---------------------------|--------------|
| Boat Storage - per month  | \$ 30.00     |
| Kayak Storage - per month | \$ 15.00     |

| <b>Bank Fishing (All Day - Per Person)</b>                                | <b>Price</b> |
|---------------------------------------------------------------------------|--------------|
| Adults ages 16-59                                                         | \$ 2.00      |
| Youth ages 12-15, Senior Citizen (ages 55+), and people with disabilities | \$ 1.00      |
| Children under the age of 12                                              | FREE         |
| *Children ages 15 and under must be accompanied by an adult               |              |

| <b>Yearly Bank Fishing Pass</b>                                           | <b>Price</b> |
|---------------------------------------------------------------------------|--------------|
| Youth ages 12-15, Senior Citizen (ages 55+), and people with disabilities | \$ 25.00     |
| Adults ages 16-59                                                         | \$ 30.00     |
| *Children ages 15 and under must be accompanied by an adult               |              |

| <b>Yearly Non-Powered Boats Pass – Kayaks and Canoes Only</b> | <b>Price</b> |
|---------------------------------------------------------------|--------------|
| Both Lakes                                                    | \$ 120.00    |
| One Lake (Designated)                                         | \$ 75.00     |

| <b>Life Jackets</b> | <b>Price</b> |
|---------------------|--------------|
| For All Lake Users  | FREE         |

## ***Oak Hollow Park Shelters***

### **Shelter**

| <b>Shelter Rate</b> | <b>Price</b> |
|---------------------|--------------|
| Per 4-hour period   | \$ 40.00     |

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***Oak Hollow Marina***

**Meeting Room**

| Room Rate                           | 2-Hour   | 4-Hours   | 8-Hours   |
|-------------------------------------|----------|-----------|-----------|
| Per Day                             | \$ 50.00 | \$ 100.00 | \$ 150.00 |
| *After Hours Fee - \$25.00 per hour |          |           |           |

***Oak Hollow Family Campground***

**Camp Sites**

|                                                     | Price    |
|-----------------------------------------------------|----------|
| Camp Sites – Section D and Tent (Daily Fee)         | \$ 30.00 |
| Camp Sites – Section A, B, C (Cablevision included) | \$ 35.00 |
| Each additional person above 4, per night           | \$ 5.00  |

- \* Fees include one vehicle and not more than 4 persons
- \* Camping units with sanitary facilities must attach to sewer lines
- \* Camping visit limit – (21) days in any 30-day period. Extensions beyond **(21)** days permitted if space is available with approval by the Special Facilities Manager.

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## **Oak Hollow Tennis Center**

### **Outdoor Courts**

| <b>Outdoor Courts</b> | <b>Price</b> |
|-----------------------|--------------|
| Per court, per hour   | \$ 8.00      |

| <b>Indoor Courts</b>            | <b>Price</b>  |
|---------------------------------|---------------|
| Non-Prime Time:                 |               |
| Monday - Thursday 8:30am-5:30pm |               |
| Fridays All day                 | \$20 per hour |
| Sundays 8:30am-11:30am          |               |
| Prime Time:                     |               |
| Monday - Thursday 5:30-10:00pm  |               |
| Saturdays All day               | \$24 per hour |
| Sundays 1:00-8:30pm             |               |

| <b>Season Rates (Indoor Courts)</b> | <b>Price</b> |
|-------------------------------------|--------------|
| 20 weeks - Prime Time               | \$ 650.00    |
| 20 weeks – Non-Prime Time           | \$ 600.00    |

All fees for courts must be paid to the Pro Shop Staff before play begins.

### **Court Building Rental**

|                                                                                                                                                                       | <b>Price</b> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| An Indoor Court Building (2 Courts) can be reserved during the Indoor Season on Saturday nights from 6:00pm to 10:00pm.                                               | \$ 125.00    |
| Courts may only be reserved 48 hours in advance and if not used, cancelled 24 hours in advance. Players not canceling the court shall be subject to entire court fee. |              |

### **Facility Rental**

| <b>Time Period</b> | <b>Outdoor Courts (10)</b> | <b>Indoor Courts (4)</b> |
|--------------------|----------------------------|--------------------------|
| 4 Hours            | \$ 15.00                   | \$ 180.00                |
| All Day            | \$ 300.00                  | \$ 350.00                |
| Each extra hour    | \$ 40.00                   | \$ 50.00                 |

\* Includes 2 hours of court maintenance

\* If court maintenance exceeds two hours, group must pay \$25 per hour.

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***Festival Park***

| <b>Non-Profit Groups and Organizations *</b> |    | <b>1st Day</b> | <b>2nd Day</b> |
|----------------------------------------------|----|----------------|----------------|
| Both Overlooks and Fields                    | \$ | 1,000.00       | \$ 500.00      |
| One Overlook and Field                       | \$ | 800.00         | \$ 400.00      |
| South Overlook (Inside fence)                | \$ | 500.00         | \$ 250.00      |

| <b>Profit Group Events &amp; Concerts</b> |    | <b>1st Day</b> | <b>2nd Day</b> |
|-------------------------------------------|----|----------------|----------------|
| Overlook and Field                        | \$ | 1,500.00       | \$ 1,000.00    |
| Both Overlooks and fields                 | \$ | 2,000.00       | \$ 1,000.00    |

\* 2- Day Minimum Rental For Events and Concerts That Require Next Day Clean-up and/or Tear down

If public use of the adjacent lake is hampered by the event, a One Hundred Fifty (\$150) per day for additional lake patrol shall be added to the fee paid by the lessee. The City shall provide site preparation assistance as needed; clean-up shall be the responsibility of the lessee. Groups shall also be responsible for damages to the facilities. A 25% non-refundable deposit is due to reserve dates. all fees are due 30 days prior to event.

\*City Departments will not be charged rental fees for the use of Festival Park. Non-profit groups must enter into a rental agreement and provide a copy of a valid 501(c)(3) non-profit status to qualify for non-profit rates.

501(c)(3) exemptions apply to community groups or foundations organized and operated exclusively for religious, charitable, scientific, testing for public safety, literary, or educational purposes, or to foster national or international amateur sports competition, or for the prevention of cruelty to children or animals.



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**City Lake Park**

**Park Activities**

| <b>Amusement Rides (Merry-Go-Round &amp; Train)</b>           | <b>Price</b> |
|---------------------------------------------------------------|--------------|
| Price per ticket                                              | \$ 1.25      |
| Price per ticket – School Groups Only                         | \$ 1.00      |
| Price per ticket – Train & Merry-Go-Round, School Groups Only | \$ 1.80      |

| <b>Boat Ride</b>          | <b>Price</b> |
|---------------------------|--------------|
| Price per ticket          | \$ 2.50      |
| Group Rental – per ½ hour | \$ 50.00     |
| Group Rental – per hour   | \$ 90.00     |

| <b>Miniature Golf</b>              | <b>Price</b> |
|------------------------------------|--------------|
| 18 holes, per person               | \$ 2.75      |
| 18 holes, for groups of 20 or more | \$ 2.25      |
| All Day Golf Pass                  | \$ 5.00      |

| <b>Unlimited Use - Daily Discount Tickets</b>                                              | <b>Price</b> |
|--------------------------------------------------------------------------------------------|--------------|
| These tickets allow persons the unlimited use of the Merry-Go-Round and Train for one day. |              |
| Price per ticket                                                                           | \$ 4.75      |
| Price per ticket for groups of 25-49                                                       | \$ 4.25      |
| Price per ticket for groups of 50-99                                                       | \$ 4.00      |
| Price per ticket for groups of 100 or more                                                 | \$ 3.75      |
| Additional price per ticket to add Golf                                                    | \$ 1.75      |
| Additional price per ticket to add Swimming and Waterslide                                 | \$ 5.00      |

| <b>Hourly Rental – Train, Merry- Go-Round &amp; Golf (subject to availability)</b> | <b>Price</b> |
|------------------------------------------------------------------------------------|--------------|
| One Amusement                                                                      | \$ 120.00    |
| Two Amusements                                                                     | \$ 220.00    |
| Three Amusements                                                                   | \$ 320.00    |
| Operator Fee (per hour, per amusement)                                             | \$ 10.00     |

| <b>Park Rental</b>                      | <b>Price</b> |
|-----------------------------------------|--------------|
| Entire Park Rental - up to 1,000 people | \$ 4,000.00  |
| Price per person over 1,000 people      | \$ 4.00      |

| <b>Camp Ann Area Rental (Exclusive Use)</b>                                                                           | <b>Price</b> |
|-----------------------------------------------------------------------------------------------------------------------|--------------|
| Rate is a combination of shelters 5,6,7,8                                                                             | \$ 600.00    |
| Price is for one day/8hour period. Beer allowed with exclusive use with permission from P&R Director or his designee. |              |

| <b>City Lake Gym Rental</b>                | <b>Price</b> |
|--------------------------------------------|--------------|
| 1 Hour                                     | \$ 35.00     |
| 2 Hours                                    | \$ 60.00     |
| 4 Hours                                    | \$ 100.00    |
| All Day                                    | \$ 175.00    |
| Field use, 4 hours for designated function | \$ 100.00    |

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**City Lake Park**

**Park Activities** *(cont'd)*

| <b>Swimming Pool</b>                                      | <b>Price</b> |
|-----------------------------------------------------------|--------------|
| Pool and Water Slide Entry                                | \$ 6.00      |
| Swim Lessons                                              | \$ 25.00     |
| Punch Card - includes 15 swims                            | \$ 60.00     |
| Group rate - for more than 20 swimmers; price per swimmer | \$ 5.00      |

| <b>Pool Rental - Rates Do Not Include Lifeguards</b> | <b>Price</b> |
|------------------------------------------------------|--------------|
| Swimming Pool – (per hour; 2 hour minimum)           | \$ 100.00    |
| Waterslide – (per hour; 1 hour minimum)              | \$ 100.00    |
| Lifeguards – rate is per hour/per lifeguard          | \$ 12.00     |

\* Rentals are not available 12:00pm – 6:00pm

| <b>Cabana Rentals</b>         | <b>Price</b>                 |
|-------------------------------|------------------------------|
| Entire party area (seats 100) | Half Day (11am-2pm, 3pm-6pm) |
|                               | \$ 100.00                    |
| Individual Cabana Rental      | Full Day (11am-6pm)          |
|                               | \$ 200.00                    |
|                               | Half Day (11am-2pm, 3pm-6pm) |
|                               | \$ 25.00                     |
|                               | Full Day (11am-6pm)          |
|                               | \$ 50.00                     |

| <b>Swim Meets</b>                  | <b>Price</b> |
|------------------------------------|--------------|
| State or Regional (per swimmer)    | \$ 4.00      |
| High Point Community (per swimmer) | \$ 3.00      |

| <b>Other</b>                 | <b>Price</b> |
|------------------------------|--------------|
| Lockers - rate is per rental | \$ 0.25      |
| Lost key fee                 | \$ 3.00      |

Toddlers 3 years of age and under are allowed free with a paying adult 18 years of age or over. Day Care Groups are not included.

**Park Shelters**

| <b>City Lake Park Shelters - rates are based on 4 hour periods</b> | <b>Price</b> |
|--------------------------------------------------------------------|--------------|
| Shelter #1                                                         | \$ 50.00     |
| Shelter #2                                                         | \$ 65.00     |
| Shelter #3                                                         | \$ 65.00     |
| Shelter #2 & #3                                                    | \$ 115.00    |
| Shelter #4                                                         | \$ 45.00     |
| Shelter #5                                                         | \$ 45.00     |
| Shelter #6                                                         | \$ 65.00     |
| Shelter #7                                                         | \$ 65.00     |
| Shelter #8                                                         | \$ 50.00     |
| Shelter #9                                                         | \$ 50.00     |
| Shelter #10                                                        | \$ 45.00     |

Special Clean-up Charges hour/per  
Companies or groups will be required to pay extra for additional set-up and/or clean-up charges beyond the norm, as determined by the Director of Parks and Recreation or his designee.

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**City Lake Marina**

**Marina Fees**

|                   | <b>Price</b> |
|-------------------|--------------|
| Launch Fee        | \$ 7.00      |
| Kayaks and Canoes | \$ 4.00      |
| 10 Boats Launches | \$ 60.00     |

| <b>Rentals</b>                                     | <b>Price</b> |
|----------------------------------------------------|--------------|
| Canoe Rental - 2 person limit per boat for 4 hours | \$ 8.00      |
| Paddle Boats 2-seater boat per 1/2 hour            | \$ 7.00      |
| Paddle Boats 3-seater boat per 1/2 hour            | \$ 8.00      |
| Solo Kayak (all day)                               | \$ 12.00     |
| Tandem Kayak (all day)                             | \$ 20.00     |
| Stand Up Paddleboard (all day)                     | \$ 15.00     |

| <b>Fishing Boat - three person limit; age and weight restrictions apply</b> | <b>Price</b> |
|-----------------------------------------------------------------------------|--------------|
| Weekdays, price for all day                                                 |              |
| 1 Adult                                                                     | \$ 8.00      |
| 2 Adults                                                                    | \$ 9.00      |
| 3 Adults                                                                    | \$ 10.00     |
| Senior Citizens 60 years or older may request a 1/2 price discount          |              |

|                             |          |
|-----------------------------|----------|
| Weekends, price for all day |          |
| 1 Adult                     | \$ 11.00 |
| 2 Adults                    | \$ 13.00 |
| 3 Adults                    | \$ 15.00 |

| <b>Bank Fishing (All Day - Per Person)</b>                                | <b>Price</b> |
|---------------------------------------------------------------------------|--------------|
| Adults ages 16-59                                                         | \$ 2.00      |
| Youth ages 12-15, Senior Citizen (ages 55+), and people with disabilities | \$ 1.00      |
| Children under the age of 12                                              | FREE         |
| *Children ages 15 and under must be accompanied by an adult               |              |

| <b>Yearly Bank Fishing Pass</b>                                           | <b>Price</b> |
|---------------------------------------------------------------------------|--------------|
| Youth ages 12-15, Senior Citizen (ages 55+), and people with disabilities | \$ 25.00     |
| Adults ages 16-59                                                         | \$ 30.00     |
| *Children ages 15 and under must be accompanied by an adult               |              |

| <b>Yearly Non-Powered Boats Pass – Kayaks and Canoes Only</b> | <b>Price</b> |
|---------------------------------------------------------------|--------------|
| Both Lakes                                                    | \$ 120.00    |
| One Lake (Designated)                                         | \$ 75.00     |

| <b>Life Jackets</b> | <b>Price</b> |
|---------------------|--------------|
| For All Lake Users  | FREE         |

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***Piedmont Environmental Center***

**Auditorium Rental**

|                                    | <b>Price</b> |
|------------------------------------|--------------|
| Monday - Friday, 9am-5pm, per hour | \$ 40.00     |
| Monday - Friday, 5pm-9am, per hour | \$ 60.00     |
| <b>Kitchenette Usage</b> - per day | \$ 10.00     |
| <b>LCD Projector</b> - per day     | \$ 50.00     |

PEC Club Members receive a 20% discount on Auditorium rentals

***Northpoint Conference Room***

**Room Rate**

|                                                  | <b>Price</b> |
|--------------------------------------------------|--------------|
| Monday - Friday, 8am-5pm, per hour               | \$ 35.00     |
| After 5pm Monday - Friday and Weekends, per hour | \$ 45.00     |

***Neighborhood Park Picnic Shelters***

**Shelter Rate**

|                                    | <b>Price</b> |
|------------------------------------|--------------|
| 4-Hour period, 10am-2pm or 3pm-7pm | \$ 35.00     |
| All Day                            | \$ 70.00     |

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**Washington Terrace Park**

**Terrace Park**

| Park Area                  | 2 Hour   | 4 Hour   | 6 Hour    | 8 Hour    |
|----------------------------|----------|----------|-----------|-----------|
| Stage Area                 | \$ 50.00 | \$ 75.00 | \$ 100.00 | \$ 140.00 |
| Outside Multipurpose Space | \$ 50.00 | \$ 75.00 | \$ 100.00 | \$ 140.00 |

| Picnic Shelters | Based On A 4-Hour Rate | Amenities                                                                                                                                                                                                                                                                 |
|-----------------|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #1              | \$ 30.00               |                                                                                                                                                                                                                                                                           |
| #2              | \$ 40.00               |                                                                                                                                                                                                                                                                           |
| #3              | \$ 55.00               | Has Electricity                                                                                                                                                                                                                                                           |
| #5              | \$ 30.00               |                                                                                                                                                                                                                                                                           |
| #6              | \$ 30.00               |                                                                                                                                                                                                                                                                           |
| #7              | \$ 35.00               | Has Electricity                                                                                                                                                                                                                                                           |
| Entire Park     | \$ 600.00              | 8 hour period, includes all shelters, community building, multipurpose space and stage. Pool rental is not included – requires additional fee. Pool will be open to the public during regular operational hours. Rental time includes renter's set up and clean up times. |

**Terrace Swimming Pool**

| Swimming Pool                                                                                           | Price   |
|---------------------------------------------------------------------------------------------------------|---------|
| Per person, per day, ages 4 and up (includes basket rental)                                             | \$ 1.25 |
| Toddlers 3 years of age and under are allowed in pool free with a paying adult 18 years of age or older |         |
| Day Care groups are not included                                                                        |         |

| Discount Passes                   | Price    |
|-----------------------------------|----------|
| Discount Pass (Includes 15 Swims) | \$ 12.50 |

| Pool Rental Rate                                                                       | Price    |
|----------------------------------------------------------------------------------------|----------|
| One and one-half hour period (Maximum rental time is 6 hours)                          | \$ 50.00 |
| Plus Lifeguard, per lifeguard, per hour                                                | \$ 12.00 |
| A Minimum of 2 lifeguards are required. Number of lifeguards based on number of guests |          |

|                               |          |
|-------------------------------|----------|
| Swim Lessons – 4-week session | \$ 20.00 |
|-------------------------------|----------|

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***Washington Terrace Community Center***

**Community Center**

| Community Building                                                  | 2 Hour                                            | 4 Hour    | 6 Hour    | 8 Hour    |
|---------------------------------------------------------------------|---------------------------------------------------|-----------|-----------|-----------|
| Large Activity Room<br>(includes kitchen)                           | \$ 100.00                                         | \$ 150.00 | \$ 175.00 | \$ 200.00 |
| Conference Room                                                     | \$ 75.00                                          | \$ 125.00 | \$ 150.00 | \$ 175.00 |
| Conference Room Plus Kitchen<br>(Kitchen is \$15 per 2 hour period) | \$ 90.00                                          | \$ 155.00 | \$ 240.00 | \$ 295.00 |
| Entire Community Center                                             | \$ 175.00                                         | \$ 250.00 | \$ 300.00 | \$ 350.00 |
| City Holidays                                                       | \$150.00 additional fee on City approved holidays |           |           |           |

| Vendor Fees      | Price    |
|------------------|----------|
| Food vendors     | \$ 75.00 |
| Non-food vendors | \$ 50.00 |

Guilford County Health Department permit is required for all food vendors prior to payment of vendor fee.

Vendor space is only available at select events.

**Reservation Policy**

A deposit is required for the rental of any Parks and Recreation Department Recreation Center Facility. This fee is 25% of the total rental fee or a minimum of \$25.00 whichever is greater. The balance will be due two weeks prior to the rental date. If a customer cancels a reservation at least 14 days or more prior to the rental date, a full refund will be issued. If a customer cancels less than 14 days prior to the rental date there will be no refund unless approved by the Director of Parks & Recreation. A full refund is given if High Point Parks & Recreation Department cancels a facility rental. All cancellations and request for refunds must be in writing or can be submitted by email.

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## **Recreation Centers**

### **(Allen Jay, Deep River, Morehead, Oakview, and Southside)**

| <b>Area</b>                                                       | <b>1 Hour</b>                                             | <b>2 Hours</b> | <b>4 Hours</b> | <b>6 Hours</b> | <b>8 Hours</b> | <b>12 Hours</b> |
|-------------------------------------------------------------------|-----------------------------------------------------------|----------------|----------------|----------------|----------------|-----------------|
| Gym - Type A                                                      | \$ 50.00                                                  | \$ 70.00       | \$ 100.00      | \$ 145.00      | \$ 190.00      | \$ 290.00       |
| Gym - Type B                                                      | \$ 75.00                                                  | \$ 100.00      | \$ 150.00      | \$ 200.00      | \$ 250.00      | \$ 400.00       |
| Activity Room                                                     |                                                           | \$ 50.00       | \$ 65.00       | \$ 75.00       | \$ 80.00       |                 |
| Large Activity Room<br>(Oakview, Deep River, Allen Jay, Morehead) |                                                           | \$ 85.00       | \$ 100.00      | \$ 125.00      | \$ 135.00      |                 |
| Entire Center                                                     |                                                           | \$ 210.00      | \$ 275.00      | \$ 345.00      | \$ 385.00      |                 |
| City Holidays                                                     | \$150 additional fee for events on approved City Holidays |                |                |                |                |                 |
| Staff Fee *                                                       | \$25 per hour/per employee                                |                |                |                |                |                 |

\*For events that run past their end time

Rental Time includes renter's set-up and clean-up times. A full set of rental rules are available.

When not in conflict with Departmental Programs, the above facilities are available as follows:

Weekdays            9:00am -11:00pm  
Saturdays & Sundays   8:00am -11:00pm

### **Gym Rentals**

Type A Gym Rentals – Rental by citizens, non-profit, civic, or religious groups

Type B Gym Rentals – Where admission or tickets are charged, or merchandise is sold

For all Gym Rentals where athletic tournaments, games or practices are taking place, a \$1,000,000 liability insurance policy is required. The City of High Point must be listed as an additionally insured and a copy of the policy must be provided to the facility.

### **Group Rentals**

Groups may not charge admission or collect donations from the general public or sell items to make a profit without special permission from the City. When permission is granted, the general policy of the Department is to collect 10% of ticket sales or donations plus 10% of net profits from concessions from non-profit groups and 15% from all other groups. Security, paid for by the lessee, may be required for some programs, to be determined by the facility manager. Non-profit groups and co-sponsored programs may be granted a reduced fee for Center use.

### **Reservation Policy**

A deposit is required for the rental of any Parks and Recreation Department Recreation Center Facility. This fee is 25% of the total rental fee or a minimum of \$25.00 whichever is greater. The balance will be due two weeks prior to the rental date. If a customer cancels a reservation at least 14 days or more prior to the rental date, a full refund will be issued. If a customer cancels less than 14 days prior to the rental date there will be no refund unless approved by the Director of Parks & Recreation. A full refund is given if High Point Parks & Recreation Department cancels a facility rental. All cancellations and request for refunds must be in writing or can be submitted by email.

# City of HIGH POINT

NORTH CAROLINA

## Comprehensive Fee Schedule

### Roy B. Culler, Jr. Senior Center

#### Senior Center

The Senior Center is operated from Monday - Friday from 9:00am - 5:00pm for senior citizen's activities

| <b>Multipurpose Room</b>             | <b>2 Hours</b>                                            | <b>4 Hours</b> | <b>6 Hours</b> | <b>8 Hours</b> |
|--------------------------------------|-----------------------------------------------------------|----------------|----------------|----------------|
| Carpet Area (holds up to 100 people) | \$ 100.00                                                 | \$ 150.00      | \$ 175.00      | \$ 200.00      |
| Tile Area (holds up to 50 people)    | \$ 75.00                                                  | \$ 125.00      | \$ 150.00      | \$ 175.00      |
| Entire Room (holds up to 200 people) | \$ 175.00                                                 | \$ 250.00      | \$ 300.00      | \$ 350.00      |
| Conference Room                      | \$ 35.00                                                  | \$ 50.00       | \$ 75.00       | \$ 100.00      |
| City Holidays                        | \$150 additional fee for events on approved City Holidays |                |                |                |
| Stage                                | \$ 25.00                                                  |                |                |                |
| PA System                            | \$ 25.00                                                  |                |                |                |

Rental Time includes renter's set-up and clean-up times. A full set of rental rules are available.

When not in conflict with Departmental Programs, the above facilities are available as follows:

Weekdays 9:00am -11:00pm

Saturdays & Sundays 8:00am -11:00pm

Weekend events in multipurpose area must be scheduled 2 hours apart for a four hour minimum

#### Multiple Night Rental (Weeknights Only)

With a 6-night minimum per year may receive a 40% discount. If rented on same night as another rental group, the renter may receive a 60% discount.

#### Exclusive Use Leases

When not in conflict with Senior Programs, the Center is available for up to 8 hours for \$500.00.

#### Facility Group Rental Fees

Groups may not charge admission or collect donations from the general public or sell items to make a profit without special permission from the City. When permission is granted, the general policy of the Department is to collect 10% of ticket sales or donations plus 10% of net profits from concessions from non-profit groups and 15% from all other groups. Security, paid for by the lessee, may be required for some programs, to be determined by the facility manager. Non-profit groups and co-sponsored programs may be granted a reduced fee for Center use.

#### Reservation Policy

A deposit is required for the rental of any Parks and Recreation Department Recreation Center Facility. This fee is 25% of the total rental fee or a minimum of \$25.00 whichever is greater. The balance will be due two weeks prior to the rental date. If a customer cancels a reservation at least 14 days or more prior to the rental date, a full refund will be issued. If a customer cancels less than 14 days prior to the rental date there will be no refund unless approved by the Director of Parks & Recreation. A full refund is given if High Point Parks & Recreation Department cancels a facility rental. All cancellations and request for refunds must be in writing or can be submitted by email.



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## ***Athletic Complex***

| <b>Festival Rates</b>               | <b>1st Day</b> | <b>2nd Day</b> |
|-------------------------------------|----------------|----------------|
| Non-Profit Groups and Organizations | \$ 1,000.00    | \$ 500.00      |
| Profit Group Events & Concerts      | \$ 1,500.00    | \$ 1,000.00    |

2-Day minimum rental is required for events and concerts that require next day clean-up and/or tear down.

The City shall provide site preparation assistance as needed; clean-up shall be the responsibility of the lessee. Groups shall be responsible for any damages to the facilities.

Non-profit groups must provide a copy of a valid 501(c)(3) non-profit status to qualify for non-profit rates. 25% of total rental is due to reserve dates. All fees are due 30 days prior to the event.

### **Athletic Facilities**

The High Point Athletic Complex contains a baseball stadium, soccer stadium and track stadium. There are 9 additional soccer fields located at the complex. The Recreation Department is responsible for scheduling the Athletic Complex. Correll/Morris Soccer Stadium, Ed Price Baseball Stadium & Aderholdt Track & Field are 'game only' facilities. Aderholdt Track is available for practices. The A.J. Simeon Football Stadium is owned and operated by the Guilford County School System and is not included as a part of this fee schedule.

|                                                                                     |                                        |
|-------------------------------------------------------------------------------------|----------------------------------------|
| Ed Price Baseball Stadium                                                           | \$ 100 per game/daytime                |
|                                                                                     | \$ 125 per game/night (include lights) |
| Correll/Morris Soccer Stadium                                                       | \$ 100 per game/daytime                |
|                                                                                     | \$ 125 per game/night (include lights) |
| Aderholdt Track Stadium                                                             | \$ 250 per day                         |
| Aderholdt Football/Soccer Field                                                     | \$ 250 per game/daytime                |
|                                                                                     | \$ 450 for 2 or more games             |
| North, South & West Soccer Fields                                                   | \$ 75 per game/per day                 |
| Additional Field preparation fee - \$25 per hour, includes 2 people, 3 hour minimum |                                        |

### **Concession Fee**

|                                          |           |
|------------------------------------------|-----------|
| West (near Miracle League) per event     | \$ 100.00 |
| South (Correll/Morris Stadium) per event | \$ 100.00 |
| North (Track) per event                  | \$ 200.00 |

| <b>Tournament Fees</b>       | <b>1st Field</b> | <b>2nd Field</b> | <b>3rd Field</b> |
|------------------------------|------------------|------------------|------------------|
| Per field per day (8am-11pm) | \$ 200.00        | \$ 175.00        | \$ 150.00        |

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## ***Athletic Facilities***

### **Community Fields**

| <b>Game Fee – (Baseball, Softball, Soccer)</b>            | <b>Price</b> |
|-----------------------------------------------------------|--------------|
| Per game                                                  | \$ 75.00     |
| Practice, with permit and no field preparations; per hour | \$ 25.00     |

Outdoor athletic facilities may be used from 9:00am through 11:00pm. No games may be started after 9:00pm. Games must stop at 11:00pm with no exceptions. A \$100 deposit is charged for all tournament and league requests. The deposit is required before the tournament or league can be scheduled. Deposits will only be refunded upon receipt of a written notice fourteen days or more prior to the event. The total fee is required before the tournament or league begins.

Additional Field preparation fee - \$25 per hour, includes 2 people, 3 hour minimum

| <b>Youth Athletic Camp Rental Fee</b>                            | <b>Price</b> |
|------------------------------------------------------------------|--------------|
| Athletic Camp One-Half Day (4 hours), 5 days - per park/per week | \$ 500.00    |
| Athletic Camp Full Day, 4 to 8 hours, 5 days - per park/per week | \$ 1,000.00  |

The Department may limit the number of participants at a particular site. This fee may be adjusted for the size of the camp and impact on departmental facilities or programs. This fee is for indoor as well as outdoor camps including, but not limited to, baseball, basketball, football, soccer, and cheerleading.

| <b>Concession Fee</b>              | <b>Price</b> |
|------------------------------------|--------------|
| Per event/Per site where available | \$ 100.00    |

| <b>Tournament Fees</b>             | <b>1st Field</b> | <b>2nd Field</b> | <b>3rd Field</b> |
|------------------------------------|------------------|------------------|------------------|
| Per field/per day (8:00am-11:00pm) | \$ 200.00        | \$ 175.00        | \$ 150.00        |

| <b>Field Rentals</b>                                                                                                                                                                                                                                                                                                                                                                   | <b>Price</b> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Outdoor athletic facilities may be used from 9:00am through 11:00pm. No games may be started after 9:00pm. Games must stop at 11:00pm with no exceptions. A \$100 deposit is charged for all tournament and league requests. The deposit is required before the tournament or league can be scheduled. <u>The total fee is required 7 days before the tournament or league begins.</u> |              |

|                                                                              |          |
|------------------------------------------------------------------------------|----------|
| Non-refundable maintenance fee for any event greater than 4 hours per hour   | \$ 25.00 |
| Additional Field preparation fee: includes 2 people, 3 hour minimum per hour | \$ 25.00 |

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## ***Miscellaneous Fees***

### **Mobile Stage**

| <b>Local Non-Profit, Community and Service Organizations</b> | <b>Price</b> |
|--------------------------------------------------------------|--------------|
| Set-Up Fee; per event                                        | \$ 350.00    |
| <hr/>                                                        |              |
| <b>Local Business, Commercial and Individual Use</b>         | <b>Price</b> |
| Base Rental (Held in City limits)                            |              |
| 8-hour period, Monday-Friday                                 | \$ 750.00    |
| 8-hour period, Saturday, Sunday and Holidays                 | \$ 850.00    |
| <hr/>                                                        |              |
| Payment must be made in full at the time of reservation      |              |

### **Portable Concession and Tent Rentals**

| <b>Portable Concession Stands</b>                                                          | <b>Price</b> |
|--------------------------------------------------------------------------------------------|--------------|
| Rental Fee - One Day                                                                       | \$ 75.00     |
| Rental Fee - Two Days                                                                      | \$ 100.00    |
| Rental Fee - One Week                                                                      | \$ 175.00    |
| <hr/>                                                                                      |              |
| Additional out of town transportation fee per mile, both ways, each trip - \$1.50 per mile |              |
| <hr/>                                                                                      |              |
| <b>Tent Rental</b>                                                                         | <b>Price</b> |
| Per tent up to two days (setup included)                                                   | \$ 200.00    |
| Each additional day (setup included)                                                       | \$ 50.00     |
| <hr/>                                                                                      |              |

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## ***Planning & Development***

### ***Fee Standards***

#### **Payment Due**

Fees for applications and plan reviews are due with the submission of the application or plan. In accordance with the city's Development Ordinance, no action shall be taken on proceedings before the Board of Adjustment, Planning and Zoning Commission, Historic Preservation Commission or Technical Review Committee until all applicable fees have been paid in full. Permit fees are due at the time of permit issuance. Inspection fees are due prior to plan approval or certificate, as applicable. Regional stormwater facility fees are due prior to plan approval. Development fees cannot be waived or refunded except as authorized herein.

#### **Fee Waivers**

Development fees may be waived or reduced only as stated herein. Fee waivers do not relinquish the development from any application, plan review, permit or inspection requirements.

Development fees are waived for all projects applicable to any City-owned property. Fees may be waived for economic development projects as part of a City Council approved economic development incentives package. During times of natural disaster, the City Manager is authorized to waive fees for a particular emergency incident. The City Manager or the applicable Department Director, is authorized to waive or reduce a fee where it is determined in writing that the calculation of the fee to a specific project results in an excessive and unreasonable cost or where it is determined that a fee waiver or reduction is needed to correct a customer service error. In addition, fees may be waived for a particular project by City Council action.

#### **Refunds**

Development fees are not refundable except as stated herein. Upon the request of the applicant, application fees for Board Action applications that require public notice are authorized for a 50% refund when an application is withdrawn prior to the public notice being given on the request. Regional stormwater facility fees are not refundable unless the applicable land development plan is voided or revised accordingly and no impervious surface has been installed. Infrastructure inspection fees are refundable where infrastructure has not been installed. Upon the request of the permit holder, an 80% refund of the permit fee is authorized where no field inspections or construction under the permit has occurred and the permit has not expired.

#### **Abandonment**

Development submittals are considered abandoned in accordance with the applicable provisions of the Development Ordinance. Where a specific time of abandonment is not established by the Development Ordinance, then those submittals may be considered abandoned 6 months after the date of submittal if approval is not obtained, or after 60 days for non-payment of application or permit fee.

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## ***Planning & Development***

### **Module 1**

#### **Guidance**

Module I pertains to the application fees for the review of buildings and property to determine compliance with State and local codes. Fees are intended to defray the cost of research, inspection, report preparation and other operational costs the City incurs with processing these requests.

| Item                                       | Applications               |     |        |
|--------------------------------------------|----------------------------|-----|--------|
|                                            | Sub-Item/ Description      | Fee |        |
| Code Confirmation                          | Report                     | \$  | 25.00  |
|                                            | Site Compliance Inspection | \$  | 50.00  |
| Code Compliance                            | Residential Building       | \$  | 50.00  |
|                                            | Commercial Building        | \$  | 75.00  |
| Building Evaluation                        | Residential Building       | \$  | 200.00 |
|                                            | Commercial Building        | \$  | -      |
| Water and Sewer Extension Policy Exemption |                            | \$  | 100.00 |

Code Confirmations provide written reports for owners, agents and legal representatives to confirm in writing the property's allowable principal uses, zoning districts, environmental regulations, and any pending violations, usually requested as part of due diligence in real estate transactions.

Code Compliance provides an inspection and certification of the building and property's compliance with current State Building and local development codes, usually requested as part of State licensing and similar situations where a determination of a building's compliance with existing codes is requested.

Building Evaluations provide a multi-trade review of an existing building's condition relative to applicable State Building and local codes to identify deficiencies and record major code requirements relative to a proposed use of the building.

Water and Sewer Extension Policy Exemptions enable an owner of property located outside the corporate limits to request an exemption from annexation for City water and/or sewer service in accordance with City Council adopted policy.

### **Module 2**

#### **Board Action**

Module II pertains to fees associated with the review of development applications considered by the City Council, Board of Adjustment, Historic Preservation Commission and Planning & Zoning Commission. Fees are intended to defray the cost of public notice, report preparation and other operational costs the city incurs with processing these applications.

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## Planning & Development

### Module 2 (cont'd)

| Applications                                              |                              |                  |
|-----------------------------------------------------------|------------------------------|------------------|
| Item                                                      | Sub-Item/ Description        | Fee              |
| Annexation (Voluntary - Includes Plat Recording Fees)     |                              | \$ 200.00        |
| Appeal (BOA)                                              |                              | \$ 200.00        |
| Certificate of Appropriateness                            | Major Work                   | \$ 80.00         |
|                                                           | Minor Work                   | \$ 40.00         |
| Development Agreement                                     |                              | \$ 400.00        |
| Historic Preservation Community Review (non-hearing item) |                              | \$ 40.00         |
| Plan Amendment                                            |                              | \$ 200.00        |
| Street Abandonment                                        |                              | \$ 500.00        |
| Street Name Change                                        | Application                  | \$ 200.00        |
|                                                           | Sign Replacement Cost        | 1/2 sign cost(s) |
| Special Use                                               | Special Use                  | \$ 1,000.00      |
|                                                           | Minor Amendment              | \$ 200.00        |
| Text Amendment                                            |                              | \$ 200.00        |
| Variance (BOA)                                            |                              | \$ 200.00        |
| Vested Rights                                             |                              | \$ 400.00        |
| Zoning Map Amendment                                      | General Zoning District      | \$ 500.00        |
|                                                           | Conditional Zoning District  | \$ 1,000.00      |
|                                                           | Planned Development District | \$ 1,200.00      |

### Module 3

#### Land Development

Module III pertains to fees associated with the review of land development applications and plans, which include subdivision, site plans, public infrastructure plans, and stormwater treatment facilities. Fees are intended to defray the cost of processing applications, reviewing plans, conducting infrastructure inspections along with the other operational costs the city incurs with processing land development applications and plans.

| Applications                        |                       |           |
|-------------------------------------|-----------------------|-----------|
| Item                                | Sub-Item/ Description | Fee       |
| Easement Reconveyance               |                       | \$ 100.00 |
| Right of Way Encroachment Agreement |                       | \$ 150.00 |
| Watershed Variance                  |                       | \$ 150.00 |

| Plan Reviews                                                      |                                                                   |                                         |
|-------------------------------------------------------------------|-------------------------------------------------------------------|-----------------------------------------|
| Item                                                              | Sub-Item/ Description                                             | Fee                                     |
| Sketch Plan                                                       |                                                                   | \$ -                                    |
| Site Plan (Includes watershed & landscape component plan reviews) | Residential Plan (Single-family attached & multi-family)          | \$300 + \$4 per dwelling unit           |
|                                                                   | Small Non-Residential Plan (< 3,000 sq. ft. & no built upon area) | \$ 50.00                                |
|                                                                   | Non-Residential Plan (Non-residential & mixed use)                | \$300 + \$4 per acre or portion thereof |

# City of HIGH POINT NORTH CAROLINA

## Comprehensive Fee Schedule

### Planning & Development

#### Module 3 (cont'd)

| Item                                                                      | Plan Reviews<br>Sub-Item/ Description                    | Fee                                     |
|---------------------------------------------------------------------------|----------------------------------------------------------|-----------------------------------------|
| Group Development (Includes watershed & landscape component plan reviews) | Residential Plan (Single-family attached & multi-family) | \$300 + \$4 per dwelling unit           |
|                                                                           | Non-Residential Plan (Non-residential & mixed use)       | \$300 + \$4 per acre or portion thereof |
| Subdivision (Includes watershed & landscape component plan reviews)       |                                                          | \$300 + \$20 per lot                    |
|                                                                           | Preliminary Plan (With infrastructure)                   |                                         |
|                                                                           | Preliminary Plan (Without infrastructure)                | \$ 100.00                               |
|                                                                           | Final Plat (Includes plat recording fees)                | \$ 100.00                               |
| Minor Plan Revision (Revision to an approved plan)                        |                                                          | \$100 + \$4 each added dwelling unit    |
|                                                                           | Residential Plan                                         |                                         |
|                                                                           | Non-Residential Plan                                     | \$100 + \$4 each added 1,000sf.         |
|                                                                           | Subdivision                                              | \$100 + \$20 each added lot             |
|                                                                           |                                                          | \$345 + \$115 for each acre over 1 acre |
| Grading Plan                                                              |                                                          | 1 acre                                  |
| Street & Utility Plan                                                     |                                                          | \$ 50.00                                |
| Common Signage Plan                                                       |                                                          | \$ 100.00                               |
| Design Review Plan                                                        |                                                          | \$ 50.00                                |
| Exclusion Map (Includes plat recording fees)                              |                                                          | \$ 100.00                               |
| Land Development Plan - Minimum Fee                                       |                                                          | \$ 50.00                                |

| Item                                                                                                                                                                                                                                                                                                                                                                                                           | Infrastructure<br>Sub-Item/ Description                                                  | Fee                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|-----------------------------------|
| Infrastructure Inspections                                                                                                                                                                                                                                                                                                                                                                                     | Roadway Inspection                                                                       | \$0.50 per linear ft.             |
|                                                                                                                                                                                                                                                                                                                                                                                                                | Sewer Line Inspection                                                                    | \$0.75 per linear ft.             |
|                                                                                                                                                                                                                                                                                                                                                                                                                | Storm Sewer Line Inspection                                                              | \$0.50 per linear ft.             |
|                                                                                                                                                                                                                                                                                                                                                                                                                | Water Line Inspection                                                                    | \$0.75 per linear ft.             |
| Right-of-Way Disturbance Permit                                                                                                                                                                                                                                                                                                                                                                                | Residential Application                                                                  | \$ 50.00                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                | Commercial Application                                                                   | \$ 150.00                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                | 0-400 square feet of excavation                                                          | \$0.25 per sf.                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                | >400 square feet of excavation                                                           | \$100 + \$0.50 per sf.            |
| Public Regional Stormwater Facility (Application of Public Regional Stormwater Facility fee to Streets: The facility fee applies to all impervious surface within a development, including public and private streets; however, where a developer constructs a 4-lane or larger public street within a development, then the fee shall apply to only 50% of the impervious surface area of that public street) | 0-1 acre of impervious surface                                                           | \$0.35 per sf.                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                | >1-5 acres of impervious surface                                                         | \$30,000 per ISA acre             |
|                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                          | \$150,000 + \$15,000 per ISA acre |
|                                                                                                                                                                                                                                                                                                                                                                                                                | >5-10 acres of impervious surface                                                        | over 5 acres                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                          | \$225,000 + \$9,000 per ISA acre  |
|                                                                                                                                                                                                                                                                                                                                                                                                                | >10 acres of impervious surface                                                          | over 10 acres                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                | Minimum Fee                                                                              | \$ 2,000.00                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                | Outside Corporate Limits (Fee for property outside the corporate limits is 100% greater) | [Total Fee] x 2                   |

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## Planning & Development

### Module 4

#### Construction Permit

Module IV pertains to fees associated with the plan review, permitting and inspection of buildings, structures and land uses. These fees are intended to offset the city's cost for administering and operating the construction inspection program.

| Residential Construction Permit                                                                                                                                                                                                        |                                                                                                                |                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| Item                                                                                                                                                                                                                                   | Sub-Item/ Description                                                                                          | Fee                                                                                                                        |
| Residential Construction Permit                                                                                                                                                                                                        |                                                                                                                |                                                                                                                            |
| Application                                                                                                                                                                                                                            | Application                                                                                                    | \$ 50.00                                                                                                                   |
| Construction (To calculate construction fees, the schedule uses the current version of the International Code Council (ICC) Building Valuation Data (BVA) to determine the construction value based upon occupancy and building type.) | New Structure (Includes all associated electrical, mechanical, plumbing & zoning inspections)                  | ICC table value x sf. x 0.004 for area less than or equal to 10,000sf. + value x 0.001 for any area greater than 10,000sf. |
|                                                                                                                                                                                                                                        | Building Addition (Includes all associated electrical, mechanical, plumbing & zoning inspections)              | ICC table value x sf. X 0.004 for area less than or equal to 10,000sf.+ value x 0.001 for any area greater than 10,000sf.  |
|                                                                                                                                                                                                                                        | Alteration (Includes inspections for permitted trades)                                                         | \$50 per trade (Trades = B,E,P,M)                                                                                          |
|                                                                                                                                                                                                                                        | Repair (Includes inspections for permitted trades)                                                             | \$50 per trade (Trades = B,E,P,M)                                                                                          |
|                                                                                                                                                                                                                                        | Manufactured Dwelling (Includes all associated electrical, mechanical, plumbing & zoning inspections)          | \$ 200.00                                                                                                                  |
|                                                                                                                                                                                                                                        | Modular Dwelling (Includes all associated electrical, mechanical, plumbing & zoning inspections)               | \$ 300.00                                                                                                                  |
|                                                                                                                                                                                                                                        | Accessory Structure (Includes all associated electrical, mechanical, plumbing & zoning inspections)            | ICC table value x sf. x 0.004 for area less than or equal to 10,000sf.+value x 0.001 for any area greater than 10,000sf.   |
|                                                                                                                                                                                                                                        | Deck Addition (Deck addition to existing building) (Includes inspections for permitted trades)                 | \$15 + \$50 per Electrical, Plumbing & Mechanical Trade                                                                    |
|                                                                                                                                                                                                                                        | Screen Porch Addition (Screen porch addition to existing building) (Includes inspections for permitted trades) | \$25 + \$50 per Electrical, Plumbing & Mechanical Trade                                                                    |
|                                                                                                                                                                                                                                        | Swimming Pool (Includes inspections for permitted trades)                                                      | \$15 + \$50 per Electrical, Plumbing & Mechanical Trade                                                                    |
| Residential Plan Revision                                                                                                                                                                                                              | Revision to an approved plan                                                                                   | \$ 25.00                                                                                                                   |
| Partial Permit                                                                                                                                                                                                                         | Footing and Foundation                                                                                         | 25% of [Permit Fee]                                                                                                        |
|                                                                                                                                                                                                                                        | Exterior and Interior Build Out                                                                                | 75% of [Permit Fee]                                                                                                        |
|                                                                                                                                                                                                                                        | Processing Fe                                                                                                  | \$100 per partial                                                                                                          |



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**Planning & Development**

**Module 4** *(cont'd)*

| Residential Construction Permit <i>(Cont'd)</i> |                                                                                                                                                             |                   |
|-------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| Item                                            | Sub-Item/ Description                                                                                                                                       | Fee               |
| Change of Occupancy                             | Change of Occupancy Only                                                                                                                                    | \$ 25.00          |
| Residential Driveway                            | Inspection                                                                                                                                                  | \$30 per driveway |
| NC Homeowner Recovery Fee                       | (Mandatory State fee applied to any type of CR permit for a SF dwelling issued to a licensed general contractor; \$1.00 is retained & \$9.00 sent to State) | \$ 10.00          |
| Residential Provisional Power                   | Application                                                                                                                                                 | \$ 100.00         |
| Residential Temporary Certificate of Occupancy  | Application                                                                                                                                                 | \$ 100.00         |
| Residential Construction Minimum                |                                                                                                                                                             |                   |
| Fee                                             | For Unlisted Items                                                                                                                                          | \$ 15.00          |

| Residential Over-The-Counter Permit |                                                |           |
|-------------------------------------|------------------------------------------------|-----------|
| Trade                               | Sub-Item/ Description                          | Fee       |
| Building                            | Re-Roofing                                     | \$ 50.00  |
|                                     | Window Replacement (>\$5,000 value)            | \$ 50.00  |
|                                     | Siding Replacement (>\$5,000 value)            | \$ 50.00  |
| Electrical                          | New Service                                    | \$ 100.00 |
|                                     | Service Change                                 | \$ 50.00  |
|                                     | Sub-Panel                                      | \$ 50.00  |
|                                     | Outlets and Fixtures                           | \$ 70.00  |
|                                     | Temporary Service                              | \$ 50.00  |
| Mechanical                          | HVAC New Construction                          | \$ 100.00 |
|                                     | HVAC Unit Addition or Replacement              | \$ 70.00  |
|                                     | Duct Work Only                                 | \$ 50.00  |
|                                     | Fuel Line Only                                 | \$ 50.00  |
|                                     |                                                | \$50 per  |
|                                     | Fuel Appliance (Includes fuel line inspection) | appliance |
| Plumbing                            | Service Line -Water Line Only                  | \$ 50.00  |
|                                     | Service Line - Sewer Line Only                 | \$ 50.00  |
|                                     | Service Line -Water and Sewer Line             | \$ 50.00  |
|                                     | Fixtures and Connections                       | \$ 70.00  |
|                                     | Water Heater - Electric                        | \$ 50.00  |
|                                     | Water Heater - Gas                             | \$ 50.00  |
| Miscellaneous                       | Generator                                      | \$ 70.00  |

| Commercial Construction Permit |                       |          |
|--------------------------------|-----------------------|----------|
| Item                           | Sub-Item/ Description | Fee      |
| Commercial Construction Permit |                       |          |
| Application                    | Application           | \$ 75.00 |

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**Planning & Development**

**Module 4** *(cont'd)*

| Commercial Construction Permit <i>(Cont'd)</i>                                                                                                                                                                                         |                                                                                                                                                                       |                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| Item                                                                                                                                                                                                                                   | Sub-Item/ Description                                                                                                                                                 | Fee                                                                                                                      |
| Construction (To calculate construction fees, the schedule uses the current version of the International Code Council (ICC) Building Valuation Data (BVA) to determine the construction value based upon occupancy and building type.) | New Structure (Includes all associated electrical, mechanical, plumbing & zoning inspections)                                                                         | ICC table value x sf. x 0.004 for area less than or equal to 10,000sf.+value x 0.001 for any area greater than 10,000sf. |
|                                                                                                                                                                                                                                        | Addition (Includes all associated electrical, mechanical, plumbing & zoning inspections)                                                                              | ICC table value x sf. x 0.004 for area less than or equal to 10,000sf.+value x 0.001 for any area greater than 10,000sf. |
|                                                                                                                                                                                                                                        | Alteration - Area Based (Includes all associated electrical, mechanical, plumbing & zoning inspections)                                                               | ICC table value x sf.x0.004 for area less than or equal to 10,000sf.+valuex0.001 for any area greater than 10,000sf.x50% |
|                                                                                                                                                                                                                                        | Alteration - Non Area Based (Used where a square foot floor area cannot be determined; includes all associated electrical, mechanical, plumbing & zoning inspections) | \$75 per trade (Trades = B, E, P, M)                                                                                     |
|                                                                                                                                                                                                                                        | Alteration - Roof Replacement (Includes all associated electrical, mechanical, plumbing & zoning inspections)                                                         | \$30 per 5,000 sq. ft. + \$75 per Electrical, Plumbing & Mechanical Trade                                                |
|                                                                                                                                                                                                                                        | Modular (Includes all associated electrical, mechanical, plumbing & zoning inspections)                                                                               | \$500 per unit                                                                                                           |
|                                                                                                                                                                                                                                        | Swimming Pool (Includes inspections for permitted trades)                                                                                                             | \$30 + \$75 per Electrical, Plumbing & Mechanical Trade                                                                  |
|                                                                                                                                                                                                                                        | Deck Addition (Deck addition to existing building) (Includes inspections for permitted trades)                                                                        | \$30 + \$75 per Electrical, Plumbing & Mechanical Trade                                                                  |
|                                                                                                                                                                                                                                        | Repair (Includes inspections for permitted trades)                                                                                                                    | \$75 per trade (Trades = B, E, P, M)                                                                                     |
|                                                                                                                                                                                                                                        | Outdoor Advertising Sign (Includes all associated inspections)                                                                                                        | \$ 400.00                                                                                                                |
| Electrical                                                                                                                                                                                                                             | Communications Tower (Includes all associated inspections)                                                                                                            | \$ 400.00                                                                                                                |
|                                                                                                                                                                                                                                        | Wall (Structural inspections only)                                                                                                                                    | \$1.00 per linear ft.;                                                                                                   |
|                                                                                                                                                                                                                                        | Single Trade/Stand Alone                                                                                                                                              | Min. \$50.00                                                                                                             |
|                                                                                                                                                                                                                                        | Applications (Includes inspections for trade)                                                                                                                         | \$50 Plus \$50 per required inspection over 1                                                                            |
|                                                                                                                                                                                                                                        |                                                                                                                                                                       |                                                                                                                          |

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**Planning & Development**

**Module 4** *(cont'd)*

| <b>Commercial Construction Permit</b> <i>(Cont'd)</i> |                                                                                             |
|-------------------------------------------------------|---------------------------------------------------------------------------------------------|
| <b>Item</b>                                           | <b>Sub-Item/ Description</b>                                                                |
| Mechanical                                            | Single Trade/Stand Alone                                                                    |
|                                                       | Applications (Includes inspections for trade) \$50 Plus \$50 per required inspection over 1 |
| Plumbing                                              | Single Trade/Stand Alone                                                                    |
|                                                       | Applications (Includes inspections for trade) \$50 Plus \$50 per required inspection over 1 |
| Interior Demolition                                   | Single Trade/Stand Alone Applications (Interior demolition only) \$ 25.00                   |
| Fire Protection                                       | Automatic Fire Extinguishing System - Sprinkler with or without Standpipe \$ 150.00         |
|                                                       | Automatic Fire Extinguishing System - Clean Agent \$ 100.00                                 |
|                                                       | Automatic Fire Extinguishing System - Dry Chemical \$ 100.00                                |
|                                                       | Automatic Fire Extinguishing System -UL-300 Hood System \$ 100.00                           |
|                                                       | Automatic Fire Extinguishing System - C02 Inert Gas \$ 100.00                               |
|                                                       | Automatic Fire Extinguishing System - Other System \$ 100.00                                |
|                                                       | Battery System \$ 100.00                                                                    |
|                                                       | Compressed Gas \$ 100.00                                                                    |
|                                                       | Cryogenic Fluid \$ 100.00                                                                   |
|                                                       | Fire Alarm and Detection System - Manual Fire Alarm System Only \$ 100.00                   |
|                                                       | Fire Alarm and Detection System - Automatic Fire Alarm System \$ 150.00                     |
|                                                       | Fire Alarm and Detection System - Electrical \$ 50.00                                       |
|                                                       | Flammable and Combustible Liquid - Install, Repair or Modification \$ 100.00                |
|                                                       | Flammable and Combustible Liquid - Tanks (Removal or Installation) \$100 per tank           |
|                                                       | Fire Pumps \$ 100.00                                                                        |
|                                                       | Hazardous Material \$ 100.00                                                                |
|                                                       | Industrial Oven \$ 100.00                                                                   |
|                                                       | Private Fire Hydrant \$ 100.00                                                              |
|                                                       | Spraying or Dipping \$ 100.00                                                               |
|                                                       | Standpipe System \$ 100.00                                                                  |
|                                                       | Access Control - Fire \$ 50.00                                                              |
|                                                       | Access Control - Electrical \$ 50.00                                                        |
|                                                       | Underground Flush \$ 50.00                                                                  |
|                                                       | Temporary Membrane Structures and Tents (400 sq. ft. to 1,200 sq. ft.) \$50 per tent        |
|                                                       | Temporary Membrane Structures and Tents (Greater than 1,200 sq. ft.) \$100 per tent         |

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**Module 4** *(cont'd)*

| <b>Commercial Construction Permit</b> <i>(Cont'd)</i> |                                                                      |                     |
|-------------------------------------------------------|----------------------------------------------------------------------|---------------------|
| <b>Item</b>                                           | <b>Sub-Item/ Description</b>                                         | <b>Fee</b>          |
| Commercial Plan Revision                              | Revision to an approved plan                                         | \$ 50.00            |
| Partial Permit                                        | Footing and Foundation                                               | 25% of [Permit Fee] |
|                                                       | Shell                                                                | 50% of [Permit Fee] |
|                                                       | Interior Build Out                                                   | 25% of [Permit Fee] |
|                                                       | Processing Fee                                                       | \$200 per partial   |
|                                                       |                                                                      |                     |
| Change of Occupancy                                   | Change of Occupancy Only (For Single Trade/Stand Alone Applications) | \$ 50.00            |
| Commercial Driveway                                   | Inspection                                                           | \$50 per driveway   |
| ABC Code Compliance                                   | Inspection                                                           | \$ 50.00            |
| Commercial Provisional Power                          | Application                                                          | \$ 200.00           |
| Commercial Temporary Certificate of Occupancy         | Application                                                          | \$ 125.00           |
| Commercial Construction Minimum Fee                   | For Unlisted Items                                                   | \$ 30.00            |

| <b>Commercial Over-The-Counter Permit</b> |                                                                                                          |               |
|-------------------------------------------|----------------------------------------------------------------------------------------------------------|---------------|
| <b>Trade</b>                              | <b>Sub-Item/ Description</b>                                                                             | <b>Fee</b>    |
| Electrical                                | Replacement (For replacement of same size receptacles, outlets & fixtures)                               | \$ 75.00      |
|                                           | Minor Work - Relocation and/or up to 5 new devices (For addition of new receptacles, outlets & fixtures) | \$ 75.00      |
|                                           | Minor Low Voltage Work - Relocation and/or up to 5 new devices (For low voltage drops & devices)         | \$ 75.00      |
|                                           | Temporary Service - 60 amp or less                                                                       | \$ 75.00      |
|                                           | Temporary Service - Greater than 60 amp                                                                  | \$ 100.00     |
|                                           | Service Change - 200 amp or less                                                                         | \$ 75.00      |
|                                           | Service Change - Greater than 200 amp                                                                    | \$ 100.00     |
|                                           |                                                                                                          |               |
|                                           |                                                                                                          |               |
| Mechanical                                | HVAC Unit Replacement (For replacement of same size unit)                                                | \$75 per unit |
| Plumbing                                  | Water Line Replacement                                                                                   | \$ 75.00      |
|                                           | Sewer Line Replacement                                                                                   | \$ 75.00      |
|                                           | Fixture Replacement                                                                                      | \$ 75.00      |
| Fire Protection                           | Sprinkler System Heads (Relocation of existing heads only)                                               | \$ 50.00      |
|                                           | Sprinkler System Heads (Relocation and/or up to 10 new heads)                                            | \$ 75.00      |
|                                           | Fire Alarm: Detection System Devices (Relocation of existing devices only)                               | \$ 50.00      |
|                                           | Fire Alarm: Detection System (Devices - relocation and/or up to 5 new devices)                           | \$ 75.00      |
|                                           | Fire Alarm: Detection System (Devices - electrical)                                                      | \$ 50.00      |
|                                           |                                                                                                          |               |

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**Module 4** *(cont'd)*

| Structure Removal Permit |                       |           |
|--------------------------|-----------------------|-----------|
| Item                     | Sub-Item/ Description | Fee       |
| Structure Removal Permit | Application           | \$ 50.00  |
| Residential Structure    | Demolition            | \$ 25.00  |
|                          | Moved Structure       | \$ 25.00  |
| Commercial Structure     | Demolition            | \$ 100.00 |
|                          | Moved Structure       | \$ 100.00 |

| Sign Permit           |                              |               |
|-----------------------|------------------------------|---------------|
| Item                  | Sub-Item/ Description        | Fee           |
| Sin Permit            | Application                  | \$ 25.00      |
| Sign Plan Revision    | Revision to an approved plan | \$ 25.00      |
| Zoning Compliance     |                              | \$25 per sign |
| Structural Compliance |                              | \$ 50.00      |
| Electrical Compliance |                              | \$ 50.00      |

| Zoning Compliance Permit     |                       |          |
|------------------------------|-----------------------|----------|
| Item                         | Sub-Item/ Description | Fee      |
| Zoning Compliance Permit     | Application           | \$ 25.00 |
| Standard Permit              |                       | \$ 25.00 |
| Temporary Use Permit         |                       | \$ 25.00 |
| Residential Fence Permit     |                       | \$ -     |
| Non-Residential Fence Permit |                       | \$ 25.00 |
| ABC Code Compliance          | Inspection            | \$ 50.00 |

| Permit Assessment                  |                                                                    |                  |
|------------------------------------|--------------------------------------------------------------------|------------------|
| Item                               | Sub-Item/ Description                                              | Fee              |
| Residential Permit Assessments     | Not Ready for Inspection                                           | \$ 25.00         |
|                                    | Inspection Deficiency                                              | \$ 25.00         |
|                                    | Extra Inspection Trip                                              | \$ 25.00         |
| Commercial Permit Assessments      | Not Ready for Inspection                                           | \$ 50.00         |
|                                    | Inspection Deficiency                                              | \$ 50.00         |
|                                    | Extra Inspection Trip                                              | \$ 50.00         |
| Failure to Obtain Final Inspection |                                                                    | \$ 200.00        |
| Work without a Permit              |                                                                    | [Permit Fee] x 2 |
| After Hours Inspection             | (Note: Fee applied per hour & per trade; min. of 2 hours assessed) | \$60 per hour    |

| Energy Efficiency Permit Rebates |                                                                          |                                 |
|----------------------------------|--------------------------------------------------------------------------|---------------------------------|
| Item                             | Sub-Item/ Description                                                    | Rebate                          |
| Residential New Construction     | USGBC Leadership in Energy and Environmental Design (LEED) Certification | 50% of [Permit Fee]; Max. \$500 |
|                                  |                                                                          | 50% of [Permit Fee]; Max. \$500 |
|                                  | NC Healthy Built Home Certification                                      | 50% of [Permit Fee]; Max. \$500 |

*City of*  
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**Planning & Development**

**Module 4** (cont'd)

| Energy Efficiency Permit Rebates (cont'd) |                                                         |                                 |
|-------------------------------------------|---------------------------------------------------------|---------------------------------|
| Item                                      | Sub-Item/ Description                                   | Rebate                          |
| Residential New Construction              |                                                         | 50% of [Permit Fee]; Max. \$500 |
|                                           | USEPA Energy Star Certification                         | 50% of [Permit Fee]; Max. \$500 |
|                                           | NAHB Model Green Building Home Guideline Certification  | 50% of [Permit Fee]; Max. \$500 |
|                                           | ICC/NAHB National Green Building Standard Certification | 50% of [Permit Fee]; Max. \$500 |
|                                           |                                                         |                                 |
| Residential Construction                  | Geothermal Heat Pump                                    | \$ 40.00                        |
|                                           | Photovoltaic Energy System                              | \$ 40.00                        |
|                                           | Solar Hot Water Heating                                 | \$ 40.00                        |
|                                           | Gray/Rain Water Collection                              | \$ 40.00                        |
|                                           | Tankless Hot Water Heating                              | \$ 40.00                        |
| Commercial Construction                   | Geothermal Heat Pump                                    | \$ 80.00                        |
|                                           | Photovoltaic Energy System                              | \$ 80.00                        |
|                                           | Solar Hot Water Heating                                 | \$ 80.00                        |
|                                           | Gray/Rain Water Collection                              | \$ 80.00                        |
|                                           | Tankless Hot Water Heating                              | \$ 80.00                        |

**Module 5**

**Code Violations**

Module V pertains to the costs associated with the abatement of public nuisance violations. Fees are intended to offset a portion of the City's cost for administering and processing the abatement of a violation.

| Administrative Abatement Cost |                                   |                       |
|-------------------------------|-----------------------------------|-----------------------|
| Item                          | Sub-Item/ Description             | Fee                   |
| Administrative Abatement Cost | Public Nuisance Code - Abatements | 10% of abatement cost |

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***Planning & Development***

***Inspection Fees***

***Fees - Roadways and Utilities***

Construction Inspection Rates

|                                |           |
|--------------------------------|-----------|
| Water Lines Per Linear Foot    | \$ 0.75   |
| Sewer Lines Per Linear Foot    | \$ 0.75   |
| Roadways Per Linear Foot       | \$ 0.50   |
| Storm Drainage Per Linear Foot | \$ 0.50   |
| Minimum Fee - Flat Fee         | \$ 100.00 |

***Fees - Grading Permits & Erosion Control Inspection***

|                                                                   |           |
|-------------------------------------------------------------------|-----------|
| First acre of disturbed land                                      | \$ 345.00 |
| Each additional acre of disturbed land or part thereof (round up) | \$ 115.00 |

***Driveway Inspections***

Driveway Permit fees by:

|                          |          |
|--------------------------|----------|
| Residential - Per Permit | \$ 30.00 |
| Commercial - Per Permit  | \$ 50.00 |
| Industrial - Per Permit  | \$ 50.00 |

***Erosion Control Surety***

|                                           |             |
|-------------------------------------------|-------------|
| The Surety is Based on Per Disturbed Acre | \$ 2,000.00 |
|-------------------------------------------|-------------|

A surety is required on most land disturbing projects greater than an acre in size. The surety is refundable once the site is stabilized with a sufficient amount of continuous growth of ground cover to prevent erosion. The surety must be either a bond issued in the state of North Carolina or a check which will be held within the city's account.

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**Police**

**Taxi Permit Fee**

|                                                         |          |
|---------------------------------------------------------|----------|
| Certificate Application for Operation of Taxi Business  | \$ 75.00 |
| Taxi Driver Individual Permit <i>(renewed annually)</i> | \$ 7.00  |

**Fingerprinting Fee**

|                         |          |
|-------------------------|----------|
| Fingerprinting Card Fee | \$ 10.00 |
|-------------------------|----------|

**Alarm Fees**

|                                                  |           |
|--------------------------------------------------|-----------|
| Annual Fee                                       | \$ 10.00  |
| 3rd & 4th False Alarms Within Year <i>(each)</i> | \$ 50.00  |
| 5th & 6th False Alarms Within Year <i>(each)</i> | \$ 100.00 |
| 7 or more False Alarms Within Year <i>(each)</i> | \$ 200.00 |

\* there is no charge for the 1st or 2nd false alarm



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## **Public Services**

### **Household Garbage**

Household garbage is picked up once a week.

|                                                   |          |
|---------------------------------------------------|----------|
| Garbage Roll-Out Container (new residents)        | \$ 57.00 |
| Unscheduled Garbage/Recycling Dumpster Collection | \$ 50.00 |

#### **Solid Waste Availability Fee**

- There is an \$14 fee that is billed on the utility bill monthly to maintain the level of solid waste collection services that our customers have become accustomed to.
- The Solid Waste Availability Fee is applicable to all customers who receive the city solid waste collection services - **Single and Multi-Family**.

|                               |           |
|-------------------------------|-----------|
| Bulk Item Collection Fine/Fee | \$ 150.00 |
|-------------------------------|-----------|

### **Yard Waste**

|                                       |          |
|---------------------------------------|----------|
| Yard Waste Roll 96 Gallon Cart        | \$ 57.00 |
| Compost and Engineered Soil (per ton) | \$ 22.00 |
| Wood and Leaf Mulch (per ton)         | \$ 17.00 |

***Minimum purchase is \$5.00; We cannot deliver***

### **Dead Animal Pick-Up**

|                              |          |                                                |
|------------------------------|----------|------------------------------------------------|
| Veterinary Animal Collection | \$ 50.00 | Per trip up to<br>10 animals per<br>collection |
|------------------------------|----------|------------------------------------------------|

### **Red Box Rental**

For major clean-up projects, you may rent a red box. This fee is non-refundable.

|                                                  |           |                |
|--------------------------------------------------|-----------|----------------|
| Red Box is 4x8x14 for a total of 448 cubic feet. | \$ 100.00 | (3 Day Rental) |
|--------------------------------------------------|-----------|----------------|

**To reserve a red box, call Customer Service at 883-3111**

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## **Public Services**

### **Kersey Valley Landfill**

#### **Tipping Fees**

The cost is \$36/ton plus \$2 State mandated landfill tax with a MINIMUM charge of \$7.50 for Pickup Trucks, SUV's or larger and a \$2.00 MINIMUM for cars.

#### **Closure/Post Closure Fees**

There is a \$5 Closure/Post Closure Fee that is billed on the monthly utility bill to fund closing and maintaining closed Landfill cells.

### **Ingleside Compost Facility**

The Ingleside Compost Facility is a convenience we offer to High Point residents for disposing of yard debris.

#### **Materials For Sale**

|                         |                        |
|-------------------------|------------------------|
| Engineered Soil Per Ton | \$ 22.00               |
| Wood Mulch Per Ton      | \$ 17.00               |
| Compost Per Ton         | \$ 22.00               |
| Leaf Mulch Per Ton      | \$ 17.00               |
|                         | \$ 36 per ton          |
| Yard Waste              | with a \$ 7.50 minimum |

### **Cemeteries**

|                                                       |           |
|-------------------------------------------------------|-----------|
| Traditional Adult Burial - Open/Close                 | \$ 625.00 |
| Mausoleum Crypt Entombment - Open/Close               | \$ 625.00 |
| Infant Burial - Open/Close                            | \$ 300.00 |
| Cremation Urn - Open/Close and Up (depending on size) | \$ 200.00 |

### **Stormwater**

|                                                          |         |
|----------------------------------------------------------|---------|
| The billing rate for 1 ERU (Equivalent Residential Unit) | \$ 4.00 |
|----------------------------------------------------------|---------|

Residential and Multifamily Properties Will Be Billed Monthly for 1 ERU.

Commercial and Industrial Properties Are Charged Based on the Total Amount of Impervious Area on a Property Divided by 2,588 ft<sup>2</sup> per ERU Multiplied by \$4.00 per ERU per Month. The Minimum Fee is 1 ERU per Month or \$ 4.

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## Public Services

### **Residential Water Rates (1 unit = 748 gallons)**

| Commodity Charges | Inside Rate | Outside Rate |
|-------------------|-------------|--------------|
| All Units         | \$ 2.90     | \$ 5.81      |

### **Irrigation Water Rates (1 unit = 748 gallons)**

| Commodity Charges | Inside Rate | Outside Rate |
|-------------------|-------------|--------------|
| All Units         | \$ 4.34     | \$ 8.67      |

### **Commercial and Industrial Rates (1 unit = 748 gallons)**

| Commodity Charges | Inside Rate | Outside Rate |
|-------------------|-------------|--------------|
| First 35 Units    | \$ 2.90     | \$ 5.81      |
| Next 765 Units    | \$ 2.63     | \$ 5.25      |
| Next 2200 Units   | \$ 2.34     | \$ 4.68      |
| Over 3000 Units   | \$ 2.02     | \$ 4.04      |
| Intergovernmental | \$ 2.02     | \$ 4.04      |

| Fixed Charges   | Inside Rate | Outside Rate |
|-----------------|-------------|--------------|
| WT1 5/8" & 3/4" | \$ 8.77     | \$ 17.53     |
| WT2 1"          | \$ 21.90    | \$ 43.80     |
| WT3 1 1/2"      | \$ 43.75    | \$ 87.51     |
| WT4 2"          | \$ 69.99    | \$ 139.98    |
| WT5 3"          | \$ 140.04   | \$ 280.08    |
| WT6 4"          | \$ 218.80   | \$ 437.61    |
| WT7 6"          | \$ 437.59   | \$ 875.17    |
| WT8 8"          | \$ 699.46   | \$ 1,398.93  |
| WT10 10"        | \$ 1,268.62 |              |
| WT12 12"        | \$ 1,881.00 |              |

### **Residential Sewer Rates (Based on water usage)**

| Commodity Charges | Inside Rate | Outside Rate |
|-------------------|-------------|--------------|
| All Units         | \$ 5.05     | \$ 10.09     |

| Fixed Charges   | Inside Rate | Outside Rate |
|-----------------|-------------|--------------|
| WT1 5/8" & 3/4" | \$ 13.57    | \$ 27.13     |
| WT2 1"          | \$ 33.98    | \$ 67.96     |
| WT3 1 1/2"      | \$ 67.99    | \$ 135.98    |
| WT4 2"          | \$ 108.73   | \$ 217.45    |
| WT5 3"          | \$ 217.48   | \$ 434.97    |
| WT6 4"          | \$ 339.82   | \$ 679.64    |
| WT7 6"          | \$ 679.61   | \$ 1,359.23  |
| WT8 8"          | \$ 1,087.42 | \$ 2,174.85  |

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## Public Services

### **Residential Sewer Rates** (cont'd)

| Industrial Surcharge | BOD       | SS        |
|----------------------|-----------|-----------|
| Inside Rate          | \$ 59.34  | \$ 52.74  |
| Outside Rate         | \$ 118.68 | \$ 105.48 |

### **Residential Flat Rate**

|                                                                |           |
|----------------------------------------------------------------|-----------|
| Inside Rate                                                    | \$ 48.99  |
| Outside Rate                                                   | \$ 97.97  |
| Septage Tickets                                                |           |
| 1 Ticket per 1000 Gallons of Tank Capacity or Fraction Thereof | \$ 43.36  |
| 1 Ticket per 3000 Gallons of Tank Capacity or Fraction Thereof | \$ 130.09 |

### **Tap/Meter Fee Structure - Residential** (effective January, 2018)

| Water Service and Meter                                     | Price       |
|-------------------------------------------------------------|-------------|
| 5/8" Water Meter                                            | \$ 205.00   |
| 5/8" Water Tap Only (no meter)                              | \$ 1,610.00 |
| 5/8" Irrigation Meter (set in parallel with existing meter) | \$ 565.00   |
| 1" Water Meter                                              | \$ 260.00   |
| 1" Irrigation Meter (set in parallel with existing meter)   | \$ 620.00   |
| 1" Water Tap (no meter) ** For Residential Home Only**      | \$ 1,610.00 |
| 1 1/2" Water Meter (no box)                                 | \$ 455.00   |
| 2" Water Meter (no box)                                     | \$ 590.00   |
| 3" Water Meter with By-Pass                                 | \$ 3,100.00 |
| 4" Water Meter with By-Pass                                 | \$ 3,900.00 |

### **Hydrant Meter**

|                                         |             |
|-----------------------------------------|-------------|
| Application Fee                         | \$ 50.00    |
| 5/8" Hydrant Meter Deposit - Refundable | \$ 500.00   |
| 3" Hydrant Meter Deposit - Refundable   | \$ 1,220.00 |
| Additional Trip to Set Meter            | \$ 25.00    |

### **Sewer service line with clean-out**

|              |             |
|--------------|-------------|
| 4" Sewer Tap | \$ 2,080.00 |
|--------------|-------------|

### **Sewer clean-out/preparation (locating and excavation must be paid by plumber)**

|                    |             |
|--------------------|-------------|
| 4" Sewer Clean-Out | Actual Cost |
| 6" Sewer Clean-Out | Actual Cost |

### **Frontage Fee**

|                |          |
|----------------|----------|
| Sewer - per LF | \$ 20.00 |
| Water - per LF | \$ 15.00 |

### **Acreage Fee**

|                |           |
|----------------|-----------|
| Sewer - per AC | \$ 350.00 |
| Water - per AC | \$ 350.00 |

  
 City of  
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 NORTH CAROLINA  
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## ***Special Event Fees***

Special events are important contributors to the quality of life for High Point citizens and are welcome activities in our community. The City of High Point is happy to assist organizations and groups in providing quality events. A special event is defined as a pre-planned event, whether publicly or privately sponsored, which is held on public property, including but not limited to parks, streets and/or sidewalks.

The costs of making such facilities available are generally recovered through fees collected for the specific event. However, the public interest is also served by reducing and/or waiving such fees for certain events that have direct community benefit to the population as a whole. Furthermore, to maintain public trust, procedures shall be established for the consistent, fair and prompt evaluation of such requests.

### ***Categories of Events***

Co-Sponsored: Co-Sponsored events are determined by the City Council and are events of general interest to the public which provide a special economic development benefit or advances the City's public image. The City will determine through the budget appropriation process the extent to which the event will be financially sponsored, either through direct appropriation or allocation of in-kind support. Any costs in excess of the support level determined by the City will be the responsibility of the other sponsoring organization(s). The City must be listed as a co-sponsor on printed materials/announcements.

Other Non-Profit Events (Charitable/Non-Profit groups, Civic/Community Groups): Permit fees and rental fees for City facilities will be charged at 50% of charges listed in the Comprehensive Fee Schedule. Rental fees for equipment and/or Public Safety personnel will be charged at regular rates.

For-Profit Events/Private Individuals or Groups: All fees associated with the event are the full and complete responsibility of the requesting party. Additionally, any organization or group which did not meet their obligation for a previously fee-waived or reduced event will not be eligible to receive a fee waiver or reduction for subsequent events.

| <b><i>Event Permits (per event)</i></b> | <b><i>Non-Profit</i></b> | <b><i>For Profit</i></b> |
|-----------------------------------------|--------------------------|--------------------------|
| Special Event Permit fee                | \$ 25.00                 | \$ 50.00                 |
| Street Closure fee                      | \$ 25.00                 | \$ 50.00                 |
| Neighborhood Block Party fee            | \$ 25.00                 | n/a                      |
| Parade, Walk or Run permit fee          | \$ 50.00                 | \$ 100.00                |
| Trail or Greenway event usage fee       | \$ 50.00                 | \$ 100.00                |

| <b><i>Traffic Control Devices (per day)</i></b> | <b><i>Non-Profit</i></b> | <b><i>For Profit</i></b> |
|-------------------------------------------------|--------------------------|--------------------------|
| Barricade Rental                                | \$ 12.00                 | \$ 12.00                 |
| Traffic Cone Rental                             | \$ 2.00                  | \$ 2.00                  |
| Sign Truck (per hour, per truck)                | \$ 18.00                 | \$ 18.00                 |
| Bicycle Rack (P&R)                              | \$ 10.00                 | \$ 10.00                 |

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## ***Special Event Fees***

| <b><i>Personnel (per hour)</i></b> | <b><i>Non-Profit</i></b> | <b><i>For Profit</i></b> |
|------------------------------------|--------------------------|--------------------------|
| Fire Medic                         | \$ 30.00                 | \$ 30.00                 |
| Fire Light Duty Apparatus          | \$ 50.00                 | \$ 50.00                 |
| Police Officer                     | \$ 40.00                 | \$ 40.00                 |

| <b><i>Mendenhall Terminal (per event)</i></b> | <b><i>Non-Profit</i></b> | <b><i>For Profit</i></b> |
|-----------------------------------------------|--------------------------|--------------------------|
| Mendenhall Terminal rental (per day)          | \$ 500.00                | \$ 1,000.00              |
| Message Board Programming                     | \$ 100.00                | \$ 100.00                |
| Over Head Lights                              | \$ 50.00                 | \$ 50.00                 |

| <b><i>Other</i></b>                                            | <b><i>Non-Profit</i></b> | <b><i>For Profit</i></b> |
|----------------------------------------------------------------|--------------------------|--------------------------|
| Power - 20A 115v receptacle (per outlet)                       | \$ 10.00                 | \$ 10.00                 |
| Power - 200A 208v receptacle 3-phase (sound) (per day)         | \$ 100.00                | \$ 100.00                |
| Power - 300A 208v 3 phase (lighting) (per day)                 | \$ 125.00                | \$ 125.00                |
| Power - electrician for 3 phase connect/disconnect (per event) | \$ 150.00                | \$ 150.00                |
| Roll-Off Dumpster (per event)                                  | \$ 100.00                | \$ 100.00                |

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Zoning Map Amendment 17-26 and  
Special Use 17-02  
(Heal-Our-Heroes)

**From:** Lee Burnette, Planning & Development  
Director

**Meeting Date:** January 16, 2018

**Public Hearing:** Yes

**Advertising Date:** January 3 & 10, 2018

**Advertised By:** Planning & Development

**Attachments:** A. Planning and Zoning Commission Recommendation  
B. Staff Report  
C. Zoning Ordinance

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### PURPOSE:

#### Zoning Map Amendment 17-26

A request by Heal-Our-Heroes to rezone approximately 7.2 acres from the Single Family Residential-3 (R-3) District to the Office & Institutional (OI) District. The site is lying at the northeastern and southeastern corners of Bridges Drive and Futrelle Drive (1600 Bridges Drive, 1500 Bridges Drive and 1906 Futrelle Drive).

#### Special Use 17-02

A request by Heal-Our-Heroes to allow a major social service facility use type in the Office & Institutional (OI) District. The site is lying at the northeastern and southeastern corners of Bridges Drive and Futrelle Drive (1600 Bridges Drive, 1500 Bridges Drive and 1906 Futrelle Drive).

### BACKGROUND:

The staff report and the Planning & Zoning Commission's recommendation are enclosed.

### BUDGET IMPACT:

There is no budget impact.

### RECOMMENDATION / ACTION REQUESTED:

- A. Staff recommended **approval** of these requests, as outlined in the attached staff report.
- B. On December 12, 2017, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 17-26 and Special Use 17-02. The Planning & Zoning Commission recommended **approval** of these requests, as outlined in the staff report and as recommended by staff, by a vote of 9-0.

## PLANNING AND ZONING COMMISSION RECOMMENDATION

### Heal-Our-Heroes

### Zoning Map Amendment 17-26 and Special Use 17-02

At its December 12, 2017 public hearing, the Planning and Zoning Commission reviewed a Zoning Map Amendment request to rezone approximately 7.2 acres to the Office & Institutional (OI) District and a Special Use request to allow a major social service facility use. All members of the Commission were present. Mr. Herbert Shannon, Senior Planner, presented these cases and recommended approval of the requests as outlined in the staff reports.

#### Speaking in favor of these requests:

- Ms. Hayes Finley, attorney with Smith Moore Leatherwood, 300 N. Greene Street; Greensboro.
- Mr. Bob Uber, president of Heal-Our-Heroes, 1579 Pondhaven Drive; High Point.
- Mr. Eddie MacEldowney with Davis Martin Powell Engineers, 6415 Old Plank Road; High Point.
- Mr. Dennis Borugian, 2015 La Vista Drive; High Point.

Ms. Finley and Mr. Uber provided a detailed overview of the proposed use and the manner in which the requested social service facility use will operate. Key points from the various speakers were:

- Heal-Our-Heroes is a non-profit organization with a mission to supply life-skills training to veterans returning to civilian life and helping them with job placement.
- The plan is to retrofit and upgrade existing buildings on the John Wesley Camp property. The facility will house approximately 20-to-30 short-term residents on-site. Life-skills training will be open to anyone in the community and will not be limited to those living on-site.
- The applicant's engineer noted some minor changes to their sketch plan. These changes clarified which of the existing buildings will be used for the social service facility use.

#### Speaking in opposition of the request:

No one spoke in opposition to this request.

### Planning & Zoning Commission Action

#### **1. Zoning Map Amendment 17-26**

##### **a) Consistency Statement**

The Commission stated that the request is supported by several goals and objectives of the Community Growth Vision Statement and Land Use Plan related to supporting workforce preparedness, providing a wide range of housing opportunities and protecting environmentally sensitive areas.

##### **b) Reasonableness Statement**

The Commission stated it would be reasonable and in the public interest to approve this request, as the OI District is immediately adjacent to the site, including a lot that was rezoned to a Transitional Office (TO) District in 2015.

The Planning & Zoning Commission **adopted these statements** by a vote of 9-0.

##### **c) Zoning Map Amendment**

The Commission recommended **approval** of Zoning Map Amendment 17-26, as recommended by staff, by a vote of 9-0.

#### **2. Special Use 17-02**

The Commission recommended **approval** of Special Use 17-02, as recommended by staff, by a vote of 9-0.



**CITY OF HIGH POINT  
PLANNING AND DEVELOPMENT DEPARTMENT**

**STAFF REPORT  
SPECIAL USE PERMIT 17-02  
December 12, 2017**

| <b>Request</b>                       |                                                                                                                    |
|--------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| <b>Applicant:</b><br>Heal-Our-Heroes | <b>Owner:</b><br>John Wesley Camp Association                                                                      |
| <b>Proposal:</b>                     | A Special Use request to allow a Major Social Service Facility use type in the Office Institutional (OI) District. |

| <b>Site Information</b>                |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Location:</b>                       | The site is lying at the northeastern and southeastern corner of Bridges Drive and Futrelle Drive.                                                                                                                                                                                                                                                                                                                                                           |
| <b>Tax Parcel Number</b>               | Guilford County Tax Parcels 0199739, 0199674 and 0199680                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Site Acreage:</b>                   | Approximately 7.2 acres                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Current Land Use:</b>               | The property has a mixture of vacant structures associated with the previous religious camp use of the property.                                                                                                                                                                                                                                                                                                                                             |
| <b>Physical Characteristics:</b>       | The site has a moderate to severely sloping terrain. An intermittent stream, with a 100-year flood zone, runs in an east-to-west direction along the northern portion of the site.                                                                                                                                                                                                                                                                           |
| <b>Water and Sewer Proximity:</b>      | A 6-inch and 8-inch City water line lies adjacent to the site along Futrelle Drive, Bridges Drive, Lakewood Drive and Eastchester Drive. Additionally, an 8-inch City sewer line lies adjacent to the site along Futrelle Drive, Lakewood Drive and Eastchester Drive.                                                                                                                                                                                       |
| <b>General Drainage and Watershed:</b> | The site drains in a general northerly direction and development is subject to the Oak Hollow Lake General Watershed Area and the Oak Hollow Lake Watershed Critical Area requirements. Engineered storm water treatment measures are required for multi-family and nonresidential development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of two (2) units per acre or more. |
| <b>Overlay Districts:</b>              | Eastchester Scenic Corridor Overlay District<br>Oak Hollow Lake General Watershed Area (GWA)<br>Oak Hollow Lake Watershed Critical Area (WCA); Tier 4                                                                                                                                                                                                                                                                                                        |

| <b>Adjacent Property Zoning and Current Land Use</b> |           |                                                                      |                                                                                  |
|------------------------------------------------------|-----------|----------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <b>North:</b>                                        | R-3       | Single Family Residential-3 District                                 | Single family dwellings                                                          |
| <b>South:</b>                                        | R-3<br>TO | Single Family Residential-3 District<br>Transitional Office District | Single family dwellings and office uses                                          |
| <b>East:</b>                                         | R-3       | Single Family Residential-3 District                                 | Undeveloped parcels and single-family dwellings                                  |
| <b>West:</b>                                         | R-3       | Single Family Residential-3 District                                 | Vacant residential structure, an undeveloped parcel and a single-family dwelling |

| Relevant Land Use Policies and Related Zoning History  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Community Growth Vision Statement:</b>              | Obj. 6A: Put a greater emphasis on work force preparedness, such as local education and job training, with community colleges and technical schools playing a key role.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Land Use Plan Map Classification:</b>               | The site has a Community/Regional Commercial land use designation. This classification includes a wider range of retail or service uses intended to serve the entire community and nearby regional customers.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Land Use Plan Goals, Objectives &amp; Policies:</b> | <p>The following goals and objectives of the Land Use Plan are relevant to this request:</p> <p>Goal #3: Provide a wide range of housing opportunities for families of all income levels.</p> <p>Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area.</p> <p>Obj. #2. Protect and preserve environmentally sensitive locations including designated open space and watershed critical areas from inappropriate development.</p> <p>Obj.#4. Protect the City's older, established neighborhoods, and promote their revitalization through needed infrastructure improvements and new residential investment.</p>                                                                                                                                     |
| <b>Relevant Area Plan:</b>                             | <p><u>Eastchester Corridor Plan – Phase 1</u></p> <p>This plan, adopted in 1994, recommended a change to the land use designation for a 43-acre area that includes the proposed site, transitioning from Office to Community/ Regional Commercial. This was done in anticipation of potential demand for additional commercial land near the mall that could be built without directly accessing Eastchester Drive.</p>                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Zoning History:</b>                                 | <p>In 2000 (ZA-00-23), the zoning site was part of a larger 43-acre area, lying north of Eastchester Drive and west of E. Hartley Drive that was rezoned to a Conditional Use Shopping Center (CU-SC) District to facilitate the development of a proposed large retail use. This project never came to fruition and in 2007, the area was rezoned to a residential zoning district so this residential neighborhood would have zoning that matched its use; to permit full use of the residential properties including building additions; and to eliminate concerns owners had that their property would be taxed at a commercial rate.</p> <p>In 2015 (ZA-15-12), an adjacent parcel to the east, 809 Eastchester Drive, was granted office zoning approval to facilitate the conversion of a single-family dwelling to an office use.</p> |

| Transportation Information |                                  |                    |                  |
|----------------------------|----------------------------------|--------------------|------------------|
| Adjacent Streets:          | Name                             | Classification     | Approx. Frontage |
|                            | Eastchester Drive                | Major Thoroughfare | 235 feet         |
|                            | Bridges Drive                    | Local              | 750 feet         |
|                            | Futrelle Drive                   | Local              |                  |
| <b>Vehicular Access:</b>   | Bridges Drive and Futrelle Drive |                    |                  |

|                                                 |                                                                                                                                                                                                                                                                                                                                                   |                |                    |
|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------|
| <b>Traffic Counts:</b><br>(Average Daily Trips) | Eastchester Drive——24,000 (NCDOT 2016 AADT)<br>Bridges Drive——None<br>Futrelle Drive——None                                                                                                                                                                                                                                                        |                |                    |
| <b>Estimated Trip Generation:</b>               | Not applicable                                                                                                                                                                                                                                                                                                                                    |                |                    |
| <b>Traffic Impact Analysis:</b>                 | <b>Required</b>                                                                                                                                                                                                                                                                                                                                   |                | <b>TIA Comment</b> |
|                                                 | <u>Yes</u>                                                                                                                                                                                                                                                                                                                                        | <u>No</u><br>X | None               |
| <b>Comments:</b>                                | <p><u>Access:</u> Access to the site will be from Bridges Drive and Futrelle Drive. No access from Eastchester Drive shall be permitted.</p> <p>The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points and improvements.</p> |                |                    |

#### School District Comment

Not applicable to this zoning case.

#### Details of Proposal

The applicant has submitted a special use application to permit the conversion of the former John Wesley religious camp into a major social service facility catering to veterans. The social service use type falls under the residential use classification and is defined as a facility with support and supervisory personnel that provides temporary room and board, housekeeping, personal care, or rehabilitation services for those needing emergency services, post-incarceration services, or drug or alcohol rehabilitation assistance (but not including those with mental illness who are dangerous to others). Facilities that provide assistance to seven (7) or more are classified as major social service uses. Social service facilities are permitted in the Residential Multifamily 26 (RM-26), Office Institutional (OI), General Business (GB) and Institutional (I) Districts. However, a major social service facility requires a special use permit in these districts.

#### Staff Analysis

The applicant, Heal-Our-Heroes, seeks to repurpose the John Wesley Camp into a veteran's resource center. The intent is to house student veterans attending GTCC for as long as they are enrolled in school. Existing buildings of the former camp are proposed to be renovated and reused in the following manner:

- Housing
- Offices
- Computer lab
- Assembly/meeting hall
- Caretaker cottage and maintenance staff cottage
- Storage structures

In conjunction with this application, a plan was submitted that depicts the use and location of structures on the site.

The site is located along a segment of the Eastchester Gateway Corridor that the Land Use Plan classified for commercial development. Current uses along this segment of the corridor contain a mixture of commercial uses, vehicle establishment uses, office and personal services uses, single family dwellings and some vacant parcels. The current Land Use Map classification supports higher intensity development.

### Findings

A special use is an additional use to those permitted by right in a zoning district. Such a use requires analysis for its potential impact on the proposed site and its impact on surrounding properties. The purpose of the special use review process is to allow the Planning and Zoning Commission and City Council an opportunity to perform this analysis. Section 2.4.11 of the Development Ordinance requires that certain findings be made before a Special Use Permit may be approved. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these required findings.

#### **Will not materially endanger the public health or safety if located where proposed.**

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Compliance</b> | <ul style="list-style-type: none"><li>❖ The current Land Use Map classification supports higher intensity commercial type development, with greater traffic impacts, than the requested social service use. Staff has not identified any public health or safety issues the requested social service use would have on adjacent properties.</li><li>❖ Except for the occasional use of the auditorium facility a few times a year, the structures on the site are currently vacant and in a state of disrepair. The allowance of the requested social service use will provide a presence of daily activity that will discourage vagrancy and vandalism of these structures.</li></ul> |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

#### **Complies with all required standards, conditions, and specifications of the Development Ordinance, including Chapter 4: Uses.**

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Compliance</b> | <p>The Development Ordinance requires a social service facility use to meet the following standards:</p> <ol style="list-style-type: none"><li>1. At least 50 square feet of gross floor area shall be provided for each person being housed or sheltered at the facility.<br/><u>Compliance:</u> As part of site plan review and building permit review, this minimum area requirement shall be enforced.</li><li>2. The facility operators shall provide continuous on-site supervision during the hours of operation through employees and/or volunteers.<br/><u>Compliance:</u> The applicant is aware of this requirement and compliance is an on-going requirement of the permit.</li></ol> |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

#### **Will not substantially injure the value of the abutting land, or the special use is a public necessity;**

|                   |                                                                                                                                                                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Compliance</b> | The requested special use proposes to reuse a former camp that has been vacant or underutilized for several years. Additionally, the applicant's focus on supporting military veterans will provide a needed public service. Staff has not identified any evidence that the reuse of the former camp will substantially injure abutting lands. |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Will be in harmony with the area in which it is to be located.**

|                   |                                                                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Compliance</b> | The proposed social service facility use will provide housing and support services for veterans. The requested reuse of the property is similar to the previous camp use, except that the facility is proposed to be operational year-round. |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Is in general conformity with the City's adopted policy guidance.**

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Compliance</b> | <p>Adopted policy documents speak to:</p> <ul style="list-style-type: none"><li>• Putting a greater emphasis on work force preparedness, such as local education and job training, with community colleges and technical schools playing a key role (Obj. 6A – Community Growth Vision Statement).</li><li>• Supporting a wider range of retail or service uses intended to serve the entire community (Land Use Map – Community/Regional Commercial land use designation).</li><li>• Providing a wide range of housing options, promoting an urban growth pattern that occurs in an orderly fashion and promoting revitalization of older neighborhood through new residential investments (Goal #3 &amp; 5 and Obj.#4 Land Use Plan).</li></ul> <p>The proposal to establish a major social service facility use is generally supported by and in conformance with adopted policy guidance documents.</p> |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Recommendation**

**Staff recommends approval**

The Planning and Development Department recommends approval of the request to permit a Major Social Service Facility Use in the Office Institutional (OI) District and the accompanying Special Use Permit.

**Report Preparation**

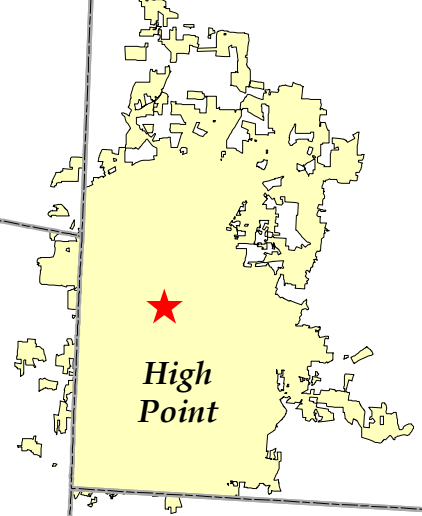
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner, and reviewed by Robert Robbins AICP, Development Services Administrator and Lee Burnette AICP, Director.

# LOCATION MAP

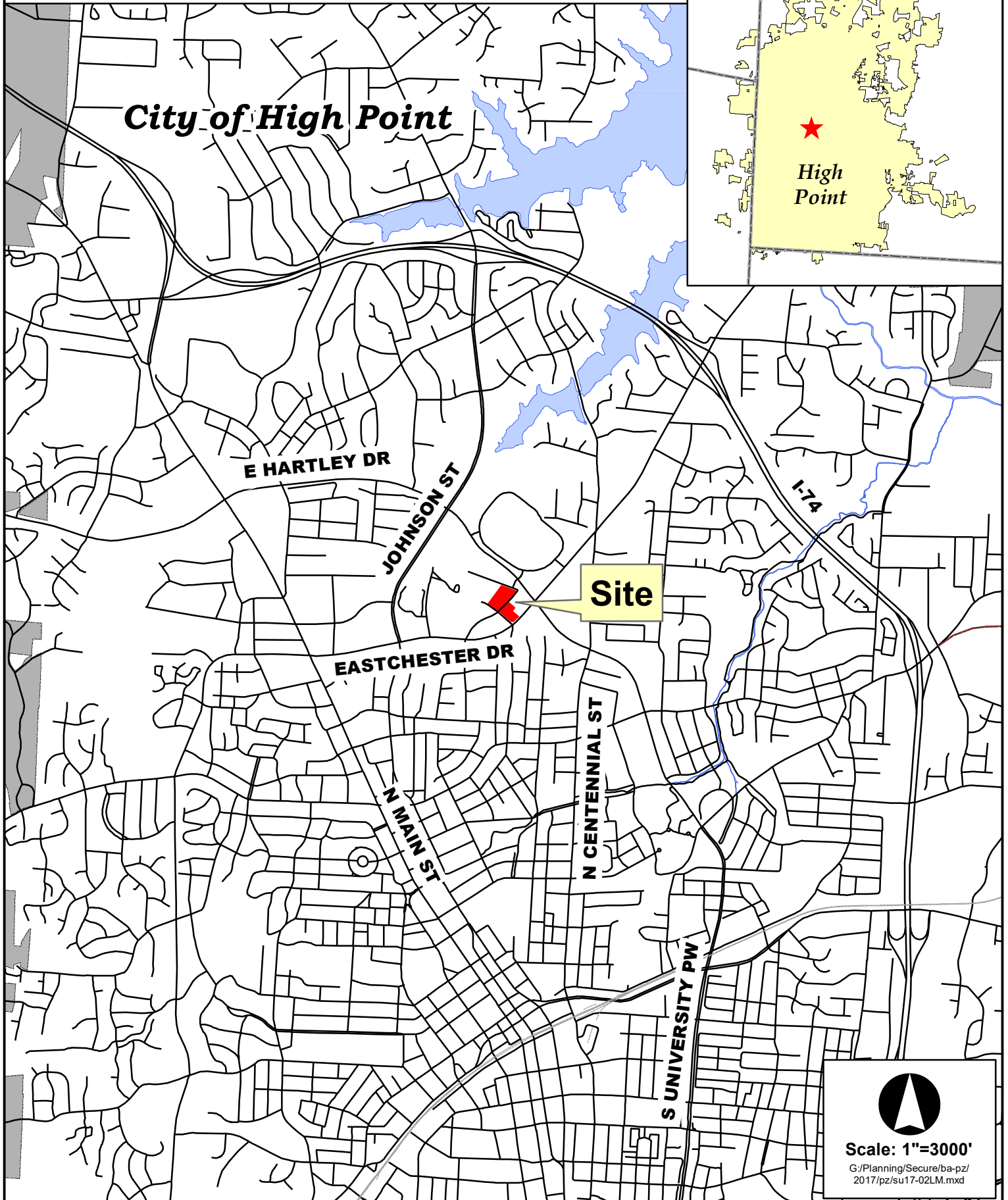
SPECIAL USE SU-17-02

Applicant: HEAL-OUR-HEROS

## Vicinity Map

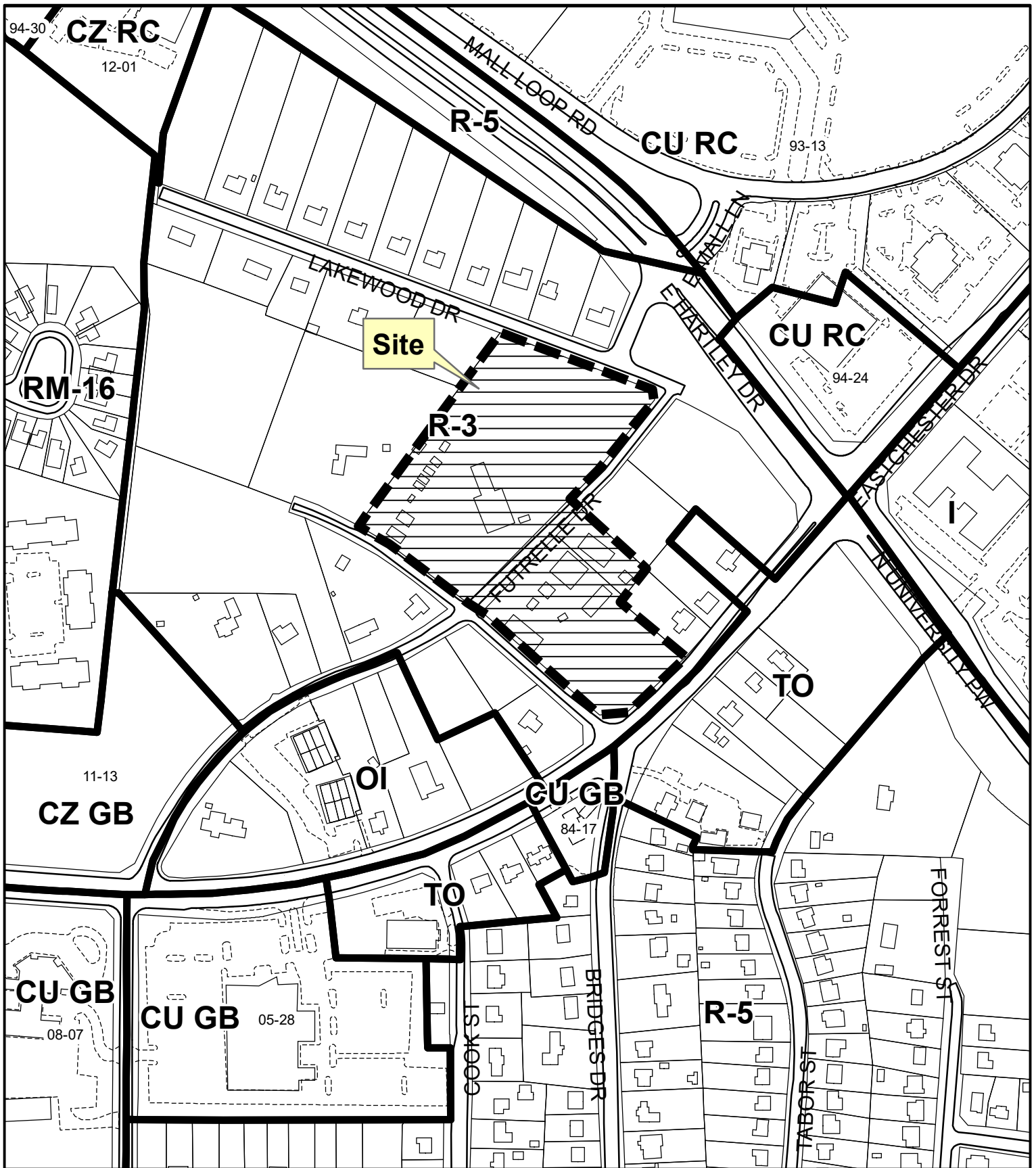


## *City of High Point*



Scale: 1"=3000'

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2017\pz\su17-02LM.mxd



## SPECIAL USE PERMIT SU-17-02

**Request: To permit a Major Social Service Facility**

**Existing Zoning Boundary**  
**Subject Property Boundary**

**Planning & Development  
Department**

**City of High Point**



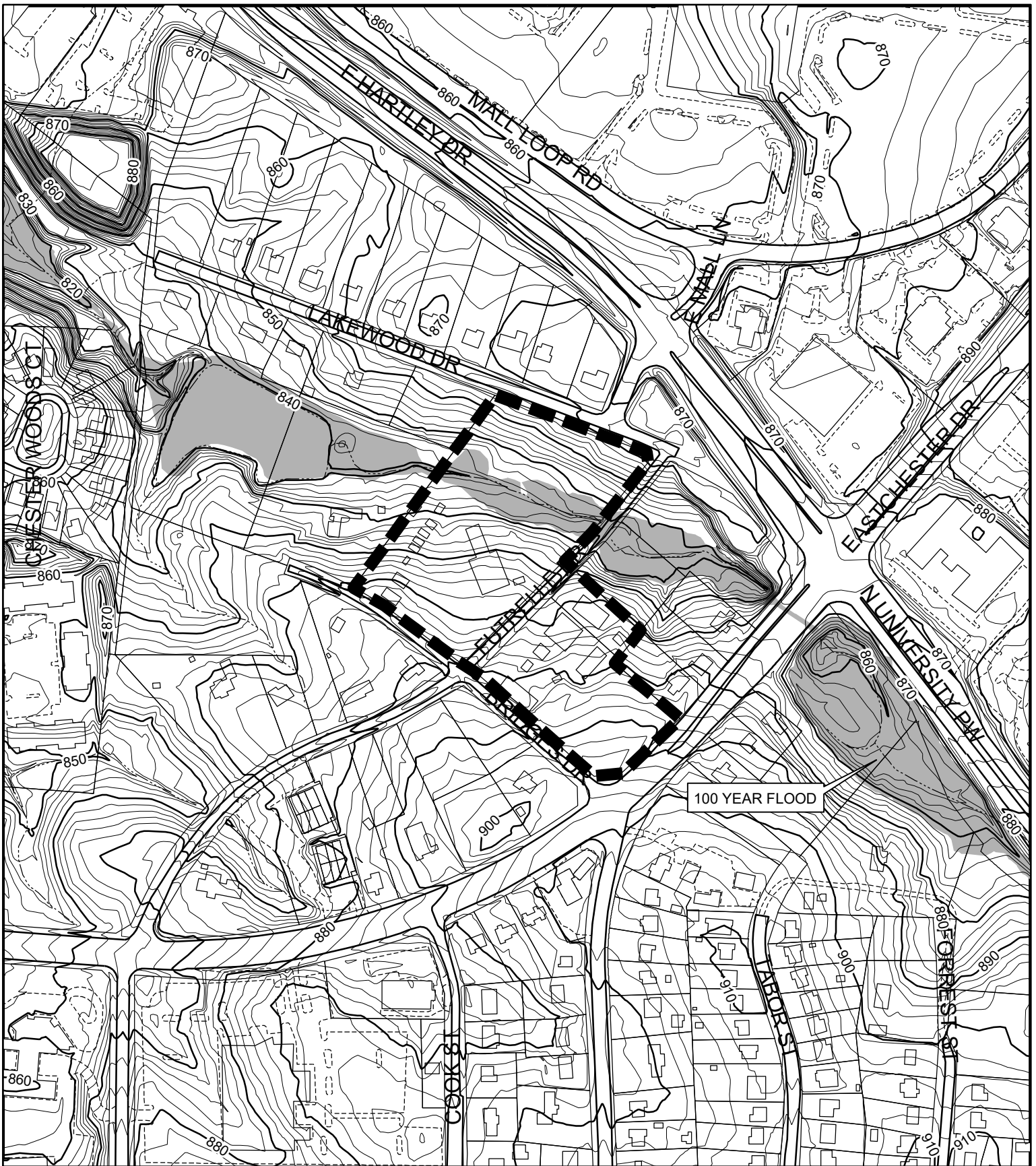
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2017/pz/su17-02.mxd









## SPECIAL USE PERMIT SU-17-02

### Topography

Subject Property Boundary - - - - -

Planning & Development  
Department

City of High Point



Scale: 1"=300'

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2017/pz/za17-25topo.mxd



**SPECIAL USE SU-17-02**





**SPECIAL USE 17-02  
CITY OF HIGH POINT, NORTH CAROLINA**

**December 12, 2017**  
**(Submitted)**

THE CITY OF HIGH POINT CITY COUNCIL, PURSUANT TO SECTION 2.4.11, SPECIAL USE, OF THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE, APPROVED A SPECIAL USE AND SITE PLAN FOR THE FOLLOWING USE, SUBJECT TO THE FOLLOWING CONDITION(S):

**USE:**

Major Social Service Facility

**CONDITIONS:**

1. Development of the site shall be generally consistent with the attached SUP Sketch Plan.
2. Access: Access to the site will be from Bridges Drive and Futrelle Drive. No access from Eastchester Drive shall be permitted.
3. The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points and improvements.

**DESCRIPTION OF PROPERTY:**

The property is approximately 7.2 acres lying at the northeastern and southeastern corner of Bridges Drive and Futrelle Drive. The property is also known as Guilford County Tax Parcels 0199739, 0199674 and 0199680.

This Special Use and approved site plan are perpetually binding upon the above-described property, unless subsequently amended as provided in the Development Ordinance or until a use otherwise permitted in the zoning district is established.

If the Special Use authorized is discontinued for a period exceeding eighteen (18) months or replaced by a use otherwise permitted in the zoning district, then the Special Use shall be deemed abandoned and this Special Use approval shall be null and void and of no effect. If for any reason any condition imposed this Special Use Permit is found to be illegal or invalid, then this Special Use Permit shall be null and void and of no effect.

The issuance of this Special Use authorizes the filing of an application for a building permit, site plan, subdivision or other development approval as required by the Development Ordinance.

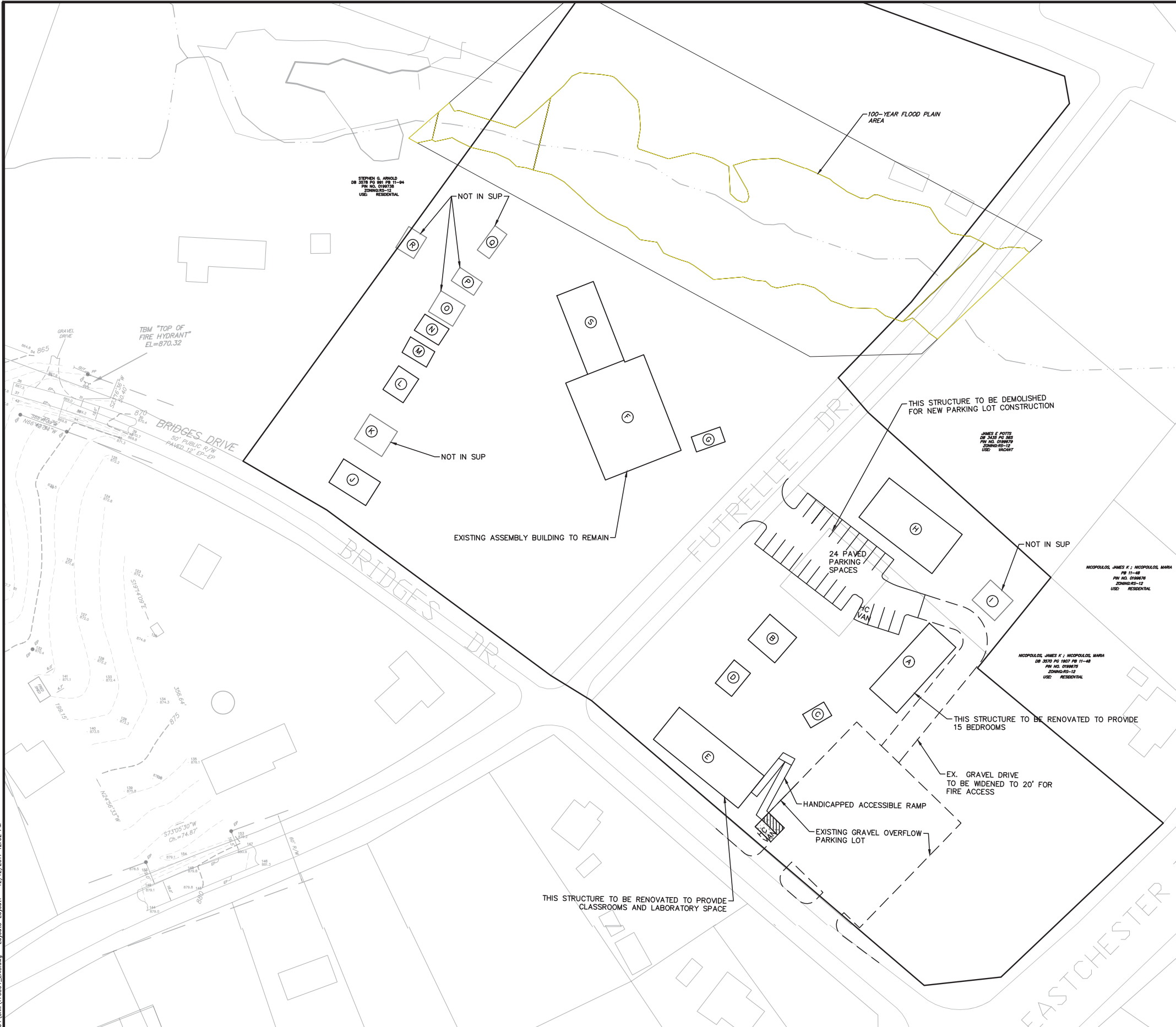
SPECIAL USE PERMIT 17-02 AND THE ACCOMPANYING AMENDED SITE PLAN WERE APPROVED BY THE CITY COUNCIL OF HIGH POINT, NORTH CAROLINA ON THE XX DAY OF JANUARY, 2018.

---

Lisa B. Vierling  
City Clerk

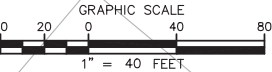
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Date



- GENERAL NOTES:
- OWNER: JOHN WESLEY CAMP ASSOCIATION  
P.O. BOX 6003 HIGH POINT NC 27262
  - DEVELOPER: HEAL OUR HEROES  
1380 EASTCHESTER DRIVE  
HIGH POINT, NORTH CAROLINA 27265  
(336) 430-8414  
CONTACT: BOB UBER  
1500 BRIDGES DRIVE  
HIGH POINT, NORTH CAROLINA 27265  
0199739, 0199674, 0199680
  - ADDRESS OF SITE: 1500 BRIDGES DRIVE
  - PARCEL ID: 0199739, 0199674, 0199680
  - DEED BOOK/PG: PB 40 PG 30
  - CURRENT ZONING: RS-12
  - AREA OF TRACT: 4.90 ACRES, 0.39 ACRES AND 1.98 ACRES
  - BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM MAPS BY OTHERS - NO FIELD WORK OR SURVEYS BY DAVIS MARTIN POWELL AT THIS TIME.
  - THIS PROPERTY IS LOCATED WITHIN A DETAILED FLOOD HAZARD AREA AS SCALED FROM MAPS BY FEMA DATED MARCH 16, 2009, 2009. SEE COMMUNITY PANEL #3710689100K.
  - UNDERGROUND UTILITIES WHERE NOT DISCERNABLE BY SURFACE APPURTENANCES (MANHOLES, VALVES, CATCH BASINS, ETC...) ARE SHOWN PER INFORMATION OBTAINED FROM ENGINEERING PLANS, UTILITY ENTITIES, SITE PLANS, AND OTHERS. SIZE AND LOCATIONS SHOULD BE CONSIDERED APPROXIMATE.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES. CONTRACTOR SHALL EXPLORE AHEAD OF ALL WORK TO VERIFY UTILITY LOCATIONS. ANY UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NOT ADDITIONAL COST TO THE OWNER.
  - CONTRACTOR SHALL COORDINATE REMOVAL OF ANY UTILITY WITH THE UTILITY PROVIDER.
  - CONTRACTOR SHALL COORDINATE WITH THE UTILITY PROVIDER ANY NEW SERVICE (ELECTRICAL, GAS, TELEPHONE, SANITARY, ETC...)
  - ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM SITE AND DISPOSED OF IN AN APPROVED CONSTRUCTION DEBRIS LANDFILL. NO MATERIAL WILL BE ALLOWED TO BE BURIED ON SITE.

- SITE LEGEND
- (A) 15 ROOM DORMITORY
  - (B) OFFICE
  - (C) BATHHOUSE-LAUNDRY
  - (D) COMPUTER LAB.
  - (E) CLASSROOM/LABORATORY SPACE
  - (F) 500 SEAT ASSEMBLY/MEETING HALL
  - (G) BATHHOUSE
  - (H) DINING HALL
  - (I) WESLEY CAMP BUILDING - NOT INCLUDED IN SUP
  - (J) MAINTENANCE MANAGERS COTTAGE
  - (K) WESLEY CAMP BUILDING - NOT INCLUDED IN SUP
  - (L) STORAGE/WORKSHOP BUILDING
  - (M) STORAGE
  - (N) EXISTING BATHHOUSE
  - (O) WESLEY CAMP BUILDING - NOT INCLUDED IN SUP
  - (P) WESLEY CAMP BUILDING - NOT INCLUDED IN SUP
  - (Q) WESLEY CAMP BUILDING - NOT INCLUDED IN SUP
  - (R) WESLEY CAMP BUILDING - NOT INCLUDED IN SUP
  - (S) FUTURE DORMITORY 1st FLOOR(12 ROOMS), 2nd FLOOR ASSEMBLY



| REV | DATE     | DESCRIPTION          | BY | PROJECT  | 170304    |
|-----|----------|----------------------|----|----------|-----------|
| 1   | 12/12/17 | UPDATE BUILDING USES |    | DATE     | OCT. 2017 |
| 2   |          |                      |    | DESIGNED |           |
| 3   |          |                      |    | DRAWN    |           |
| 4   |          |                      |    | CHECKED  |           |
| 5   |          |                      |    | SCALE    | AS NOTED  |
| 6   |          |                      |    | SURVEYED | N/A       |

THE SCALE BAR SHOWN BELOW MEASURES ONE INCH LONG ON THE ORIGINAL DRAWING.



DAVIS • MARTIN • POWELL  
ENGINEERS & SURVEYORS



6415 OLD PLANK RD, HIGH POINT, NC 27265 | T: (336) 886-4821 | F: (336) 886-4458 | WWW.DMP-INC.COM | LICENSE: F-0245

PRELIMINARY  
FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

CONCEPT SITE PLAN  
HEAL OUR HEROES  
1500 BRIDGES DRIVE  
HIGH POINT, NORTH CAROLINA

SHEET NO.



OF \_\_\_\_

## Public Services

(effective October 1, 2018)

### Residential Water Rates (1 unit = 748 gallons)

| Commodity Charges | Inside Rate | Proposed | Outside Rate | Proposed |
|-------------------|-------------|----------|--------------|----------|
| All Units         | \$ 2.90     | \$ 2.99  | \$ 5.81      | \$ 5.98  |

### Irrigation Water Rates (1 unit = 748 gallons)

| Commodity Charges | Inside Rate | Proposed | Outside Rate | Proposed |
|-------------------|-------------|----------|--------------|----------|
| All Units         | \$ 4.34     | \$ 4.47  | \$ 8.67      | \$ 8.93  |

### Commercial and Industrial Rates (1 unit = 748 gallons)

| Commodity Charges | Inside Rate | Proposed | Outside Rate | Proposed |
|-------------------|-------------|----------|--------------|----------|
| First 35 Units    | \$ 2.90     | \$ 2.99  | \$ 5.81      | \$ 5.98  |
| Next 765 Units    | \$ 2.63     | \$ 2.71  | \$ 5.25      | \$ 5.41  |
| Next 2200 Units   | \$ 2.34     | \$ 2.41  | \$ 4.68      | \$ 4.82  |
| Over 3000 Units   | \$ 2.02     | \$ 2.08  | \$ 4.04      | \$ 4.16  |
| Intergovernmental | \$ 2.02     | \$ 2.08  | \$ 4.04      | \$ 4.16  |

| Fixed Charges   | Inside Rate | Proposed    | Outside Rate | Proposed    |
|-----------------|-------------|-------------|--------------|-------------|
| WT1 5/8" & 3/4" | \$ 8.77     | \$ 9.03     | \$ 1,753.00  | \$ 1,805.59 |
| WT2 1"          | \$ 21.90    | \$ 22.56    | \$ 43.80     | \$ 45.11    |
| WT3 1 1/2"      | \$ 43.75    | \$ 45.06    | \$ 87.51     | \$ 90.14    |
| WT4 2"          | \$ 69.99    | \$ 72.09    | \$ 140.00    | \$ 144.20   |
| WT5 3"          | \$ 140.04   | \$ 144.24   | \$ 280.08    | \$ 288.48   |
| WT6 4"          | \$ 218.80   | \$ 225.36   | \$ 437.61    | \$ 450.74   |
| WT7 6"          | \$ 437.59   | \$ 450.72   | \$ 875.17    | \$ 901.43   |
| WT8 8"          | \$ 699.46   | \$ 720.44   | \$ 1,398.93  | \$ 1,440.90 |
| WT10 10"        | \$ 1,268.62 | \$ 1,306.68 |              |             |
| WT12 12"        | \$ 1,881.00 | \$ 1,937.43 |              |             |

### Residential Sewer Rates (Based on water usage)

| Commodity Charges | Inside Rate | Proposed | Outside Rate | Proposed |
|-------------------|-------------|----------|--------------|----------|
| All Units         | \$ 5.05     | \$ 5.20  | \$ 10.09     | \$ 10.39 |

| Fixed Charges   | Inside Rate |             | Outside Rate |             |
|-----------------|-------------|-------------|--------------|-------------|
| WT1 5/8" & 3/4" | \$ 13.57    | \$ 13.98    | \$ 27.13     | \$ 27.94    |
| WT2 1"          | \$ 33.98    | \$ 35.00    | \$ 67.96     | \$ 70.00    |
| WT3 1 1/2"      | \$ 67.99    | \$ 70.03    | \$ 135.98    | \$ 140.06   |
| WT4 2"          | \$ 108.73   | \$ 111.99   | \$ 217.45    | \$ 223.97   |
| WT5 3"          | \$ 217.48   | \$ 224.00   | \$ 434.97    | \$ 448.02   |
| WT6 4"          | \$ 339.82   | \$ 350.01   | \$ 679.64    | \$ 700.03   |
| WT7 6"          | \$ 679.61   | \$ 700.00   | \$ 1,359.23  | \$ 1,400.01 |
| WT8 8"          | \$ 1,087.42 | \$ 1,120.04 | \$ 2,174.85  | \$ 2,240.10 |

| Industrial Surcharge | BOD       | SS        |
|----------------------|-----------|-----------|
| Inside Rate          | \$ 59.34  | \$ 52.74  |
| Outside Rate         | \$ 118.68 | \$ 105.48 |

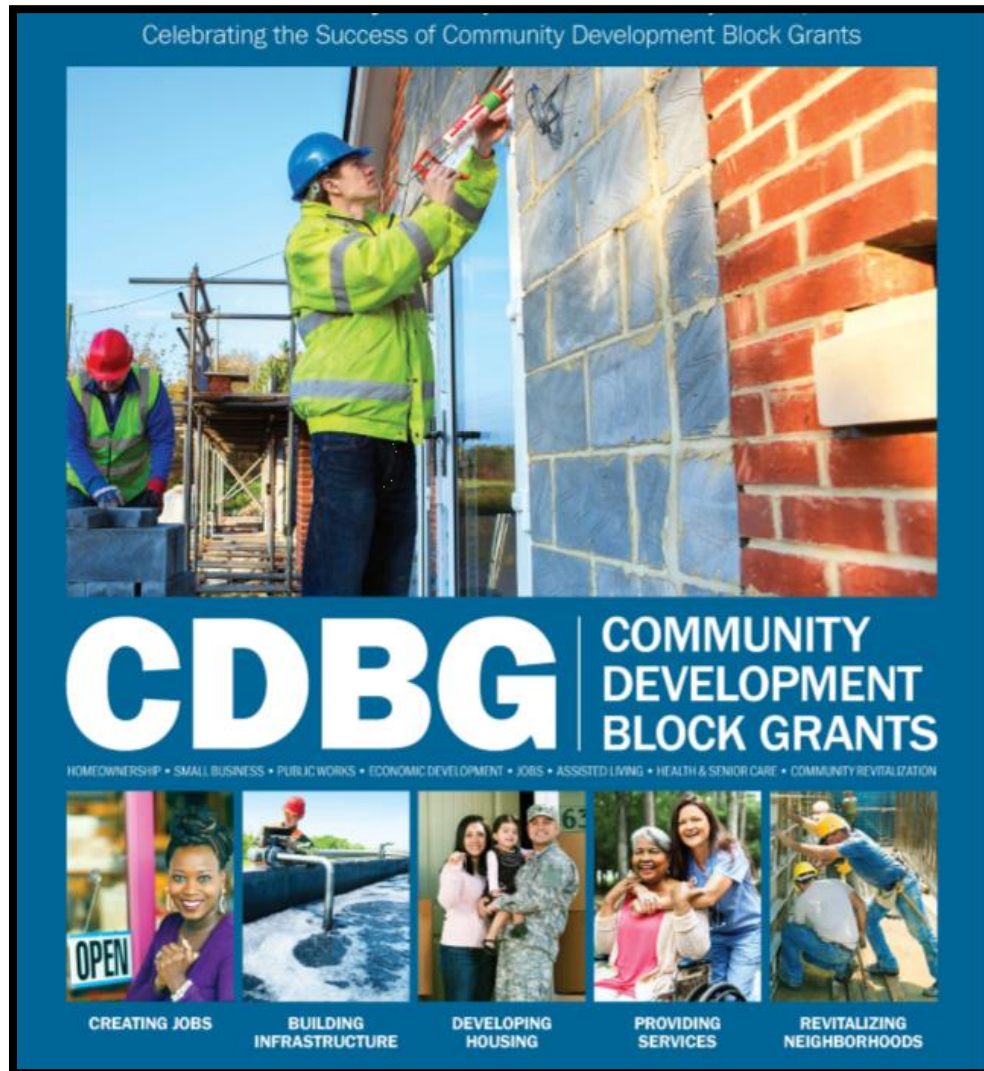
### Residential Flat Rate

|              |          |           |
|--------------|----------|-----------|
| Inside Rate  | \$ 48.99 | \$ 50.46  |
| Outside Rate | \$ 97.97 | \$ 100.91 |

### Septage Tickets

|                                                                |           |           |
|----------------------------------------------------------------|-----------|-----------|
| 1 Ticket per 1000 Gallons of Tank Capacity or Fraction Thereof | \$ 43.36  | \$ 44.66  |
| 1 Ticket per 3000 Gallons of Tank Capacity or Fraction Thereof | \$ 130.09 | \$ 133.99 |

# City of High Point Community Development & Housing 2018-2019 Draft Annual Action Plan



Public Review and Comment Period  
March 19 - April 18, 2018



*"Creating the Single Most Livable, Safe and Prosperous Community in America"*

**Program Year  
July 1, 2018 –June 30, 2019**

**Jay W. Wagner, Mayor  
Greg Demko, City Manager**

***City Council Members:***

**Jeff Golden, Ward 1  
Christopher Williams, Ward 2, Mayor Pro Tem  
Monica Peters, Ward 3  
Wesley Hudson, Ward 4  
Victor Jones, Ward 5  
Jason Ewing, Ward 6  
Britt W. Moore, At-Large  
Don Scarborough, At-Large**

***Community Development & Housing Department***

**Michael E. McNair, Director  
211 South Hamilton Street, Suite 312  
High Point, North Carolina 27260  
(336) 883-3349**

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## Executive Summary

### AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

The City of High Point's 2018-2019 Annual Action Plan, the fourth year of a 5-year Consolidated Plan spanning from 2015 - 2019, describes activities proposed for funding and implementation during FY 2018-2019. The Action Plan sets forth a description of proposed activities, establishing goals and objectives for each of them. The Plan is based on the housing and community priority needs as defined in the Consolidated Plan along with the anticipated financial resources available to address those needs. The Plan also contains goals and measurable objectives for projects and activities which implement strategies established in the Consolidated Plan.

#### 2. Summarize the objectives and outcomes identified in the Plan

*(This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.)*

See Appendix A.

#### 3. Evaluation of past performance

*(This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.)*

During the 2016 Program Year, the following activities were undertaken to address identified priority needs and execute our strategic plan:

- 3 new single-family housing units were completed, with eight (8) more under construction
- 3 properties were acquired for future demolition/new construction and five (5) properties demolished in the Core City
- 78 homeowners received emergency repair/rehab assistance
- 47 homebuyers received down payment assistance through the City-Wide and Core City down payment initiatives.
- 212 individuals attended homebuyer education classes
- 15 trainees graduated from our Construction Training Program
- 14 community agencies were assisted with funds through the Public Services and Community Based Initiatives Programs

The City continues to expend the use of public funds in a way that leverages the commitment of private sector support and community partnerships whenever possible.

#### **4. Summary of Citizen Participation Process and consultation process**

*(Summary from citizen participation section of plan.)*

Participation of the public and of public organizations is extremely important to the development of the Annual Action Plan. To maximize citizen participation, CD&H staff conducted two (2) community meetings to discuss the planning process and solicit input. During these meetings, staff reviewed HUD national objectives as well as ongoing department activities, and facilitated a discussion of community needs along with suggestions for improving programs. Meeting with the community gives the department the best opportunities to interact with residents and receive feedback. Additionally, staff regularly attends neighborhood group and association meetings in the Core City throughout the year which builds partnerships, maintains meaningful and productive relationships in the community, and enhances the Department's ability to develop responsive, relevant programs.

Two public hearings will be conducted on the proposed Action Plan. The Citizens Advisory Council will hold the first public hearing and the second public hearing will be conducted by City Council.

#### **5. Summary of public comments**

*(This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.)*

The draft Annual Action Plan is available for a 30-day public review and comment March 19-April 18, 2018. Any public comments received will be reviewed and addressed by the CD&H Director within 15 days after the public comment period closes. As part of the citizen participation process, two (2) community meetings were held and the following issues and concerns were discussed:

1) February 27<sup>th</sup> meeting - speeding in residential neighborhoods, need to focus on blight removal and code enforcement, educate the community about the process for demolitions, liens, etc., how can citizens access data on code enforcement activities, issue with building inspectors not being consistent, engaging HPU and Guilford County Schools students for volunteer efforts and service learning, trash and dumping has increased and the need for education and public service announcements regarding the blighting effects of trash and dumping, need an active list of landlords with substandard properties/nuisance issues, and abandoned properties/churches.

2) March 15<sup>th</sup> meeting – what attention does HP get from the Guilford County High Point Workforce Development Board as far as support and partnering, construction of affordable housing is a slow process and how can we build faster and increase agency capacity, need more senior affordable housing, need for more speed bumps in various neighborhoods, no summer activities for high school aged students with special needs through Parks & Recreation, expansion of the bus service (more routes, increased # of stops, and extended service times), and need for grocery/shopping in the Core City (E. Green Dr. area).

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

The 30-day public review and comment period is currently underway for this draft Plan, March 19-April 18, 2018. Any comments received will be reviewed and addressed by the CD&H Director.

## **7. Summary**

This Action Plan outlines a comprehensive and coordinated strategy for implementation of programs that will address the community's affordable housing, homeless, community development, and economic development needs as identified in the 2015-2019 Consolidated Plan. The City will utilize CDBG and HOME funds to leverage other public and private investment to address the City's goals and priorities.

## **PR-05 Lead & Responsible Agencies – 91.200(b)**

### **1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

| <b>Agency Role</b> | <b>Name</b>        | <b>Department/Agency</b>        |
|--------------------|--------------------|---------------------------------|
| CDBG Administrator | City of High Point | Community Development & Housing |
| HOME Administrator | City of High Point | Community Development & Housing |

**Table 1 – Responsible Agencies**

### **Narrative (optional)**

The City of High Point Community Development & Housing Department administers CDBG and HOME funds for the City of High Point.

### **Consolidated Plan Public Contact Information**

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City of High Point  
Community Development & Housing Department  
211 S. Hamilton St., Suite 312  
High Point, NC 27260  
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Fax: 336-883-3355  
Email: [michael.mcnaire@highpointnc.gov](mailto:michael.mcnaire@highpointnc.gov)  
Website: <https://www.highpointnc.gov/231/Community-Development-Housing>

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

Specific outreach activities undertaken in the development of the 2018-2019 Annual Action Plan can be found in the Citizen Participation section of this plan. The City of High Point conducted significant public outreach to garner input from citizens, municipal staff, non-profit agencies, private developers, local service providers, government agencies, HPHA, and others in preparing the Consolidated Plan.

#### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies [91.215(I)]**

The 2018-2019 Annual Action Plan continues to address identified coordination of effort through affordable housing initiatives and public services activities. In preparing the Consolidated Plan, the City made every effort to include all housing providers and health, mental health, and social service agencies, including governmental agencies/departments and the HPHA. Focus groups allowed social service and housing agency representatives to collaboratively discuss community needs related to housing, economic development, and special needs populations. Agencies also provided input on their programs, client needs, recent accomplishments, and future plans. This action plan is designed to promote enhanced coordination amongst these organizations during the Consolidated Plan 5-year period.

#### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The City of High Point is formerly a grant receipt of a Continuum of Care (CoC) Permanent Supportive Housing grant with Open Door Ministries serving as the service provider. The program was transferred to Open Door Ministries in a prior year. The City will continue its involvement with the CoC and conduct monthly training and workshops for Open Door Ministry clients. In addition, the City will provide grant-related technical assistance to Open Door Ministry case managers and offer building space for case managers at 201 Fourth St. on an as-needed basis.

The City will also provide move-in and yearly inspections at each residence to ensure compliance with HUD quality standards to Open Door Ministry clients.

#### **Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City of High Point does not receive ESG funds.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

In addition to obtaining input from Community Development and Housing Department staff, the City of High Point invited more than 30 local agencies to provide input for the Consolidated Plan via focus groups, public meetings, in-person or telephone interviews, and/or participation in a survey regarding housing and community development needs. The City also advertised the planning process and ways to get involved through ads in the High Point Enterprise, on the Community Development and Housing Department's website, and through flyers placed around the city. Twenty-one groups participated, and are listed in Table 2, along with the areas of the Plan for which they provided input. Organizations consulted include those focused on housing, homelessness, social services, transportation, persons with limited English proficiency, and youth and senior services.

During the 2018-2019 program year, the City will continue to implement and build upon activities that address the needs identified through the Consolidated Plan consultation process.

**Table 2 – Agencies, groups, organizations who participated**

|   |                                                                                                                                                                    |                                                                                                                                                                                        |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <b>Agency/Group/Organization</b>                                                                                                                                   | ACTS Ministries                                                                                                                                                                        |
|   | <b>Agency/Group/Organization Type</b>                                                                                                                              | Services-homeless                                                                                                                                                                      |
|   | <b>What section of the Plan was addressed by Consultation?</b>                                                                                                     | Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Public meeting and focus group participant; anticipated outcomes are to better help the City in planning allocations and investments for housing and services to address homelessness. |
| 2 | <b>Agency/Group/Organization</b>                                                                                                                                   | City of High Point Communications Department                                                                                                                                           |
|   | <b>Agency/Group/Organization Type</b>                                                                                                                              | Other government - Local                                                                                                                                                               |
|   | <b>What section of the Plan was addressed by Consultation?</b>                                                                                                     | Citizen Participation and Outreach                                                                                                                                                     |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Public meeting participant                                                                                                                                                             |
| 3 | <b>Agency/Group/Organization</b>                                                                                                                                   | HABITAT FOR HUMANITY OF HIGH POINT, ARCHDALE AND TRINITY, INC.                                                                                                                         |
|   | <b>Agency/Group/Organization Type</b>                                                                                                                              | Housing                                                                                                                                                                                |
|   | <b>What section of the Plan was addressed by Consultation?</b>                                                                                                     | Housing Need Assessment<br>Market Analysis                                                                                                                                             |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Public meeting and focus group participant                                                                                                                                             |

|   |                                                                                                                                                                    |                                                                                                                                                                                        |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4 | <b>Agency/Group/Organization</b>                                                                                                                                   | MACEDONIA NEIGHBORHOOD ASSOCIATION                                                                                                                                                     |
|   | <b>Agency/Group/Organization Type</b>                                                                                                                              | Neighborhood Organization<br>Neighborhood Organization                                                                                                                                 |
|   | <b>What section of the Plan was addressed by Consultation?</b>                                                                                                     | Housing Need Assessment<br>Economic Development<br>Community Development Needs                                                                                                         |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Public meeting participant                                                                                                                                                             |
| 5 | <b>Agency/Group/Organization</b>                                                                                                                                   | YWCA OF HIGH POINT                                                                                                                                                                     |
|   | <b>Agency/Group/Organization Type</b>                                                                                                                              | Services-Children                                                                                                                                                                      |
|   | <b>What section of the Plan was addressed by Consultation?</b>                                                                                                     | Housing Need Assessment<br>Non-Homeless Special Needs                                                                                                                                  |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Public meeting participant                                                                                                                                                             |
| 6 | <b>Agency/Group/Organization</b>                                                                                                                                   | BURNS HILL NEIGHBORHOOD ASSOCIATION                                                                                                                                                    |
|   | <b>Agency/Group/Organization Type</b>                                                                                                                              | Neighborhood Organization<br>Neighborhood Organization                                                                                                                                 |
|   | <b>What section of the Plan was addressed by Consultation?</b>                                                                                                     | Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy |



|   |                                                                                                                                                                    |                                                                                                 |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Focus group participant                                                                         |
| 7 | <b>Agency/Group/Organization</b>                                                                                                                                   | HOUSING CONSULTANTS GROUP                                                                       |
|   | <b>Agency/Group/Organization Type</b>                                                                                                                              | Housing<br>Services - Housing                                                                   |
|   | <b>What section of the Plan was addressed by Consultation?</b>                                                                                                     | Housing Need Assessment<br>Economic Development                                                 |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Focus group participant                                                                         |
| 8 | <b>Agency/Group/Organization</b>                                                                                                                                   | LESLIE'S HOUSE                                                                                  |
|   | <b>Agency/Group/Organization Type</b>                                                                                                                              | Housing<br>Services-homeless                                                                    |
|   | <b>What section of the Plan was addressed by Consultation?</b>                                                                                                     | Homeless Needs - Chronically homeless<br>Homelessness Needs - Veterans<br>Homelessness Strategy |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Focus group participant                                                                         |
| 9 | <b>Agency/Group/Organization</b>                                                                                                                                   | NAAMAN'S RECOVERY                                                                               |
|   | <b>Agency/Group/Organization Type</b>                                                                                                                              | Housing<br>Services-Persons with Disabilities<br>Services-homeless                              |

|    |                                                                                                                                                                    |                                                                                                                                                                                        |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <b>What section of the Plan was addressed by Consultation?</b>                                                                                                     | Homeless Needs - Chronically homeless<br>Homelessness Needs - Veterans<br>Homelessness Strategy                                                                                        |
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Focus group participant                                                                                                                                                                |
| 10 | <b>Agency/Group/Organization</b>                                                                                                                                   | PARTNERS ENDING HOMELESSNESS                                                                                                                                                           |
|    | <b>Agency/Group/Organization Type</b>                                                                                                                              | Regional organization                                                                                                                                                                  |
|    | <b>What section of the Plan was addressed by Consultation?</b>                                                                                                     | Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy |
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Focus group participant                                                                                                                                                                |
| 11 | <b>Agency/Group/Organization</b>                                                                                                                                   | SENIOR RESOURCES OF GUILFORD                                                                                                                                                           |
|    | <b>Agency/Group/Organization Type</b>                                                                                                                              | Services-Elderly Persons                                                                                                                                                               |
|    | <b>What section of the Plan was addressed by Consultation?</b>                                                                                                     | Non-Homeless Special Needs<br>Economic Development                                                                                                                                     |
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Focus group participant                                                                                                                                                                |
| 12 | <b>Agency/Group/Organization</b>                                                                                                                                   | SMALL BUSINESS AND TECHNOLOGY DEVELOPMENT CENTER                                                                                                                                       |
|    | <b>Agency/Group/Organization Type</b>                                                                                                                              | Services-Employment                                                                                                                                                                    |

|    |                                                                                                                                                                    |                                                                                                                                                                                                                   |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <b>What section of the Plan was addressed by Consultation?</b>                                                                                                     | Market Analysis<br>Economic Development<br>Anti-poverty Strategy                                                                                                                                                  |
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Focus group participant                                                                                                                                                                                           |
| 13 | <b>Agency/Group/Organization</b>                                                                                                                                   | WARD STREET MISSION UMC                                                                                                                                                                                           |
|    | <b>Agency/Group/Organization Type</b>                                                                                                                              | Services-homeless                                                                                                                                                                                                 |
|    | <b>What section of the Plan was addressed by Consultation?</b>                                                                                                     | Housing Need Assessment<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy |
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Focus group participant                                                                                                                                                                                           |
| 14 | <b>Agency/Group/Organization</b>                                                                                                                                   | WEST END MINISTRIES                                                                                                                                                                                               |
|    | <b>Agency/Group/Organization Type</b>                                                                                                                              | Services-homeless                                                                                                                                                                                                 |
|    | <b>What section of the Plan was addressed by Consultation?</b>                                                                                                     | Housing Need Assessment<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy |

|    |                                                                                                                                                                    |                                                       |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Focus group participant                               |
| 15 | <b>Agency/Group/Organization</b>                                                                                                                                   | WORLD RELIEF                                          |
|    | <b>Agency/Group/Organization Type</b>                                                                                                                              | Services - Refugees                                   |
|    | <b>What section of the Plan was addressed by Consultation?</b>                                                                                                     | Housing Need Assessment<br>Non-Homeless Special Needs |
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Focus group participant                               |
| 16 | <b>Agency/Group/Organization</b>                                                                                                                                   | CITY OF HIGH POINT HUMAN RELATIONS DEPARTMENT         |
|    | <b>Agency/Group/Organization Type</b>                                                                                                                              | Other government - Local                              |
|    | <b>What section of the Plan was addressed by Consultation?</b>                                                                                                     | Housing Need Assessment<br>Non-Homeless Special Needs |
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Interview participant                                 |
| 17 | <b>Agency/Group/Organization</b>                                                                                                                                   | CITY OF HIGH POINT TRANSPORTATION DEPARTMENT          |
|    | <b>Agency/Group/Organization Type</b>                                                                                                                              | Other government - Local                              |
|    | <b>What section of the Plan was addressed by Consultation?</b>                                                                                                     | Housing Need Assessment<br>Non-Homeless Special Needs |
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Interview participant                                 |

|    |                                                                                                                                                                    |                                                                                                                                                                                                                   |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 18 | <b>Agency/Group/Organization</b>                                                                                                                                   | HIGH POINT HOUSING AUTHORITY                                                                                                                                                                                      |
|    | <b>Agency/Group/Organization Type</b>                                                                                                                              | PHA                                                                                                                                                                                                               |
|    | <b>What section of the Plan was addressed by Consultation?</b>                                                                                                     | Public Housing Needs<br>Non-Homeless Special Needs<br>Market Analysis<br>Anti-poverty Strategy                                                                                                                    |
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Interview participant; provided written comments                                                                                                                                                                  |
| 19 | <b>Agency/Group/Organization</b>                                                                                                                                   | OPEN DOOR MINISTRIES OF HIGH POINT                                                                                                                                                                                |
|    | <b>Agency/Group/Organization Type</b>                                                                                                                              | Services-homeless                                                                                                                                                                                                 |
|    | <b>What section of the Plan was addressed by Consultation?</b>                                                                                                     | Housing Need Assessment<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy |
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Interview participant                                                                                                                                                                                             |
| 20 | <b>Agency/Group/Organization</b>                                                                                                                                   | CITY OF HIGH POINT PLANNING DEPARTMENT                                                                                                                                                                            |
|    | <b>Agency/Group/Organization Type</b>                                                                                                                              | Other government - Local                                                                                                                                                                                          |
|    | <b>What section of the Plan was addressed by Consultation?</b>                                                                                                     | Housing Need Assessment                                                                                                                                                                                           |

|    |                                                                                                                                                                    |                                                                                                                                                                                        |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Interview participant                                                                                                                                                                  |
| 21 | <b>Agency/Group/Organization</b>                                                                                                                                   | HIGH POINT COMMUNITY AGAINST VIOLENCE                                                                                                                                                  |
|    | <b>Agency/Group/Organization Type</b>                                                                                                                              | Services - Violence Prevention                                                                                                                                                         |
|    | <b>What section of the Plan was addressed by Consultation?</b>                                                                                                     | Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy |
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Provided written comments                                                                                                                                                              |

### **Identify any Agency Types not consulted and provide rationale for not consulting**

Efforts were made to consult as broad a group of community stakeholders as possible. Invitations to participate in the planning process were extended to housing developers/providers, homeless and other service providers, community organizations, neighborhood associations, real estate agencies, and other City of High Point departments. Organizations choosing not to attend focus groups or interviews had the option of completing an anonymous survey of local community development and housing needs. No agency types were excluded from participation.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

| <b>Name of Plan</b>                     | <b>Lead Organization</b>     | <b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Continuum of Care                       | Partners Ending Homelessness | Two of Partners Ending Homelessness' objectives that are reflected in Consolidated Plan goals are: (1) to provide a variety of supportive housing that serves chronically homeless clients, including permanent supportive housing; and (2) to provide prevention and supportive services to prevent chronic homelessness and enable the chronically homeless to move to and remain in stable housing.                                                                                                                                             |
| High Point Core City Plan: Master Plan  | City of High Point           | The Core City Master Plan called for eight priority actions, of which the following overlap with Consolidated Plan goals: investment in mixed use centers; revitalization of residential neighborhoods; street improvements along key corridors; and commercial/economic development incentives. Portions of the Core City including Macedonia and Southside are designated as Neighborhood Revitalization Strategy Areas (NRSAs), where CDBG funds may be spent with greater flexibility to stimulate improvement.                                |
| AI & Assessment of Fair Housing Summary | City of High Point           | The AI/AFH identifies four fair housing goals, which were designed for inclusion in the Consolidated Planning process: (1) Increase access to higher opportunity areas for lower income households, especially members of protected classes; (2) Expand affordable housing opportunities in high opportunity areas; (3) Increase awareness of fair housing education and outreach; and (4) Improve the physical environment of racially concentrated areas of poverty. Each of these is reflected in Strategic Plan goals for the next five years. |

| Name of Plan                                                            | Lead Organization  | How do the goals of your Strategic Plan overlap with the goals of each plan?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Center for Community Progress: Technical Assistance Scholarship Program | City of High Point | <p>In the Spring of 2016, the City of High Point, North Carolina, (City) was selected to be a recipient of the Technical Assistance Scholarship Program (TASP), a competitive merit-based scholarship designed to support communities that are ready and willing to explore more innovative approaches to vacancy and abandonment.</p> <p>The following goals/priorities were addressed and their implementation help to inform investment decisions of our Department:</p> <ol style="list-style-type: none"> <li>1. <b>Data Management Systems and Practices:</b> Assist with the creation and preliminary work of the High Point Data Team to better understand the scope, scale and nature of vacancy and abandonment.</li> <li>2. <b>Code Enforcement Systems:</b> Assist with building consensus on the most effective and strategic approach to code enforcement in the face of restrictive state laws.</li> <li>3. <b>Property Tax Enforcement Systems:</b> Facilitate discussion between Guilford County and City of High Point officials to assess current tax enforcement practices, better understand the legal framework for what's possible, and explore potential reforms to minimize the costs and harms presented by vacant, abandoned, and tax delinquent properties.</li> <li>4. <b>Community Partnerships and Programs:</b> Facilitate roundtable discussions with community stakeholders and help identify new opportunities for coordination and collaboration, including the provision of social services to the occupants of problem properties.</li> </ol> |



| Name of Plan                      | Lead Organization  | How do the goals of your Strategic Plan overlap with the goals of each plan?                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Housing Market Segmentation Study | City of High Point | This project was developed by the Center for Housing and Community Studies (UNC-Greensboro) to conduct a “housing market segmentation” study for the City to provide data for prioritizing redevelopment and revitalization of the Core City. The focus of this project is on three important and interrelated facets of housing in the Core City: the physical state of housing; the socio-demographic condition of neighborhoods; and the overall opportunity presented by careful market analysis. |

**Table 3 – Other local / regional / federal planning efforts**

### **Narrative (optional)**

The City of High Point has been selected by the Center for Community Progress for additional Technical Assistance Scholarship Program (TASP) support. This additional support will be focused on helping to implement the original TASP recommendations related to the creation of proactive housing and building code enforcement in targeted areas that support the needs of vulnerable residents.

## AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting

### Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach                                                    | Summary of response/attendance                                                     | Summary of comments received                                     | Summary of comments not accepted and reasons |
|------------|------------------|-----------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------|----------------------------------------------|
| 1          | Public Meetings  | Residents, housing & service providers, other interested stakeholders | Meetings were held on February 27 & March 15, 2018.<br>-26 residents in attendance | See AP-05 Executive Summary, page 2, #5 for summary of comments. | None                                         |
| 2          | Public Hearings  | Residents, housing & service providers, other interested stakeholders | Scheduled for March 22 & May 7, 2018<br>(rescheduled to June 4, 2018)              |                                                                  |                                              |

Table 4 – Citizen Participation Outreach

## Expected Resources

### AP-15 Expected Resources – 91.220(c) (1, 2)

#### Introduction

The following table outlines High Point's anticipated resources including CDBG, HOME, and other funding sources that the City anticipates having available during the 2018-2019 program year.

#### Priority Table

| Program | Source of Funds  | Uses of Funds                                                                                                  | Expected Amount Available Year 3 |                    |                          |           | Expected Amount Available Remainder of ConPlan \$ | Narrative Description                                                                         |
|---------|------------------|----------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------|--------------------------|-----------|---------------------------------------------------|-----------------------------------------------------------------------------------------------|
|         |                  |                                                                                                                | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |                                                   |                                                                                               |
| CDBG    | public - federal | Acquisition<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services | 932,192                          | 92,000             | 50,000                   | 1,074,192 | 1,352,474                                         | The CDBG allocation estimate assumes a level funding. Federal awards have not been announced. |

| Program      | Source of Funds  | Uses of Funds                                                                                                                                                       | Expected Amount Available Year 3 |                    |                          |           | Expected Amount Available Remainder of ConPlan \$ | Narrative Description                                                               |
|--------------|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------|--------------------------|-----------|---------------------------------------------------|-------------------------------------------------------------------------------------|
|              |                  |                                                                                                                                                                     | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |                                                   |                                                                                     |
| HOME         | public - federal | Acquisition<br>Homebuyer assistance<br>Homeowner rehab<br>Multifamily rental new construction<br>Multifamily rental rehab<br>New construction for ownership<br>TBRA | 524,044                          | 505,000            | 481,000                  | 1,510,044 | 487,356                                           | The HOME allocation estimate level funding. Federal awards have not been announced. |
| General Fund | public - local   | Acquisition<br>Admin and Planning<br>Homebuyer assistance<br>Housing                                                                                                | 967,269                          | 0                  | 0                        | 967,269   | At City Council's discretion                      | Core City development; departmental admin and support                               |

Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The federal funding listed above is funding which is received annually to support activities outlined in this Plan. Although there are no guarantees of this funding, particularly in the current budget environment, the City has historically received these funds and expects to continue to receive CDBG funds for the period covered by this Plan. The City leverages funds through its General Fund to assist in infill and affordable housing development projects.

Additional sources of funding to address housing and community development needs in the City of High Point during the 2018-2019 program year include:

- General Fund funds for match and support of the Urgent Repair Program and Construction Training Partnership Program (\$75,000)
- North Carolina Housing Finance Agency funding for construction training and urgent repairs (\$115,000)
- Internal Revenue Service grant for income tax preparation assistance (\$3,050)
- Neighborhood Stabilization Program (NSP) program income for housing and neighborhood improvements (\$200,000)

Grant matching requirements are met through in-kind sources.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City of High Point owns several residential lots in Core City neighborhoods that may be used to address the needs identified in this Plan, more specifically, increased access to affordable housing. In addition, the City will acquire additional parcels of strategic interest to increase affordable housing choice. The City anticipates continuing to partner with Pinnacle (formerly Bank of North Carolina) to develop affordable housing units on thirteen adjacent vacant lots that are close to employment generators. The bank announced in 2017 that it would invest \$5 million in affordable housing in the core city and sell them at cost to qualifying buyers.

**Discussion**

In addition to the federal, state and local funds identified in the plan, the City will continue to seek other funding opportunities and partnerships that can help to expand our programs to provide increased housing options and level of service.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

| Sort Order | Goal Name                                     | Start Year | End Year | Category                                                | Geographic Area        | Needs Addressed                                                              | Funding                                                        | Goal Outcome Indicator                                                                                                |
|------------|-----------------------------------------------|------------|----------|---------------------------------------------------------|------------------------|------------------------------------------------------------------------------|----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| 1          | Community Capacity Building                   | 2018       | 2019     | Non-Housing Community Development                       | CITYWIDE NEIGHBORHOODS | Core City Revitalization/NRSAs<br>Public Services<br>Decrease Homelessness   | CDBG: \$191,825<br>General Fund: \$116,876                     | Other: 2 Other (FTE)                                                                                                  |
| 2          | Provision of Public Services                  | 2018       | 2019     | Non-Housing Community Development                       | CITYWIDE NEIGHBORHOODS | Public Services                                                              | CDBG: \$72,000                                                 | Other: #TBD nonprofit agencies/organizations                                                                          |
| 3          | Core City Improvements                        | 2018       | 2019     | Affordable Housing<br>Non-Housing Community Development | CITYWIDE NEIGHBORHOODS | Code Enforcement and Neighborhood Clean-Up<br>Core City Revitalization/NRSAs | General Fund: \$45,000                                         | Housing Code Enforcement/Foreclosed Property Care: 17<br>Household Housing Unit<br>Other: 3 Other                     |
| 4          | Emergency Home Repair                         | 2018       | 2019     | Affordable Housing                                      | CITYWIDE NEIGHBORHOODS | Expand Homeownership Opportunities<br>Job Training Opportunities             | CDBG: \$100,000<br>NCHFA: \$115,000<br>General Fund: \$374,000 | Homeowner Housing Repairs: 70 (includes OIAM)<br>Household Housing Unit<br>Construction Training: 20 students trained |
| 5          | Support Affordable Rental Housing Development | 2018       | 2019     | Affordable Housing                                      | CITYWIDE NEIGHBORHOODS | Affordable Rental Housing Construction<br>Decrease Homelessness              | HOME: \$650,000                                                | Rental units constructed: 96<br>Household Housing Unit                                                                |

| Sort Order | Goal Name                                         | Start Year | End Year | Category           | Geographic Area        | Needs Addressed                                                                                                                                                                                                                                                   | Funding                                                      | Goal Outcome Indicator                                                   |
|------------|---------------------------------------------------|------------|----------|--------------------|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------------------|
| 6          | CHDO Project Reserves                             | 2018       | 2019     | Affordable Housing | CITYWIDE NEIGHBORHOODS | Expand Homeownership Opportunities                                                                                                                                                                                                                                | HOME: \$547,640                                              | Homeowner Housing Added: 5 Household Housing Units                       |
| 7          | CHDO Operating Support                            | 2018       | 2019     | Affordable Housing | CITYWIDE NEIGHBORHOODS | Expand Homeownership Opportunities                                                                                                                                                                                                                                | HOME: \$30,000                                               | Number of CHDOs supported: 2                                             |
| 8          | Homeownership Education & Assistance              | 2018       | 2019     | Affordable Housing | CITYWIDE NEIGHBORHOODS | Expand Homeownership Opportunities                                                                                                                                                                                                                                | General Fund: \$301,000                                      | Direct Financial Assistance to Homebuyers: 50 Households Assisted        |
| 9          | Affordable Housing Development & Program Delivery | 2018       | 2019     | Affordable Housing | CITYWIDE NEIGHBORHOODS | Affordable Rental Housing Construction<br>Expand Homeownership Opportunities                                                                                                                                                                                      | CDBG: \$501,671<br>HOME: \$200,000                           | Other: 5 Other (FTE) Homeowner Housing Added: 13 Household Housing Units |
| 10         | Program Administration                            | 2018       | 2019     | Administration     | CITYWIDE NEIGHBORHOODS | Affordable Rental Housing Construction<br>Code Enforcement and Neighborhood Clean-Up<br>Core City Revitalization/NRSAs<br>Expand Homeownership Opportunities<br>Fair Housing Education and Awareness<br>Job Training and Employment Assistance<br>Public Services | CDBG: \$116,696<br>HOME: \$82,404<br>General Fund: \$130,393 | Other: 3 Other                                                           |

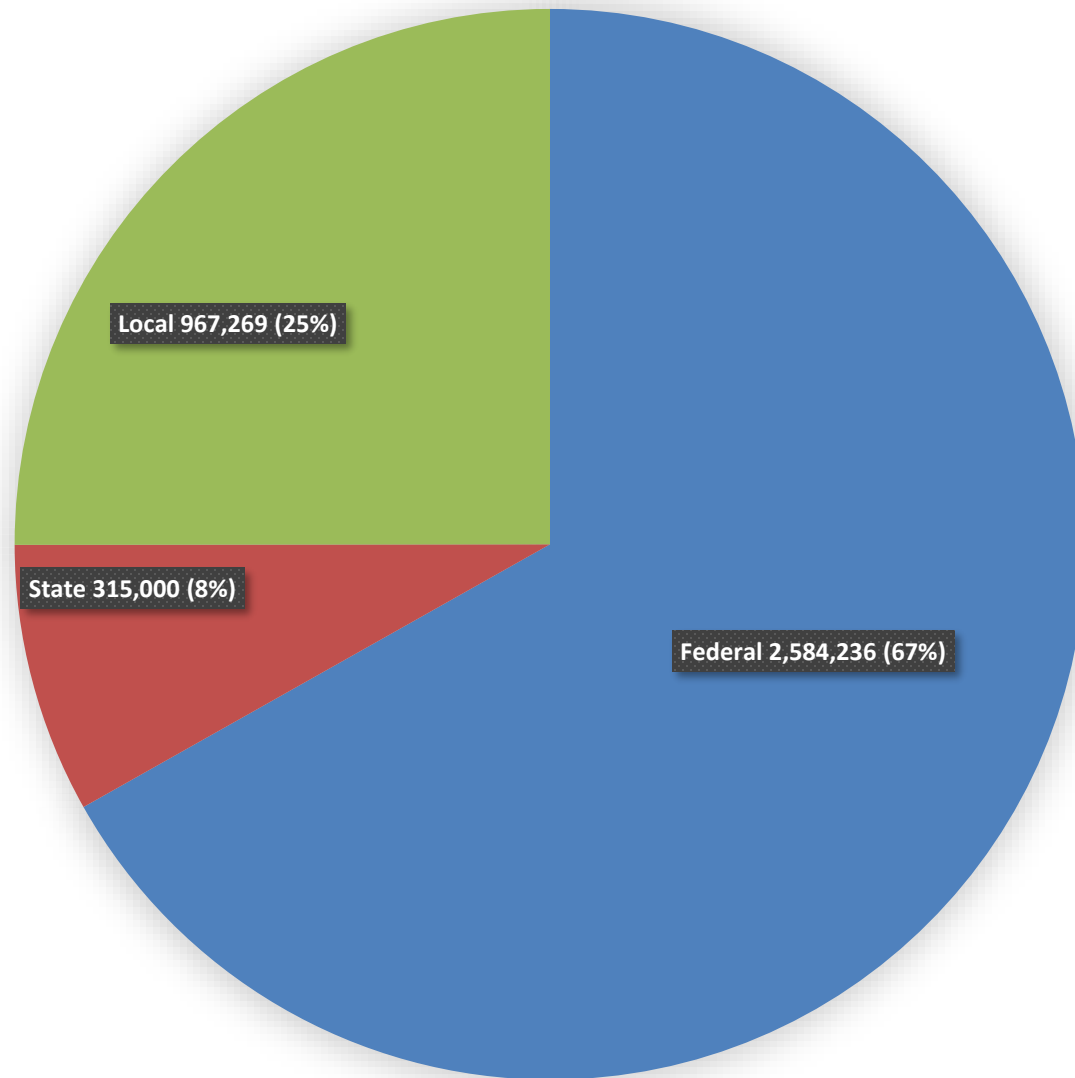
**Table 6 – Goals Summary**

| Proposed Sources                                        |                  | Proposed Uses                                |                  |
|---------------------------------------------------------|------------------|----------------------------------------------|------------------|
| *CDBG & CDBG Program Income (Includes Prior Year Funds) | 1,074,192        | Emergency/Urgent Repair/Housing Rehab        | 259,000          |
| *HOME & HOME Program Income (Includes Prior Year Funds) | 1,510,044        | Operation Inasmuch                           | 200,000          |
| NSP Program Income                                      | 200,000          | CHDO Activities                              | 577,640          |
| City Infill Development (GF)                            | 120,000          | Homebuyer Assistance/IDA                     | 301,000          |
| City General Fund (Program support)                     | 247,269          | Infill Housing/Core City Redevelopment       | 45,000           |
| North Carolina Housing Finance Agency                   | 115,000          | Avondale Trace Apartments                    | 650,000          |
| Volunteer Income Tax Assistance                         | 3,050            | Cedrow Affordable Housing (Infrastructure)   | 200,000          |
| Core City Redevelopment                                 | 600,000          | Construction Training Partnership            | 130,000          |
|                                                         |                  | NSP Eligible Activities                      | 200,000          |
|                                                         |                  | Public Service Grants                        | 67,000           |
|                                                         |                  | Capacity Building Initiative (CBI)           | 5,000            |
|                                                         |                  | Volunteer Income Tax Assistance              | 3,050            |
|                                                         |                  | HUD Section 108 Loan Repayment               | 92,000           |
|                                                         |                  | Affordable Housing Program Delivery          | 501,671          |
|                                                         |                  | Community Capacity Building Program Delivery | 308,701          |
|                                                         |                  | Program Administration                       | 329,493          |
| <b>TOTALS</b>                                           | <b>3,869,555</b> |                                              | <b>3,869,555</b> |

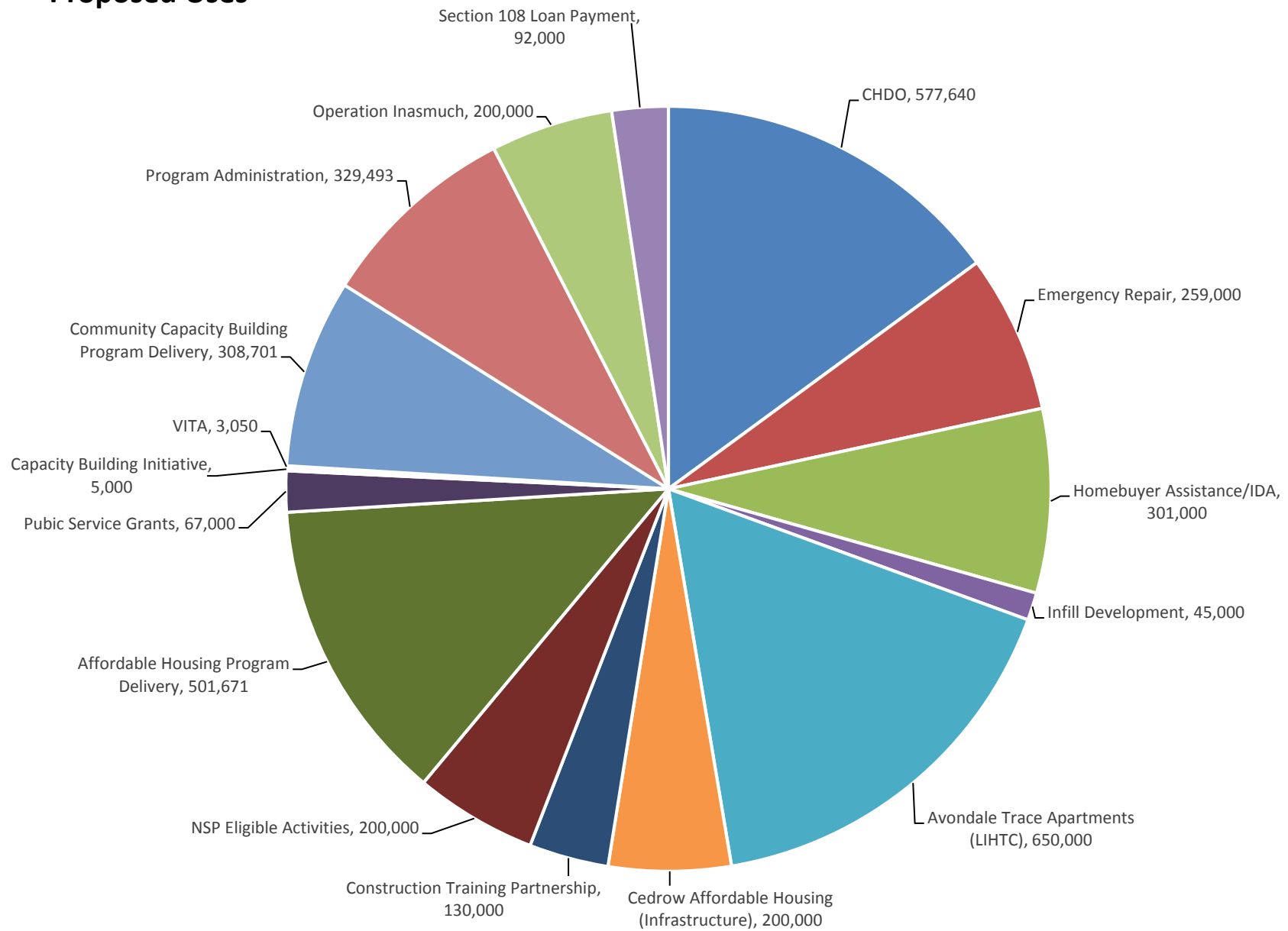
***\*Funding allocations are estimates.***



## Proposed Sources



## Proposed Uses



## Goal Descriptions

|    |                         |                                                                                           |
|----|-------------------------|-------------------------------------------------------------------------------------------|
| 1  | <b>Goal Name</b>        | Community Capacity Building                                                               |
|    | <b>Goal Description</b> | Implementation of neighborhood capacity building activities                               |
| 2  | <b>Goal Name</b>        | Provision of Public Services                                                              |
|    | <b>Goal Description</b> | Public service grants to community-based organizations and other non-profits              |
| 3  | <b>Goal Name</b>        | Core City Improvements                                                                    |
|    | <b>Goal Description</b> | Affect physical conditions that improve the quality of life of residents in the Core City |
| 4  | <b>Goal Name</b>        | Emergency Home Repair                                                                     |
|    | <b>Goal Description</b> | Address the emergency repair needs of income-eligible residents                           |
| 5  | <b>Goal Name</b>        | Support Affordable Rental Housing Development                                             |
|    | <b>Goal Description</b> | LIHTC affordable housing development                                                      |
| 6  | <b>Goal Name</b>        | CHDO Project Reserves                                                                     |
|    | <b>Goal Description</b> | Allocate HOME funds to support new housing construction                                   |
| 7  | <b>Goal Name</b>        | CHDO Operating Support                                                                    |
|    | <b>Goal Description</b> | Provide operational support for our two CHDOs                                             |
| 8  | <b>Goal Name</b>        | Homeownership Education & Assistance                                                      |
|    | <b>Goal Description</b> | Improve access to safe, decent and affordable housing for income-eligible residents       |
| 9  | <b>Goal Name</b>        | Affordable Housing Development & Program Delivery                                         |
|    | <b>Goal Description</b> | Staff and other operational support for the delivery of and access to affordable housing  |
| 10 | <b>Goal Name</b>        | Program Administration                                                                    |
|    | <b>Goal Description</b> | Administration and planning activities                                                    |

Table 7 – Goal Descriptions

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):**

Through the emergency/urgent repair program, down payment assistance/IDA, multi-family LIHTC, and CHDO projects, we anticipate serving extremely low-income, low-income, and moderate-income families as follows:

- Extremely low-income: 77
- Low-income: 104
- Moderate-income: 53

As the CDBG & HOME programs have eligibility income requirements, HUD is required by law to set income limits in determining eligibility of applicants for assisted housing programs which use HUD funds. The income guidelines provided to High Point reflect incomes for the Greensboro-High Point Metropolitan Statistical Area (MSA). The table below contains FY2018 income limits, effective April 1, 2018, with breakdowns by family size and income categories for High Point.

| 2018 Income Levels (Source: HUD) |                      |                 |            |                    |
|----------------------------------|----------------------|-----------------|------------|--------------------|
|                                  | Extremely Low Income | Very Low Income | Low Income | Area Median Income |
| Persons in Household             | 30% Median           | 50% Median      | 80% Median | 100% Median        |
| 1                                | 12,750               | 21,200          | 33,900     | 42,400             |
| 2                                | 16,460               | 24,200          | 38,750     | 48,400             |
| 3                                | 20,780               | 27,250          | 43,600     | 54,500             |
| 4                                | 25,100               | 30,250          | 48,400     | 60,500             |
| 5                                | 29,420               | 32,700          | 52,300     | 65,300             |
| 6                                | 33,740               | 35,100          | 56,150     | 70,200             |
| 7                                | 37,550               | 37,550          | 60,050     | 75,000             |
| 8                                | 39,950               | 39,950          | 63,900     | 79,900             |

## AP-35 Projects – 91.220(d)

### Introduction

The 2018-2019 projects summarized below include those to be funded using CDBG and HOME monies. Summaries of additional housing and community development projects funded through other sources are provided in the appendix.

| #  | Project Name                       |
|----|------------------------------------|
| 1  | Community Capacity Building        |
| 2  | Community Based Initiatives        |
| 3  | Public Services                    |
| 4  | Emergency Repair Program           |
| 5  | Core City Activities               |
| 6  | Affordable Housing Infrastructure  |
| 7  | CHDO - Habitat for Humanity        |
| 8  | CHDO - Community Housing Solutions |
| 9  | CHDO Operating Costs               |
| 10 | Homebuyer Assistance Program       |
| 11 | Homebuyer Education Class          |
| 12 | Individual Development Accounts    |
| 13 | Affordable Housing Delivery Cost   |
| 14 | Program Administration             |
| 15 | HOME Program Administration        |
| 16 | Section 108 Loan Repayment         |
| 17 | Avondale Trace Apartments (LIHTC)  |

**Table 8 – Project Information**

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocation priorities and program activities are based on identified needs in the 2015-2019 Consolidated Plan. Obstacles in addressing underserved needs include: lack of funding, constrained availability of affordable, decent, safe, and sanitary rental and homeowner housing units, and the need to strengthen the system of care through homeless housing and service providers. See [AP-85 Other Actions](#) for actions planned to address obstacles to meeting underserved needs.

## Projects

### AP-38 Projects Summary

#### Project Summary Information

Table 9 – Project Summary

|   |                                                                                                |                                                                                                                                                                                                                                                 |
|---|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <b>Project Name</b>                                                                            | Community Capacity Building                                                                                                                                                                                                                     |
|   | <b>Target Area</b>                                                                             | CITYWIDE NEIGHBORHOODS                                                                                                                                                                                                                          |
|   | <b>Goals Supported</b>                                                                         | Community Capacity Building                                                                                                                                                                                                                     |
|   | <b>Needs Addressed</b>                                                                         | Code Enforcement and Neighborhood Clean-Up<br>Core City Revitalization/NRSAs                                                                                                                                                                    |
|   | <b>Funding</b>                                                                                 | CDBG: \$191,825<br>General Fund: \$116,876                                                                                                                                                                                                      |
|   | <b>Description</b>                                                                             | TO PROVIDE PROGRAMS ASSOCIATED WITH IMPLEMENTING COMMUNITY AND NEIGHBORHOOD DEVELOPMENT ACTIVITIES CONSISTENT WITH PRIORITIES IDENTIFIED IN THE 2015-2019 CONSOLIDATED PLAN AND STRATEGIES TO BE IMPLEMENTED DURING THE 2018-2019 PROGRAM YEAR. |
|   | <b>Target Date</b>                                                                             | 6/30/2019                                                                                                                                                                                                                                       |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | It is estimated that the Community and Neighborhood Division will serve over 1,000 families with the capacity building activities                                                                                                               |
|   | <b>Location Description</b>                                                                    | City wide with special emphasis on the Core City                                                                                                                                                                                                |

|          |                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------|------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          | <b>Planned Activities</b>                                                                      | Implementation of non-housing strategies to promote community capacity development activities that create stronger neighborhoods. Capacity-building and technical support for neighborhood associations remains one of the most important services provided. Technical and analytical support will also be provided to the Citizen's Advisory Council, Neighborhood Associations/Watch groups and Public Service grantees. |
| <b>2</b> | <b>Project Name</b>                                                                            | Community Based Initiatives                                                                                                                                                                                                                                                                                                                                                                                                |
|          | <b>Target Area</b>                                                                             | CITYWIDE NEIGHBORHOODS                                                                                                                                                                                                                                                                                                                                                                                                     |
|          | <b>Goals Supported</b>                                                                         | Community Capacity Building<br>Provision of Public Services                                                                                                                                                                                                                                                                                                                                                                |
|          | <b>Needs Addressed</b>                                                                         | Core City Revitalization/NRSAs                                                                                                                                                                                                                                                                                                                                                                                             |
|          | <b>Funding</b>                                                                                 | CDBG: \$5,000                                                                                                                                                                                                                                                                                                                                                                                                              |
|          | <b>Description</b>                                                                             | MINI GRANTS TO LOCAL NEIGHBORHOOD GROUPS AND ORGANIZATIONS FOR PUBLIC SERVICE-TYPE PROJECT ACTIVITIES                                                                                                                                                                                                                                                                                                                      |
|          | <b>Target Date</b>                                                                             | 6/30/2019                                                                                                                                                                                                                                                                                                                                                                                                                  |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | It is estimated that the Community and Neighborhood Division will serve over 300-500 families with the Community Based Initiatives grants.                                                                                                                                                                                                                                                                                 |
|          | <b>Location Description</b>                                                                    | City wide with special emphasis on the Core City                                                                                                                                                                                                                                                                                                                                                                           |
|          | <b>Planned Activities</b>                                                                      | Public service activities provided by neighborhoods and/or local community based organizations for the benefit of low to moderate-income residents.                                                                                                                                                                                                                                                                        |
| <b>3</b> | <b>Project Name</b>                                                                            | Public Services                                                                                                                                                                                                                                                                                                                                                                                                            |
|          | <b>Target Area</b>                                                                             | CITYWIDE NEIGHBORHOODS                                                                                                                                                                                                                                                                                                                                                                                                     |

|          |                                                                                                |                                                                                                                                                                                                                                                                                                                                             |
|----------|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          | <b>Goals Supported</b>                                                                         | Provision of Public Services                                                                                                                                                                                                                                                                                                                |
|          | <b>Needs Addressed</b>                                                                         | Expand Homeownership Opportunities<br>Decrease Homelessness<br>Code Enforcement and Neighborhood Clean-Up<br>Core City Revitalization/NRSAs<br>Job Training and Employment Assistance<br>Public Services<br>Fair Housing Education and Awareness                                                                                            |
|          | <b>Funding</b>                                                                                 | CDBG: \$67,000                                                                                                                                                                                                                                                                                                                              |
|          | <b>Description</b>                                                                             | TO FUND PUBLIC SERVICES ACTIVITIES BY LOCAL COMMUNITY BASED ORGANIZATIONS AND NON-PROFITS FOR THE BENEFIT OF LOW TO MODERATE INCOME RESIDENTS. ELIGIBLE ACTIVITIES INCLUDE LABOR, SUPPLIES AND MATERIALS, EMPLOYMENT, CRIME PREVENTION, CHILD-CARE, HEALTH, DRUG ABUSE EDUCATION, FAIR HOUSING, HOUSING COUNSELING AND ENERGY CONSERVATION. |
|          | <b>Target Date</b>                                                                             | 6/30/2019                                                                                                                                                                                                                                                                                                                                   |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | It is estimated that the Community and Neighborhood Division will serve over 950 families with the Public Services grants.                                                                                                                                                                                                                  |
|          | <b>Location Description</b>                                                                    | Citywide                                                                                                                                                                                                                                                                                                                                    |
|          | <b>Planned Activities</b>                                                                      | Public service activities provided by local community based organizations and non-profits for the benefit of low to moderate-income residents.                                                                                                                                                                                              |
| <b>4</b> | <b>Project Name</b>                                                                            | Emergency Repair Program                                                                                                                                                                                                                                                                                                                    |
|          | <b>Target Area</b>                                                                             | CITYWIDE NEIGHBORHOODS                                                                                                                                                                                                                                                                                                                      |
|          | <b>Goals Supported</b>                                                                         | Emergency Home Repair                                                                                                                                                                                                                                                                                                                       |



|   |                                                                                                |                                                                                                                                                                                            |
|---|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <b>Needs Addressed</b>                                                                         | Expand Homeownership Opportunities<br>Code Enforcement and Neighborhood Clean-Up<br>Job Training & Employment Opportunities                                                                |
|   | <b>Funding</b>                                                                                 | CDBG: \$100,000<br>NCHFA: \$115,000<br>General Fund: \$374,000 (includes Operation Inasmuch)                                                                                               |
|   | <b>Description</b>                                                                             | PROVIDE EMERGENCY REPAIRS FOR INCOME ELIGIBLE HOMEOWNERS                                                                                                                                   |
|   | <b>Target Date</b>                                                                             | 6/30/2019                                                                                                                                                                                  |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Number of homes rehabilitated: 40 (30 via OIAM)<br>Family types: Households with incomes of 80% AMI and below                                                                              |
|   | <b>Location Description</b>                                                                    | Citywide (with a focus on Core City)                                                                                                                                                       |
|   | <b>Planned Activities</b>                                                                      | Emergency repairs that threaten the continued livability and viability of homeowner housing units;<br>Construction Training Program provides classes and hands-on construction experience. |
| 5 | <b>Project Name</b>                                                                            | Core City Activities                                                                                                                                                                       |
|   | <b>Target Area</b>                                                                             | CITYWIDE NEIGHBORHOODS                                                                                                                                                                     |
|   | <b>Goals Supported</b>                                                                         | Core City Improvements                                                                                                                                                                     |
|   | <b>Needs Addressed</b>                                                                         | Expand Homeownership Opportunities<br>Code Enforcement and Neighborhood Clean-Up<br>Core City Revitalization/NRSAs                                                                         |
|   | <b>Funding</b>                                                                                 | General Fund: \$45,000                                                                                                                                                                     |
|   | <b>Description</b>                                                                             | Activities that: (1) increases homeownership in the Core City overall, especially by young professionals and middle-income households, and (2) remove/mitigate blight influences.          |

|          |                                                                                                |                                                                                                                  |
|----------|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
|          | <b>Target Date</b>                                                                             | 6/30/2019                                                                                                        |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Housing Code Enforcement/Foreclosed Property Care: 17<br>Number of blighted homes demolished: 3                  |
|          | <b>Location Description</b>                                                                    | Core City                                                                                                        |
|          | <b>Planned Activities</b>                                                                      | Activities include down payment incentives, acquisition, rehabilitation, demolition, and infill development.     |
| <b>6</b> | <b>Project Name</b>                                                                            | Cedrow Affordable Housing (Site developmentI)                                                                    |
|          | <b>Target Area</b>                                                                             | CITYWIDE NEIGHBORHOODS                                                                                           |
|          | <b>Goals Supported</b>                                                                         | Support Affordable Single-Family Housing Development                                                             |
|          | <b>Needs Addressed</b>                                                                         | Affordable Single-family Housing Construction                                                                    |
|          | <b>Funding</b>                                                                                 | HOME: \$200,000                                                                                                  |
|          | <b>Description</b>                                                                             | SINGLE-FAMILY AFFORDABLE HOUSING DEVELOPMENT                                                                     |
|          | <b>Target Date</b>                                                                             | 6/30/2019                                                                                                        |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Number of units: 13<br>Family types: Households with incomes of 80% AMI and below                                |
|          | <b>Location Description</b>                                                                    | Cedrow Drive, High Point, NC                                                                                     |
|          | <b>Planned Activities</b>                                                                      | Site development for a single-family development to include lot development, streets, sidewalks, utilities, etc. |
| <b>7</b> | <b>Project Name</b>                                                                            | CHDO - Habitat for Humanity                                                                                      |
|          | <b>Target Area</b>                                                                             | CITYWIDE NEIGHBORHOODS                                                                                           |

|   |                                                                                                |                                                                                                                              |
|---|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
|   | <b>Goals Supported</b>                                                                         | CHDO Project Reserves                                                                                                        |
|   | <b>Needs Addressed</b>                                                                         | Expand Homeownership Opportunities<br>Job Training and Employment Assistance                                                 |
|   | <b>Funding</b>                                                                                 | HOME: \$75,000                                                                                                               |
|   | <b>Description</b>                                                                             | AFFORDABLE HOUSING DEVELOPMENT FOR HOMEOWNERSHIP                                                                             |
|   | <b>Target Date</b>                                                                             | 6/30/2019                                                                                                                    |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Number of homes constructed: 3<br>Number of CTP apprentices: 2<br>Family types: Households with incomes of 80% AMI and below |
|   | <b>Location Description</b>                                                                    | Washington Terrace neighborhood                                                                                              |
|   | <b>Planned Activities</b>                                                                      | Construction of affordable housing for homeownership that includes a construction training component.                        |
| 8 | <b>Project Name</b>                                                                            | CHDO - Community Housing Solutions                                                                                           |
|   | <b>Target Area</b>                                                                             | CITYWIDE NEIGHBORHOODS                                                                                                       |
|   | <b>Goals Supported</b>                                                                         | CHDO Project Reserves                                                                                                        |
|   | <b>Needs Addressed</b>                                                                         | Expand Homeownership Opportunities                                                                                           |
|   | <b>Funding</b>                                                                                 | HOME: \$442,640                                                                                                              |
|   | <b>Description</b>                                                                             | AFFORDABLE HOUSING CONSTRUCTION FOR HOMEOWNERSHIP                                                                            |
|   | <b>Target Date</b>                                                                             | 6/30/2019                                                                                                                    |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Number of homes constructed: 2<br>Family types: Households with incomes of 80% AMI and below                                 |

|           |                                                                                                |                                                                                                                                                    |
|-----------|------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
|           | <b>Location Description</b>                                                                    | Southside neighborhood                                                                                                                             |
|           | <b>Planned Activities</b>                                                                      | Construction of affordable housing for homeownership                                                                                               |
| <b>9</b>  | <b>Project Name</b>                                                                            | CHDO Operating Costs                                                                                                                               |
|           | <b>Target Area</b>                                                                             | CITYWIDE NEIGHBORHOODS                                                                                                                             |
|           | <b>Goals Supported</b>                                                                         | CHDO Operating Support                                                                                                                             |
|           | <b>Needs Addressed</b>                                                                         | Expand Homeownership Opportunities                                                                                                                 |
|           | <b>Funding</b>                                                                                 | HOME: \$30,000                                                                                                                                     |
|           | <b>Description</b>                                                                             | CHDO operating support                                                                                                                             |
|           | <b>Target Date</b>                                                                             | 6/30/2018                                                                                                                                          |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | N/A                                                                                                                                                |
|           | <b>Location Description</b>                                                                    | N/A                                                                                                                                                |
|           | <b>Planned Activities</b>                                                                      | CHDO operating support                                                                                                                             |
| <b>10</b> | <b>Project Name</b>                                                                            | Homebuyer Assistance Program                                                                                                                       |
|           | <b>Target Area</b>                                                                             | CITYWIDE NEIGHBORHOODS                                                                                                                             |
|           | <b>Goals Supported</b>                                                                         | Homeownership Education & Assistance                                                                                                               |
|           | <b>Needs Addressed</b>                                                                         | Expand Homeownership Opportunities                                                                                                                 |
|           | <b>Funding</b>                                                                                 | General Fund: \$250,000                                                                                                                            |
|           | <b>Description</b>                                                                             | DOWN PAYMENT AND CLOSING COST ASSISTANCE TO INCOME ELIGIBLE FIRST TIME HOMEBUYERS;<br>ACTIVITY ALSO INCLUDES CORE CITY HOMEBUYER INCENTIVE PROGRAM |

|           |                                                                                                |                                                                                                           |
|-----------|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
|           | <b>Target Date</b>                                                                             | 6/30/2019                                                                                                 |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Number of homebuyers assisted: 50<br>Family types: Households with incomes of 80% AMI and below           |
|           | <b>Location Description</b>                                                                    | Citywide (includes Core City Initiative)                                                                  |
|           | <b>Planned Activities</b>                                                                      | Provide direct homebuyer assistance through the Homebuyer Assistance Program, to include the IDA program. |
| <b>11</b> | <b>Project Name</b>                                                                            | Homebuyer Education Class                                                                                 |
|           | <b>Target Area</b>                                                                             | CITYWIDE NEIGHBORHOODS                                                                                    |
|           | <b>Goals Supported</b>                                                                         | Homeownership Education & Assistance                                                                      |
|           | <b>Needs Addressed</b>                                                                         | Expand Homeownership Opportunities                                                                        |
|           | <b>Funding</b>                                                                                 | General Fund: \$21,000                                                                                    |
|           | <b>Description</b>                                                                             | HOMEBUYER EDUCATION AND COUNSELING                                                                        |
|           | <b>Target Date</b>                                                                             | 6/30/2019                                                                                                 |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Number of homebuyer education participants: 300                                                           |
|           | <b>Location Description</b>                                                                    | Citywide                                                                                                  |
|           | <b>Planned Activities</b>                                                                      | Provide homebuyer education and counseling to potential first-time homebuyers.                            |
| <b>12</b> | <b>Project Name</b>                                                                            | Individual Development Accounts                                                                           |
|           | <b>Target Area</b>                                                                             | CITYWIDE NEIGHBORHOODS                                                                                    |

|    |                                                                                                |                                                                                                                                                                                       |
|----|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <b>Goals Supported</b>                                                                         | Homeownership Education & Assistance                                                                                                                                                  |
|    | <b>Needs Addressed</b>                                                                         | Expand Homeownership Opportunities                                                                                                                                                    |
|    | <b>Funding</b>                                                                                 | General Fund: \$30,000                                                                                                                                                                |
|    | <b>Description</b>                                                                             | PROVIDE MATCH TO SAVINGS AS WELL AS FINANCIAL LITERACY CLASSES AS PART OF AN ASSET-BUILDING STRATEGY THAT CONCENTRATES ON BUILDING FAMILY SECURITY AND IMPROVING ECONOMIC WELL-BEING. |
|    | <b>Target Date</b>                                                                             | 6/30/2019                                                                                                                                                                             |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Number of families: 50 (2 classes of 25 families each)                                                                                                                                |
|    | <b>Location Description</b>                                                                    | Citywide                                                                                                                                                                              |
|    | <b>Planned Activities</b>                                                                      | Conduct 2 cohorts of IDA classes to position families to become mortgage-ready.                                                                                                       |
|    | <b>Planned Activities</b>                                                                      | Conduct 2 cohorts of IDA classes to position families to become mortgage-ready.                                                                                                       |
| 13 | <b>Project Name</b>                                                                            | Affordable Housing Delivery Cost                                                                                                                                                      |
|    | <b>Target Area</b>                                                                             | CITYWIDE NEIGHBORHOODS                                                                                                                                                                |
|    | <b>Goals Supported</b>                                                                         | Affordable Housing Development & Program Delivery                                                                                                                                     |
|    | <b>Needs Addressed</b>                                                                         | Affordable Rental Housing Construction<br>Expand Homeownership Opportunities<br>Code Enforcement and Neighborhood Clean-Up<br>Core City Revitalization/NRSAs                          |
|    | <b>Funding</b>                                                                                 | CDBG: \$501,671                                                                                                                                                                       |
|    | <b>Description</b>                                                                             | PLANNING AND MANAGEMENT OF AFFORDABLE HOUSING PROJECTS. INCLUDES STAFF SALARIES, BENEFITS, AND OPERATIONAL COSTS.                                                                     |
|    | <b>Target Date</b>                                                                             | 6/30/2019                                                                                                                                                                             |

|    |                                                                                                |                                                                                                                                                                                                                                                                                            |
|----|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | N/A                                                                                                                                                                                                                                                                                        |
|    | <b>Location Description</b>                                                                    | Citywide                                                                                                                                                                                                                                                                                   |
|    | <b>Planned Activities</b>                                                                      | Project management and oversight for the affordable housing programs.                                                                                                                                                                                                                      |
| 14 | <b>Project Name</b>                                                                            | Program Administration                                                                                                                                                                                                                                                                     |
|    | <b>Target Area</b>                                                                             | CITYWIDE NEIGHBORHOODS                                                                                                                                                                                                                                                                     |
|    | <b>Goals Supported</b>                                                                         | Program Administration                                                                                                                                                                                                                                                                     |
|    | <b>Needs Addressed</b>                                                                         | Affordable Rental Housing Construction<br>Expand Homeownership Opportunities<br>Decrease Homelessness<br>Code Enforcement and Neighborhood Clean-Up<br>Core City Revitalization/NRSAs<br>Job Training and Employment Assistance<br>Public Services<br>Fair Housing Education and Awareness |
|    | <b>Funding</b>                                                                                 | CDBG: \$116,696<br>General Fund: \$130,393                                                                                                                                                                                                                                                 |
|    | <b>Description</b>                                                                             | General program planning, management and operational costs.                                                                                                                                                                                                                                |
|    | <b>Target Date</b>                                                                             | 6/30/2019                                                                                                                                                                                                                                                                                  |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | N/A                                                                                                                                                                                                                                                                                        |

|    |                                                                                                |                                                                                                                                          |
|----|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
|    | <b>Location Description</b>                                                                    | Citywide                                                                                                                                 |
|    | <b>Planned Activities</b>                                                                      | Program administration and management activities.                                                                                        |
| 15 | <b>Project Name</b>                                                                            | HOME Program Administration                                                                                                              |
|    | <b>Target Area</b>                                                                             | CITYWIDE NEIGHBORHOODS                                                                                                                   |
|    | <b>Goals Supported</b>                                                                         | Support Affordable Rental Housing Development<br>CHDO Project Reserves<br>CHDO Operating Support<br>Homeownership Education & Assistance |
|    | <b>Needs Addressed</b>                                                                         | Affordable Rental Housing Construction<br>Expand Homeownership Opportunities                                                             |
|    | <b>Funding</b>                                                                                 | HOME: \$82,404                                                                                                                           |
|    | <b>Description</b>                                                                             | HOME PROGRAM MANAGEMENT AND OVERSIGHT. INCLUDES SALARIES, BENEFITS, AND OPERATIONAL COSTS.                                               |
|    | <b>Target Date</b>                                                                             | 6/30/2019                                                                                                                                |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | N/A                                                                                                                                      |
|    | <b>Location Description</b>                                                                    | Citywide                                                                                                                                 |
|    | <b>Planned Activities</b>                                                                      | HOME Program management and oversight activities                                                                                         |
| 16 | <b>Project Name</b>                                                                            | Section 108 Loan Repayment                                                                                                               |
|    | <b>Target Area</b>                                                                             | CITYWIDE NEIGHBORHOODS                                                                                                                   |
|    | <b>Goals Supported</b>                                                                         | Support Affordable Rental Housing Development                                                                                            |
|    | <b>Needs Addressed</b>                                                                         | Affordable Rental Housing Construction                                                                                                   |



|    |                                                                                                |                                                                                    |
|----|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
|    | <b>Funding</b>                                                                                 | CDBG: \$92,000                                                                     |
|    | <b>Description</b>                                                                             | DEBT SERVICE PAYMENT FOR SECTION 108 FUNDS USED IN AFFORDABLE HOUSING DEVELOPMENT. |
|    | <b>Target Date</b>                                                                             | 6/30/ 2019                                                                         |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | N/A                                                                                |
|    | <b>Location Description</b>                                                                    | N/A                                                                                |
|    | <b>Planned Activities</b>                                                                      | Debt service payment                                                               |
|    |                                                                                                |                                                                                    |
| 17 | <b>Project Name</b>                                                                            | Avondale Trace Apartments (LIHTC)                                                  |
|    | <b>Target Area</b>                                                                             | CITYWIDE NEIGHBORHOODS                                                             |
|    | <b>Goals Supported</b>                                                                         | Support Affordable Rental Housing Development                                      |
|    | <b>Needs Addressed</b>                                                                         | Affordable Rental Housing Construction                                             |
|    | <b>Funding</b>                                                                                 | HOME and NSP: \$650,000                                                            |
|    | <b>Description</b>                                                                             | MULTI-FAMILY AFFORDABLE HOUSING DEVELOPMENT THROUGH LIHTC                          |
|    | <b>Target Date</b>                                                                             | 6/30/2020                                                                          |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Number of units: 96<br>Family types: Households with incomes of 50-60% AMI         |
|    | <b>Location Description</b>                                                                    | W. Wendover Avenue, High Point, NC                                                 |
|    | <b>Planned Activities</b>                                                                      | Construction of a 96-unit multi-family housing complex.                            |

## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

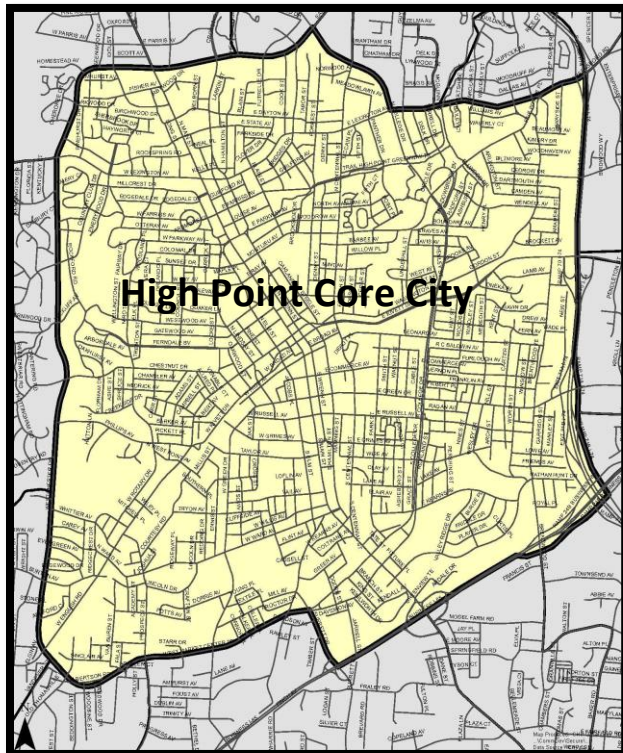
In 2018-2019, resources will be directed to High Point's Core City, specifically, census tracts 136.01, 136.02, 138, 139, 140, 142, 143, 144.06, 144.08, 145.01, and 145.03. Additionally, the City of High Point designated the Core City neighborhoods of Macedonia and Southside as NRSAs, meaning that the City can use funds more flexibly in these areas to address critical needs.

### Geographic Distribution

| Target Area            | Percentage of Funds |
|------------------------|---------------------|
| CITYWIDE NEIGHBORHOODS | 31                  |

Table 10 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically



Both the City's AI and its Core City Master Plan identified this area as needing revitalization, and the City has been committed to redeveloping housing within these areas. In addition, the City has engaged the University of North Carolina at Greensboro's Center for Housing and Community Studies to complete a Market Segmentation Study for High Point. Factors considered in this study include income, housing conditions, employment rates, home values, crime, educational attainment, etc. in identifying extremely weak to stable neighborhoods (by block group). While this study is being finalized, early information has helped the City identify areas of most need to determine where resources should be allocated. Proposed funding decisions to serve the specific geographic area identified are in the range of 31% of program funding.

### Discussion

None

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

According to the City's 2015-2019 Consolidated Plan, 74% of extremely low-income, and again nearly three-quarters (74%) of very low-income households in High Point experience one or more housing problems. Households with housing problems are those households occupying units without a complete kitchen or bathroom, that contain more than 1.5 persons per room, or that pay more than 30-50 percent of their income to cover housing expenses. More than one-quarter of all households in our community (at any income level) experience a housing problem, and nearly one-third (31%) experience a cost burden of 30-50 percent. Many very low-income and extremely low-income individuals experience severe cost burdens. Sixteen percent (16%) of all households in High Point experience a cost burden of 50 percent or more. The availability of affordable housing is a local, as well as national issue. The National Low Income Housing Coalition's 2018 State of Housing Profile for North Carolina cites a shortage of 308,851 units of affordable and available housing for extremely low income renters.

Many low-income families in High Point are faced with multiple undesirable choices when seeking housing. They must choose between paying more than they can afford, living in substandard housing, or living in overcrowded housing. These choices have corresponding negative impact in their quality of life. The scarcity of affordable housing in our community is reflected in the extreme concentration of low-income families in older areas of the Core City and in the substantial waiting list maintained by the High Point Housing Authority.

While no estimate of lead-based paint risk by income level is available, households with incomes below 50% of the AMI are least able to afford new, well-maintained housing and are therefore at a greater risk of lead poisoning. Lead-based paint risk is highest in units built prior to 1980 with children present. One-tenth of both owner- and renter-occupied housing falls within this category, for a total of 3,917 units at risk for exposure to lead in High Point.

In response to housing needs identified in the Consolidated Plan, Community Development & Housing's affordable housing strategies are focused in three areas (programs in response to these areas are given below each area):

Increasing the supply of safe, sanitary and decent affordable housing (single family and multifamily housing development)

- Infill development through partnership with non-profit developers (CHDOs)
- Partnership with multifamily housing developers in support of LIHTC projects (e.g., Kirkwood Crossing, Hartley Ridge)
- Neighborhood Stabilization Program (NSP) to acquire and repair vacant foreclosed properties and sell to income-eligible persons

Improving the condition of the existing low-income housing stock (housing rehabilitation)

- Construction Training Program
- Emergency/Urgent Repair Program
- Operation Inasmuch

Improving the accessibility to affordable housing (homebuyer education and down payment assistance)

- Homebuyer Education
- Down Payment Assistance
- Individual Development Accounts

| One Year Goals for the Number of Households to be Supported |     |
|-------------------------------------------------------------|-----|
| Homeless                                                    | 13  |
| Non-Homeless                                                | 237 |
| Special-Needs                                               | 0   |
| Total                                                       | 250 |

**Table 11 - One Year Goals for Affordable Housing by Support Requirement**

| One Year Goals for the Number of Households Supported Through |     |
|---------------------------------------------------------------|-----|
| Rental Assistance                                             | 0   |
| The Production of New Units                                   | 114 |
| Rehab of Existing Units                                       | 70  |
| Acquisition of Existing Units                                 | 3   |
| Total                                                         | 187 |

**Table 12 - One Year Goals for Affordable Housing by Support Type**

## Discussion

The City of High Point has several programs designed to assist affordable housing needs including, but not limited to:

### Core City Homebuyer Incentive Program

A down payment and closing cost incentive program designed to encourage middle income homebuyers to buy homes in the Core City. Assistance is in the form of a loan up to \$5,000 that is deferred and forgiven at a rate of 20% per year over five years. The program includes homebuyer education classes and post-purchase counseling for first-time buyers. The program is also meant to address income diversification in the Core City in addition to access to affordable housing.

### Homebuyer Assistance Program

Homebuyer assistance is vital to the Department's goal of providing access to decent, safe, sanitary and affordable housing. The Citywide homebuyer assistance program provides down payment and closing cost assistance to homebuyers to reduce out of pocket costs in the form of a deferred low-interest rate loan. Homebuyer assistance is offered to buyers who purchase homes in the city limits of High Point. Homebuyer assistance is up to \$5,000.

### Community Housing Development Organizations (CHDOs)

Currently, the City has two active certified CHDOs: Habitat for Humanity of High Point (Habitat) and Community Housing Solutions (CHS).

Since 2008, the City has contracted with Habitat to build 30 single family homes in the neighborhood adjacent to Washington Terrace Park, as well as the West End neighborhood. Habitat has constructed and sold 1 home in West End and 26 homes in the Graves Avenue area, with an additional 3 currently underway.

In the Southside neighborhood, the City previously contracted with Unity Builders, Inc. to construct and sell 7 single-family homes, as well as construct 4 homes for lease-purchase. In 2015, the City began contracting with CHS to construct single-family homes in Southside. Four (4) units have been completed with 5 homes currently underway for sale or lease-purchase, which would complete Phase 1 of the Southside Revitalization Plan.

### N.C. Housing Finance Agency and the N.C. Homebuilders Association

The City of High Point has entered a tri-party agreement with the N.C. Housing Finance Agency (NCHFA) and the N.C. Homebuilders Association (NCHBA) to provide occupational training to low- and moderate-income City residents, teaching them how to build and/or renovate affordable housing. Under the terms of the agreement, NCHBA will conduct a range of training services consisting of construction classes, classroom and hands-on residential new construction and/or rehabilitation field training, and job placement activities. Program participants will be paid a stipend during training. The City has procured a general contractor partnership with High Point Community Against Violence ("HPCAV"). HPCAV will be responsible for the satisfactory completion of all work performed by participants on program-related projects.

Additionally, the City of High Point will seek infill development through partnerships with non-profit developers and use of CHDOs; pursue the development of single family and multifamily housing; seek partnerships with multifamily housing developers in support of LIHTC projects; use the Neighborhood Stabilization Program to (1) plant an orchard since the pedestrian bridge has been completed and complete the greenway/walking trail, and (2) acquire and repair vacant foreclosed properties and sell these properties to income-eligible persons; and utilize NRSA designation to complete revitalization

projects in Macedonia and Southside.

### Operation Inasmuch

Operation Inasmuch (OAIM), developed in 1995 in Fayetteville, NC, is based on the principle found at Matthew 25:40 where Jesus said “Inasmuch as ye have done it unto one of the least of these my brethren, ye have done it unto me.” One of the unique benefits of OAIM was that it provided a platform for churches, non-profits, local government and individual citizens to develop a community oriented partnership that was fueled by the desire to help others. Since then, OAIM has grown into a national nonprofit that employs proven models to motivate, train, and equip churches. In 2016 there were over 2,000 churches in 24 states and reported collectively more than 27,000 volunteers, representing \$4.2M in labor hours and material costs.

Similar to OAIM in Fayetteville, the City has partnered with non-profit organizations, churches, general contractors, and other volunteers to conduct a Blitz Day of services such as repairs and yard clean ups for income eligible homeowners in targeted communities. The City supports the efforts of the volunteers by financing the cost of materials and sub-contractors needed for specialized projects, thus greatly reducing out-of-pocket costs. The following chart highlights High Point’s OIAM events to date:

| <b>OIAM (Neighborhood)</b>    | <b>Date Held</b> | <b># of homes served</b> | <b># of volunteers</b> |
|-------------------------------|------------------|--------------------------|------------------------|
| OIAM – Southside              | May 14, 2016     | 11                       | 150                    |
| OIAM – East Central           | Nov. 5, 2016     | 12                       | 161                    |
| OIAM – Highland Mills         | May 6, 2017      | 21                       | 191                    |
| OIAM – Macedonia/Pershing St. | October 21, 2017 | 16                       | 147                    |

In addition to the Blitz Day, we have been able to partner with churches and other organizations to do what we call, “Off-cycle” OIAM, to provide repairs for homeowners that were unable to receive services on the actual scheduled day of events.

**OIAM Volunteer Meeting**



**OIAM Event**





## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Low-income residents largely depend on local housing authorities for access to affordable housing and related services. The purpose of public housing authorities (PHA) is to ensure safe, decent, affordable housing and to create opportunities for resident's self-sufficiency and economic independence. HPHA manages approximately 1,145 Public Housing units and 1,504 Housing Choice Vouchers throughout the City. During the planning process, identified needs of residents were job training skills, aid in seeking employment, affordable child care, and public transit. Affordable housing is the greatest need throughout the City with extensive waiting lists for public housing and the housing choice voucher program. The Section 8 waiting list closed June 30, 2017. The HPHA suspended the acceptance of applications because there were enough applicants to fill anticipated openings for the next twelve (12) months. The public housing waiting list is open for all bedroom sizes.

### **Actions planned during the next year to address the needs to public housing**

For the 2018-2019 program year, the City of High Point will continue to collaborate with HPHA to increase the supply of decent, safe and sanitary affordable housing through the development of new housing units. We will seek partnerships with HPHA and multifamily housing developers in support of LIHTC projects, improve the condition of the existing low income housing stock through use of housing rehabilitation, revitalization initiatives, use the emergency and urgent repair programs, evaluate the extent to which programs and services meet the needs of populations with limited English proficiency and special needs populations, and partner with organizations to increase social and supportive services to low-income and moderate-income residents, homeless residents.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The City will continue to collaborate with the HPHA through its various programs, such as, FSS, CHSP, youth programming, etc. to engage HPHA and Section 8 program participants. The City will continue to collaborate with and encourage the work of the varying neighborhood associations described in the 2015-2019 Consolidated Plan; and, the City will continue the Core City Home Buyer Assistance Program.

As a HUD Approved Housing Counseling Agency, HPHA provides services in credit counseling, pre-purchase counseling, post-purchase counseling, and foreclosure prevention and loss mitigation. The HPHA offers families the tools needed to become successful homeowners through its 5-week Financial Fitness program.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

The HPHA is not designated as troubled.

### **Discussion**

None

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The City of High Point is a participant in Partners Ending Homelessness (PEH), which is the result of the consolidation of the Guilford County Continuum of Care and the 10 Year Plan to End Chronic Homelessness in Guilford County. With “Partnering to End Chronic Homelessness in Guilford County, High Point, and Greensboro,” the partnership promotes a Housing First model to address homelessness in the area. This model focuses on placing homeless persons in safe, permanent housing and then helping them access necessary services, rather than first moving them through emergency and transitional housing.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City will continue to participate in the Community Coalition, which is a working group of homeless services providers. Also, a Community Development staff person has been assigned to serve on the board for Partners Ending Homelessness and the Coordinated Entry committee. The City will continue its involvement with the CoC and collaboration with homeless service providers. The City will continue to connect citizens with service providers and offer a public computer lab for use by individuals experiencing homelessness to aid in job searches, online benefit applications, etc. at the Community & Neighborhood Development Center.

Homeless service providers in the City of High Point will continue to reach out to homeless persons through food pantries, soup kitchens, shelters/emergency housing, transitional housing, and permanent housing programs.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Emergency and transitional housing providers will continue to operate within the City of High Point. These include: Open Door Ministries, which operates a homeless shelter for men with 88 beds and transitional housing for veterans with 13 beds; West End Ministries, which operates Leslie’s House, a 22-bed emergency shelter for women; Mary’s House, which operates transitional and permanent housing for women and children; the Salvation Army; and Family Service of the Piedmont, which provides shelter and assistance for victims of domestic violence.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were**



## **recently homeless from becoming homeless again**

The City will continue to support the work of the Continuum of Care and Partners Ending Homelessness. The City will continue to support the construction of affordable rental housing that may serve as permanent housing for formerly homeless individuals. Specifically, the City will use a Section 108 loan to support development of Low Income Housing Tax Credit properties.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The City of High Point and nonprofit organizations working within the City will work to prevent extremely low-income individuals and families from becoming homeless by providing emergency financial assistance, developing new affordable rental housing, assisting with home repairs, and expanding homeownership opportunities and financial literacy for low income households.

Specific actions that the City will undertake include supporting Low Income Housing Tax Credit units, construction of 2 Habitat for Humanity homes, rehabilitation of affordable housing through the Construction Training Partnership Program, homebuyer assistance, property acquisition through the Neighborhood Stabilization Program, and assistance to low income homeowners with urgent home repairs.

Several service providers, including the Salvation Army and Open Door Ministries, will continue to provide emergency financial assistance to households at risk of homelessness, such as help with utilities, rent, and medical costs.

To help at-risk populations, the City of High Point will provide funding local non-profits that provide public services to support individuals and families avoid becoming homeless and build tools to increase their financial stability.

## **Discussion**

None

| <b>One-year goals for the number of households to be provided housing through the use of HOPWA for:</b>        |   |
|----------------------------------------------------------------------------------------------------------------|---|
| Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family          | 0 |
| Tenant-based rental assistance                                                                                 | 0 |
| Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated | 0 |
| Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds   | 0 |
| Total                                                                                                          | 0 |

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction**

The City of High Point partners with local non-profit housing developers, HPHA, and community organizations to aid in the creation of affordable housing. The City implements several programs and initiatives to address the following barriers to affordable housing:

- Lack of adequate public transportation;
- Financial barriers related to accessing credit, high unemployment rate, low wages, high concentration of poverty in the Core City, and high utility and rental deposits; and
- Process which inhibits timely removal of blighted and abandoned properties, addressing boarded up housing, and zoning ordinances that inhibit the development of a mixture of housing types and the development of multi-family, group homes, and housing for elderly and disabled residents.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City of High Point has several programs designed to address policy based barriers to affordable housing, such as:

- The Urgent Repair Program – This program is for the rehabilitation of High Point’s older housing stock and structural repairs.
- Community Housing Development Organization (CHDO) Activities – CHDO activities include helping to provide affordable housing through rehabilitation and new construction.
- Individual Development Accounts – This program helps provide financial assistance for area low- to moderate-income homebuyers.
- Infill Housing Program – This program helps acquire and prepare properties for redevelopment for affordable housing units.
- Homebuyer Assistance Program – This program provides deferred low interest rate loans toward buying a home for low to moderate-income families.

### **Housing/Code Enforcement Studies and Implementation**

1. Combined the UNCG Market Segmentation Study with additional data from the High Point Fire Department. Identified houses that needed immediate attention due to visible deterioration, houses that had been demolished or repaired since the report was originally completed. If there was no existing minimum housing case on the units that were visibly deteriorating, local code enforcement officers began conducting inspections and the minimum housing process.
2. Working with the Center for Community Progress under the TASP Scholarship to implement new strategies in eliminating blighted properties
  - a. Developing and testing software with Opportunity Space to have data centrally located to be able to identify areas of need

- b. Established and deployed a Data Team with representatives from various departments who work with Opportunity Space software developers
  - c. Worked with the Guilford County Tax Department to implement the ability to include public nuisance assessments on tax bills
- 3. Increased Local Codes Enforcement staff from two (2) officers to (6) to address the City's increased focus on blight
- 4. City Council set a short-term goal of a 1:1 ratio of residential complaints to proactive staff action
- 5. Working with Legal Department on updating the Minimum Housing code
- 6. Working with Legal Department to update and implement the process for enforcing the junked and abandoned vehicle ordinance
- 7. Reduced a backlog of minimum housing cases from 270 to 97 by identifying those that could be moved forward to City Council to request demolition, those that had been repaired or demolished by the owner, and others that we needed to conduct an updated inspection and start the minimum housing process over.

## Discussion

The City is using increased housing code enforcement to remove and rehabilitate abandoned and blighted properties. The Departments of Planning and Development and Community Development & Housing co-sponsored a text amendment to the City of High Point's development ordinance which establishes a new zoning category (RS-5), or Residential Single Family District. This zoning category is intended to accommodate high-density single family detached dwellings in the Core City.

**Before**



**After**



**URGENT  
REPAIR**

## **AP-85 Other Actions – 91.220(k)**

### **Introduction**

Listed below are the actions planned to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

### **Actions planned to address obstacles to meeting underserved needs**

- The City of High Point will evaluate the extent to which housing counseling is available to provide credit repair advice to members of the protected classes, to ensure to the extent possible that they have access to means of improving their ability to obtain and maintain decent, affordable housing. In case that counseling is unavailable, inadequate or not well advertised, the City will work with its community partners to increase availability and use.
- Staff has attended training to incorporate the National Disability Institute's **Upward to Financial Stability** into the City's IDA counseling program. This program provides education and training to spread financial awareness and conduct financial literacy training to individuals and families to raise expectations for people with intellectual and other developmental disabilities to develop financial assets. This training is intended to increase access to accurate information about financial capability strategies and asset building programs that are available for people with disabilities, their families and professionals in North Carolina.
- The City of High Point's Continuum of Care, Partnering to End Homelessness, will engage partners, advocate for policies that address root causes of homelessness and initiatives that strengthen current system of care, and provide technical assistance and training to homeless service delivery agencies.

### **Actions planned to foster and maintain affordable housing**

- The City of High Point will increase the supply of safe, sanitary, and decent affordable housing through the development of single family and multifamily housing.
- The City of High Point will seek infill development through partnerships with non-profit developers, HPHA, and use of CHDOS.
- The City of High Point will seek partnerships with multifamily housing developers and HPHA in support of LIHTC projects.
- The City of High Point will utilize the Neighborhood Stabilization Program (NSP) to acquire and repair vacant foreclosed properties and sell these properties to income-eligible persons.
- The City of High Point will seek and utilize NRSA designation to complete revitalization projects in Macedonia and Southside.
- The City of High Point will improve the condition of the existing low-income housing stock through use of housing rehabilitation, revitalization initiatives in the Macedonia and Southside regions of the Core City, and use of lead hazard control and emergency repair programs.
- The City of High Point will use housing code enforcement to demolish substandard housing.
- The City of High Point will improve the accessibility to affordable housing using homebuyer education

and down payment assistance programs.

### **Actions planned to reduce lead-based paint hazards**

- The City of High Point will use funding from the emergency repair program to help with lead remediation.

### **Actions planned to reduce the number of poverty-level families**

- The City of High Point will continue to combat the number of poverty-level families by supporting incentives to attract, retain, and expand businesses, advocate for improved employment-affordable housing options and support organizations and programs that provide job training, education, and placement services.
- The City of High Point will encourage and facilitate use of the Individual Development Account (IDA) program.

### **Actions planned to develop institutional structure**

- The City of High Point will set aside a portion of its CDBG entitlement annually to fund public service activities provided by local community based organizations and non-profits for the benefit of low to moderate-income residents. Eligible activities will include, crime prevention, child-care; health; drug abuse; education; fair housing counseling; and energy conservation services.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

- The City of High Point will partner with organizations to increase social and supportive services to low-income and moderate-income residents, homeless residents, and help facilitate community programs through the Community & Neighborhood Development Division.

### **Discussion**

None

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

|                                                                                                                                                                                                |          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed                                            | 0        |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0        |
| 3. The amount of surplus funds from urban renewal settlements                                                                                                                                  | 0        |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan                                                   | 0        |
| 5. The amount of income from float-funded activities                                                                                                                                           | 0        |
| <b>Total Program Income:</b>                                                                                                                                                                   | <b>0</b> |

#### Other CDBG Requirements

|                                                                                                                                                                                                                                                                                                                                                                                                   |        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| 1. The amount of urgent need activities                                                                                                                                                                                                                                                                                                                                                           | 0      |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 85.00% |

## **HOME Investment Partnership Program (HOME)**

### **Reference 24 CFR 91.220(I)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

No other forms of investment are being used beyond those identified in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Please see the City of High Point resale/recapture policy provided in the Appendix C.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:

Please see the City of High Point Resale/Recapture Policy provided in the Appendix C.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City of High Point does not plan to use HOME funds to refinance existing debt secured by multifamily housing rehabilitated using HOME funds.

### **Discussion**

None



## **APPENDIX A**

### ***Program Objectives and Outcomes***

|          |                                |                                                                                                                                                                                                        |
|----------|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1</b> | <b>Priority Need Name</b>      | <b>Affordable Rental Housing Construction</b>                                                                                                                                                          |
|          | <b>Population</b>              | Extremely Low, Low, Disabled                                                                                                                                                                           |
|          | <b>Description/ Activities</b> | Expand the supply of affordable housing<br>Promote the development of affordable rental units in high opportunity areas<br>Develop public-private partnerships to support construction of rental units |
|          | <b>Basis for Priority</b>      | Rates of renter cost burdens<br>Analysis of Impediments<br>Stakeholder and community input                                                                                                             |
| <b>2</b> | <b>Priority Need Name</b>      | <b>Expand Homeownership Opportunities</b>                                                                                                                                                              |
|          | <b>Population</b>              | Moderate, Low, Disabled                                                                                                                                                                                |
|          | <b>Description/ Activities</b> | Partner with CHDO for development of affordable owned housing<br>Continue Homeowner Assistance program<br>Promote infill housing development opportunities in Core City                                |
|          | <b>Basis for Priority</b>      | Stakeholder and community input<br>Rates of cost burdens                                                                                                                                               |
| <b>3</b> | <b>Priority Need Name</b>      | <b>Decrease homelessness</b>                                                                                                                                                                           |
|          | <b>Population</b>              | Extremely Low, Low                                                                                                                                                                                     |
|          | <b>Description/ Activities</b> | Support development of permanent supportive housing<br>Support continued coordination with regional service providers                                                                                  |
|          | <b>Basis for Priority</b>      | Stakeholder and community input<br>Partners Ending Homelessness Strategic Plan                                                                                                                         |
| <b>4</b> | <b>Priority Need Name</b>      | <b>Code Enforcement and Neighborhood Clean-Up</b>                                                                                                                                                      |
|          | <b>Population</b>              | All                                                                                                                                                                                                    |
|          | <b>Description/ Activities</b> | Rehabilitation of existing units<br>Neighborhood enhancement and revitalization<br>Address abandoned properties                                                                                        |
|          | <b>Basis for Priority</b>      | Stakeholder and community input<br>Age of housing<br>Core City Master Plan<br>Analysis of Impediments                                                                                                  |
| <b>5</b> | <b>Priority Need Name</b>      | <b>Core City Revitalization / Neighborhood Revitalization Strategy Area (NRSA)</b>                                                                                                                     |
|          | <b>Population</b>              | Extremely Low, Low, Moderate                                                                                                                                                                           |
|          | <b>Description/ Activities</b> | Continue Community Based Initiatives Program<br>Assess feasibility of a land bank<br>Leverage city-owned properties                                                                                    |
|          | <b>Basis for Priority</b>      | Core City Master Plan<br>Analysis of Impediments<br>Housing conditions<br>Stakeholder and community input                                                                                              |
| <b>6</b> | <b>Priority Need Name</b>      | <b>Job Training &amp; Employment Assistance</b>                                                                                                                                                        |
|          | <b>Population</b>              | Extremely Low, Low                                                                                                                                                                                     |
|          | <b>Description/ Activities</b> | Continue and expand support of job training programs                                                                                                                                                   |
|          | <b>Basis for Priority</b>      | Stakeholder and community input<br>Needs and market analysis assessment                                                                                                                                |

## **APPENDIX B**

### ***2018-2019 Project/Program Descriptions***

## Affordable Housing Division

### **PROJECT/PROGRAM: Construction Training Partnership (CTP) Program**

The City entered a tri-party agreement with the N. C. Housing Finance Agency (NCHFA) and the N. C. Homebuilders Association (NCHBA) to provide occupational training to City residents and to build/renovate affordable housing. The City will pay the soft costs associated with training at an amount not to exceed \$65,000. NCHBA will conduct a range of training services that shall consist of no less than two, eight-week construction classes, consisting of classroom and hands-on residential new construction and/or rehabilitation field training followed by job placement activities. NCHFA will pay the hard costs of eligible program-related new construction or rehabilitation activities at an amount not to exceed \$65,000. The City will identify and select eligible residential construction projects to serve as class related field laboratories and instructional models. The City will choose new and/or rehabilitation projects with a sufficiently broad scope of work to allow students the widest possible variety of construction training exposures and experiences.

The City has procured a general contractor partner (High Point Committee Against Violence (“HPCAV”)) who will be responsible for the satisfactory completion of all rehabilitation work performed by participants on program-related projects. The City will work with HPCAV to schedule work commensurate with the training needs of each class. The City will administer disbursement of NCHFA-provided funds, maintain accurate and detailed records of all eligible program-related transactions, and report to the Agency as required by this agreement.

The City has contracted with two of its partners to provide CTP graduates with additional hands-on experience in rehabilitation as well as new construction techniques. HPCAV will continue its work with CTP graduates to gain valuable experience in rehabilitation techniques that will benefit low- and moderate-income households. In addition, the City has entered a contract with Habitat to provide new construction experience in the form of an eight-week apprenticeship. Apprentices will assist in bringing homes being built by Habitat to completion faster.

**Agency funded, if applicable:** HPCAV

**Estimated funding amount:** \$130,000.00 (\$65,000 from NCHFA; \$65,000 from General Fund)

**Target area:** Citywide

**Needs addressed (access to affordable housing, homelessness, public services, etc.):** Accessibility to affordable housing

**Goal outcome indicator (# of facilities improved, households served, low/moderate income persons benefitted):**

# of CTP participants: 20 (2 classes @ 10 students/class)

# of CTP graduates: 18

# of rehabilitated homes: 15

# of new homes assisted: 2

### **PROJECT/PROGRAM: Core City Homebuyer Assistance Program**

In November 2014, City Council approved a pilot program to provide down payment and closing cost assistance to encourage middle income homebuyers to buy homes in the Core City. In November 2015, to better position our program with the N. C. Housing Finance Agency's (NCHFA's) Hardest Hit Down Payment Assistance Program, City Council modified its program to include a zero percent interest, deferred and forgivable loan with 5-year terms. The \$5,000 loan will be forgiven at a rate of 20% each year the buyer remains in the home as their primary residence.

Basic program requirements include:

- Completion of an 8-hour Homebuyer Education class (for first-time homebuyers);
- Obtaining a loan to purchase the house from a [participating lender](#);
- Purchasing a home within the Core City of High Point;
- Sales price not to exceed \$200,000;
- Post-purchase counseling consisting of two, 2-hour individual counseling sessions within the first 12 months of ownership (for first-time homebuyers); and
- A minimum cash investment of \$500 toward the home purchase.

**Agency funded, if applicable:** N/A

**Estimated funding amount:** \$250,000

**Target area:** Core City

**Needs addressed (access to affordable housing, homelessness, public services, etc.):** Income diversification and increased homeownership in the Core City

**Goal outcome indicator (# of facilities improved, households served, low/moderate income persons benefitted):**

# of homebuyers assisted: 50

### **PROJECT/PROGRAM: Emergency Repair (General Fund)**

Rehabilitation of the City's aging housing stock is geared towards ensuring the continued livability and viability of High Point's limited affordable housing units. The City will continue to allot and administer CDBG funds through the City's Emergency Repair Program to serve households at 80% AMI or below.

This program is intended to provide quick action to eligible homeowners in response to a housing failure that may endanger their safety or health or meet other imminent repair needs.

Eligible repairs include the following:

- Combustion appliance and chimney hazards
- Electrical/plumbing system hazards
- Imminent structural system failures (e.g. failing porches and steps, and roofing)

- Mitigation of environmental hazardous substances such as lead-based paint, asbestos contamination or soil gas intrusion
- Repairs necessary to prevent the imminent displacement of eligible households
- Repair designed to increase the accessibility of the unit to frail or disabled residents including ramps, hand rails, grab bars, kitchen and bathroom adaptations and door alterations, etc.
- Imminent threats to life or safety

The City will continue to act on the owner's behalf to ensure repairs are performed properly and that customer expectations are met. Administrative and professional services afforded to the property owner will include:

- Intake and qualification of applicants
- Inspection and assessment of required repairs
- Preparation of the work write-up
- Managing the bid-letting process
- Compliance with HUD and local regulation
- Supervision of work and payment of contractors

**Agency funded, if applicable:** N/A

**Estimated funding amount:** \$100,000 (CDBG); \$99,000 (Local)

**Target area:** Citywide (with a focus on Core City)

**Needs addressed (access to affordable housing, homelessness, public services, etc.):** Improved sustainability of affordable housing

**Goal outcome indicator (# of facilities improved, households served, low/moderate income persons benefitted):**

# of homes rehabilitated: 41

**PROJECT/PROGRAM: Emergency Repair (URP)**

Rehabilitation of the City's aging housing stock is geared towards ensuring the continued livability and viability of High Point's limited affordable housing units. The City applied for and received an Urgent Repair Program (URP) grant administered by the North Carolina Housing Finance Agency. The Urgent Repair Program funds are intended to provide quick action to households at 50% AMI or below (at least half of the projects must assist households at 30% AMI or below) with urgent housing repairs or to meet an imminent housing need as defined in the program guidelines. Repairs can be performed in conjunction with other non-Federally financed programs such as the City's Construction Training Partnership program.

Eligible repairs include the following:

- Combustion appliance and chimney hazards
- Electrical/plumbing system hazards
- Imminent structural system failures (e.g. failing porches and steps, roofing, etc.)

- Mitigation of environmental hazardous substances such as lead-based paint, asbestos contamination or soil gas intrusion
- Repairs necessary to prevent the imminent displacement of eligible households
- Repair designed to increase the accessibility of the unit to frail or disabled residents including ramps, hand rails, grab bars, kitchen and bathroom adaptations and door alterations, etc.
- Imminent threats to life or safety

Accordingly, the Department closely monitors clients' income and asset eligibility criteria to focus resources on the lowest income groups. The City will continue to act on the owner's behalf to ensure repairs are performed properly and that customer expectations are met. Administrative and professional services afforded to the property owner will include:

- Intake and qualification of applicants
- Inspection and assessment of required repairs
- Preparation of the work write-up
- Managing the bid-letting process
- Compliance with HUD and local regulation
- Supervision of work and payment of contractors

**Agency funded, if applicable:** N/A

**Eligibility Citation:** N/A

**Estimated funding amount:** \$60,000 [\$50,000 (NCHFA); \$10,000 (Local)]

**Target area:** Citywide (includes Core City Initiative)

**Goal outcome indicator (# of facilities improved, households served, low/moderate income persons benefitted):**

# of units rehabilitated: 14

#### **PROJECT/PROGRAM: Homebuyer Assistance/Individual Development Accounts**

##### **Homebuyer Assistance**

Homebuyer assistance is vital to the Department's goal of providing access to decent, safe, sanitary and affordable housing. The Citywide homebuyer assistance program provides down payment and closing cost assistance to homebuyers to reduce out of pocket costs in the form of a deferred low-interest rate loan. Homebuyer assistance is offered to buyers who purchase homes in the city limits of High Point. Homebuyer assistance is up to \$5,000 that can be used for closing costs and/or down payment assistance. The assistance is in the form of a loan that is deferred for 3 years with an interest rate of 3% and a 5-year term. The department offers additional incentives to homebuyers who purchase in targeted neighborhoods throughout the city. These assistance packages are designed to attract homebuyers to these neighborhoods.

Basic program requirements include:

- Completion of an 8-hour Homebuyer Education class offered by a HUD-approved Housing Counseling Agency sponsored by CD&H;

- Obtaining a loan to purchase the house from a [participating lender](#);
- Meeting income eligibility requirements established for the program;
- Purchasing a home within the city limits of High Point;
- Post-purchase counseling consisting of two, 2-hour individual counseling sessions within the first 12 months of ownership, and;
- A minimum cash investment of \$500 toward the home purchase.

Homebuyers meeting these basic program requirements are assisted during the homebuyer process by various professionals who demonstrate an interest in ensuring homebuyers obtain decent, safe, sanitary and affordable housing.

HUD defines “affordable” as housing that costs no more than 30 percent of a household’s monthly income. Since 2009, the federal minimum wage has been \$7.25 per hour. Thus, a worker who earns the current minimum wage of \$7.25 per hour should pay no more than \$377.00 per month for rent and basic utilities, an amount that is affordable for a sanitary and decent one-bedroom apartment in only 12 counties nationwide.<sup>1</sup> Per the National Low Income Housing Coalition, to afford rent and utilities, without paying more than 30% of income on housing in North Carolina, a worker needs a wage of \$14.67 per hour to afford a two-bedroom apartment in High Point, North Carolina<sup>2</sup>. Increased home prices and rents have pushed the dream of home ownership out of reach for many of the City’s working poor. Our programs are designed for those who can afford the monthly payment, but who do not have access to funds for the down payment or closing costs required. This barrier to entry is where the City’s programs aid in increasing access to affordable housing. As the economy improves, we anticipate increased demand for homebuyer assistance.

Section 92.254(a)(2)(iii) of the Final Rule published on July 24, 2013, HUD established new homeownership value limits for the HOME Participating Jurisdictions (PJs). This new Rule was effective August 23, 2013.

- **Newly Constructed Housing.** The new HOME homeownership value limits for newly constructed HOME units is the greater of (a) 95% of the median purchase price for the area based on Federal Housing Administration (FHA) single family mortgage program data for newly constructed housing or (b) the minimum limit or floor established by HUD based on 95% of the U.S. median purchase price for new construction for nonmetropolitan areas. For the Greensboro-High Point Metro Area, the maximum homeownership value for newly constructed housing (1-unit) is \$228,000 effective April 1, 2018.
- **Existing Housing.** The new HOME homeownership value limits for existing HOME units is the greater of (a) 95% of the median purchase price for the area based on Federal FHA single family mortgage program data for existing housing and other appropriate data that are available nationwide for sale of existing housing in standard condition or (b) the minimum limit or floor

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<sup>1</sup> Out of Reach 2017, National Low Income Housing Coalition (2017). Fair Market Rent (FMR) for a two-bedroom apartment in Guilford County is \$763.

<sup>2</sup> SOURCE: Out of Reach 2017, National Low Income Housing Coalition (2017)



established by HUD based on 95% of the statewide nonmetropolitan area median purchase price using this data. For the Greensboro-High Point Metro Area, the maximum homeownership value for existing housing (1-unit) is \$147,000 effective April 1, 2018.

#### Homebuyer Education Eligibility

Homebuyer education workshops use a HUD-approved curriculum, Neighborworks' *Realizing the American Dream of Homeownership*<sup>3</sup>. Workshops are offered monthly at rotating locations throughout High Point to assist future first-time homebuyers with the home purchasing process.

A HUD-approved housing counseling agency will partner with the City of High Point to offer this valuable training. The classes are eight hours in length, free to the public and all participants receive a certificate when completed. The classes comprehensively cover the home purchasing process. Topics covered include a homeownership overview, financing a home, budgeting, saving and credit counseling, working with a real estate professional, predatory lending, fair housing, home maintenance and foreclosure prevention.

#### Lender/Realtor Participation

To extend partnerships and enhance homeownership, the City has partnered with local realtors and lenders to help homebuyers obtain an affordable first mortgage. The Department conducts free certification workshops for realtors and mortgage providers to become Participating Lenders/Realtors for the Homebuyer Assistance Programs. These certification workshops provide a common groundwork to help streamline the application process<sup>4</sup> and facilitate the access of low- to moderate-income families to affordable mortgage products. Participating lenders agree to provide non-predatory mortgage practices to households receiving down payment assistance from the City in accordance with guidelines established by the Community Reinvestment Association of North Carolina (CRA-NC)<sup>5</sup>. The Community Development & Housing (CD&H) website maintains a list of [local Real Estate agents](#) who receive training and commit to dedicate their time and effort to assisting low- to moderate-income homebuyers obtain fair, decent and affordable housing.

#### Individual Development Accounts

Individual Development Accounts (IDAs) are part of an asset-building strategy that concentrates on building family security by improving long-term economic well-being and emphasizing beneficial behaviors rather than merely offering temporary assistance.<sup>6</sup> The homebuyer makes regular, monthly contributions to their IDA account that is then matched by the City up to \$2,000 with private and/or

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<sup>3</sup> The HUD-approved curriculum, *Realizing the American Dream Trainer's Manual, 4<sup>th</sup> Edition* and its complementing *Homebuyer's Manual* are the definitive resources for homebuyer training and education.

<sup>4</sup> Since the participating lenders agree to submit down payment and closing costs assistance packages to the Department, prospective homebuyers will only have to fill out one application for approval.

<sup>5</sup> The Community Reinvestment Association of North Carolina's mission is to promote and protect community wealth. They advocate for change in the lending practices of financial institutions to promote wealth building for underserved communities and to end predatory lending practices that strip wealth.

<sup>6</sup> According to the NC Housing Coalition, the idea for Individual Development Accounts (IDA) was created by author Michael Sherraden in his 1992 book, *Assets and the Poor*. It was further advanced by the Corporation for Enterprise Development in the mid 1990's. One half of all Americans own less than \$1,000 in net financial assets, and one third of American children grow up in households with zero or negative financial assets.

public resources. IDAs can be used to reward the monthly savings of working-poor families who are building towards purchasing an asset (most commonly buying their first home), paying for post-secondary education, or starting a small business. The City's focus with the IDA program is on home ownership. IDAs are savings accounts established in the homebuyer's name, held at local financial institutions, and usually managed by a community organization.

To improve opportunities for homeownership, the City will partner with Housing Consultants Group (HCG) to continue an IDA program specifically for High Point. Monthly classes complement required one-on-one counseling sessions to effectively assist participants in reaching their homeownership goals. Two classes will be staggered six (6) months apart during the fiscal year. Financial literacy classes will be held at the High Point Library, targeting potential homebuyers who have attended the homebuyer education classes, but who also realize that they need additional training and assistance in financial management.

In response to the higher lending standards as a result of the 2008 economic downturn, the Department determined the IDA Program needed to increase its focus on spending patterns, the ability to maintain a monthly budget, the ability to save money monthly, and the establishment of an emergency fund to enhance the homebuyer's ability to secure a mortgage. The habit of saving and planning for unexpected events is imperative to the future success of the IDA graduates. In an effort to allow for other innovative housing opportunities, HCG along with CD&H will continue to market homes acquired through the Neighborhood Stabilization Program and HOME funds to potential homeowners who receive education through IDA. Families participating in City-sponsored Lease Purchase and Habitat for Humanity's new construction programs have also been identified as IDA participants. The IDA program provides these families with the tools necessary to become mortgage ready by lease end.

**Agency funded, if applicable:** Housing Consultants Group (HCG) – for IDA Program; homebuyer education/counseling agency to be determined through RFP process

**Estimated funding amount:** \$51,000.00 (\$21,000 for Homebuyer Training; \$30,000 for Individual Development Account)

**Target area:** Citywide

**Needs addressed (access to affordable housing, homelessness, public services, etc.):**

Accessibility to affordable housing

**Goal outcome indicator (# of facilities improved, households served, low/moderate income persons benefitted):**

Each monthly homebuyer education class has the potential to educate up to 25 families (300 per year). Each of the two IDA classes has the potential to position up to 25 families to become mortgage-ready (50 per year).

**PROJECT/PROGRAM: Infill Housing Development**

The City facilitates development of affordable housing by identifying project sites, procuring property, conveying lots and providing gap financing to non-profit builders to leverage and attract market rate construction financing from local banks. For example, BNC Bank has committed \$5 million toward the

development of affordable housing in the Core City. The City is partnering with BNC by making lots available for new housing construction.

CD&H receives an annual allocation from the General Fund (\$120,000) to support affordable housing activities. In addition, City Council has allocated \$800,000 from the General Fund to be used toward revitalization efforts in the Core City (Core City Redevelopment Fund or CCR). CD&H has received authorization to utilize a portion of CCR funds in support of housing-related Core City revitalization efforts (see below for more details).

CD&H proposes to use available funding to support the following:

- Construction Training Partnership (CTP) Program (\$65,000) – see CTP section for more details
- Core City Homebuyer Assistance Program (\$250,000) – see Core City Homebuyer Assistance Program section for more details
- Urgent Repair Program (\$10,000) – Match for \$100,000 NCHFA funding (see Emergency Repair section for more details).
- Other Housing Activities (\$45,000) – Urgent repairs, strategic acquisitions, demolition, etc. Properties that are acquired/demolished will be made available to Community Housing Development Organizations (CHDOs) for future new construction of affordable housing (see CHDO section for more details).
- Rehabilitations in Targeted Investment Areas (\$99,000) – Income-eligible homeowners located in census tracts designated “extremely weak” would be eligible to apply for rehabilitation assistance.
- Cedrow Affordable Housing Development (\$200,000) - Site development for a single-family development to include lot development, streets, sidewalks, utilities, etc. for 13 units.

**Agency funded, if applicable:** N/A

**Eligibility citation:** N/A

**Estimated funding amount:** \$45,000 (Infill)

**Target areas:** Neighborhoods where our housing development efforts are targeted within the Core City, the City’s Neighborhood Revitalization Strategy Area (NRSA) designated boundaries, and census tracts deemed “extremely weak” according to the High Point Market Segmentation Study by UNC-Greensboro.

**Needs addressed (access to affordable housing, homelessness, public services, etc.):**

To provide decent, safe and affordable housing opportunities and to improve neighborhood conditions

**Goal outcome indicator (# of facilities improved, households served, low/moderate income persons benefitted):**

See sections referenced above for goal outcomes

#### **PROJECT/PROGRAM: Neighborhood Stabilization Program**

In 2009, the City received a sub-allocation of Neighborhood Stabilization Program (NSP) funds through the State’s NSP allocation from HUD (authorized under the Housing and Economic Recovery Act of 2008).

The City used NSP funds to purchase nine (9) homes with the intent to sell to very low-income first-time homebuyers, but had difficulty selling the homes due to insecurity in the job market coupled with potential buyers who were unable to qualify for a mortgage based on underwriting criteria used by lenders at the time. Consequently, the City offered these unsold properties to income-eligible buyers on a lease-purchase basis.

After expending the initial NSP grant funds, the City has earned program income from net lease proceeds and the sale of homes (approximately \$200,000 presently on-hand and an estimated \$150,000 to be earned from future sales). The City has applied to the State on behalf of projects that will include, but are not limited to, the following:

- Bridge over Richland Creek connecting a proposed walking trail between Southside Elementary school and City-owned land that will be developed into an “urban orchard” (see below) - *NOTE: Installation of the pedestrian bridge is complete and plans for the walking trail or greenway are underway. We anticipate planting of the “urban orchard” to occur in the upcoming program year.*
- Acquisition of NSP-eligible properties in the Core City for purchase, rehabilitation, and sale – *As properties are identified, the City will seek the appropriate approvals from the State (e.g., environmental review).*

Proposed landscaping for the Richland Creek Pedestrian Bridge project includes additional “mulch pathways” and the development of various vegetable gardens including an orchard (comprised of berry shrubs, fruit and nut trees).





CD&H will remain in contact with the North Carolina Department of Commerce and will apply to utilize additional NSP program income funds as they become available.

**Agency funded, if applicable:** N/A

**Eligibility citation:** 24 CFR 570 (NSP is governed by CDBG regulations except where specifically waived.)

**Estimated funding amount:** \$200,000 (NSP program income)

**Target area:** High Point city limits

**Needs addressed:** Access to neighborhood services/amenities (bridge), availability of affordable housing (purchase/rehab/sale), and safety (traffic calming).

**Goal outcome indicator (# of facilities improved, households served, low/moderate income persons benefitted):**

# of public improvements: 1 (greenway and orchard)

# of homes purchased/rehabilitated and made available for purchase or lease/purchase: 2

#### Willard Avenue – Pinnacle Bank Partnership



#### Post Purchase Counseling Class



**PROJECT/PROGRAM: Avondale Trace Apartments (LIHTC – Low Income Housing Tax Credit)**

The City proposes to allocate \$650,000 for an affordable housing project named Avondale Trace, a 96-unit multi-family development for low income beneficiaries. The developer, Wynnefield Properties, submitted a LIHTC pre-application to the N. C. Housing Finance Agency (NCHFA) and anticipate receiving their site score within the next couple of weeks and then proceeding with submission of a full application to NCHFA by the May 11, 2018 deadline.

**Agency funded, if applicable:** Wynnefield Properties

Eligibility citation: 24 CFR 92.205 (HOME)

**Estimated funding amount:** \$650,000**Target area:** Citywide (emphasis in geographic areas outside traditional racial, ethnic and LMI concentration areas)

**Needs addressed:** Improved access to affordable rental housing

**Goal outcome indicator (# of facilities improved, households served, low/moderate income persons benefitted):**

# of units developed: 96

**Avondale Trace**

- 5206 W Wendover Avenue
- 96 multi-family apartments (1, 2 and 3 bedroom)
- Estimated cost = \$12,648,710
- Requested CHP loan = \$650,000
- Monthly rents range from \$235 to \$795



## **Community and Neighborhood Development Division (CNDD)**

### **PROJECT/PROGRAM: Program Delivery**

The Community and Neighborhood Development Center (CNDD) is located at 201 Fourth Street. The facility contains a 12-station computer center; two conference rooms; staff offices; a greeting area; and kitchen facilities

The CNDD is charged with developing and implementing the Department's non-housing strategies to implement community capacity development activities that promote stronger neighborhoods. Capacity-building and technical support for neighborhood associations remains one of the most important services provided by CNDD. Technical and analytical support will also be provided to the Citizen's Advisory Council.

The Division will continue to manage CDBG and CBI funds (public service grants) and work with the chronic homeless population through Continuum of Care (COC). The division budget includes program delivery costs necessary to implement community and neighborhood development activities.

The computer lab will continue to provide computer service for public use. The computer lab is also used for the Volunteer Income Tax Assistance (VITA) program. CNDD will continue to partner with Guilford Technical Community College to provide GED classes to individuals who have not completed their high school degree. CNDD supports the Neighborhood Leaders Council which consists of ten neighborhoods will continue to allow them to discuss issues of concern related to each neighborhood and the city. Members learn about local government, address crime issues in their areas, create strategies for youth development, organize around citywide issues and develop a plan of action as a group. The focus this will be on recruiting and sustaining new members within the associations.

The Division will continue to focus on community-building activities such as leadership development, youth development, GED classes, computer classes, Volunteer Income Assistance Services (VITA) and homelessness. The Division will partner with various organizations to enhance services to low-moderate neighborhoods, homeless individuals and coordinating community programs.

### **PROJECT/PROGRAM: Community Capacity Building**

The program is designed to develop, implement and coordinate community capacity-building services designed to help increase neighborhood stability and viability. Staff will provide technical assistance to neighborhood associations/watch groups, helping them to become catalysts for neighborhood revitalization. Community and Neighborhood Development Division will continue the focus on strengthen neighborhoods through a variety of educational programs, short-term and long-term training, workshops, individualized instruction and technical assistance as needed. This year the Division will continue the effort to partner with other organizations on youth development within the neighborhoods and assistance with community building activities.

**Agency funded, if applicable:** N/A

**Estimated funding amount:** \$191,825 (CDBG); \$116,876 (General Fund)

**Target area:** Census Tracts to be served: 136.01, 136.02, 138, 139, 140, 142, 143, 144.06, 144.08, 145.01, 145.02, 145.03, 146 and low- to -moderate individuals/families.

**Needs addressed: (access to affordable housing, homelessness, public services, etc.)**

Access to leadership/youth development and capacity building training for neighborhood-based organizations (i.e.: neighborhood associations, neighborhood watch groups).

**Goal outcome indicator: (# of facilities improved, households served, low/moderate income persons benefitted)** Facilitate 10 capacity building activities.

## **NEIGHBORHOOD ORGANIZATION GOALS**

### **Burns Hill Neighborhood Association**

The mission of the Burns Hill Neighborhood Association is to create a “new thinking” by which its residents will achieve greater self-sufficiency, enhancing the livability of the neighborhood by incorporating, creating and expanding our focus on educational, spiritual and economic development. Establishing and maintaining an open line of communication and liaison among our neighborhood, government agencies and other neighborhoods is critical, providing a process by which all members of the neighborhood may involve themselves in neighborhood affairs.

Their plan for the year includes:

- Increasing membership by conducting door to door neighborhood survey
- Upgrade and increase the number of beds in community garden to increase harvest
- Improving relationships with landlords to enhance the occupancy, function and appearance of the neighborhood;
- Continuing to increase volunteers and community members utilizing the Burns Hill Food Pantry;
- Increase financial and in-kind support of Burns Hill Food Pantry
- Creating and supporting initiatives to involve Burns Hill youth;
- Partnering with the High Point Police Department to address crime and safety issues which threaten the neighborhood

### **Five Points Neighborhood Association**

The Five Points Community Pride Association focuses on building a strong community with vibrant neighborhoods and businesses. The Five Points Community Pride Association garners the assistance of area businesses to offer both financial and in-kind support of Association activities, as well as listen to the voice of residents concerning products and services they'd like to locally access. The motto of the Five Points Community Pride Association is “Neighbors Helping Neighbors.” The Association collaborates with private sector, government and human service organizations to build a resource base which provides support for individuals and families in need.

Their plan for the year includes:

- The Association is presently in the process of restructuring its organization.

### **Highland Mills Neighborhood Association**

The Highland Mills Neighborhood Association meets on a monthly basis at the Highland Mills United Methodist Church to share a meal, discuss the concerns of residents related to crime and safety, public resources and improving their neighborhood. The Association seeks to rebuild its once the close-knit community to make the neighborhood safe and happy once again.

Their plan for the year includes:

- Conducting a neighborhood survey to gauge the concerns and interests of the community
- Conducting a membership drive to engage more residents in the association
- Establishing a community garden and playground in the neighborhood
- Hosting a grand opening for its Highland History Center which houses an audio-visual archive of the history of the community



- Beautifying and cleaning up the neighborhood to increase curb appeal
- Continuing to partner with the High Point Police Department to address crime

### **Macedonia Neighborhood Association**

The Macedonia Neighborhood Association will focus on increasing membership and getting current members to become actively involved. They will continue to partner with Macedonia Family Resource Center and assist with programs to address needs of residents living in the neighborhood.

Their plan for this year includes:

- Reorganize and strengthen leadership;
- Increase membership and get current members more involved;
- Further development of association committees;
- Increase awareness concerning the association, resource center and neighborhood;
- Increase youth participation and programming for youth;
- Encourage residents to improve the appearance of the neighborhood;
- Continue to organize and operate the Toy and Clothing Exchange for community members;
- Continue partnership with Wesleyan Christian Academy.

### **Oakview Citizens' Council**

The overall goal of the Oakview Citizen's Council is to continue engaging neighborhood residents in issues concerning the neighborhood.

Their plan for the year includes:

- Recruiting new members from areas of the neighborhood where crime has increased
- Improving participation by neighbors and community partners in the National Night Out event
- Continuing crime watch efforts
- Conducting food drives and distribution to needy families in the neighborhood
- Inviting City Council members to conduct Town Hall meetings with the Association to hear the concerns of the neighborhood
- Inviting guest speakers to conduct presentations on issues of interest to our neighborhood (i.e., Public Policy established in the State Legislature, Hunger in High Point and Home Fire Safety)
- Increasing use of the Association website and NextDoor.com site by neighborhood residents to build community

### **Pershing Street Neighborhood Watch**

The Pershing Street Neighborhood Watch continues to focus on improving the quality of life in the neighborhood.

Their plan for this year includes:

- Increase membership and garner better participation from the community;
- Continue to improve upon the bylaws of the watch group;
- Complete their 4<sup>th</sup> Community-Based Initiative grant project;
- Maintain and expand upon partnership with the City of High Point Parks and Recreation Department to improve and keep safe the community park;
- Fill all officer positions;
- Partner with other neighborhood associations to "door knock" around the community;
- Set up an association bank account and create an active NextDoor.com group.

### **Southside Neighborhood Association**

The Southside Neighborhood Association continues to work with the City of High Point and the community to bring about their motto “Embracing Our Neighborhood for Change”. Their partnerships include: Family Service of the Piedmont, Fairview Street School, Boys & Girls Club of High Point, High Point Parks & Recreation, Guilford Technical Community College, and many more.

Their plan for this year includes:

- Continue work in the community garden and increase community participation;
- Door Knocking in the Neighborhood to increase membership;
- Neighborhood Spring Clean-Up;
- Increase youth participation and support of seniors;
- National Night Out Activities;
- Partner with Family Service of the Piedmont with ‘National Family Night’;
- Holiday Celebration with Neighborhood Residents
- Secure a dedicated meeting space for the Association.
- Plan and hold another Southside Reunion event for past and current residents of the Southside community.
- Continue to work with the High Point Police Department to make the community a safer place to live.

### **Washington Terrace Neighborhood Watch**

The Washington Terrace Neighborhood Watch endeavors to create a peaceful, safe and clean neighborhood where families can live, thrive and recreate.

Their plan for the year includes:

- Increasing awareness of the Neighborhood Watch to engage residents
- Electing officers
- Continuing crime watch efforts in partnership with the High Point Police Department
- Beautifying and cleaning up the neighborhood
- Reducing the speeding on various streets throughout the neighborhood

### **Washington Street Neighborhood Association**

The Washington Street Neighborhood Association will work diligently with local businesses, the City of High Point Police Department, Community & Neighborhood Development Division, and area churches to assist in eliminating crime, drugs and theft with the area.

Their plan for this year includes:

- Increase community participation and awareness;
- Help to encourage residents and with the facilitation of Operation Inasmuch in the Washington St Neighborhood;
- Hold elections for new officers;
- Participate in various community events including the annual National Night Out celebration and Unity Festival;
- Increase collaborations and partnerships including exploring the possibility of joining forces with the Washington St Business Association;
- Activate the areas within the Washington St Neighborhood Association (WSNA) boundaries;
- Search out connections to bring about sustainability;
- Capitalize on strengths;

- Increase effectiveness and visibility of WSNA events;
- Better outreach and marketing

### **West End Neighborhood Association**

It is the mission of the to restore the West End to restore itself as a viable community which is clean, safe and thriving. The West End Neighborhood Association works closely with the City of High Point Police Department, the City of High Point Fire Department and High Point Community Against Violence to raise community awareness of drug and crime interventions which will keep households and the neighborhood safer for individuals and families. The Association partners also with West End Ministries to offer programs and services which address the needs of residents.

Activities planned for the year include:

- Conducting a neighborhood survey to identify the interests and concerns of the neighbors
- Conducting a membership drive to increase resident participation in the Association
- Electing Street Captains to develop a Neighborhood Crime Watch Corps
- Partnering with the High Point Police Department to address issues of crime affecting the safety of the neighborhood
- Developing strategic partnerships to build the capacity of the West End to attract and retain viable businesses and working families
- Collaborating with partners to offer activities for neighborhood youth

### **PROJECT/PROGRAM: Guilford County Continuum of Care Community Coalition Member and Partners Ending Homelessness Board Member**

The Guilford County Continuum of Care (Guilford CoC) is the planning body in Guilford County, North Carolina that coordinates the community's policies, strategies and activities toward ending homelessness. Its work includes gathering and analyzing information to determine the local needs of people experiencing homelessness, implementing strategic responses, educating the community on homeless issues, providing advice and input on the operations of homeless services, and measuring CoC performance to ensure the orderly, transparent operations of the CoC governance structure.

Over the last year, the number of individuals experiencing chronic homelessness showed an 81% decrease.

The purpose of the Guilford CoC is to:

- Promote community-wide commitment to the goal of ending homelessness;
- Provide funding efforts by nonprofit providers, and State and local governments to quickly rehouse homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness;
- Promote access to and effective utilization of mainstream programs by homeless individuals and families; and
- Optimize self-sufficiency among individuals and families experiencing homelessness.

The governance structure consists of two main bodies, the full CoC membership (comprised of service providers and associated organizations from throughout Guilford County) and the CoC Board. A new CoC Governance Charter was approved in 2017.

Partners Ending Homelessness (PEH) works to encourage public understanding of the causes and conditions of homelessness and lead a strong and stable system of care for individuals and families to

reduce homelessness in Guilford County. This past year brought many changes as PEH made a major shift in its role. When the Guilford CoC transitioned to its own board and governance charter, PEH moved from a "lead role" into administrative and operational supportive. Yet, the basics of their work remains the same.

Accomplishments during the past year include:

- Guilford CoC providers have housed 17 individuals who were chronically homeless and 96 veterans experiencing homelessness.
- As of September 30, 2017, there are 29 individuals on the chronic by name list and 53 veterans on the veteran by name list.
- Additionally, providers housed 722 people during that time period who are not veterans or chronically homeless individuals.

The Guilford CoC is currently implementing its Coordinated Assessment System pilot project via our ESG program's CoC-Wide Rapid Rehousing Team. The CoC has developed a common assessment tool and a coordinated "map" of which providers will focus on which sub-populations. Additionally, CoC has published an RFP to award funding for an agency to implement the Coordinated Entry system for Guilford County.

**Agency funded, if applicable: N/A**

**Estimated funding amount:** \$2,978,000 provided to Partners Ending Homeless from HUD and other organizations.

**Target area:** Guilford County

**Needs addressed:** (access to affordable housing, homelessness, public services, etc.)

Homeless services (housing, prevention, wrap around supportive services, coordination, collaboration and accessible services)

**Goal outcome indicator:** Attend all quarterly Community Coalition meetings. Participate in the Guilford CoC meetings, training, and events.

#### **PROJECT/PROGRAM: Volunteer Income Tax Assistance Program (VITA)**

The Community & Neighborhood Development Division will continue to offer free tax preparation for the 13<sup>th</sup> consecutive year for low-to moderate income individuals during the tax season with a household income of \$55,000 or less. The program, sponsored by the Internal Revenue Service, offers services six days a week free of charge to residents of High Point and surrounding areas and expects to file more than 600 total federal tax returns this year, working with area partners to expand services to taxpayers beyond just tax preparation. Partners will be providing other resources and services to taxpayers as needed. Partnerships this year include: the NC VITA Coalition, the United Way of High Point, High Point University, Guilford Technical Community College, West End Ministries, Macedonia Family Resource Center, YWCA High Point, and the Salvation Army Boys and Girls Club. Through the collaboration with the YWCA's Latino Family Center, VITA will offer Spanish translation services at least once a month at the YWCA VITA site. The program also provides college students with hands-on experience in tax preparation and volunteer service. The program will increase awareness of the Earned Income Tax Credit and Child Tax Credit, federal tax credits that strengthen the financial stability of income-limited families.

**Estimated Funding Amount:** \$3,050

**Target Area:** Low-to-moderate income households; elderly; and households with disabled individuals

**Needs Addressed:** Prepare tax returns for low-to-moderate income households free of charge. Increase awareness of federal state and education credits for low to moderate citizens. Provide citizens with volunteer and training opportunities.

**Goal Outcome Indicator:** The VITA program will prepare at least 600 federal tax returns this year. The program will also recruit and train 25 volunteer tax preparers.

### COMMUNITY & NEIGHBORHOOD DEVELOPMENT ACTIVITIES



## PROJECT/PROGRAM: Public Services Grants

The City of High Point annually sets aside a portion of its CDBG entitlement to fund public service activities provided by local community based organizations and non-profits for the benefit of low to moderate-income residents. Eligible activities include labor, supplies and materials, employment, crime prevention, child-care, health, drug abuse prevention, education, fair housing counseling, and energy conservation. The funds are allocated through a competitive process and the Citizens Advisory Council (CAC) reviews all applications and makes recommendations to the City Council. A total of 16 applications were submitted for funding in the amount of \$124,650. The CAC reviewed applications on February 22, 2018 and recommendations will go to City Council in April.

The following agencies have requested funds for the 2018-19 grant year\*:

Arc of High Point  
Carl Chavis YMCA  
Helping Hands, Inc.  
High Point Housing Authority  
Macedonia Family Resource Center  
Operation Xcel  
Piedmont Panthers  
Senior Resource Group of Guilford  
The MIND Group  
United Way of Greater High Point  
Women In Organizing  
YWCA of High Point

*(\*Note: Some agencies submitted multiple applications.)*

**Agency funded, if applicable:** Pending review and approval of applications submitted

**Eligibility citation:** 24 CFR 570.201(e)

**Estimated funding amount:** \$67,000 (CDBG)

**Target area:** Census Tracts 136.01, 136.02, 138, 139, 140, 142, 143, 144.06, 144.08, 145.01, 145.02, 145.03, and 146

**Need addressed (access to affordable housing, homelessness, public services, etc.):** Creating a suitable living environment, increasing availability and accessibility of services, creating community sustainability

**Goal outcome indicator (# of facilities improved, households served, low/moderate income persons benefitted):** To assist non-profit agencies in establishing sustainable programming which will empower low and moderate-income residents of the City of High Point to achieve skills to stabilize and sustain their capacity to become self-sufficient.

## **APPENDIX C**

### ***RESALE/RECAPTURE PROVISIONS***



## City of High Point Recapture and Resale Policy

### Purpose

The purpose of this document is to outline the requirements for recapture and resale provisions in HOME Investment Partnerships (HOME) program homebuyer projects for the City of High Point (City). HOME is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act (HOME statute), as amended. HOME provides an annual formula grant to the City in order to expand the supply of decent, safe, sanitary, and affordable housing available to low-income and very low-income residents.

Section 215 of the HOME statute establishes specific requirements that all HOME-assisted homebuyer housing must meet in order to qualify as affordable housing. Specifically, all HOME-assisted homebuyer housing must (1) have an initial purchase price that does not exceed the greater of (a) the Section 203(b) mortgage limits for the area that was established as of February, 2008 or (b) 95 percent of the median purchase price for the area, (2) be the principal residence of an owner whose family qualifies as low-income at the time of purchase, and (3) be subject to either recapture or resale provisions. The HOME statute specifies that recapture provisions must recapture the HOME investment from available net proceeds in order to assist other HOME-eligible families. The HOME statute also states that resale provisions must limit subsequent purchase of the property to income-eligible families, provide the owner with a fair return on investment, including any improvements, and ensure that the housing will remain affordable to a reasonable range of low-income homebuyers. The City is required to establish its recapture and/or resale provisions in writing and submit the provisions to HUD for approval.

### Definitions

*Amortizing loan* – A loan with a repayment method where the amount borrowed is repaid gradually through regular monthly payments of principal and interest over the term of the loan. In down-payment assistance loans, the initial payment maybe deferred for up to three years and would then be repaid based on an amortization schedule.

*Forgivable loans* - A forgivable loan is designed to enhance affordability and is forgiven when a specific series of requirements are met. These requirements are based on HOME program affordability period; the loan is forgiven at the end of the period of affordability. The period of affordability is based on the amount of HOME assistance provided pursuant to CFR 24 Part 92.254.

*Net sale proceeds* - The amount of money a homeowner takes away from selling their home is called the seller's net sale proceeds. Net sale proceeds are calculated by taking the gross sale price of a home and subtracting the following costs: (1) balance of all outstanding mortgages and additional liens on the property, (2) commission to the seller's & buyer's agent, (3) any transfer fees, and (4) any additional closing costs owed by the seller (buyers and sellers can sometimes negotiate over who pays which fees)



## Recapture Policy [24 CFR 92.254(a)(5)(ii)]

The City's Homebuyer Assistance Program assists homebuyers through direct down payment, closing costs, principal buy down assistance and/or a reduction of the sales price below the market value (as verified with appraisal) to make the unit affordable. In accordance with the applicable homebuyer recapture/resale provision as outlined in 24 CFR Part 92.254(a)(5), the City will apply the following recapture provisions for HOME-assistance used to provide direct subsidies to income eligible homebuyers. Homebuyers will satisfy the affordability period if they remain in their home for the full required period of affordability as determined by the amount of assistance received (five to fifteen years). The actual required period of affordability will be based on the total amount of the direct HOME assistance provided, as noted below. The effective date of the beginning of the required period of affordability is the date all completion data is entered into IDIS (See: §92.2, Definitions, "Project Completion") and as documented by the fully executed HUD-1, a copy of which has been placed in each individual homebuyer's file.

| HOME Program Assistance Amount | Minimum Required Affordability Period |
|--------------------------------|---------------------------------------|
| Under \$15,000                 | 5 years                               |
| \$15,000 – \$40,000            | 10 years                              |
| Over \$40,000                  | 15 years                              |

**Table 13 – Minimum Required HOME Affordability Periods**

**Source:** 24 CFR 92.254

The City's recapture provisions are summarized below:

1. A HOME Recapture Agreement between the original homebuyer and the City must be signed prior to purchase to document the amount of HOME subsidy, the period of affordability restrictions and homebuyer responsibilities.
2. The new purchaser must be low or moderate income, meeting the HOME Program definition, and occupy the property as the family's principal residence during the entire period of affordability.
3. A Deed of Trust and Promissory Note will be executed and recorded by the City. It must include the number of years for Period of Affordability, the amount of HOME subsidy it used for the Homebuyer, and the terms of occupancy required as their principal residence.
4. Recapture is triggered in the event that the house is sold or occupied by other than the new purchaser during the period of affordability. Non-compliance with the residency requirement will require the immediate payback of outstanding HOME funds not repaid or forgiven.
5. Pre-payment of the HOME Investment loan does not terminate the Period of Affordability. The owner will be required to complete the Period of Affordability as their principal residence. The exception to this is the sale of the residence or foreclosure.
6. For a paying loan, the recapture amount shall be the balance of funds owed on the loan. For a deferred/forgivable loan, the recapture amount will be determined on a pro-rated basis based on

the period of affordability, times the number of each remaining (partial and full) years left in that period.

Under Recapture, the homebuyer(s) may sell to any willing buyer at any price during the affordability period; however, a portion of the net sales proceeds from the sale, if any, will be returned to the City as program income to be used for other eligible HOME activities. If the home is SOLD prior to the end of the affordability period, the portion of net sales proceeds returned to the City is equal to the amount of HOME funds invested in the property less the amount paid back or forgiven to that point. The amount of a paying loan satisfied will be based on the loan's remaining balance. If the loan is forgivable, the amount forgiven will be based on the period that the residence was occupied by the homebuyer(s) as the principal residence according to the following chart:

| Affordability Period | % Forgiven Per Month |
|----------------------|----------------------|
| 5 years              | 1.67%                |
| 10 years             | 0.83%                |
| 15 years             | 0.56%                |

**Table 14 – Percentage of Loan Forgiven**

In instances where the home has been rented or leased, refinanced, or the initial homebuyer(s) is/are no longer physically occupying the property as the principal residence, the total amount of the HOME assistance provided shall be immediately due and payable to the City.

Any funds remaining after the distribution of the net sales proceeds to all lien holders, including the City, will be returned to the homebuyer(s). In the event of a sale, short sale, or foreclosure, the amount recaptured will be limited to the amount of "net sales proceeds" available at the time of such occurrence.

If there are insufficient funds remaining from the sale of the property and the City recaptures less than or none of the recapture amount due, the City shall maintain documentation in each individual file that provides the amount of the sale and the distribution of the funds. This documentation will verify that:

- a. There were no net sales proceeds; or,
- b. The amount of the net sales proceeds was insufficient to cover the full amount due; **and** that
- c. No proceeds were distributed to the homebuyer.

HOME funds recaptured by Community Housing Development Organizations (CHDOs) on behalf of the City will not be considered as CHDO proceeds but shall be used by the CHDOs to provide affordable housing for the City of High Point. Not more than 10 percent of recaptured funds may be used for CHDO administration. Recaptured HOME funds provided by an agency other than a CHDO will be recaptured by the City of High Point to be used for eligible HOME activities in accordance with requirements of HOME statute and regulations in the same manner as program income. Not more than 10 percent of the recaptured funds may be used by the City for administrative or planning costs.

During the period of affordability, a homebuyer will not be permitted to refinance the property without the approval of the City. Generally, subordination will not be allowed unless the primary purpose of the loan is for housing repairs, bill consolidation or for a lower interest rate.

#### **Resale Policy [24 CFR 92.254(a)(5)(i)]**

The Resale deed restriction will be utilized only for HOME-assisted units which:

- a. do not receive, either from the PJ or other entity with HOME funds, direct down payment, closing cost, principal buy-down assistance, or a reduction of the sales price to make the unit(s) affordable, or
- b. the City has elected to apply the “Resale Provisions” instead of the “Recapture Provisions” to maintain affordable units in the community.

The Resale Provision ensures that a HOME-assisted property remains affordable during the entire affordability period. The affordability period is based on the amount of HOME funds invested in the unit to include the total development subsidy that is either left in the project at closing OR repaid to the City by the first mortgage lender at closing to assure the unit is affordable to a household at or below 80% of AMI for High Point as determined by HUD. The effective date of the beginning of the required period of affordability is the date all completion data is entered into IDIS (See: §92.2, Definitions, “Project Completion”) and as documented by the fully executed HUD-1, a copy of which has been placed in each homebuyer’s file.

In the case of HOME-assisted units in multi-family projects, a deed restriction shall be executed to ensure that HOME regulations are followed during the affordability period (e.g., the minimum number of HOME-assisted units remain the same, number of units leased to 50% AMI beneficiaries, etc.).

For single-family dwellings, the Resale Provision goes into effect when the home is sold during the affordability period. At the time of sale, the following provisions will be in effect:

- A. In instances where the home has been rented or leased, refinanced, or the initial homebuyer(s) is/are no longer physically occupying the property as the principal residence, the total amount of the HOME assistance provided shall be immediately due and payable to the City.
- B. If the property does not meet the affordability requirements for the compliance period, the entire amount of the HOME Investment must be repaid to the City’s HOME Treasury Account. (See: 24 CFR 92.504(b)(1); and HOMEfires – Vol. 5 No.2, June 2003).

Resale Provisions require the initial homebuyer(s) (and/or subsequent homebuyers of the home if it was previously sold during the required period of affordability) to sell the home to a low-income family and at an affordable price as defined below:

- A. A low-income family is defined as a family whose total household income from all sources at the time of purchase from the initial (or subsequent) homebuyer(s) does not exceed 80% of area median income, adjusted for household size as defined by HUD under Part 5 income definition that is applicable at the time of closing.

The contract for sale of the home shall include a provision requiring the family acquiring the home to be income-eligible as qualified by the City prior to acquiring the property.

- B. The initial homebuyer(s) (seller – or if applicable a subsequent homebuyer(s)) shall list the property at or below the City's determined affordable sales price.

The affordable sales price of the HOME-assisted property shall be determined by the City as follows:

1. The City shall determine 80% of area median income (AMI) based on the current HUD guidelines for each family size.
2. The applicable AMI shall be multiplied by thirty percent (30%) to determine the annual housing expense (HE) and divided by twelve (12) to determine the monthly HE.
3. The mortgage interest rate shall be the average fixed-rate for a thirty (30) year mortgage as published by the Federal Housing Administration (FHA) at the time the above determination is being made.
4. The term used for the above calculation shall be thirty (30) years.
5. The present value of an affordable mortgage shall be calculated utilizing the monthly HE, the determined interest rate, and the term.
6. The affordable sales price shall be determined by the greater of:
  - a. The Section 203(b) mortgage limits for the area that was established as of February, 2008 [See HUD's January, 2009 HOMEfires Vol. 10 No. 1]; or
  - b. As estimated by HUD.

*The City is the sole determiner of the final offering price for the unit.*

- C. The initial homebuyer(s) and, if applicable, any subsequent homebuyer(s) [sellers], must list the property at or below the PJ's determined affordable sales price.

- D. Fair Return and Appreciated Value [24 CFR 92.254(a)(5)(i)]:

1. The determination of "Fair Return" shall be the sum of:
  - a. Down payment and closing costs paid from the initial homebuyer's cash at purchase
  - b. Initial homebuyer's (seller's) closing costs at sale
  - c. Principal payments only made by the initial homebuyer(s) in excess of the amount required by the mortgage
  - d. Documented capital improvements in excess of \$5,000 within three (3) years of the date of determination of "Fair Return."
2. Fair Return is paid to the initial homebuyer(s) at sale once the first mortgage debt is paid and all other conditions to the initial written agreement are met.
3. In the event there are no funds for Fair Return, then Fair Return does not exist.

4. In the event there are partial funds for Fair Return, then Fair Return shall remain in force.
- E. Appreciated Value is:
1. The Affordable Sales Price Less the First Mortgage Debt Less Fair Return...
  2. Equals Appreciated Value
    - a. If Appreciated Value is zero or less than zero, then no Appreciated Value exists
    - b. Appreciated Value is shared with the initial homebuyer(s) based on the City's initial investment of HOME funds as follows:
      - i. The initial homebuyer's out of pocket investment of down payment and closing costs divided by the City's HOME investment equals the percentage of Appreciated Value that shall be paid to the initial homebuyer(s)
      - ii. The balance of Appreciated Value remaining shall be paid to the City.
- F. All of the above requirements will be included and described in the subordinate Deed of Trust that will be filed in the land records of the Guilford County Register of Deed's Office by the CHDO or the City, as applicable.
- G. The City reserves the right to end the affordability period upon the occurrence of, but not limited to, any of the following events: foreclosure; deed or transfer in lieu of foreclosure; or assignment of an FHA-insured mortgage to the U. S. Department of Housing and Urban Development (HUD).
- H. The CHDO or the City may use purchase options, rights of first refusal or other pre-emptive rights to purchase the housing before foreclosure to preserve affordability. If any of the aforementioned actions are taken, subsequent sale to a HOME income-qualified low-income homebuyer is required. All of the City's original HOME terms and conditions must be reinstated, in writing, and the remaining term of the required period of affordability remains in effect. A new Written Agreement, Promissory Note, and Deed of Trust shall be executed by all applicable parties and recorded in the land records of Guilford County. A copy of all documents, which includes evidence that they have been properly recorded, shall be maintained in the file.
- I. If the City provides additional HOME assistance to the new homebuyer(s), (e.g., a direct subsidy (as defined above)), the City shall reinstate the remaining term of the initial required period of affordability AND add to that term, the new required period of affordability based on the amount of the direct subsidy provided to the new homebuyer(s). The additional HOME investment must be treated as an amendment to the original project. Consequently, the additional HOME investment may result in an extension of the original period of affordability. (See: Notice CPD 12-003, January, 2012, page 17, f. Investment of Additional HOME Funds)

**HIGH POINT CITY COUNCIL  
REGULAR MEETING  
COUNCIL CHAMBERS – HIGH POINT MUNICIPAL BUILDING  
May 21, 2018 – 5:30 P.M.**

**ROLL CALL, PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**

*Mayor Wagner called the meeting to order at 5:30 p.m.*

*Upon call of the roll, the following Council Members were **Present**:*

*Mayor Jay W. Wagner; Mayor Pro Tem Chris Williams (Ward 2); Council Member Britt Moore (At Large), Council Member Donald Scarborough (At Large), Council Member Jeffrey Golden (Ward 1), Council Member Monica Peters (Ward 3), Council Member Wesley Hudson (Ward 4), Council Member Victor Jones (Ward 5), and Council Member Jason Ewing (Ward 6)*

*Mayor Wagner called for a Moment of Silence. The Pledge of Allegiance followed.*

**RECOGNITIONS AND PRESENTATIONS**

**2018-178     VITA Recognitions**

Members of the Community Development and Housing Department, will be present at the Council Meeting to present certificates to the volunteers who participated in the Volunteer Income Tax Assistance (VITA) program.

*Mayor Wagner recognized Michelle McNair, Community Resource Manager.*

*Ms. McNair thanked the Mayor and City Council for allowing for them to serve the City through the Volunteer Income Tax Assistance (VITA) program. She gave an overview of the program and how the program has benefited the citizens of High Point. She introduced Alicia Doulen, Community Resource Specialist and Lead VITA Coordinator.*

*Ms. Doulen shared some statistics regarding the VITA program noting this is the second year in a row they have gone over a million dollars in refunds. She recognized volunteers and partners and introduced Lauren Atwell-Bass, Community Resource Specialist and Assistant Lead Coordinator.*

*Ms. Atwell-Bass read a letter to Mayor Wagner from Joyce L. Robbins, Acting Territory Manager Stakeholder Partnerships, Education & Communication Internal Revenue Service.*

*Mayor Wagner thanked everyone for their volunteer work for the City of High Point.*

*(Applause; followed by a photo op)*

REGULAR AGENDA ITEMSFINANCE COMMITTEE - Council Member Moore, Chair  
Committee Members: Moore, Hudson, Ewing, and Jones

*Council Member Moore stated because of Council travel this week, the Finance Committee was not able to meet. Finance Items would be done by Committee of the Whole.*

**2018-163      Utility Relocation Agreement - NCDOT**

City Council is requested to approve a Utility Relocation Agreement between the City of High Point and the North Carolina Department of Transportation (NCDOT) for the relocation of the electric utilities within the I-74 (US 311) and NC 68 (Eastchester Drive) interchange ramp replacement project.

*Randy McCaslin, Deputy City Manager, gave the presentation on this item.*

*Mr. McCaslin stated there has been discussion regarding the pending NCDOT project that would improve the interchange at 311/ I-74 and Eastchester Dr. He stated part of the project would require relocation of major utility lines. The cost of moving those lines is about 1.3 million. The City will do that work and then be reimbursed by NCDOT. The next item on the agenda is the Budget Amendment which allows the City to spend those funds and then be reimbursed by the NCDOT.*

*Council Member Ewing asked in regards to the year of the Budget Amendment, when will construction begin. Mr. McCaslin stated the project has already started. Eric Olmedo, Budget and Administrative Director, stated since it was a Capital project, those funds will automatically roll forward to next year.*

*Approved a Utility Relocation Agreement between the City of High Point and the North Carolina Department of Transportation (NCDOT) for the relocation of the electric utilities within the I-74 (US 311) and NC 68 (Eastchester Drive) interchange ramp replacement project.*

**A motion was made by Council Member Moore, seconded by Council Member Jones, that this agreement be approved. The motion carried by the following 9-0 unanimous vote:**

Aye (9): Mayor Wagner; Mayor Pro Tem Williams; and Council Members Moore, Scarborough, Golden, Peters, Hudson, Jones, and Ewing

**2018-164      Ordinance - Budget Amendment - Utility Relocation at I-74 and NC Hwy 68 Interchange**

City Council is requested to adopt a budget amendment amending the 2017-2018 Budget Ordinance in the amount of \$1,302,760.00 to recognize funds from NCDOT for the relocation of overhead and underground electric lines located at the intersection of I-74 & NC Hwy 68 interchange ramp replacement project.

Adopted an Ordinance amending the 2017-2018 Budget Ordinance in the amount of \$1,302,760.00.

**A motion was made by Council Member Moore, seconded by Council Member Ewing, that this Budget Ordinance Amendment be adopted. The motion carried by the following 9-0 unanimous vote:**

Aye (9): Mayor Wagner; Mayor Pro Tem Williams; and Council Members Moore, Scarborough, Golden, Peters, Hudson, Jones, and Ewing

**Ordinance No. 7412/18-41  
Ordinance Book, Volume XX, Page 41  
Introduced 5/21/2018; Adopted 5/21/2018**

**2018-165      Contract - Cleco Construction Corporation - Centennial Street Bridge Deck Preservation**

City Council is requested to approve the award of contract for Bid No. 48 in the amount of \$454,320.60 to Cleco Construction Corporation for the deck preservation repairs on the Centennial Street Bridge over Oak Hollow Lake.

*Terry Houk, Public Service Director, gave the presentation on this item.*

*Mr. Houk stated this project was budgeted for repairs on the Centennial Street Bridge over Oak Hollow Lake. It was identified by NCDOT as having some structural issues. Mr. Houk shared pictures of the structural damage and stated the contract was for \$454,320.60 which was under budget. Once executed there is a 90-day construction time.*

*Council Member Moore asked if the construction would be lane by lane or the entire bridge. Mr. Houk responded it would be the entire bridge at one time, detours would be in place. Council Member Jones asked how long the work is anticipated to last. Mr. Houk answered 90 days.*

Approved the contract with Cleco Construction Corporation in the amount of \$454,320.60 for the deck preservation repairs on the Centennial Street Bridge over Oak Hollow Lake.

**A motion was made by Council Member Moore, seconded by Council Member Ewing, that this contract be approved. The motion carried by the following 9-0 unanimous vote:**



Aye (9): Mayor Wagner; Mayor Pro Tem Williams; and Council Members Moore, Scarborough, Golden, Peters, Hudson, Jones, and Ewing

**2018-166      Ordinance - Budget Ordinance - Centennial Street Bridge Deck Preservation**

City Council is requested to adopt a budget amendment amending the 2017 - 2018 Budget Ordinance in the amount of \$383,000 for the Centennial Street Bridge Decking Preservation Project.

*Eric Olmedo gave the presentation on this item.*

*Mr. Olmedo stated the funds for the project were available and appropriated in the current year budget. This is simply a clean-up item to combine those into one fund which requires Councils approval. Council Member Ewing asked if all the figures were originally appropriated for that project or was the funds pulled from other areas. Mr. Olmedo stated the amount \$167,960 and the \$149,583 listed were for bridge projects within the city, and the additional \$233,417 from general fund body program was not budgeted specifically for this project, but those funds were available and appropriate to use for this project. Council Member Ewing asked if pulling those funds would affect the annual allocation for road resurfacing. Mr. Olmedo stated no, that is a different project.*

Adopted an Ordinance amending the 2017-2018 Budget Ordinance in the amount of \$383,000.00 for the Centennial Street Bridge Decking Preservation Project.

**A motion was made by Council Member Moore, seconded by Council Member Jones, that this Budget Ordinance Amendment be adopted. The motion carried by the following 9-0 unanimous vote:**

Aye (9): Mayor Wagner; Mayor Pro Tem Williams; and Council Members Moore, Scarborough, Golden, Peters, Hudson, Jones, and Ewing

**Ordinance No. 7413/18-42**

**Ordinance Book, Volume XX, page 42**

**Introduced 5/21/2018; Adopted 5/21/2018**

**2018-167      Change Order to Contract - Wharton-Smith, Inc. - Eastside WWTP**

City Council is requested to approve a change order in the amount of \$107,721.67 to the Wharton-Smith, Inc. contract to provide for additional repairs and replacement of equipment needed for the Eastside Wastewater Treatment Plant Solids Handling Improvements.

*Terry Houk gave the presentation on this item.*

*Mr. Houk stated we are in the process of upgrading the incinerator, during the course of the construction process additional repairs and equipment were needed. This Change Order is for \$107,721.67. Council Member Moore asked if the \$107,721.67 above something else. Mr. Houk stated yes, it is. Council Member Ewing stated we are over two years past completion, will this put us any closer. Mr. Houk responded the project plan is to have the incinerator fully operational by the end of this year.*

Approved a change order in the amount of \$107,721.67 to the Wharton-Smith, Inc. contract to provide for additional repairs and replacement of equipment needed for the Eastside Wastewater Treatment Plant Solids Handling Improvements.

**A motion was made by Council Member Moore, seconded by Council Member Hudson, to approve the change order to the Wharton-Smith contract. The motion carried by the following 9-0 unanimous vote:**

Aye (9): Mayor Wagner; Mayor Pro Tem Williams; and Council Members Moore, Scarborough, Golden, Peters, Hudson, Jones, and Ewing

**2018-168      Change Order - Yates Construction Company - Southside Pedestrian Bridge**

City Council is requested to approve a change order in the amount of \$75,000.00 to the Yates Construction Company contract for Southside Pedestrian Bridge project to construct a greenway between Vail Avenue and Grimes Avenue.

*Keith Pugh, Engineering Services Director, gave a presentation on this item.*

*Mr. Pugh stated this Change Order is to add portion of the Southside Greenway to the existing construction contract. This will construct the greenway between Vail Avenue and Grimes Avenue. Council Member Moore asked can you speak to the neighborhood stabilization program. Mike McNair, Community Development Director, stated these were actually program income that were received from selling properties through the Neighborhood Stabilization Program, these funds are being reinvested back into the community.*

Approved a change order in the amount of \$75,000.00 to the Yates Construction Company contract for the Southside Pedestrian Bridge project to construct a greenway between Vail Avenue and Grimes Avenue.

**A motion was made by Council Member Moore, seconded by Council Member Hudson, to approve the change order to the Yates Construction Company contract. The motion carried by the following 9-0 unanimous vote:**

Aye (9): Mayor Wagner; Mayor Pro Tem Williams; and Council Members Moore, Scarborough, Golden, Peters, Hudson, Jones, and Ewing

**2018-169      Amendment to License Agreement - Cingular Wireless PSC, LLC (AT&T)**

City Council is requested to approve an Amendment to the License Agreement with Cingular Wireless PCS, LLC (AT&T) which allows the location of communication equipment at the City's Ward Water Plant; and authorize the City Manager to execute the agreement.

*Terry Houk gave the presentation on this item.*

*Mr. Houk stated Cingular Wireless PCS, LLC (AT&T) has requested an amendment to the current license agreement with the City that allows them to use space at the Ward Water*

plant for the installation of communication equipment. The amendment would result in extending the term of the License by 15 years, resulting in a termination date of October 19, 2042 and provide Cingular first right refusal. Public Service is recommending the City Council approve the Amendment to License Agreement with Cingular Wireless PSC, LLC and authorize the City Manager to execute the agreement. Revenue from this project and two other towers that are under the City's control is about \$227,000.

Council Member Moore asked if it is a 15-year fixed, or five-year renewal what does the contract require. Jo Anne Carlyle, City Attorney stated it was 15 years fixed. Jason Ewing stated wireless infrastructure was a hot topic in Washington in how municipalities can manage those on a Municipal level and not get taken advantage of. When does this have to be executed? Mr. Houk stated as soon as possible. Council Member Moore asked if the other towers are uniform in contract. Mr. Houk stated he believed so, we try to be legal and fair. The tower belongs to them, but it is on our site. Any modification to the water tanks needs approval by Council. Council Member Ewing asked why they want an extension on the current lease when they there is still 9 years on the current. Ms. Carlyle stated there was necessary clean up on the contract in general. The company has changed hands and changed names so there have been a few amendments. Council Member Jones asked if this locks the City in regarding the amount of revenue received. Ms. Carlyle stated yes, it is standard compared to other companies.

A discussion ensued regarding the extension of the contract and revenues received.

**A motion was made by Council Member Ewing, seconded by Council Member Moore, to place this matter on the Pending List and remand it to the Finance Committee for further discussion. The motion carried by the following 9-0 unanimous vote:**

Aye (9): Mayor Wagner; Mayor Pro Tem Williams; and Council Members Moore, Scarborough, Golden, Peters, Hudson, Jones, and Ewing

**2018-170     Public Hearing - 2018-2019 City of High Point Annual Budget**

Monday, May 21, 2018 at 5:30 p.m. is the date and time established to receive public comments on the proposed 2018-2019 City of High Point Annual Budget.

Council Member Moore opened the Public Hearing for the 2018-2019 Budget.

**Debbie Lumpkins**, Executive Director of the High Point Arts Council, 121 S. Centennial Station, thanked the Mayor and the City Council for allowing her to speak to them collectively. She gave an overview and history of the Arts Council. She listed several entities that are in collaboration with the Arts Council noting there are 50,000 people impacted by their programs. She stated she feels they are the City's Art Department and respectfully requested that the Arts Council be a line item in the budget and be restored to the 2009 funding level. She invited the Mayor and City Council to the annual awards Banquet at Centennial Station Art Center scheduled for June 20, 2018.

**Brian Gavigan**, Business Owner and Chairman of the Advisory Board with Business High Point Chamber of Commerce, 1912 Eastchester Drive, stated the Budget is a fantastic peace of work, that increases services for several important things for City residents including blight removal, renovation for the Police Headquarters Building, 2nd year funding for the

*Family Justice Center, continuing neighborhood street resurfacing, utility assistance program, continuing work with development downtown which will provide growth and tax revenue for our City, continuing to reduce deferred maintenance in our parks, replacing transit buses, expanding transit offices, replacing and purchasing new equipment for large and light duty vehicles; and replacement of fire apparatus. You have done all that with no tax increase, no electric rate increase, no garbage collection fee increase, no stormwater fee increase, and no motor vehicle license fee increase. The only increase is a small increase in water and sewer that has been for debt reduction in water sewer infrastructure in our city. This is really great work and it takes a great team to put it together. On behalf of the Community, I want to thank you.*

**Ken Orms**, 3525 Sainsbury Lane Greensboro (High Point city limits), suggested that the budget hearings be moved to the evenings so more people would be able to attend. He congratulated Council Member Ewing for his vote on the cell tower noting when negotiating with companies regarding cell towers in addition to revenues; safety should be considered as well, with possible cameras to monitor activities.

Council Member Moore **closed the Public Hearing** and acknowledge that the Public Hearing was held and asked the City Council if there is a need for a work study on Tuesday, May 30th.

Barring no objections from Council, **Council Member Ewing moved to direct staff to prepare documents for adoption of the budget at the first Council meeting in June. Council Member Jones seconded the motion. Motion carried with a 9-0 unanimous vote as follows:**

Aye (9): Mayor Wagner; Mayor Pro Tem Williams; and Council Members Moore, Scarborough, Golden, Peters, Hudson, Jones, and Ewing

**PROSPERITY & LIVABILITY COMMITTEE** - Council Member Ewing, Chair  
Committee Members Ewing, Hudson, Peters, and Golden

#### **2018-171      Special Events Policy**

City Council is requested to approve a Special Events policy as recommended by the Prosperity & Livability Committee. This policy includes a definition of categories of events, a fee schedule and a listing of current events held in the city, with recommendations for which events are city sponsored and those that are not.

*Council Member Ewing stated the Special Events Policy has been vetted through the Prosperity and Livability Committee and the recommendations from the committee are in the agenda packets. He stated this Special Events Policy was forwarded to Council by the Prosperity & Livability Committee with a unanimous favorable recommendation.*

Approved the Special Events Policy as recommended by the Prosperity & Livability Committee.

**A motion was made by Council Member Ewing, seconded by Council Member Golden, to approve the Special Events Policy as recommended by the Prosperity & Livability Committee. The motion carried by the following 9-0 unanimous vote:**

Aye (9): Mayor Wagner; Mayor Pro Tem Williams; and Council Members Moore, Scarborough, Golden, Peters, Hudson, Jones, and Ewing

## PENDING ITEMS

### **2018-100     High Point Area Arts Council Assistance Agreement**

City Council is requested to approve an Agreement providing assistance from the City of High Point of up to \$181,324.00 over the next two fiscal years for the satisfaction of a \$362,648 mortgage associated with the High Point Area Arts Council purchase of property located at 121 S. Centennial Street.

*Note: This matter was initially heard by Council on April 2, 2018, at which time it was tabled and sent to the Finance Committee for further discussion. It was discussed by the Finance Committee on May 3, 2018 and forwarded back to the City Council with no recommendation. It was again discussed at the May 7, 2018 City Council Meeting. At the May 7, 2018 a series of motions were made including denial of the Arts Council Agreement, which did not pass. The prevailing motion was to refer it to the Prosperity & Livability Committee for further discussion. The matter was again discussed by the Prosperity & Livability Committee on May 9, 2018 and after another lengthy discussion, no recommendation was made; however, they agreed to discuss it further at their June 6<sup>th</sup> meeting.*

## COMMUNITY HOUSING, NEIGHBORHOOD DEVELOPMENT AND PUBLIC SAFETY COMMITTEE - Council Member Golden, Chair

*Committee Members: Golden, Peters, Scarborough, and Williams*

### **2018-172     Parades, Special Events and Picketing - Revised Ordinance**

City Council is requested to repeal Title 10 - Transportation and Traffic, Chapter 1 - Traffic Regulations, Article 0 - Parades in its entirety and replace with the newly, revised Title 10 - Transportation and Traffic, Chapter 1 - Traffic Regulations, Article 0 - Parades Special Events and Picketing.

*Council Member Golden request the City Attorney give a brief presentation regarding this item.*

*Ms. Carlyle stated the current ordinance does not address picketing. She stated the ordinance being proposed has been vetted by the Community Housing, Neighborhood Development and Public Safety Committee three times, the ACLU and the NAACP. She noted there is typo on page 11, and that it would be changed to City Manager or his designee.*

*Council Member Golden shared some comments that were brought to his attention. On page 11, Item F - it shall be unlawful for a group of fifteen or more persons to picket without filing a notice as required herein and then if you turn to page 12, Section 10-1-290 - Criminal penalty - speaks of a penalty of \$50.00 dollars or 30 days in jail. Are we going to be putting our citizens in a position where they could go to jail for picketing and protesting.*

*Ms. Carlyle explained the criminal penalty mentioned there is the wording from the State Statute.*

*Council Member Golden asked what method will be used for dispersement of people. Police Chief Kenneth Shultz responded constitutional methods and actions, and noted they follow the Constitution of the United States and the laws of North Carolina.*

*Council Member Golden pointed out that the proposed ordinance was heavily vetted. Council Member Peters stated the Committee worked very hard and noted the notice of intent to picket means if something makes you mad and you want to picket, you can email the City Manager from your phone, and go picket.*

*Ms. Carlyle reminded everyone that the ordinance would be effective upon adoption.*

**A motion was made by Council Member Golden, seconded by Mayor Pro Tem Williams, to repeal the existing Title 10- Transportation and Traffic, Chapter 1- Traffic Regulations, Article O- Parades in its entirety and adopt the newly revised Ordinance Title 10- Transportation and Traffic, Chapter 1- Traffic Regulations, Article O- Parades, Special Events, and Picketing (to be effective upon adoption). The motion carried by the following 9-0 unanimous vote:**

Aye (9): Mayor Wagner; Mayor Pro Tem Williams; and Council Members Moore, Scarborough, Golden, Peters, Hudson, Jones, and Ewing

#### PENDING ITEMS

##### **2018-144      Ordinance - Demolition of Structure - 1505 East Avenue**

City Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a structure located at 1505 East Avenue belonging to SHJ Capital, LLC.

*Note: This matter was initially heard by the City Council on May 7, 2018. At that time, staff reported that the property was sold and action was taken to place this housing case on the Pending List for 30 days to allow staff an opportunity to meet with the new property owners.*

PLANNING & DEVELOPMENT COMMITTEE - Mayor Pro Tem Williams, Chair  
Committee Members Williams, Jones, Moore, and Scarborough

#### PUBLIC HEARINGS

##### **2018-173      Faulk & Foster Special Use 18-01 (SU-18-01)**

A request by Faulk & Foster, representing Verizon Communication, Inc, to permit a major Wireless Telecommunication Facility. The site is approximately 8.7 acres and lying along the south side of Skeet Club Road, approximately 800 feet east of Braddock Road (1520 Skeet Club Road).

*Chairman Williams stated Herb Shannon, Senior Planner, would give the presentation regarding this item.*

*Mr. Shannon stated anyone that would like to speak regarding this item would need to come forward to be sworn in.*

*All participants were sworn in by the Deputy City Clerk, Sandra Keeney.*

*\_\_\_\_\_ Transcript of Proceedings \_\_\_\_\_*

**Herb Shannon:** *Herb Shannon with the City of High Point Planning and Development Department. This is a Special Use to allow a Major Wireless Telecommunication Facility in a Residential Single Family- 3, R3 Zoning District. The sites laying along the southside of Skeet Club Road across from Deep River Park on 8.7-acre parcel that is currently developed for single family dwelling. The overhead projection... note the location of that site in the northern portion of the city. This is a blow up of the site. The area outlined in blue is the property where the special use permit is being requested and we have identified the proposed location of the telecommunication facility tower in the northern portion of the property. Wireless telecommunication facility up to sixty feet in height or a use permitted by a right of all residential zones in the city. However, if a facility or tower is over sixty feet in height in a residential zoning district, a special use permit approval is required. Included with application is a special use permit that outline the development conditions also a site plan and supplemental documentation that is provided by the applicant.*

*Just a quick summary of the proposal. The applicants are requesting approval to allow a 145-foot high monopole type tower on this parcel and 100 X 100 foot fenced in area. The location lies about 385 feet south of Skeet Club Road. Access would be from the existing residential drive way that serves existing residence on the property and the tower would be limited to four antennas. This is a survey of the property the compound area is outlined a northern portion of the site and also depicts how for continue maintenance that existing drive way that serves the home would be used. This is an elevation of the proposed 145' to tall structure with up to four antennas. I would note our Development Ordinance does require additional antennas so as to allow for co-location and eliminate future tower application if there is space on towers in this area. For a special use permit it requires analysis for its potential impact on the site and to surrounding property owners and the special use process allows the Planning Zoning Commission and the City Council to perform this analysis. The development ordinance requires certain findings be made for special use permit approval and within the staff report that has been provided to you those finding are outlined.*

*Key points to note are: first, that the request would not endanger public health and safety based upon the documents that have been provided staff finds that the request will not endanger public health and safety. All tower facilities require to meet all the requirements of the Federal Aviation Administration and the Federal Communication Commission in addition to any other State or Federal agency regulations. The applicant has approached the FAA and submitted a determination no hazard letter from the FAA and that is included in your package. Also, within the residential zoning district towers are permitted up to 200 feet in height this is well under that 200-foot limit. The applicant has also submitted a letter from the engineer stating the proposed structure would have a fall zone of 75 feet. The fall zone is a collapse area, the tower has been engineered such a way that in the event of failure it will collapse in a 75-foot area on the property. This is the portion of site where the tower is proposed to be located at, the fall zone or approximate fall zone area is highlighted in the area in red. The proposed tower structure is about 90 feet south of the north property line and approximately 75 feet from the eastern property line of the site and that letter from the engineer is included within your packet.*

*Another finding that we evaluate is that it will not substantially injure the value of the abutting properties or as a public necessity. Staff has not identified any evidence that the proposed wireless tower will substantially injure the value of abutting properties. The applicants goal was to try to place this facility as far away as possible from the abutting residential structures. It is about 500 feet from the nearest residential structure and over 300 feet from Skeet Club road. It abuts a 31,000-square foot of non-residential structure there is a church directly next to the site and the tower is proposed to be near the rear of this church structure and based upon that documentation provided staff has find that it will be in harmony with the surrounding area.*

*Also, in regards of harmony we look at evaluating the site in its location this tower is proposed to be on the northern portion of the site we did ask the applicant to evaluate other locations of the site where it could be located at. You have a situation where this property is in Tier 4 and Tier 3 of the Oak Hollow Lake Watershed critical area so with it being in that watershed critical area, there are higher environmental requirements and limitations on development. This blue line highlights the watershed critical area line. One of the reasons why it is at the northern portion of the site is to keep it out of that Tier 3 area which has more restrictive requirements.*

*Also, farther south from the site means more grading and more environmental impacts. Another issue that was considered was tower height. This is the highest point of the site as you go further south the grade drops about 15 to 20 feet a tower placed there would have to be higher to keep the same elevation. Also, as you can see there is a house to the west placement on the southern portion of the site would be closer to the house and you also you have that southern portion of the site encumbered by a stream buffer there is a perennial stream that runs through the southern portion of the site wherever there is a perennial stream there is a 200-foot buffer, 100 feet on both sides and the southern portion of this property is also impacted by an existing Bellsouth underground telephone line. All that was taken into consideration when the applicant looked at the location of the tower.*

*Finally, I would note based on staff evaluation, the proposed request does not conflict with adopted policy guidance documents. Based on the attached special use permit that is included in your packet, the preliminary findings and the back-up documentation, the Planning and Development Department is recommending approval of the accompanying Special Use Permit to allow a 140-foot tall wireless communication facility in the R3 district.*

*This item was reviewed the Planning Zoning Commission at their April 24th Public Hearing and the Commission recommended approval by a vote of 6-2. That is a brief summary of the application. Are there any questions for staff at this time?*

**Chairman Williams:** *This may be an off the wall question. I know in something in the past, we kind of did some screening like trees or whatever.*

**Herb Shannon:** *The landscape ordinance will require screening around the perimeter of tower compound there is 100 X 100 compound and the landscape ordinance would require screening around that perimeter area except for where the access drive is taken at for that little access area.*



**Mayor Pro Tem Williams:** That's where, ok it would just that typically dirt road or whatever.

**Herb Shannon:** They are proposing using the existing gravel drive that comes in and they will just have a little turn off from that, that they would have to pave and as part of their development the stormwater run-off will accommodate the new paving that they're adding that comes off that gravel drive.

**Council Member Ewing:** In the past the last few towers we've dealt with there were images that showed what it would look like and how visible it would be from different surrounding neighborhoods. Do we have that for this specific proposal?

**Herb Shannon:** I do not believe the applicant has provided that information this time, the applicant can address that when they do their presentation.

**Council Member Golden:** Can we by chance document what the concerns were the two people that noted...

**Herb Shannon:** At the Planning and Zoning Commission those two members did not make a specific statement as to why they were voting against. You do have a summary of the Planning and Zoning Commission meeting second page 2 of your packet is a cover memo and it outlines in the staff presentation of those speaking in favor and those speaking in opposition their concerns, but in their vote, they did not make a specific statement for the record as to why those two voted in opposition.

**Mayor Pro Tem Williams:** Anymore questions?

**Council Member Moore:** Herb, the staff recommendation for approval.....what was presented that made you confident in the safety concerns that were brought up by the Chris and somebody else?

**Herb Shannon:** In evaluating a special use permit staff is bound by those specific findings. So, we look at each one of those findings and the supporting documents provided by the applicant. Those are the key things we look at. The applicant had the letter from their engineer. As far as the fall zone, of course, any type of structure developed in the city they would have to submit appropriate engineering plans that are reviewed by our building department and get permits. But we are bound just by those specific findings, so that is what we focus on.

**Council Member Moore:** Okay, was there discussion about that and I'm sure there was. Can you elaborate on this discussion about the soil concerns? Was there testing and that type of thing?

**Herb Shannon:** I will let the applicant elaborate on that. They did note that at the Planning and Zoning Commission. They affirmed they looked at that, but I'll let them get into that. I'll just note that for any development appropriate plans and engineering documents are required to be submitted and reviewed by our building department.

**Council Member Moore:** Thank you.

**Chairman Williams:** Alright any other questions for Mr. Shannon? Seeing none, I will move into the Public Hearing portion, open the Public Hearing, and I guess we will hear from the applicant first.

**Paul Parker:** Thank you for your time tonight my name is Paul Parker, I'm from Raleigh 2724 Lakeview Drive, Raleigh North Carolina. I have been in this business for 25 years and cited thousands of these sites and modified and negotiated leases, so you know we typically try to locate these towers in a place that is meets the requirements of the ordinance and typically if you meet the requirements of the ordinance you there's no reason to turn it down. But I do want to read this statement of justification here. So, I'm here with Faulk and Foster on behalf of Verizon Wireless for approval of a major special use application for the purpose of developing 145-foot monopole wireless communication facility 1520 Skeet Club road. In addition to Special Use application request the approval of the installation of the antenna's and related ground equipment for Verizon's facility. Faulk and Foster is acting on behalf of Verizon Wireless. Verizon Wireless is a service provider license by the FCC who is currently improving its networks in the High Point North Carolina area.

Site need and justification as noted above or previously said Verizon Wireless is determined that this area of High Point lacks sufficient coverage for their network system. The radio frequency engineers develop a search area and within that search area centers around the residential area south of Skeet Club Road and commercial areas. This area of town lacks any existing communications towers or other tall structures to sufficient height and specific locations necessary to meet the coverage objectives and provide connectivity to surrounding sites. In addition, wireless communications towers located well outside of the search area are to far away and are currently Verizon's currently operating on them. Special care is taken to ensure the proposal proposed tower and its location would have minimal visual impact of the surrounding residential areas in the immediate vicinity. The limited visibility of the proposed communication tower is due to the location, the height of the structure, and the lack of illuminations meaning It's not going to have a lighting on top of it and the rolling topography of the surrounding area. The configuration of the facilities site and access were carefully considered in effort to conceal the site and existing stand of trees in addition existing vegetation on the subject parcel would further screen this site from public view including landscaping buffer around the fenced compound.

The proposed site complies with the requirements of the City of High Points Unified Development Ordinance and specific regulations for wireless communication towers to be free standing. We have a letter form the RF Engineer Stephen McKenna, who is with Verizon and certifies there are no existing towers capable of meeting the coverage needs. The tower designed and requirement requirements both the proposed tower structure and fence compound are designed to accommodate at least three additional telecommunication carriers as shown on the attached site drawing we have available. Planted landscape buffer around the communication tower as shown on our construction drawings submitted in addition proposing a complete preservation of existing mature vegetation on the property except for the clearing of the 60 X 60 compound itself. We have a 100 X 100 lease area and within that 100 X 100 we will have a buffer between the 60 X 60 square if that makes sense.

So, in the previous meeting another gentleman that I work with Mr. Jim LaPann brought to the attention that the proposed facility is compliance with the City's Development Ordinance

and the location of the property was chosen to keep the tower away from adjacent residential dwellings and away from stream environmental constraints at the rear of the site. According to the Federal Communications Commission 70% of all 911 calls are placed from a cell phone. The request tower will fulfill a gap in Verizon's coverage area and will significantly benefit area residents with increase coverage and safety. As to concerns of the soil, we have had a soil testing by the engineering group SM&E and that was completed April 20, 2018 and they said the soil is acceptable for the design that we have. And we respectfully request approval so we can move forward with the building permit application and that review process.

**Chairman Williams:** Just a shot in the dark I'm going to assume like Council Member Golden requested you don't have like pictures of the proposal as to what it would look like in that area. We've had them before.

**Paul Parker:** I don't have a photo simulation right now, no Sir. I can certainly get one and turn it in with the you know if its approved for the building permit if that would suffice but I know there is some concern with it was brought to my attention today there is some concern that the tower fall zone radius based on the engineering design just kind of hits the property lines and in order to change that we are willing to move the tower to the west 10 feet is about all we can really do without basically starting the whole process over with the FCC and FAA and everything we have done. But we can move it to the west to make sure we're away from the church property.

**Council Member Moore:** Does the... obviously we're doing this through readings and correspondence that's in the packet here. Do you know Mr. Chris Coggins from the church?

**Paul Parker:** No, Sir I do not.

**Council Member Moore:** You do not. He is obviously the person the spokesperson for them and their concerns and just wondering in subsequent time prior to Planning and Zoning or after if there had been discussion and his questions and concerns had been answered. He had questions about the soil.

**Mr. Parker:** Yes.

**Council Member Moore:** Do you know if the church has responded.

**Paul Parker:** No Sir. I do know that Mr. LaPann has been corresponding with him directly and he was unable to make it tonight so that is why I'm here.

**Council Member Moore:** Mr. LaPann did not tell you anything, if that had been resolved?

**Paul Parker:** He did. He gave me all the letters that were written and the correspondence that went back and forth, and so I am aware that there was correspondence going back and forth and that there was concern about the soils.

**Council Member Moore:** And you feel like that has been answered? Or you don't know.

**Paul Parker:** *I feel like it's been answered because the engineering firm that we hired has confirmed it is acceptable.*

**Council Member Moore:** *Okay.*

**Council Member Jones:** *With all that land, why is it not farther away from the church and the kid's playground and all that according to their letters they said the fall zone falls pretty close to that.*

**Paul Parker:** *We're trying to stay away from residential homes.*

**Chairman Williams:** *Anymore questions?*

**Council Member Golden:** *Yes, one question. You said you could move it 10 feet.*

**Paul Parker:** *Yes sir.*

**Council Member Golden:** *To accommodate the not touching the border, but I saw a note in here where the church had said that it being where it is now it would limit them you know expanding their parking lot or doing any construction on that side of the property. Am I reading that right? So, my question was the answer he gave was sort of well I didn't like it. I mean he basically said, well that's what it is and we are going to move forward. And then the other thing was they had a question on here about, let me see if I can find it, because I don't want to mess it up too bad. They requested a picture a couple of weeks ago and you guys you promised them a picture too and don't look like they got a picture of what it was going to look like from their property. Is that something you guys can't do or won't do.*

**Paul Parker:** *We can do it, it just takes more time than two weeks and we are already in this process we've been working on this for about seven months now, this has just kind of come to our attention. The main thing for us was the coverage objective and having it to where people have access to coverage in that area because right now we do not have Verizon does not have adequate coverage.*

**Council Member Golden:** *Literally you guys just have 10 feet of worth of wiggle room.*

**Paul Parker:** *Yes Sir. We want to stay out of that water shed area as well.*

**Council Member Jones:** *Well, I agree coverage is pretty bad. I live over there myself and when it comes to all the stuff we're working on from the Economic Development standpoint, that is one thing that people and companies look at, is what is the cell phone coverage is like, data wise. Everything else, I will be interested to hear from the other people about their thoughts and concerns about the church.*

**Council Member Golden:** *I'm looking forward to that myself. That's all I have for him.*

**Chairman Williams:** *Any other questions for the applicant?*

**City Attorney JoAnne Carlyle:** *If I may, it sounds like you guys have received some comments and I just want to remind you that this is a Quasi-Judicial hearing. You have to*

*consider what you hear tonight as sworn testimony and nothing that you have received outside of this hearing.*

**Council Member Ewing:** *From comments that I've heard, it sounds like everything we have in our packet.*

**City Attorney Carlyle:** *Thank you for putting your Attorney at ease.*

**Chairman Williams:** *Alright, Thank you Sir.*

**Paul Parker:** *Thank you.*

**Chairman Williams:** *Alright, I will call up the first person who wants to speak, Wayne Marshall.*

**Mayor Wagner:** *He is part of the applicant.*

**Herb Shannon:** *Mr. Williams, just one item for clarification. The applicant did mention the GEO Technical information that has not been submitted into evidence. I didn't know if the applicant had that available to submit into evidence this evening.*

**Paul Parker:** *I do not have it this evening.*

**Ray Gillen:** *Mayor and City Council, my name is Ray Gillen. I'm here to represent the Trustees of Covenant Church United Methodist. We do have some concerns on the cell tower. We have a thousand members at our church, plus 134 pre-school kids and 107 after school kids with a staff of 40 plus teachers in addition to clergy and staff. The proposed tower will be directly 124 feet from the playground and 130 feet from the class rooms.*

*Please understand that we support this new tower and we fully understand that it is needed in North High Point. With that being said, we would respectfully request you approve the tower with the stipulation that the tower location be moved to a site at 150 feet from our building. We've received one partial response from Faulk and Foster on December 19, 2017. We have no other response or evidence that our concerns were submitted to the High Point zoning staff by Faulk and Foster. We also include our comment, this also includes our comments from the Citizen information meeting on December 21, 2017. Our letters to Faulk and Fosters were not included in the planning and staff report. Minutes and citizens attendees from the Citizens information meeting were not included in the Planning and Zoning staff report.*

*Please note that our concerns about the tower's proximity to our kids were not included in the Planning and Zoning staff report. In fact, the relevant section states the site abuts an existing non-residential use church. However, the proposed monopole structure will be to the rear of this church structure near the gravel parking lot. No mentions of exposure of, no mention of the kids' exposure by saying non-residential total exposure time to our kids during school year is about 135,000 hours.*

*Also, our concerns about the soil. The soil in this specific area is classified ENB and ENC by the USDA Soil Conservation Service. This means that the soil does not drain easily and has*

high shrink-swell characteristics. Covenant Church United Methodist has actual negative experience previously dealing with the soil issues. We spent thousands of dollars to remove the top 6 to 8 feet of soil to build our parking lot. Last year we spent \$18,600 dollars to stabilize the south wall of our classrooms. The current parking lot is gravel. When we pave it, the surface becomes impervious, then all of the water from the one lot will drain into the southwest corner directly to the base of the tower. In an average year this means there will be an additional one million, two hundred gallons of water or 27 additional gallons per inch of rainfall flowing to the base of the tower.

The tower is to be designed in an engineer fall zone of 75 feet. The tower height is 145 feet plus 4 feet of antenna's. This 75-foot engineer fall zone directly touches our property line next to our playground to the east and within 7 feet of our parking lot to the north. The January 3, 2018 letter submitted by Sabre Industries Towers and Poles professional engineer references a wind and ice failure only effects only engineer fall zone and does not reference soil conditions or additional water drainage to the tower base. Notice that the letter about the soil was 13 days after we shared soil data with Faulk and Foster. And yes, we are sensitive to the possible tornado effects as evidence in Greensboro recently and several years on Johnson Street. You, the City Council are the final decision makers. Our church, again, is respectfully requesting that you please stipulate that your approval requires moving the tower location a safe distance away from our church so if the tower falls it falls on trees and not our kids. Thank you.

**Chairman Williams:** Thank you, Sir. I guess I'll hear from Wayne Marshall.

**Wayne Marshall:** Thank you, I'm Wayne Marshall. I'm a member of Covenant Church I had grandkids that went to pre-school, not any more they are out. I was the trustee Chair when we had to redo the parking lot which is directly north of asterisk and there is a berm about where the blue line is there. That's the dirt. We literally had to move so that we could put a parking lot on it. The soil survey information from 1977 says it is not good for commercial building because of the shrink-swell. We know that because the soil underneath, it does not permit the water to go through easily. It just sort of sits. Now, the drainage from that parking lot is in the southwest corner which is directly to the base of the tower location. So, all that water will flow to that base. So that basically changes the amount of water that flows to 4 times what it is now because it's basically a one-acre lot that goes to that.

Mr. Parker mentioned that he can move it ten feet. I don't really understand that. You'll notice that there is a picture of the house which is he noted in his presentation as 500 feet away. There is... Mr. Gillen makes no mention, what Mr. LaPann and the people that presented that its true. It's just incomplete. It doesn't share the danger to the people. It does not address the soil issues. So, we are just asking... and the playground is directly east of the asterisk behind the building that is used every school day. The 135,000 hours of exposure per year does not include Sundays. It does not include Monday and Tuesday nights for Boy Scouts and Girl Scouts, and that's just additional time that something is exposed. I will be glad to answer any questions that you have about any part of any of this. We just simply think it's just plain illogical to purposely put a tower that close to people that are exposed.

**Chairman Williams:** Any questions? Thank you, Mr. Marshall. I don't have anyone else on this list. Is there anyone else that is here to speak? Give your name and address for the record.

**Victor Jarvis:** My name is Victor Jarvis, I live at 4014 Braddock, I'm the fourth house down Braddock Road from Skeet Club. I don't have any prepared information, but I wanted to say obviously the tower is where it's at because of statutory reasons to stay away from residential housing. So, to move it past ten feet it would be a statutory violation. That is what my speculation is. My biggest concern is, I'd like to have time to provide educational material to the board because there is other things that is taking place in the country that this Council may not be aware of. We are on the cusp of going from 4G to 5G, there is going to be lot of profit involved in that. They shorten up the millimeter waves, they are going to 2 1/2 giga hertz to 60 giga hertz which is the same speed as oxygen molecules—the oxygen that we breath. It's going to be very dangerous for the children at Covenant. In similar locations like in southern California, they've had cancer clusters. I don't... like I said, I'm not prepared to give you all the details today, but what I would like to do is for this issue to be tabled so I can come in and bring you some scientific information. I have a technology background. It is a very dangerous process. It needs to...the information that I can share will help this board on future decisions about all its towers. The technical information does not include future use, doesn't have future use information in it. The City is being paid based on current technology, but the technology is on the verge of changing. That's all I have to say. Thank you.

**Chairman Williams:** Thank you Sir. Is there anyone else here to speak for or against this item? You have to be sworn in.

**Sandra Keeney, Deputy City Clerk:** Do you solemnly swear the testimony you are about to give is the truth, the whole truth and nothing but the truth, so help you God?

**Jim McGee:** I do.

**Chairman Williams:** Please give your name and address for the record.

**Jim McGee:** My name is Jim McGee, I live at 1573 Skeet Club Road. I'm the original Chairman of the Administrative Board of this Church and I have a great deal of concern. I don't know what it means if you rezone something, can you build anything you want to if its rezoned? I'm not sure of the regulations there, but I'm just concerned not only with the children's playground, but the tower itself. It's stated that it is supposed to withstand a 90-degree, a 90-mph wind. And we know, I can name four. Let's go back to the mid 30's. In 1936, there was a devastating tornado in Greensboro. You can go back to 1947. I personally made a commercial survey of the property on Rockford Road, and then in 2010 no, yes, 2010 a few people that live in High Point know that street was decimated with the tornado F4 I believe they called it. Those oaks that I saw there in 1947 had grown to tremendous beautiful trees that the landscapers and subdivisions had put there. All I'm saying is they were gone. Massive oak trees that was in 2010. In 2014 we had another coming our way just a little over a mile from where we are talking about where that proposed tower is. In the Blairwood Subdivision and if you know our city, it's right up between this side, the east side of Johnson Street Southside of Skeet Club. A subsequent path from the old tornado to this one, and I mentioned the one in 1936. You fellows are not old enough to remember that, but I do. It was devastating. But, what about the one just a month ago and that's just maybe 10 miles or little more than 10 miles from our church site. I'm just saying, if it's only good for 90-mph winds, it's going to fall. It's not if, it's when.

*I don't like the idea of the tower at all, but if it's got to be, it's got 500 feet from his house. I propose it come another 100 feet to the southeast and get away from our buildings. We've already spent tens of thousands of dollars proposing and we have floor plan drawings already for a sanctuary that we intend to build on what you're calling the parking lot, if we can guarantee that the sub-soil will withstand the foundation for that type of building. That's my concern.*

*You also mentioned the fact of our other property involved on the other side. Well, it's no secret that we own the property on the west side of the line. Where the other house is sitting way back about 900 feet, right there, that house is on our property. We have put that up for sale and we have had a few interested people, but when they see this plan, and this tower that is going up, it either won't sell or it will be greatly diminished in value because who's going to build a house. There is plenty of room to build several houses on that lot, but nobody is going to build one there. The only way I would allow this to be approved was if this property had 300 feet so that it could be 150 feet from either side. That way if and when the tower falls, it is not going to damage or injure anybody or any buildings. Like I said, we've already spent tens of thousands of dollars for drawings and surveys to build on that what we are now calling our parking lot, which would be transferred. I think that is all I have to say.*

**Chairman Williams:** Thank you. Alright is there anyone else? You have to also be sworn in sir.

**Deputy City Clerk Keeney:** Have you been sworn in?

**Butch Johnson:** No, I have not.

**Deputy City Clerk Keeney:** Do you solemnly swear the testimony you are about to give is the truth, the whole truth and nothing but the truth, so help you God?

**Chairman Williams:** Please give your name and address for the record.

**Butch Johnson:** My name is Butch Johnson: 3929 Newport Court, also a church member. I had not planned on speaking but I just wanted to reinforce what Jim was just talking about. Prior to the down turn in 2008, I was the leader of a church building and study team to build a sanctuary. We do not currently have a sanctuary we have an all-purpose area we use. And like Jim was talking about the area that has been called the parking lot ended up being the only reasonable place to put the sanctuary. You know we have water issues with land on the westside, and on the front because of widening Skeet Club Road, we could not put it on the front like originally planned. So, the sanctuary that is anticipated at some point which is starting to be talked about a little bit this time, would be directly in front of that tower. So, I just ask you to imagine what that tower would look like sitting there with your house of worship. Thank you.

**Chairman Williams:** Anyone else? Seeing none, I'm going to close the Public Hearing and open this up for discussion, but before we start, I do have a question for Council. If memory serves me correct, is there a Federal Statute on our discretion when it comes to making decisions in these matters?



**City Attorney Carlyle:** Yes, you cannot consider health issues for example.

**Council Member Moore:** Can you speak a little louder?

**City Attorney Carlyle:** Yes, I'm sorry. I am on. You cannot consider health issues that you may have heard. Someone mentioned earlier tonight. You're not supposed to have to be very careful when talking about business decisions for example how many more parties would be served in the area as far as cell service being included. The real estate value there is some serious limitation as to what you can consider. But I really haven't heard a lot of information presented tonight that is outside of those other than maybe those two that I just mentioned.

**Mayor Wagner:** But to deny it, we would have to find that one of the required findings has not been met.

**City Attorney Carlyle:** Exactly, and I believe there are five findings that are set forth in the staff report and those really are your guidelines for how you adopt this.

**Council Member Moore:** And those have been met.

**City Attorney Carlyle:** According to your staff and staff recommendation.

**Council Member Moore:** According to staff.

**Chairman Williams:** Are there any other questions from Council?

**Council Member Ewing:** You know, looking at the and I believe, yeah, the findings, the one that I, at least to me, it appears it wouldn't be in compliance is the will it be in harmony with the area to which its located. The staff's discretion of its compliance might fall, but I think if you really look at that area, and one of the big triggers with me is we are in the midst of major changes to that thoroughfare on Skeet Club. We are widening it and we are creating sidewalks, a more walkable area, and I'm hesitant to put up a cell tower that really doesn't fit with what that is looking like or what it will look like. I think there have been some requests that weren't met by the applicant. Also, the visualization of what this tower will look like from surrounding areas. The soil composition, I believe that the applicant said that they have, but was not presented to staff as evidence. I just, I have a problem with meeting that specific.

**Council Member Moore:** There are several things that come to mind. I'll do it in form of a question. You know right behind us is our commitment and charge is prosperity and safe and so this is a perfect example of where those two are collide, and I feel Mr. Parker that you know your presentation or communication from what we are getting certainly looks thorough and it met, but I feel like it could have been more complete and better responsive to the Church before it got to us. If I have questions for someone do they have to come back to the mic or can I just.

**Mayor Wagner:** Better at the mic.

**Council Member Moore:** Mr. Parker would you mind stepping to the mic. Thank you. How often is the tower inspected and who does that? Does Verizon do that?

**Paul Parker:** Yeah. They have a company that does that and they do it every six months and they have maintenance supervisors.

**Council Member Moore:** And their findings are reported back to their corporate to meet FCC requirements and that kind of thing?

**Paul Parker:** Well, the FCC, but they, yes, they have to inspect the foundation on a yearly basis—if not six months.

**Council Member Moore:** And how many sites in this area, and I can agree with Council Member Jones based on what Verizon is charging me, they should already have had the tower built. But how many sites were considered in this area?

**Paul Parker:** Several. Multiple sites and this is the only one we could work with.

**Council Member Moore:** The only one that would qualify? Okay, and in your defense, you know based on the safety and the things that you know that have been met. You know if mother nature decides she's going to win a battle, she's going to win a battle with a cell tower or volcano in Hawaii, but trying to find a balance of what can be best and there are several issues, you know, that I'm struggling with, but I want to try to find and be part of a solution. I have no more questions for you, but I have one for somebody from the church.

**Paul Parker:** Could I just add one thing?

**Council Member Moore:** Sure.

**Paul Parker:** So, we have an area that is lacking in coverage and if a tornado does come through there, that tower would be, you know, that's going to be the catalyst to get emergency services there. And, we, with Verizon, will allow emergency services to locate their antennas on there as well. So, I understand both points of view, but there should be some consideration taken turning the safety issue the other way and looking at it as a positive for the neighborhood.

**Council Member Moore:** Thank you.

**Council Member Ewing:** Councilman, if you wouldn't mind, I have one quick question before he sits down.

**Council Member Moore:** Go ahead.

**Council Member Ewing:** You had brought up.....Councilman Moore asked about the inspection of the tower and you said they inspected it every six months, but then you said yearly—if not six months. Is there a statutory requirement that they inspect those towers or is that just a company policy?

**Paul Parker:** That is a company policy.

**Council Member Ewing:** Is there any statutory requirements?

**Paul Parker:** *I do not know the answer to that.*

**Council Member Hudson:** *Can I ask a question as well before he sits down....and I may have missed this. Is there a reason why the tower cannot be moved southwest on that property?*

**Paul Parker:** *We want to stay away from the watershed and we would like to keep them where the landowner is willing to let us do it. It meets the requirements of the ordinance and it gives the property owner the ability to have a higher and best use remaining on part of this property, rather than having the tower in the middle of it. If you put the tower in the middle of it, you are not going to be able to do anything else on that property.*

**Council Member Hudson:** *Thank you.*

**Council Member Moore:** *It does slope going back so you would have to have a higher tower. Is there someone that would speak on behalf of the church? Thank you, Sir. The 10-foot that they had said will and can feasibly move that doesn't do enough for you? Is that correct? Because it says it falls to the line or does it fall right into the playground, or just to it, based on those numbers?*

**Ray Gillen:** *The 75-foot engineer fall zone which is for wind and ice as stated in the letter. It does not address failure from the soil.*

**Council Member Moore:** *The whole tower, okay.*

**Ray Gillen:** *That's a concern.*

**Council Member Moore:** *Alright.*

**Ray Gillen:** *the 75-foot directly touches our property line.*

**Council Member Moore:** *If you are able to go forward with your sanctuary, will that have an effect on your playground?*

**Ray Gillen:** *No, no.*

**Council Member Moore:** *It will not?*

**Ray Gillen:** *No, the sanctuary is in the portion that I'll call the parking lot.*

**Council Member Moore:** *Okay, is there land available for possible negotiation to move your playground?*

**Ray Gillen:** *No.*

**Council Member Moore:** *Thank you. Any other questions?*

**Ray Gillen:** *I have one more comment according to Mr. LaPann, the first choice of the tower location was the park across the street and according to his letter of December 19<sup>th</sup>, I'm sorry,*

yeah, December 19<sup>th</sup>, which was the last communication with us, he said that the City of High Point refused to put it in the park. I don't know the reason or reasons.

**Mayor Pro Tem Williams:** Thank you. Is there any more questions from Council?

**Council Member Ewing:** I've got a question for Herb. A couple of questions actually. Going back to the findings, in reading that the staff findings of compliance, you know, some technology, some terms we all use differently and in harmony the way it is technically spelled out. How is that defined from a planner's perspective?

**Herb Shannon:** It can be somewhat subjective, but we are looking at it based upon the evidence provided. Looking at the character of the area, looking at the adopted Land Use Plan, the adopted Policy guidance documents provided to Council. Staff could find no evidence of conflict with these documents.

**Council Member Ewing:** And with....as far as evidence provided, it just came up a few minutes ago about the GEO study. Is that something you would find relevant for staff to look at?

**Herb Shannon:** That would be something that the Building Department would look at as part of an application. They are going to have to meet State Building Codes, period. If that means that the soils have to be adjusted or modified, foundation has to be modified in such a way, they have to meet State Building Codes, period. If the soils prevent that, then our Building Department will not sign off on the permit.

**Council Member Ewing:** And our ordinance, it has to be what you said, 500 feet from a residential structure?

**Herb Shannon:** There is no separation from residential structures. Staff measured that from the home to the northwest fronting along Skeet Club Road that was the closest structure. We did not look at the home on this. We did not measure from the structure on this site. We measured from the home to the northwest, but the ordinance does not have any separation requirement. We just noted the closest structure was 500 feet away from a residential structure.

**Council Member Ewing:** But there is no ordinance that would preclude a residential structure from being right next to it.

**Herb Shannon:** No Sir.

**Council Member Ewing:** Thank you. That's all I have.

**Council Member Moore:** Mr. Shannon, you referenced the State Building Code that they would have to follow. The soil test that has been talked about in our packet here, is that for presentation purposes to Council, and will the State be sending in their own people to test the soil and area prior to the building of the tower, if it is approved?

**Herb Shannon:** As I asked the applicant earlier if he had that information to submit as evidence, staff has not seen that. That is more of an issue at the point they submit for building

permits. They will submit that to the building official and staff would review it at that point to make sure that it meets State Building Code as far as any structure being developed on a property, but as of today, we have not seen that evidence.

**Deputy City Manager Randy McCaslin:** Britt, in all likelihood, the Building & Inspections Department will require them to provide an engineer-signed drawing that would talk to the footing requirements, etc..., which is based on soil requirements. So that's what the Building Inspector will require.

**Council Member Moore:** Okay, so there will be more testing of that soil if this is approved and that process goes forth?

**Deputy City Manager Randy McCaslin:** Whatever the engineer needs to provide, whatever the building inspection needs. Yes.

**Chairman Williams:** Can we address what he said about the City denying them putting it in the park? Can staff address that?

**Herb Shannon:** The only information that I'm aware of is Verizon was talking with the Parks & Rec Department about placement of a tower across the street in the park. It would be to the rear of the ballfields. It is my understanding that access to that tower was a key issue. You would either from some type of access through the park or access drive along the edge of the park that would cross another property owner's property, and that property owner did not agree to provide that access. That was a sticking point of what I was aware of as far as locating the tower across the street.

**Chairman Williams:** Only access was the issue?

**Herb Shannon:** Yeah, because the Parks and Rec Department had concerns about paving an access drive through the ballfields.

**Assistant City Manager Randy Hemann:** I was part of that conversation and that is my memory as well. It was access and removal of some trees and the Parks & Rec did not feel it was appropriate.

**Chairman Williams:** Thank you. Any other questions?

**Jim McGee:** Can I make one other statement?

**Chairman Williams:** Sure.

**Jim McGee:** I have walked that property many times before anything was built there back in 1989. There's some rather low, swampy areas on the westside of the questionable lot there, but if you go down Grindstaff Avenue....just drive down there and look to the northeast. You will see almost not a cliff, but an extremely steep rise there. I don't have my topo maps with me, but you might want to look at those. I'm not challenging anybody else's comments, but there is a very high knoll in that area just about 300 feet above Grindstaff Avenue. Thank you.

**Chairman Williams:** Thank you.

**Council Member Ewing:** Mr. Chairman, if you would entertain a motion, I would like to move denial of the Special Use Permit and I don't feel it's within harmony of the area that it's to be located on a 145-foot pole in that specific location, and based on the applicant's data, it would host a minimum of four antennas, I think that's not a maximum, it's a minimum of four.

**Council Member Golden:** I second that motion, Mr. Chairman.

**Mayor Wagner:** Okay there is a motion and a second. I have a question for the attorney. In your opinion does the motion contain adequate findings of non-compliance through harmony?

**City Attorney Carlyle:** It is simply referencing the finding of fact regarding harmony as discussed earlier and defined by staff and your comments earlier. I think that's all.

**Mayor Wagner:** I just didn't know how specific you wanted us to be in terms of a non-finding.

**City Attorney Carlyle:** I think that's all we have.

**Mayor Wagner:** There is a motion and a second to deny this permit. Is there any further discussion?

**Council Member Moore:** I have a discussion point or a question for staff or legal. The tower that was approved somewhat four or five years ago off of Johnson Street behind the Tabernacle Church, does anyone from staff know the height of that tower?

**Herb Shannon:** Off the top of my head, no. But, I believe it was around 160 in that general area, but I don't recall the exact height.

**Council Member Moore:** Okay.

**Mayor Wagner:** Any further questions or comments?

**Council Member Jones:** I guess the question would be if their study shows that we do need additional coverage and they need a tower in the area for additional coverage and we deny it, they are just going to have to look for a more suitable location.

**Council Member Moore:** That is correct, but if you know the area well, I don't know where that would be.

**Council Member Jones:** I don't either.

**Council Member Moore:** And trying to find the balance of harmony and prosperous and safe. I would like to try to find a way to put the two entities back together. And as I stated in my earlier comments, I think there could have been better communication on the part of Mr. Parker's firm. I may be wrong, but that is my guess in what I've heard. I'm not exactly sure what motion to do to accomplish that.

**Council Member Ewing:** *I call the question.*

**Mayor Wagner:** *The question has been called. Everyone has been given an opportunity to speak. All those in favor of denial of the Special Use Permit, please signify by saying Aye. Could I see a show of hands?*

**Mayor Pro Tem Williams, Council Member Scarborough, Council Member Peters, Council Member Jones, and Council Member Ewing:** *Aye.*

**Mayor Wagner:** *Any opposed?*

**Mayor Wagner, Council Member Moore, and Council Member Hudson:** *No.*

**Mayor Wagner:** *The motion to deny the permit is approved.*

[end of transcript]

**A motion was made by Council Member Ewing, seconded by Council Member Golden, that this matter be denied. The motion carried by the following 6-3 vote:**

Aye (6): Mayor Pro Tem Williams, and Council Members Golden, Peters, Scarborough, Jones, and Ewing

Nay (3): Mayor Wagner, At-Large Council Member Moore, and Council Member Hudson

**2018-174      Ordinance - NSPC-Gallimore Dairy, LLC Zoning Map Amendment 18-03 (ZA-18-03)**

A request by NSPC-Gallimore Dairy, LLC, to rezone approximately 40 acres from a Conditional Use Light Industrial (CU-LI) District to a Conditional Zoning Employment Center (CZ-EC) District. The site is lying along the north side of Gallimore Dairy Road, approximately 1,250 feet west of Pegg Road.

*Mayor Pro Tem Williams announced that Herb Shannon, Senior Planner, would give the presentation on this item.*

*Mr. Shannon read the staff report and stated this is a request to rezone a 40-acre parcel located in the northern portion of the City's planning area off of Gallimore Dairy Road. The applicant has requested rezoning from the Conditional Use Light Industrial (CU-LI) District to a Conditional Zoning Employment Center (CZ-EC) District. He stated Planning and Developmental Department recommends approval of the request to rezone this 40-acre parcel with changes outlined in the staff report. He noted the Planning and Zoning Commission did review this at their March Public Hearing and they recommended approval and the following statements were adopted:*

*Consistency Statement - The Commission stated that the request is consistent with adopted policy guidance, in that the land use policy for this area has not changed since the property was annexed in 2005.*

*Reasonableness Statement - The Commission stated that the request is reasonable the requested EC District, because it is similar and compatible with previous conditional zoning*

approval granted this area. Further, development of residential uses are prohibited in Zone 1 of the Airport Overlay District. The vote to adopt these statements was 8-0 and the vote to approve this rezoning was 8-0.

Mayor Pro Tem Williams opened the Public Hearing and asked if there were anyone in the Council Chamber that wished to speak regarding this matter. He stated we would start with the applicant.

**Johnathan Smith**, 229 Plymouth Avenue, Winston - Salem, Manager of NSPC - Gallimore Dairy, LLC., stated they have owned this property for sometimes and have been working with the Economic Community in High Point, Guilford County and the State. He stated there was a need to open an Industrial Park and intend to develop product similar to the Piedmont Center and other high quality Industrial Parks in Northern High Point. He listed other properties with similar zoning and noted landscaping buffers would be high in quality.

Council Member Ewing pointed out this is a great Economic Development area that continues to grow and expand.

Mayor Pro Tem Williams asked if anyone else would like to speak for or against this item, seeing none he declared the Public Hearing closed.

Adopted an Ordinance approving Zoning Map Amendment 18-03 based on the findings as outlined in the staff report and consistency with the City's adopted plans, and that the action is reasonable and in the public interest.

**Mayor Pro Tem Williams moved adoption of the Ordinance approving Zoning Map Amendment 18-03. Council Member Ewing made a second to the motion, which carried by a unanimous 9-0 vote as follows:**

Aye (9): Mayor Wagner; Mayor Pro Tem Williams; and Council Members Moore, Scarborough, Golden, Peters, Hudson, Jones, and Ewing

**Ordinance No. 7414/18-43**  
**Ordinance Book, Volume XX, Page 42**  
**Introduced 5/21/2018; Adopted 5/21/2018**

#### **2018-175      Ordinance - City of High Point Text Amendment 18-03 (TA-18-03)**

A request by the Planning and Development Department to amend various sections of the City of High Point Development Ordinance regarding the following:

- a. Establishing quasi-judicial hearing procedures for the Historic Preservation Commission;
- b. Updating design standards in the Employment Center (EC) zoning district and the Gateway Corridor Overlay (GCO) district, and for Corner Retail and Large Retail development types;
- c. Amending dimensional tables in the Agricultural/Rural (AGR), Residential Single Family-3 (R-3), Residential Single Family-5 (R-5), Residential Single Family-7



- (R-7), Main Street (MS), Mixed-Use Washington Street (MX-W), and Mixed-Use Downtown (MX-D) zoning districts regarding perimeter setback;
- d. Adding the Assembly (major and minor) and Cultural Facility (major and minor) use types as permitted principal uses in the Light Industrial (LI) zoning district in the Core City;
  - e. Adding or amending adaptive reuse provisions for certain use types in the Light Industrial (LI) zoning district in the Core City;
  - f. Clarifying an off-street parking exemption for reuse of an historic structure;
  - g. Correcting errors in Table 5.5.11.B, Perimeter Landscape Yard Types; and,
  - h. Replacing “dimensional requirements” with “dimensional standards” in various ordinance sections.

*Bob Robbins, Development Administrator, gave the staff report on this item.*

*Mr. Robbins stated several miscellaneous amendments have been made to the new development ordinance. These amendments include:*

- *Language changes that promote consistency;*
- *Terms that are standardized in the ordinance;*
- *Clarified regulations;*
- *Corrections to errors.*

*He noted there are parts of the ordinance that help encourage adaptive reuse Light Industrial properties in the core city area that need to be promoted. He also noted the changes to the Historic Preservation Commissions review process, from a Legislative one to a Quasi-Judicial process in response to advice given by the School of Government and some proposed legislation.*

*Council Member Ewing asked on page 8 under building standards number 7(c) building citing has been stricken pertaining to the Eastchester Corridor. Mr. Robbins responded there have been changes trying to make the gateway corridor regulations coincide more with the design regulations in other districts. The language is stricken but is replaced by the text that proceeds it.*

*Mayor Pro Tem Williams opened the Public Hearing and asked if there was anyone in the Council Chamber that wished to speak for or against this matter. Seeing none, he closed the Public Hearing.*

*Adopted Ordinance approving Text Amendment 18-03 based on consistency with the city's adopted plans and that it is reasonable and in the public interest as outlined in the staff report.*

**Mayor Pro Tem Williams moved to approve TA 18-03. Council Member Peters seconded the motion. Motion carried with a 9-0 unanimous vote as follows:**

Aye (9): Mayor Wagner; Mayor Pro Tem Williams; and Council Members Moore, Scarborough, Golden, Peters, Hudson, Jones, and Ewing

**Ordinance No. 7415/18-44**

**Ordinance Book, Volume XX, Page 32**  
**Introduced 5/21/2018; Adopted 5/21/2018**

GENERAL BUSINESS AGENDA

**2018-120      Proposed Ordinance Amending Method of Election for City of High Point City Council Members**

The High Point City Council held public hearings on Monday, April 2, 2018 at 5:30 p.m. and continued the public hearing to Monday, May 7, 2018 at 5:30 p.m. (public hearing was closed at this meeting) on a proposed amendment to Article III, Section 3.1. Method of Election of the City Charter to implement four-year terms for the Members of City Council beginning with the 2019 municipal election.

Mayor Wagner opened the floor to Council Members for a discussion or a motion.

Council Member Ewing asked the City Attorney if the amendment needs to identify that this proposed change begins with the 2019 elections. Ms. Carlyle stated yes.

**Council Member Ewing moved adoption of the proposed Ordinance Amendment with the change to reference “to begin with the 2019 election cycle”. Council Member Jones seconded the motion.**

*[Statements are verbatim]*

**Council Member Hudson:** *Thank you Mr. Mayor. I would like to say with the amount of excitement of this last election created in the city, I fear of moving to a four-year term, is that we would have less excitement connectivity with the City. There will be fewer opportunities to be excited about what is going on. As you all know I will not be voting for four-year terms.*

**Council Member Golden:** *I could see the value in both, but my experience has been this, we changed voting years from even to odd which gave us three years as opposed to two years, which also gave us the opportunity to complete projects. The previous Council I sat on we initiate projects, but we didn't complete them and then we had an election and we had a whole new board, so stuff fell by the way side and it is my fear that two years in a sense makes the City become stagnant. If we look at this catalyst project I do not believe we would be where we are now had we been on a two-year cycle while working on that project, that is just my two cents. But as far as two or four it doesn't matter to me one way or the other, I just see the value in four.*

**Council Member Peters:** *Well to me this has been one of the hardest decisions I have ever had to make, and I still have not made my decision until I guess it is time to actually vote. But I have talked to some other Municipalities and have heard pros about staggered four-year terms and I have listened to staff and talked to people in the community and I do believe that it does help create a stronger sense of local government but I'm worried about it too. So, it's just a real hard, and I know a lot of people kind of think that we are trying to make this decision for ourselves which that is very far from the truth because if I did vote for four years, I may not run because that is a big commitment. So, it's just been a very hard decision and I hope that people understand that it's taken a lot for us to really think about and consider and try to learn what is the best decision.*

**Council Member Ewing:** Just to clarify something that she said. The ordinance is not a staggered four-year term. It is just four years straight, which would eliminate an election cycle every two years.

**Council Member Scarborough:** You know one of our jobs is to grow this City and to make this city a place for us to all live in and be happy with and have opportunities. As many of you know I've been involved in the past in significant planning and development of High Point University where as served in four different Vice-Presidential roles and to have come up with a plan to do a lot of things in two years would be almost impossible. The four-year term would give us an opportunity to make some positive decisions that we can carry through. At least get started if we don't get to finish them because four years is even a short period of time. But I am for the four-year extension. I know that this will not take effect until later, but you know it maybe that none of have elections, but to me it is important enough that I stand by it.

**Mayor Pro Tem Williams:** I would concur especially with Council Member Goldens statement especially when he was talking about the big on the voter participation on even years that we have had in the past. But never the less I agree the amount of work we are able to achieve in just three years across many different dimensions and what we are able to do across the city. I think is attributed to the three years we had, if were able to do that in three and be consistent there and after I spoken to citizens, emails and phone calls and so forth plus I taken the liberty of speaking to County Commissioners. I have talked to State Legislators and I see that you get your inconsistencies where you have two years terms as opposed to four, seem to have more work done in those four-year terms. Thank you.

**Council Member Jones:** I think another point that I haven't heard brought up except for that we have spoken about is what the savings to High Point is from a public-dollars standpoint. The cost of having the election every two years is significate. The public dollar stand point of what it cost to train a Council of nine people and then on top of that you got the private investment. I mean, people that believed in all of us had to come out of pocket to help us get the word out of who we are and what we stood for. So, I think there is going to be significant six figure savings every two years for the City of High Point.

**Council Member Golden:** I want to reiterate what Monica said. Four years is a huge commitment and I will argue that some of us will not run for four more years. For those that think this is a self-serving move, I would beg to differ. I'm just putting it out there. Four years is a long time to commit to this board.

**Council Member Moore:** I agree also. I guess I better say a couple of things, everybody else has. Definitely a case can be made for two. I have the privilege of serving a couple of terms and then I strategically didn't get into the three- year one and I did get to step away and it gives you.... kind of takes the blinders off so to speak. It gives you a chance to look and evaluate and see how that was. But I think one thing that citizens need to realize is it is crucially important on the efficiencies and effectiveness of Government is the relationship between the Council and the staff and that doesn't happen overnight. We are not here every day we are involved every day to some degree. So, I think that is important. I don't discount the fact of public involvement and a public vote we are a representative democracy we do elect people to represent us and hopefully we make good decisions and are overall pleased.

*So, for me, it's about the best governess for the City. It's about what's best whether I'm sitting here or I'm not sitting here. So, there is a time for every season. I'm concerned about the timing, but I do believe in the effectiveness for the citizen of four-year terms.*

**Mayor Wagner:** *I just echo what Councilman Moore said. I think the real decision that we are faced here with is what is the best form of Government for the City. My experience you know has been in that, and I agree to Council Member Golden and his statements, I think we are at a point right now in our City where the things we have going on will be enhanced if we are able to think more long term. Having two-year terms means really a year and half term because by the time you get to July of the second year, you are running again. And the staff and the people sitting up here will tell you not a whole lot of stuff really gets done most of the time during that six months before an election. And then you're at least several months into getting everybody all the new folks up to speed. So, of the two-year terms, you miss almost a year of that dealing with either at the election or the aftermath of an election. I think with the catalyst project we've got with our commitments to cleaning up blight the strategic priorities that we have set for our City, it is important not only for our Council to be able to think long term but for staff to be able to think longer term as well, and be able to know what type of Council they've got to deal with and what they think they can accomplish in a longer visionary strategic plan. That is just easier to accomplish with a four-year term. I agree with what Mr. Golden said, it is a major commitment and I don't know that I'll sit here and be one of those people. There will be an election. We are not voting to extend our own term. There will be people out there who think we have done that. They will read the paper incorrectly or they will hear from their buddy and we are not allowed to do that by law and that's not what we are doing. The next Council that is elected may include some of the people sitting up here, it may not. They will be the beneficiary of that opportunity to foresee that vision.*

*With that, we have all had an opportunity to speak. I will go to the question then.*

**The motion to adopt the proposed Ordinance Amendment with the change to reference “to begin with the 2019 election cycle” carried by the following 6-3 vote:**

- Aye (6)- Mayor Wagner; Mayor Pro Tem Williams, Council Member Scarborough, Council Member Golden, Council Member Jones, and Council Member Ewing
- Nay (3) - Council Member Moore, Council Member Hudson and Council Member Peters

**Ordinance No. 7416/18-45**

**Ordinance Book, Volume XX, Page 32**

**Introduced 5/7/2018; Adopted 5/21/2018**

**2018-176 Appointment/Reappointment - CAC/P&Z Commission**

Mayor Pro Tem Chris Williams is requesting that City Council confirm the appointment of Dorothy Jackson to the Citizens Advisory Council (CAC) as the Ward 2 appointment (effective 6/2/2018-6/1/2020)-and the reappointment of Angela McGill to the Planning & Zoning Commission (P & Z) as the Ward 2 appointment (effective 7/1/2018-7/1/2021).

*Mayor Pro Tem Williams stated he would like to pull Dorothy Jackson's name from consideration as she has had some recent obligations to come up and will not be able to serve. He stated he did want to move forward with a motion for the reappointment of Angela McGill to the Planning and Zoning Commission.*

Approved the reappointment of Angela McGill to the Planning & Zoning Commission.

**A motion was made by Mayor Pro Tem Williams, seconded by Council Member Ewing, that this reappointment be approved. The motion carried by the following 9-0 unanimous vote:**

Aye (9): Mayor Wagner; Mayor Pro Tem Williams; and Council Members Moore, Scarborough, Golden, Peters, Hudson, Jones, and Ewing

**2018-179     Appointment- 2nd Alternate Commissioner - NCMPA1 Board of Commissioners**

Council is requested to confirm the appointment of Garey Edwards, Electric Utility Director, as the 2nd Alternate Commissioner to the North Carolina Municipal Agency 1 Board of Commissioners.

**Council Member Ewing made a motion to suspend the rules to consider the appointment to the North Carolina Municipal Agency 1 Board of Commissioners. Council Member Moore seconded the motion. Motion carried with a 9-0 unanimous vote.**

**Council Member Moore then made a motion to appoint Garey Edwards, Electric Utilities Director, as the 2nd Alternate Commissioner to the North Carolina Municipal Agency 1 Board of Commissioners. Mayor Pro Tem Williams seconded the motion. Motion carried with a 9-0 unanimous vote as follows:**

Aye (9): Mayor Wagner; Mayor Pro Tem Williams; and Council Members Moore, Scarborough, Golden, Peters, Hudson, Jones, and Ewing

**2018-177     Minutes to be Approved**

1. Special meeting (Departmental Presentations) Wednesday, May 2nd @ 3:30 p.m.
2. Finance Committee Meeting; Thursday, May 3 @ 3:00 p.m.
3. Special Meeting of CC, Monday, May 7th @ 4:00 p.m.
4. Regular Meeting of Council, Monday, May 7th @ 5:30 p.m.
5. Community Housing, Neighborhood Development & Public Safety Committee Meeting, Tuesday, May 8th @ 10:00 a.m.
6. Special Meeting of CC (Library Department Tour); Tuesday, May 8th @ 3:00 p.m.
7. Prosperity & Livability Committee Meeting; Wednesday, May 9th @ 10:00 a.m.
8. City Council Review Session; Thursday, May 10th @ 9:00 a.m.

**Mayor Pro Tem Williams made a motion to approve the preceding minutes as submitted. Council Member Golden seconded the motion. Motion carried with a 9-0 unanimous vote as follows:**

Aye (9): Mayor Wagner; Mayor Pro Tem Williams; and Council Members Moore, Scarborough, Golden, Peters, Hudson, Jones, and Ewing

**ADJOURNMENT**

*There being no further business, the meeting adjourned at 7:51 p.m. upon motion duly made and seconded.*

Respectfully Submitted,

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Jay W. Wagner, Mayor

Attest:

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Sandra Keeney, Deputy City Clerk

To: The Mayor, High Point City Council, City Manager, Assistant Manager, and Director of Transportation.

Re: A petition from the Slow Down North Rotary Drive Committee

Date: June 4, 2018

### **Slow Down North Rotary Drive**

We the undersigned would like to end the speeding that happens at all hours of the day and night on North Rotary Drive, a residential street. We have met with city officials, posted on social channels, and discussed this issue backwards and forwards. It's time to stop the studies and make a change. Now.

We want to walk our street without fear of getting killed, we have children and dogs who play in our front yards and bike and run, we drive our residential street and do not want to be zoomed around and tailgated, we want to maintain our property values, and we want to celebrate a high quality of life.

High Point is moving forward with ballparks and mixed-use development—let's create a walk-able, safe neighborhood for the residents who are already here. And who will be moving here as the city evolves.

It's time for a change. We want action, not words and studies and data diving and delays.

We want to move North Rotary Drive forward. We look forward to resolution.

### **Proposal:**

The Stop sign that was installed at Farriss and North Rotary Drive a few years back has really helped with that stretch of

the road. Let's tackle the next stretch...

Think baby steps, ie Stop signs.

Perhaps a 4-way Stop at Westwood and North Rotary.

A 4-way Stop somewhere between Farriss and Ray.

Making North Rotary a 25-mile-per-hour street from Lexington to Chestnut and NOT having the speed limit change at the bottom of a hill that folks barrel down.

If Stop signs don't work, then other alternatives can be discussed.

Let's make this happen while school is out, and start the Fall fresh with new policies in effect.



|                         |                                                                                        |
|-------------------------|----------------------------------------------------------------------------------------|
| Dan Riedel              | <a href="mailto:dan@carolinahistoryandhaunts.com">dan@carolinahistoryandhaunts.com</a> |
| Bridgette Riedel        | <a href="mailto:riedelbr@guilford.edu">riedelbr@guilford.edu</a>                       |
| Craig and Diane Popalis | <a href="mailto:popalis5@gmail.com">popalis5@gmail.com</a>                             |
| Jamie Wilson            | <a href="mailto:jamierenay30@hotmail.com">jamierenay30@hotmail.com</a>                 |
| Travis Scott Wilson     | <a href="mailto:tscottwilson40@gmail.com">tscottwilson40@gmail.com</a>                 |
| Susan Harman            | <a href="mailto:sharman555@yahoo.com">sharman555@yahoo.com</a>                         |
| Patrick Harman          | <a href="mailto:patrickatserve@aol.com">patrickatserve@aol.com</a>                     |
| Doug Lindner            | <a href="mailto:dlindner@triad.rr.com">dlindner@triad.rr.com</a>                       |
| Smedes Ayers Lindner    | <a href="mailto:smedeslindner@yahoo.com">smedeslindner@yahoo.com</a>                   |
| Erin Sanders            | <a href="mailto:ejk@triad.rr.com">ejk@triad.rr.com</a>                                 |
| Ginger Somers           | <a href="mailto:gingersomers@me.com">gingersomers@me.com</a>                           |
| Lisa Wood               | <a href="mailto:llorenw@yahoo.com">llorenw@yahoo.com</a>                               |
| JoAnn and Bill Owings   | <a href="mailto:owingsys@aol.com">owingsys@aol.com</a>                                 |
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| James Smith             | <a href="mailto:smithjm7@gmail.com">smithjm7@gmail.com</a>                             |
| Aaron Clinard           | <a href="mailto:aclinard2@triad.rr.com">aclinard2@triad.rr.com</a>                     |
| Lorraine Klietsch       | <a href="mailto:lorraine.klietsch@nscom.com">lorraine.klietsch@nscom.com</a>           |
| Joe Hubay               | <a href="mailto:highpointjewelers@gmail.com">highpointjewelers@gmail.com</a>           |
| Pam Hubay               |                                                                                        |
| Sarah King              | <a href="mailto:sarahjking12@gmail.com">sarahjking12@gmail.com</a>                     |
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| Jason Oliver Nixon      | <a href="mailto:jason@madcapcottage.com">jason@madcapcottage.com</a>                   |
| John Loecke             | <a href="mailto:john@madcapcottage.com">john@madcapcottage.com</a>                     |
| James Hussey            | <a href="mailto:jamesmhussey@gmail.com">jamesmhussey@gmail.com</a>                     |
| Sue Kurtz               | <a href="mailto:sykurtz@hotmail.com">sykurtz@hotmail.com</a>                           |
| Julie Leck              | <a href="mailto:jmsl01@hotmail.com">jmsl01@hotmail.com</a>                             |
| Tim Coleman             | <a href="mailto:tbc1960@aol.com">tbc1960@aol.com</a>                                   |
| Katie Wheatley          | <a href="mailto:katiew326@gmail.com">katiew326@gmail.com</a>                           |
| Tracy Fink              | <a href="mailto:tl13122@yahoo.com">tl13122@yahoo.com</a>                               |
| Mae Braswell Harris     | <a href="mailto:maeharris04embarqmail.com">maeharris04embarqmail.com</a>               |
| Lindsey Carroll         | <a href="mailto:carrolls@northstate.net">carrolls@northstate.net</a>                   |
| Gregg & Ginger Edwards  | <a href="mailto:ggrmt@aol.com">ggrmt@aol.com</a>                                       |
| Andrew and Angie Brehm  | <a href="mailto:alightguy2002@gmail.com">alightguy2002@gmail.com</a>                   |

1119 North Rotary Drive  
1119 North Rotary Drive  
1100 North Rotary Drive  
1015 North Rotary Drive  
1015 North Rotary Drive  
1214 Woodland Place (corner of North Rotary Drive)  
1214 Woodland Place (corner of North Rotary Drive)  
898 Fairway Drive (corner of North Rotary)  
898 Fairway Drive (corner of North Rotary)

501 Otteray Avenue (corner of North Rotary)  
1007 North Rotary Drive  
701 West Parkway Avenue (corner of North Rotary)  
1114 North Rotary Drive  
1114 North Rotary Drive  
407 Edgedale Drive (corner of North Rotary Drive)

1202 North Rotary Drive  
1202 North Rotary Drive  
1202 North Rotary Drive

1121 North Rotary Drive  
1121 North Rotary Drive  
802 North Rotary Drive  
1213 North Rotary Drive  
902 North Rotary Drive  
1004 North Rotary Drive  
908 North Rotary Drive  
1209 North Rotary Drive  
1115 North Rotary Drive  
1211 North Rotary Drive  
1109 North Rotary Drive  
1106 North Rotary Drive

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Adoption of the 2018-19 Annual Action Plan

**From:** Michael E. McNair, Director

**Public Hearing:** Yes

**Attachments:** None

**Meeting Date:** June 4, 2018

**Advertising Date:** May 9, 2018

**Advertised By:** High Point Enterprise

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### **PURPOSE:**

The Community Development and Housing Department (CD&H) has completed necessary activities for preparation and submission of the 2018-19 Annual Action Plan. The final step prior to submission to the Department of Housing and Urban Development (HUD) is Council approval. The current draft of the full document can be seen at:

<https://www.highpointnc.gov/1621/Plans-Reports>

### **BACKGROUND:**

HUD awards grants to eligible grantees to carry out a wide range of community development activities such as revitalizing neighborhoods, affordable housing, and public services. High Point is required to submit an annual action plan to HUD to receive an allocation of Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds.

### **BUDGET IMPACT:**

The late approval of the Omnibus bill for FY 2018 had delayed the issuance of grant allocation information to HUD grantees; the allocations were recently released. Since the overall federal appropriation of CDBG and HOME funds were significantly increased, the City's allocation rose accordingly. For the 2018-19 fiscal year, our CDBG allocation increased by \$107,192 (13%) and our HOME allocation increased by \$164,044 (45.6%). Staff reviewed the program budget changes with the CAC at their regularly scheduled meeting on May 24, 2018; the updated budget was approved unanimously.

### **RECOMMENDATION / ACTION REQUESTED:**

The Community Development and Housing Department recommends approval of the 2018-19 Annual Action Plan and that the appropriate City official and/or employee be authorized to execute all necessary documents.

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Ordinance to Demolish –309 Kennedy Ave.

**From:** Michael McNair, Director  
Community Development & Housing

**Meeting Date:** 6/4/18

**Public Hearing:** No

**Advertising Date:**

**Advertised By:**

**Attachments:**

- A. Staff report
- B. Ordinance to Demolish
- C. Photos
- D. Maps

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### **PURPOSE:**

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 309 Kennedy Ave.

### **BACKGROUND:**

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 2/7/18. No action occurred by the compliance date of 3/8/18. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

### **BUDGET IMPACT:**

Funds are available in the Department budget for the demolition and asbestos testing of the structure(s), and for the asbestos removal if present.

### **RECOMMENDATION / ACTION REQUESTED:**

Staff recommends the adoption of the requested ordinance to demolish this single family dwelling, and any outbuildings on the property.

### **PENDING ACTION:**

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

**COMMUNITY DEVELOPMENT AND HOUSING  
CODE ENFORCEMENT  
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE  
REQUEST:**

Ordinance to Demolish

**PROPERTY  
ADDRESS:**

309 Kennedy Ave.

**OWNER:**

Rodney & Sandra Quick

**REASON FOR  
INSPECTION:**

Received complaint that people were getting into house

**FIRST  
INSPECTION:  
11/29/17**

Summary of Major Violations

1. Repair or replace roof (leaking in various rooms)
2. Repair or replace rear deck
3. Repair or replace rotten fascia and soffit material
4. Repair or replace damaged/missing siding
5. Repair or replace damaged ceiling and wall material throughout

**HEARING  
RESULTS:  
12/19/17**

No one appeared for the Hearing. During the Hearing it was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 65% of the value of the structure.

**ORDER(S)  
ISSUED:  
2/7/18**

Order to Repair or Demolish  
Date of Compliance 3/8/18

**APPEALS:**

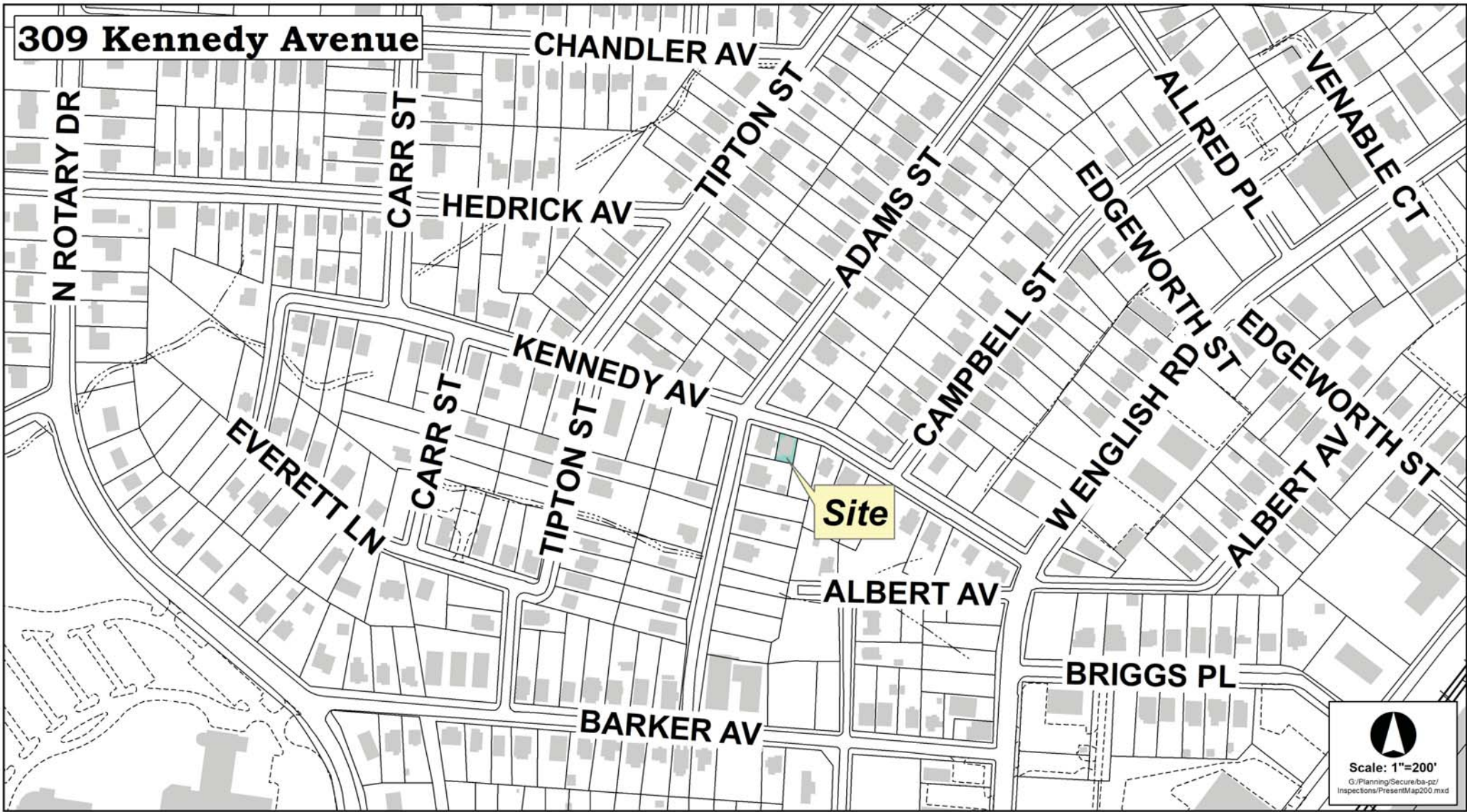
No appeals to date.

**OWNER  
ACTIONS:**

None

**ADDITIONAL:**

The inspector did speak with the owner prior to the Hearing and advised him that a vagrant was occupying the property and that a fire had occurred upstairs and caused significant damage. The owner said he wasn't aware of this and that someone was supposed to be checking on the property periodically for him. This property is pending foreclosure with the Guilford County Tax Department, it is past due in the amount of \$10,752.62.





















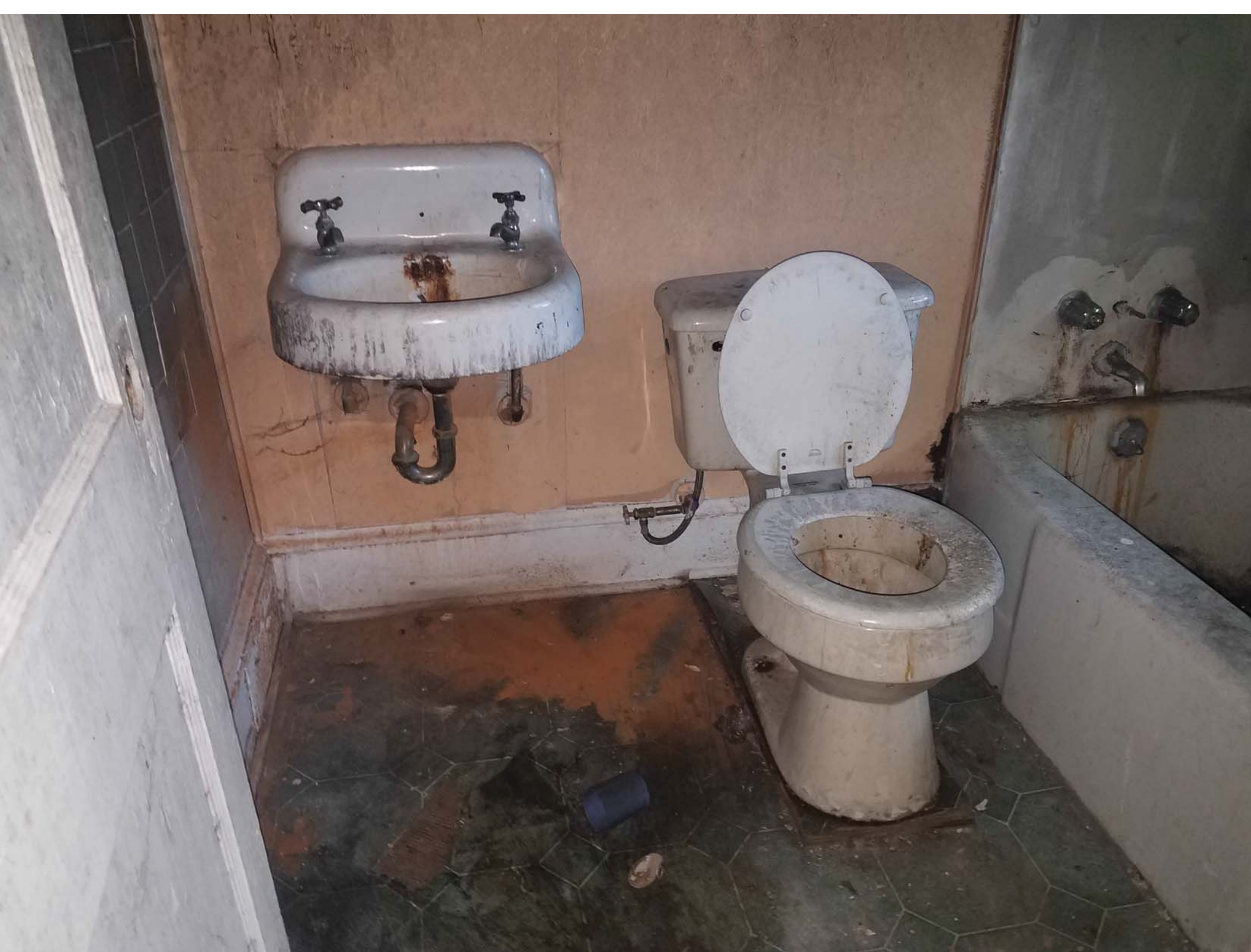


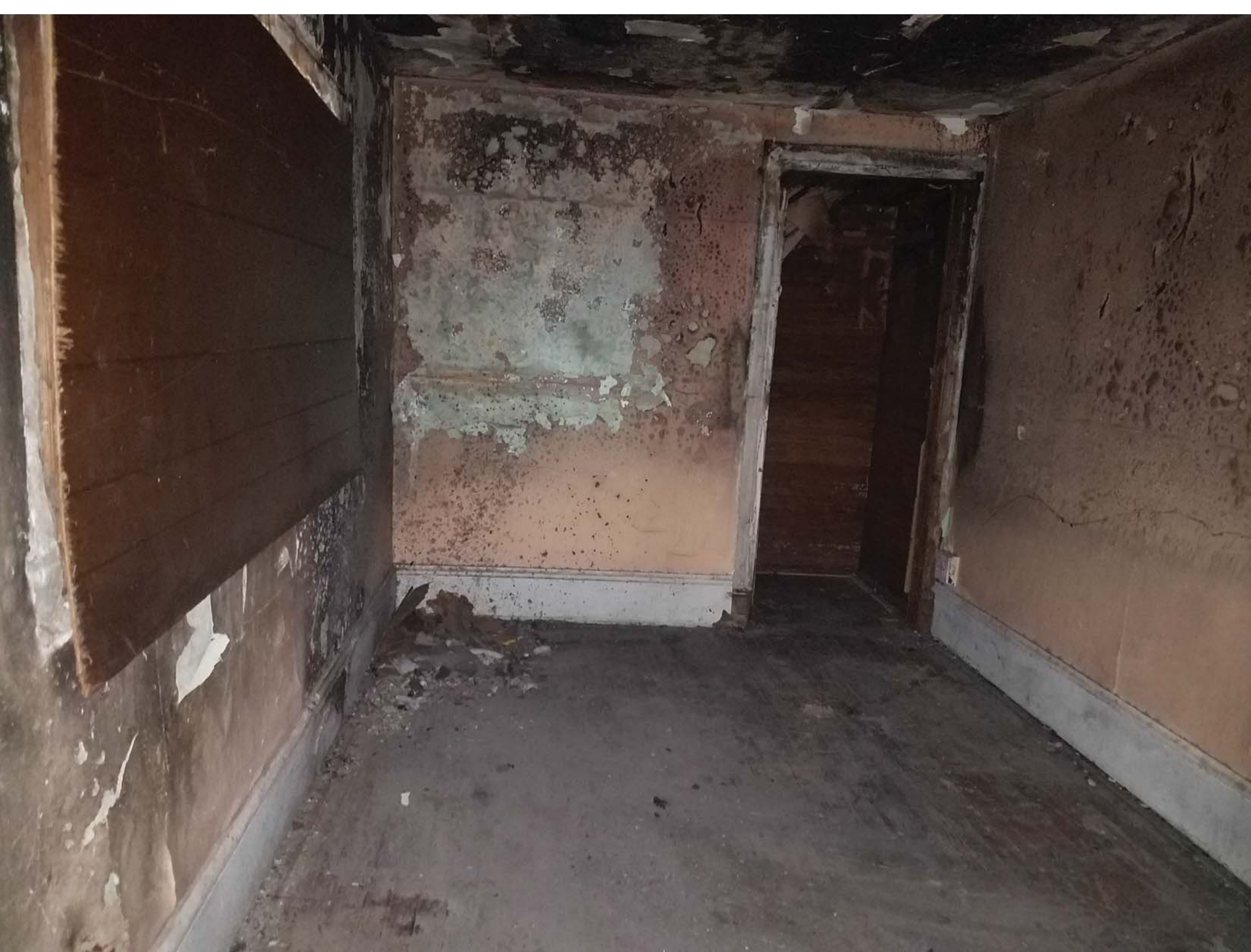
























**CITY OF HIGH POINT, NORTH CAROLINA**  
**Fiscal Year 2018-2019 Budget Ordinance**

BE IT ORDAINED BY THE CITY OF HIGH POINT, NORTH CAROLINA:

Section 1. The following amounts are hereby appropriated for the operation and maintenance of the City's various governmental departments and divisions for the Fiscal Year beginning July 1, 2018 and ending June 30, 2019:

- (1) That for said fiscal year there is hereby appropriated out of the GENERAL FUND for general governmental operations the sum of:

\$ 114,714,702

- (2) That for said fiscal year there is hereby appropriated out of the SPECIAL GRANTS FUND for purposes outlined within the various grant provisions, the sum of:

\$ 4,406,381

- (3) That for said fiscal year there is hereby appropriated out of the COMMUNITY DEVELOPMENT FUND for purposes outlined within the grant, the sum of:

\$ 3,234,941

- (4) That for said fiscal year there is hereby appropriated out of the ECONOMIC DEVELOPMENT FUND, the sum of:

\$ 475,000

- (5) That for said fiscal year there is hereby appropriated out of the GENERAL DEBT SERVICE FUND for the payment of debt service charges on general obligation debt, the sum of:

\$ 10,366,055

- (6) That for said fiscal year there is hereby appropriated out of the GENERAL CAPITAL PROJECTS FUND for the purpose of construction and/or acquisition of certain long-lived assets, the sum of:

\$ 1,887,000

- (7) That for said fiscal year there is hereby appropriated out of the CENTRAL SERVICES FUND the following, the sum of:

|                      |                      |
|----------------------|----------------------|
| Fleet Services       | \$ 14,400,689        |
| Radio Repair Shop    | 1,894,706            |
| Computer Replacement | <u>1,089,625</u>     |
|                      | <u>\$ 17,385,020</u> |

- (8) That for said fiscal year there is hereby appropriated out of the WATER and SEWER FUND the following:

|                                   |                      |
|-----------------------------------|----------------------|
| Operations                        | \$ 28,880,491        |
| Debt Service                      | 17,000,747           |
| Transfer to Capital Projects Fund | <u>7,975,000</u>     |
| TOTAL WATER and SEWER FUND        | <u>\$ 53,856,238</u> |

- (9) That for said fiscal year there is hereby appropriated out of the WATER and SEWER CAPITAL PROJECTS FUND for the following, the sum of:

|                              |                     |
|------------------------------|---------------------|
| Water Sewer Capital Projects | \$ <u>7,975,000</u> |
|------------------------------|---------------------|

- (10) That for said fiscal year there is hereby appropriated out of the ELECTRIC FUND the following:

|                     |                       |
|---------------------|-----------------------|
| Operations          | \$ 121,111,660        |
| Capital Projects    | <u>11,845,000</u>     |
| TOTAL ELECTRIC FUND | <u>\$ 132,956,660</u> |

**CITY OF HIGH POINT, NORTH CAROLINA**  
**Fiscal Year 2018-2019 Budget Ordinance**

(11) That for said fiscal year there is hereby appropriated out of the MASS TRANSIT FUND for the following, the sum of:

\$ 4,331,485

(12) That for said fiscal year there is hereby appropriated out of the MASS TRANSIT CAPITAL PROJECTS FUND for the purpose of operating High Point's Transit System, the sum of:

\$ 830,000

(13) That for said fiscal year there is hereby appropriated out of the PARKING FACILITIES FUND for the purpose of operating City parking facilities, the sum of:

\$ 431,040

(14) That for said fiscal year there is hereby appropriated out of the SOLID WASTE FUND the following:

|                        |                      |
|------------------------|----------------------|
| Operations             | \$ 15,839,609        |
| Capital Projects       | 953,278              |
| TOTAL SOLID WASTE FUND | \$ <u>16,792,887</u> |

(15) That for said fiscal year there is hereby appropriated out of the STORM WATER FUND the following:

|                        |                     |
|------------------------|---------------------|
| Operations             | \$ 2,546,702        |
| Debt Service           | 2,372,335           |
| Capital Projects       | 2,940,000           |
| TOTAL STORM WATER FUND | \$ <u>7,859,037</u> |

(16) That for said fiscal year there is hereby appropriated out of the MARKET AUTHORITY FUND, the sum of:

\$ 3,040,000

(17) That for said fiscal year there is hereby appropriated out of the INSURANCE RESERVE FUND, the sum of:

\$ 17,437,491

Section 2. It is estimated that the following revenues will be available during fiscal year beginning July 1, 2018 and ending June 30, 2019:

|                                            |                       |
|--------------------------------------------|-----------------------|
| General Fund                               |                       |
| Ad Valorem Taxes                           | \$ 61,112,628         |
| Sales & Use Taxes                          | 29,568,000            |
| Intergovernmental Revenues                 | 10,365,973            |
| Licenses & Permits                         | 2,791,150             |
| Charges for Services                       | 4,838,064             |
| Miscellaneous                              | 2,995,875             |
| Fund Balance Appropriated                  | 3,043,012             |
| Total Revenues and Other Financing Sources | \$ <u>114,714,702</u> |
| Grants Fund                                |                       |
| Intergovernmental Revenues                 | \$ <u>4,406,381</u>   |
| Community Development Fund                 |                       |
| Intergovernmental Revenues                 | \$ <u>3,234,941</u>   |

**CITY OF HIGH POINT, NORTH CAROLINA**  
**Fiscal Year 2018-2019 Budget Ordinance**

|                                            |                       |
|--------------------------------------------|-----------------------|
| Economic Development Fund                  |                       |
| Transfer From General Fund                 | \$ 75,000             |
| Transfer From Electric Fund                | 400,000               |
| Total Revenues and Other Financing Sources | <u>\$ 475,000</u>     |
| General Debt Service Fund                  |                       |
| Ad Valorem Taxes                           | \$ 3,295,969          |
| Miscellaneous                              | 1,355,401             |
| Transfer from Other Funds                  | 4,743,550             |
| Fund Balance Appropriated                  | 971,135               |
| Total Revenues and Other Financing Sources | <u>\$ 10,366,055</u>  |
| General Capital Projects Fund              |                       |
| Transfer from Other Funds                  | 1,887,000             |
| Total Revenues and Other Financing Sources | <u>\$ 1,887,000</u>   |
| Central Services Fund                      |                       |
| Charges for Services                       | 9,613,180             |
| Miscellaneous Revenues                     | 6,699,208             |
| Fund Balance Appropriated                  | 1,072,632             |
| Total Revenues and Other Financing Sources | <u>\$ 17,385,020</u>  |
| Water and Sewer Fund                       |                       |
| Charges for Services                       | \$ 52,031,170         |
| Non-operating Revenues                     | 735,586               |
| Retained Earnings Appropriated             | 1,089,482             |
| Total Revenues and Other Financing Sources | <u>\$ 53,856,238</u>  |
| Water and Sewer Capital Projects Fund      |                       |
| Transfer from Water and Sewer Fund         | <u>\$ 7,975,000</u>   |
| Electric Fund                              |                       |
| Charges for Services                       | \$ 132,645,047        |
| Non-operating Revenues                     | 311,613               |
| Total Revenues and Other Financing Sources | <u>\$ 132,956,660</u> |
| Mass Transit Fund                          |                       |
| Charges for Services                       | \$ 615,150            |
| Intergovernmental Revenues                 | 2,439,141             |
| License and Permits                        | 390,000               |
| Transfer From Other Funds                  | 887,194               |
| Total Revenues and Other Financing Sources | <u>\$ 4,331,485</u>   |
| Mass Transit Capital Projects Fund         |                       |
| Transfer From Other Funds                  | 830,000               |
| Total Revenues and Other Financing Sources | <u>\$ 830,000</u>     |
| Parking Facilities Fund                    |                       |
| Charges for Services                       | \$ 214,700            |
| Transfer From Other Funds                  | 150,000               |
| Fund Balance Appropriated                  | 66,340                |
| Total Revenues and Other Financing Sources | <u>\$ 431,040</u>     |

**CITY OF HIGH POINT, NORTH CAROLINA**  
**Fiscal Year 2018-2019 Budget Ordinance**

|                                                 |                      |
|-------------------------------------------------|----------------------|
| Solid Waste Fund                                |                      |
| Operating Revenue                               | \$ 15,052,200        |
| Miscellaneous                                   | 189,250              |
| Transfer from Landfill Maintenance Reserve Fund | 656,900              |
| Retained Earnings Appropriated                  | 894,537              |
| Total Revenues and Other Financing Sources      | <u>\$ 16,792,887</u> |
| Storm Water Fund                                |                      |
| Charges for Services                            | \$ 5,194,006         |
| Miscellaneous                                   | 40,000               |
| Retained Earnings Appropriated                  | 2,625,031            |
| Total Revenues and Other Financing Sources      | <u>\$ 7,859,037</u>  |
| Market Authority Fund                           |                      |
| Room Occupancy Taxes                            | \$ 410,000           |
| Licenses & Permits                              | 1,630,000            |
| Transfer from General Fund                      | 240,000              |
| Transfer from Water-Sewer Fund                  | 50,000               |
| Transfer from Electric Fund                     | 710,000              |
| Total Revenues and Other Financing Sources      | <u>\$ 3,040,000</u>  |
| Insurance Reserve Fund                          |                      |
| Insurance Premiums                              | 17,432,491           |
| Miscellaneous                                   | 5,000                |
| Total Revenues and Other Financing Sources      | <u>\$ 17,437,491</u> |

Section 3. There is hereby levied the following rates of tax on each one hundred dollars (\$100) valuation of taxable property, as listed for taxes as of January 1, 2018, for the purpose of raising the revenue from current year's property tax, as set forth in the foregoing estimates of revenue, and in order to finance the foregoing appropriations.

**Rate per \$100 Valuation**  
**General Fund     \$ .6475**

Such rates of tax are based on an estimated total valuation of property for purpose of taxation of **\$9,654,950,463** and an estimated rate of collections of **99.4%** during the current year.

Section 4. That the reserve for encumbrances at June 30, 2018, representing the unearned portion of contracts as of that date, shall be re-appropriated and distributed as it applied in order to properly account for the payment against which the fiscal year in which it is paid.

Section 5. That the unencumbered balances as of June 30, 2018 of those capital projects and operating encumbrances which were not completed in Fiscal Year 2017-2018 be reappropriated into the Fiscal Year 2018-2019 budget in order to allow completion.

Section 6. That the unencumbered balances in Grant funds which remain as of June 30, 2018 be re-appropriated into the Fiscal Year 2018-2019 budget for the completion of their original purposes.

Section 7. That the landfill closure funds previously expended and established as a liability in the Landfill Development and Maintenance Capital Reserve Fund and which remain as of June 30, 2018 be appropriated in the Fiscal Year 2018-2019 budget for their intended purposes.

Section 8. The number of persons to be employed and the salaries and wages to be paid shall be those which are included in the detailed operation budgets; unless provision is made by the City Manager or City Council for employing additional persons.

**CITY OF HIGH POINT, NORTH CAROLINA**  
**Fiscal Year 2018-2019 Budget Ordinance**

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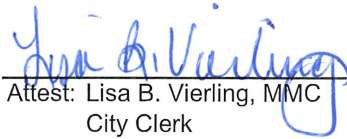
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Section 10. Utility payments will be applied in the following order: Deposits, credit/collection fees, oldest bill first, miscellaneous fees/charges, and utility services.

Section 11. Copies of this ordinance shall be furnished to the City Clerk and the Director of Financial Services to be kept on file by him for his direction in the collection and disbursement of City funds.

Section 12. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Adopted this 4th day of June, 2018.

  
Attest: Lisa B. Vierling, MMC  
City Clerk



**CITY OF HIGH POINT, NORTH CAROLINA**  
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Section 11. Copies of this ordinance shall be furnished to the City Clerk and the Director of Financial Services to be kept on file by him for his direction in the collection and disbursement of City funds.

Section 12. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Adopted this 4th day of June, 2018.

---

Attest: Lisa B. Vierling, MMC  
City Clerk



**June 2, 2018**

To: Randy McCaslin, Deputy City Manager

From: Michael E. McNair, Director of Community Development & Housing

Subject: Code Enforcement Activity Report for May 2018

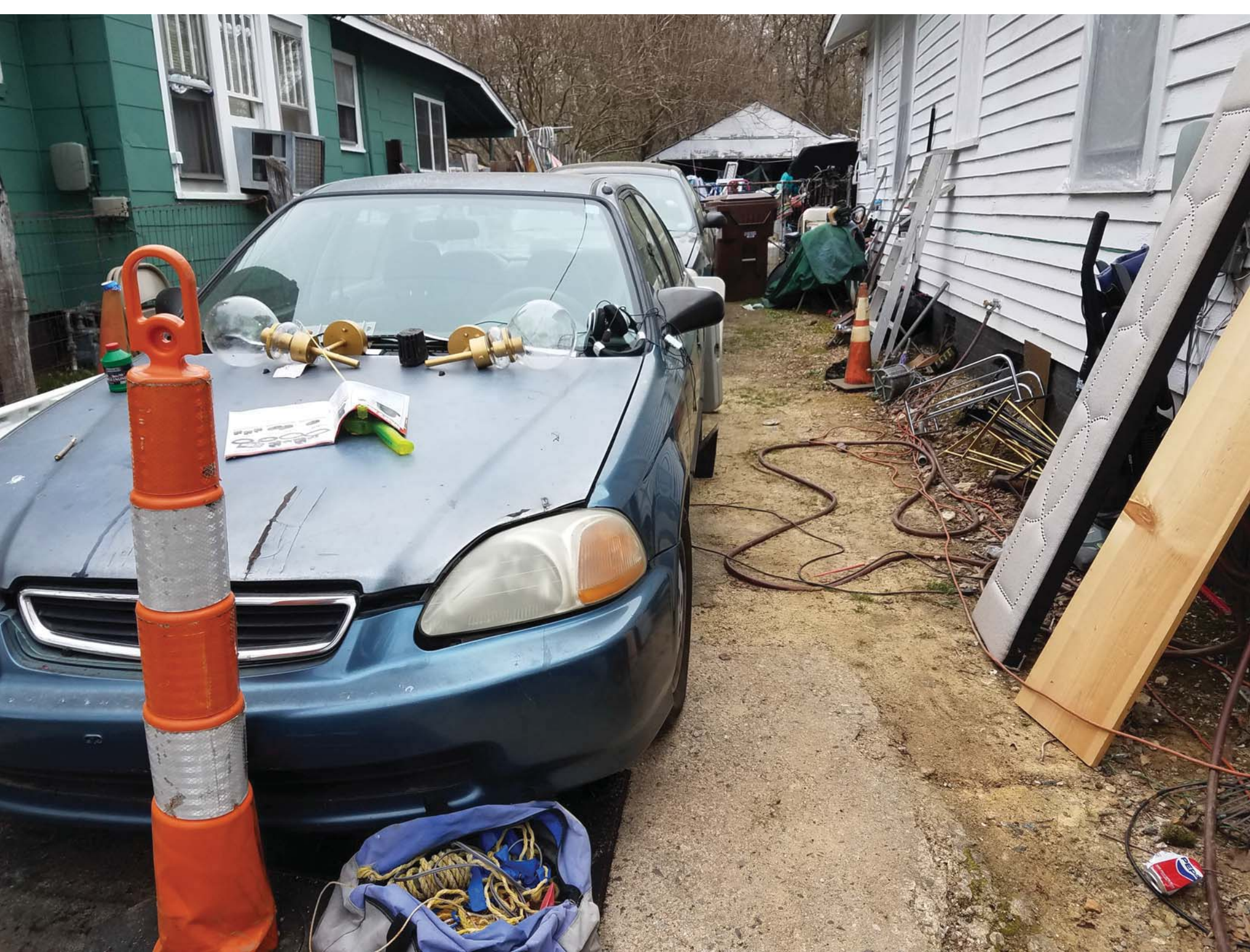
This report serves to summarize Code Enforcement activity for the month of May. During this period, staff processed 26 new minimum housing complaints (278 minimum housing cases are currently active); 286 new public nuisance complaints (329 public nuisance cases are currently active) and collected 70 signs during the month of May. Additionally:

- The backlog of minimum housing cases from the old system dropped from 270 (May 2016) to 7 by the end of May.
- Local Code Enforcement Staff recorded 32 zoning complaints recorded during the month.
- With the coming of Spring, Public Nuisances have exploded increasing from 13 in January to 286 in May.
- Demolition update:
  - 2 properties with contracts out for demolition
  - 11 properties are being scheduled for asbestos inspections

Two candidates have been selected to fill the vacant Local Codes Enforcement Officer (LCE) positions. The two new officers will begin work on June 11<sup>th</sup>. Please see the attachments containing a table summarizing detailed activity and sample pictures.

| <b>Local Codes Enforcement Montly Activity</b> |                                                           |                      |                      |                      |                      |                      |
|------------------------------------------------|-----------------------------------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
|                                                |                                                           | <b><u>Jan-18</u></b> | <b><u>Feb-18</u></b> | <b><u>Mar-18</u></b> | <b><u>Apr-18</u></b> | <b><u>May-18</u></b> |
| 1. Minimum Housing                             |                                                           |                      |                      |                      |                      |                      |
|                                                | a. Minimum Housing Complaints                             | 43                   | 21                   | 32                   | 39                   | 26                   |
|                                                | b. Active Minimum Housing Cases                           | 304                  | 293                  | 295                  | 292                  | 278                  |
|                                                | c. Active Backlog Cases (270 original)                    | 17                   | 13                   | 9                    | 7                    | 7                    |
|                                                | d. Cases Taken Before City Council                        |                      |                      |                      |                      |                      |
|                                                | i. For Demolition                                         | 4                    | 3                    | 5                    | 3                    | 5                    |
|                                                | e. City Demolished Houses                                 | 0                    | 4                    | 0                    | 1                    | 9                    |
|                                                |                                                           |                      |                      |                      |                      |                      |
| 2. Public Nuisance                             |                                                           |                      |                      |                      |                      |                      |
|                                                | a. Public Nuisance Complaints (incl. unsecured dwellings) | 13                   | 29                   | 44                   | 96                   | 286                  |
|                                                | b. Active Public Nuisance Cases                           | 36                   | 40                   | 49                   | 165                  | 329                  |
|                                                | c. City abated PN Cases                                   | 15                   | 2                    | 2                    | 5                    | 26                   |
|                                                | d. Owner abated PN Cases                                  | 35                   | 19                   | 23                   | 38                   | 166                  |
|                                                |                                                           |                      |                      |                      |                      |                      |
| 3. Zoning                                      |                                                           |                      |                      |                      |                      |                      |
|                                                | a. Zoning Complaints ( Vehicles, Signs, Banners)          | 12                   | 30                   | 18                   | 27                   | 32                   |
|                                                | b. Signs collected                                        | 128                  | 372                  | 113                  | 68                   | 70                   |





















**1500 Delk Drive**

**Fire occurred December 2014**

**New owner March 2017**

**Repairs completed May 2018**

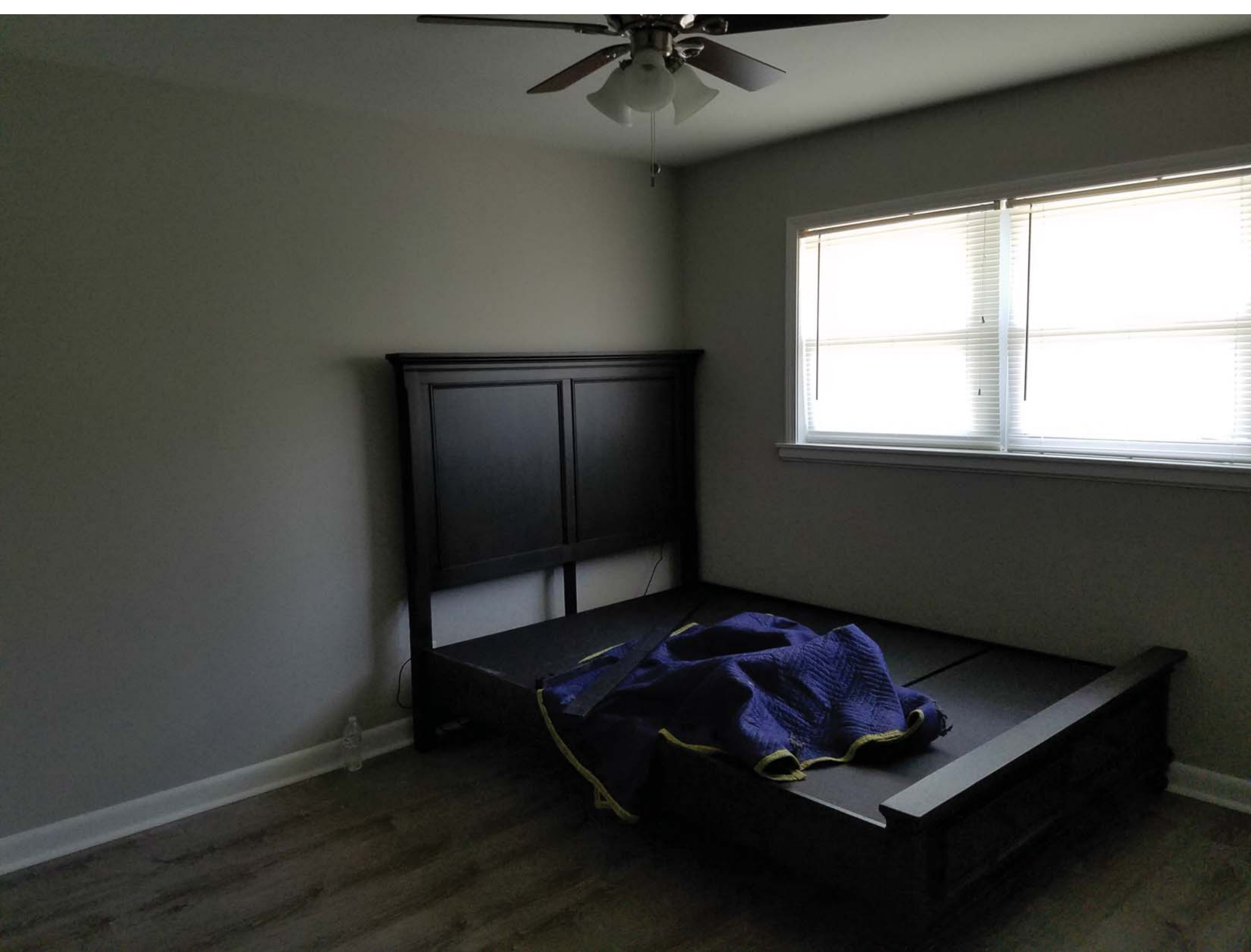


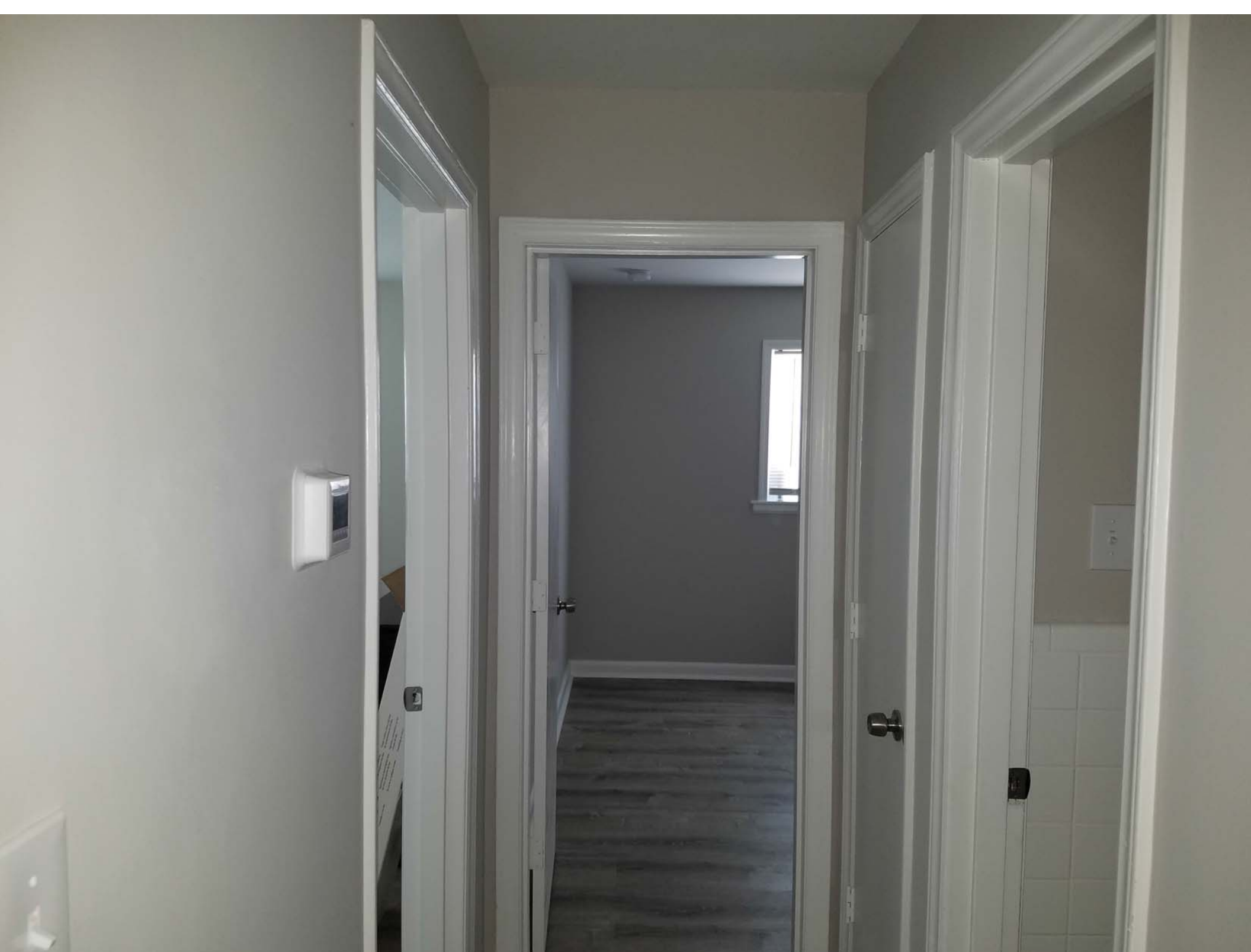






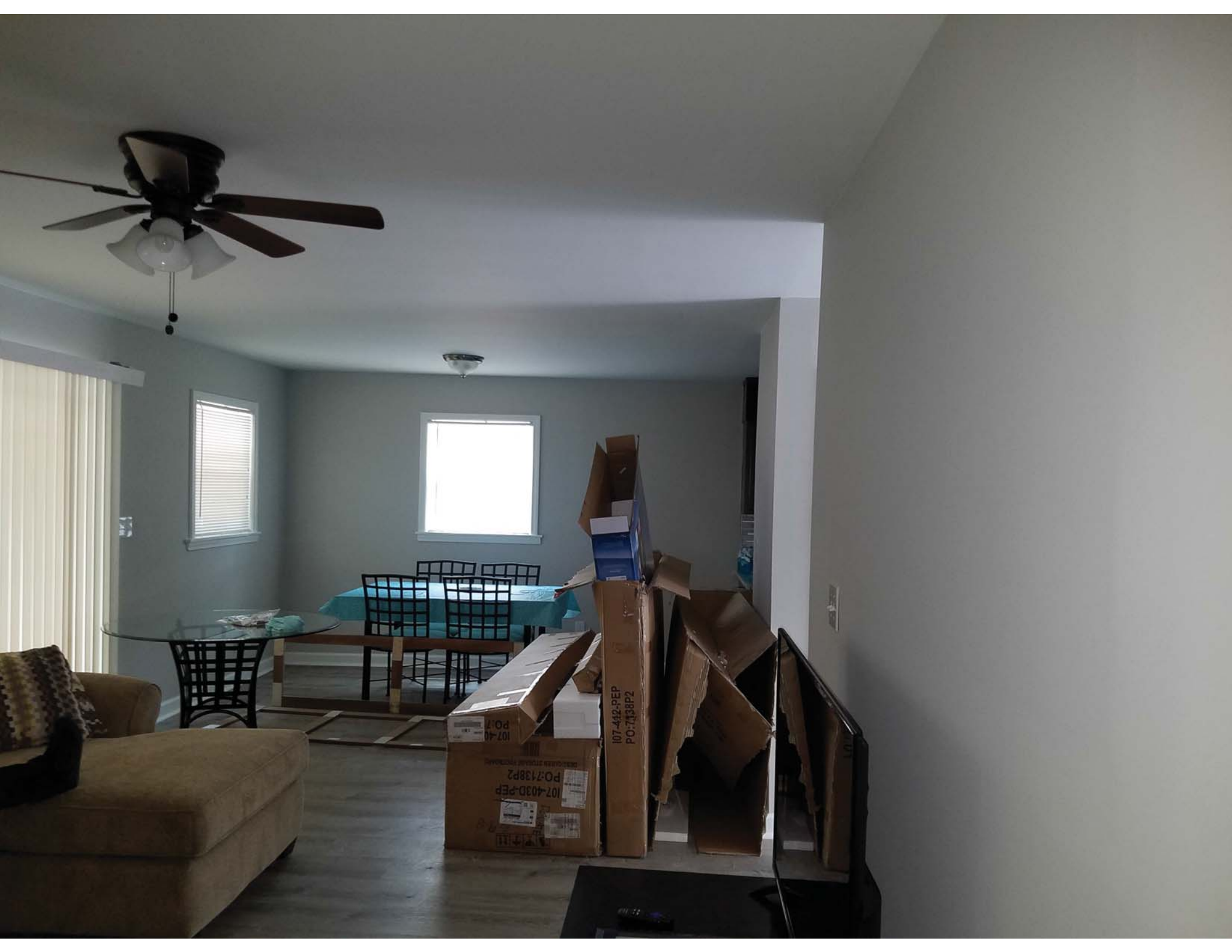












# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Ordinance to Demolish –519 Roy Ave.

**From:** Michael McNair, Director  
Community Development & Housing

**Meeting Date:** 6/4/18

**Public Hearing:** No

**Advertising Date:**

**Advertised By:**

**Attachments:**

- A. Staff report
- B. Ordinance to Demolish
- C. Photos
- D. Maps

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### **PURPOSE:**

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 519 Roy Ave.

### **BACKGROUND:**

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 6/6/17. No action occurred by the compliance date of 7/6/17. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

### **BUDGET IMPACT:**

Funds are available in the Department budget for the demolition and asbestos testing of the structure(s), and for the asbestos removal if present.

### **RECOMMENDATION / ACTION REQUESTED:**

Staff recommends the adoption of the requested ordinance to demolish this single family dwelling, and any outbuildings on the property.

### **PENDING ACTION:**

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

**COMMUNITY DEVELOPMENT AND HOUSING  
CODE ENFORCEMENT  
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE**

**REQUEST:** Ordinance to Demolish

**PROPERTY**

**ADDRESS:** 519 Roy Ave

**OWNER:** Tom F. Gould

**REASON FOR  
INSPECTION:**

Inspector observed property unsecured with violations

**FIRST  
INSPECTION:**  
5/23/17

Summary of Major Violations

1. Repair or replace ceiling material throughout house
2. Repair or replace broken plumbing
3. Replace missing plumbing fixtures
4. Install heating system

**HEARING  
RESULTS:**  
5/6/17

No one appeared for the Hearing. During the Hearing it was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 65% of the value of the structure.

**ORDER(S)  
ISSUED:**  
6/6/17

Order to Repair or Demolish  
Date of Compliance 7/6/17

**APPEALS:** No appeals to date.

**OWNER  
ACTIONS:**

Mr. Gould contacted the inspector on 5/26/17 and advised that he does not own the property, it was part of a bankruptcy case. He also advised the inspector that he would not be coming to the Hearing. The Guilford County Tax bill is also delinquent in the amount of \$3,807.08.



**519 Roy Avenue**

W WARD AV

CASSELL ST

FLINT AV

ROY AV

S ELM ST

W KEARNS AV

COLTRANE AV

GREER AV

OGDEN ST

OSBORNE PL

Site



Scale: 1"=200'

G:\Planning\Secure\ba-pz\Inspections\PresentMap200.mxd



















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# **Community Development & Housing Department**

## **City of High Point City Council Meeting**

### **2018-19 Annual Action Plan**

**June 4, 2018**



## ACTION PLAN SCHEDULE

| February 27       | 1 <sup>st</sup> Citizen Participation Meeting (High Point Theatre) |
|-------------------|--------------------------------------------------------------------|
| March 15          | 2 <sup>nd</sup> Citizen Participation Meeting (YWCA)               |
| March 19-April 18 | *Public Review and Comment Period                                  |
| March 22          | CAC Public Hearing                                                 |
| April 3           | Presentation to CHND&PS Committee                                  |
| June 4            | City Council Public Hearing/Approval                               |
| June 26           | Action Plan Due to HUD                                             |

*\*High Point Public Library, High Point Housing Authority, Macedonia Family Resource Center, West End Ministries Resource Center, CD&H Neighborhood Resource Center, CD&H-City Hall*



# Program Year 2018-2019

## *Our Plan...*

- Fourth year of the 5-year Consolidated Plan
- Describes implementation of activities through the use of federal, state, and local resources to address priority needs:
  - Affordable Housing Construction
  - Expand Homeownership Opportunities
  - Decrease Homelessness
  - Code Enforcement and Neighborhood Clean-up
  - Core City Revitalization
  - Job Training & Employment Assistance
  - Public Services
  - Fair Housing Education & Awareness

## *Our Assumptions...*

- Increased federal allocations
- Continue Operation Inasmuch
- Continue Core City Redevelopment

### City of High Point Community Development & Housing 2018-2019 Draft Annual Action Plan



Public Review and Comment Period  
March 19 - April 18, 2018

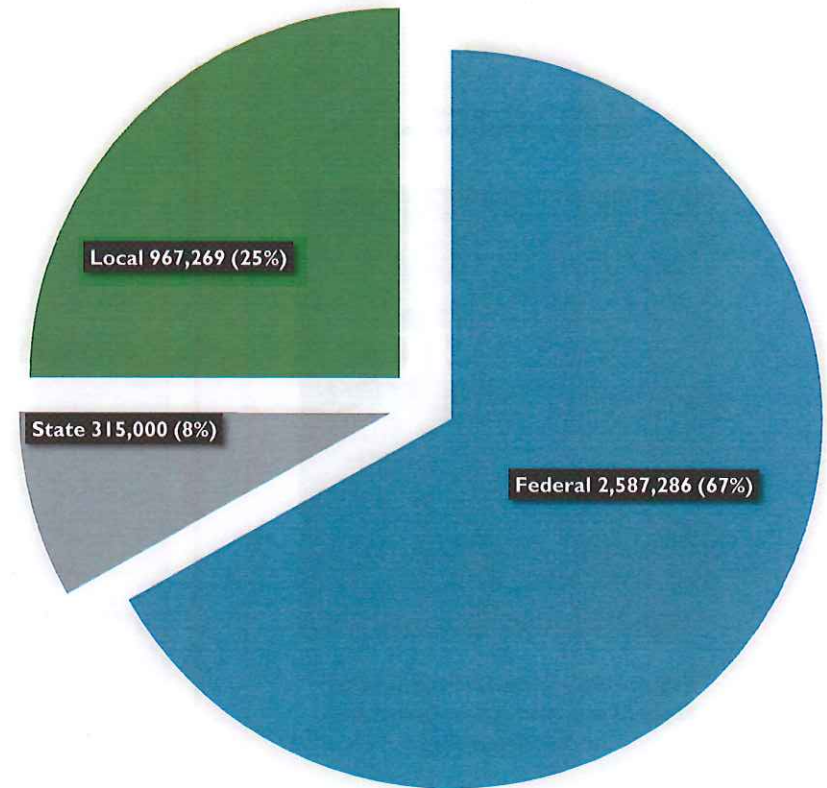
<https://www.highpointnc.gov/1621/Plans-Reports>



## Proposed Sources

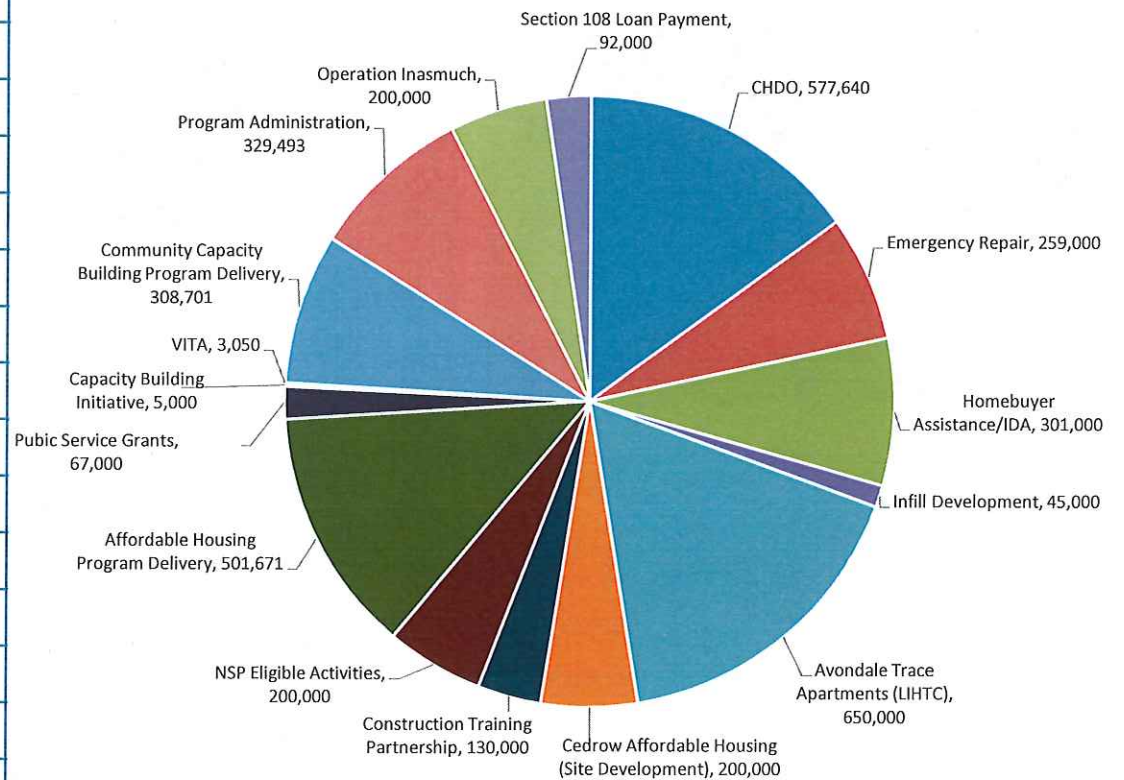
|                                                         |                  |
|---------------------------------------------------------|------------------|
| *CDBG & CDBG Program Income (Includes Prior Year Funds) | 1,074,192        |
| *HOME & HOME Program Income (Includes Prior Year Funds) | 1,510,044        |
| Neighborhood Stabilization Program Income               | 200,000          |
| City Infill Development (GF)                            | 120,000          |
| City General Fund (Program support)                     | 247,269          |
| North Carolina Housing Finance Agency                   | 115,000          |
| Volunteer Income Tax Assistance                         | 3,050            |
| Core City Redevelopment                                 | 600,000          |
| <b>TOTAL</b>                                            | <b>3,869,555</b> |

*\*Based on funding estimates*



## Proposed Uses

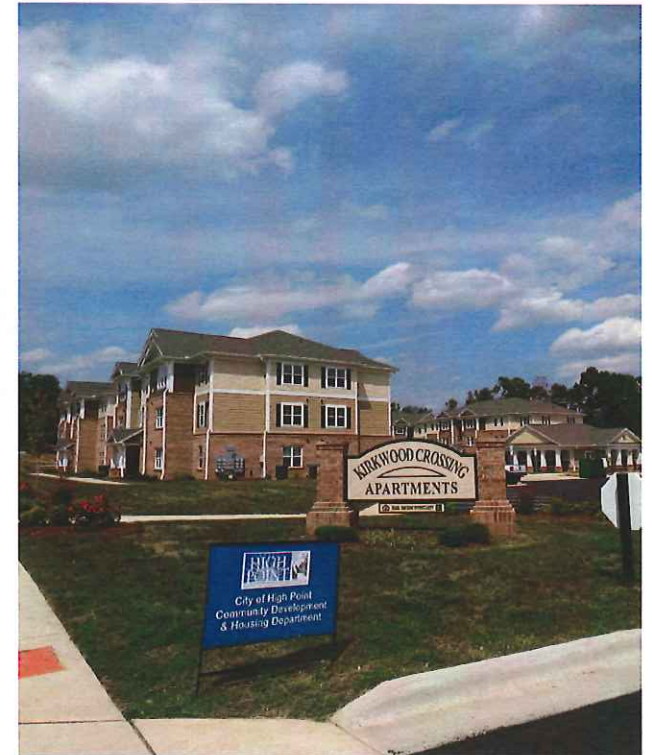
|                                                        |                  |
|--------------------------------------------------------|------------------|
| Emergency/Urgent Repair/Housing Rehab                  | 259,000          |
| Operation Inasmuch                                     | 200,000          |
| Community Housing Development Organizations            | 577,640          |
| Homebuyer Assist./Individual Development Account       | 301,000          |
| Infill Housing/Core City Redevelopment                 | 45,000           |
| Avondale Trace Apartments                              | 650,000          |
| Cedrow Affordable Housing (Infrastructure)             | 200,000          |
| Construction Training Partnership                      | 130,000          |
| Neighborhood Stabilization Program Eligible Activities | 200,000          |
| Public Service Grants                                  | 67,000           |
| Community Based Initiative                             | 5,000            |
| Volunteer Income Tax Assistance                        | 3,050            |
| HUD Section 108 Loan Repayment                         | 92,000           |
| Affordable Housing Program Delivery                    | 501,671          |
| Community Capacity Building Program Delivery           | 308,701          |
| Program Administration                                 | 329,493          |
| <b>TOTAL</b>                                           | <b>3,869,555</b> |



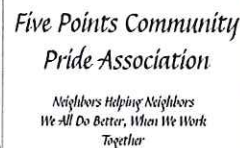
## PROPOSED ACTIVITIES

### Affordable Housing

- Emergency/Urgent Repair
- Operation Inasmuch
- CHDO Homeownership Development
- Homebuyer Assistance
- Construction Training Program
- Rental Housing Development
- Pinnacle Partnership





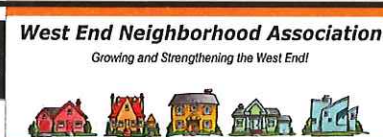


## Community Capacity Building

- Public Service Grants
- Community-Based Initiatives
- Neighborhood Association Technical Assistance
- Homeless Assistance Initiatives (Partners Ending Homelessness and the Continuum of Care)
- Volunteer Income Tax Assistance (VITA) Program

## Core City Redevelopment Activities

- Comprehensive Code Enforcement (Minimum Housing and Public Nuisance Abatement)
- Infill Housing Development
- Core City Homebuyer Incentive
- Acquisition/Demolition/Blight Removal



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**Citizens Advisory Council**  
**2018 Public Services Grant Recommendations**

| <b>Agency</b>                           | <b>Project &amp; Funding Request</b>                       |
|-----------------------------------------|------------------------------------------------------------|
| <b>Senior Resources of Guilford</b>     | Meals on Wheels – \$5,200                                  |
| <b>Housing Authority</b>                | Seeds for Success Reading Enrichment Program – \$4,050     |
| <b>United Way of Greater High Point</b> | Backpack Program – \$5,400                                 |
| <b>YWCA of High Point</b>               | Community Nutrition and Food Education Classes – \$9,750   |
| <b>Piedmont Panthers</b>                | Local Community Youth Football and Cheer Program – \$8,700 |
| <b>Arc of High Point</b>                | Arc Access Dental Clinic – \$4,500                         |
| <b>The MIND Group</b>                   | Let's E.A.T. Program – \$7,800                             |
| <b>Helping Hands</b>                    | Fuel Purchase and Vehicle Repair Project – \$7,650         |
| <b>Operation Xcel</b>                   | Operation Robotics – \$8,000                               |
| <b>Unallocated</b>                      | Projects to be determined – \$5,950                        |
| <b>Total Funding Recommendation</b>     | <b>\$67,000</b>                                            |





## 2018 Application: Avondale Trace

- 5206 W. Wendover Avenue
- Up to 96 multi-family apartments
- (15) 1-BR, (45) 2-BR and (36) 3-BR units
- Estimated cost = \$12,648,710
- Requested CHP loan = \$650,000
- Monthly rents range from \$235 to \$795

*\*Project received the maximum site score possible from NCHFA*



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## Questions or Comments

Michael E. McNair

M.P.A., HDFP, EDFP

Director, Community Development & Housing Department

336-883-3676

[michael.mcnaire@highpointnc.gov](mailto:michael.mcnaire@highpointnc.gov)



## COMMUNITY DEVELOPMENT & HOUSING DEPARTMENT

### 2018-2019 ANNUAL ACTION PLAN

| Program       | 2018-2019<br>Expected | 2018-2019<br>Budget<br>Estimate | Difference<br>(+/-) | Recommended Budget Revisions                                                                                                                                                                                          |
|---------------|-----------------------|---------------------------------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CDBG</b>   | 932,192               | 825,000                         | +107,192            | <ul style="list-style-type: none"> <li>• Emergency Repair/Rehab <b>+71,900</b></li> <li>• Public Services <b>+5,950</b></li> <li>• AH Program Delivery <b>+15,000</b></li> <li>• CDBG Admin <b>+14,342</b></li> </ul> |
| <b>HOME</b>   | 524,044               | 360,000                         | +164,044            | <ul style="list-style-type: none"> <li>• CHDO <b>+147,640</b></li> <li>• HOME Admin <b>+16,404</b></li> </ul>                                                                                                         |
| <b>Totals</b> | 1,456,236             | 1,185,000                       | +271,236            |                                                                                                                                                                                                                       |



## Comprehensive Fee Schedule

### Planning & Development

#### Fee Standards

##### Payment Due

Fees for applications and plan reviews are due with the submission of the application or plan. In accordance with the city's Development Ordinance, no action shall be taken on proceedings before the Board of Adjustment, Planning and Zoning Commission, Historic Preservation Commission or Technical Review Committee until all applicable fees have been paid in full. Permit fees are due at the time of permit issuance. Inspection fees are due prior to plan approval or certificate, as applicable. Regional stormwater facility fees are due prior to plan approval. Development fees cannot be waived or refunded except as authorized herein.

##### Fee Waivers

Development fees may be waived or reduced only as stated herein. Fee waivers do not relinquish the development from any application, plan review, permit or inspection requirements.

Development fees are waived for all projects applicable to any City-owned property. Fees may be waived for economic development projects as part of a City Council approved economic development incentives package. During times of natural disaster, the City Manager is authorized to waive fees for a particular emergency incident. The City Manager or the applicable Department Director, is authorized to waive or reduce a fee where it is determined in writing that the calculation of the fee to a specific project results in an excessive and unreasonable cost or where it is determined that a fee waiver or reduction is needed to correct a customer service error. In addition, fees may be waived for a particular project by City Council action.

##### Refunds

Development fees are not refundable except as stated herein. Upon the request of the applicant, application fees for Board Action applications that require public notice are authorized for a 50% refund when an application is withdrawn prior to the public notice being given on the request. Regional stormwater facility fees are not refundable unless the applicable land development plan is voided or revised accordingly and no impervious surface has been installed. Infrastructure inspection fees are refundable where infrastructure has not been installed. **Upon the request** of the permit holder, an 80% refund of the permit fee is authorized where no field inspections or construction under the permit has occurred and the permit has not expired. **For all issued permits a minimum amount of \$75 is retained.**

##### Abandonment

Development submittals are considered abandoned in accordance with the applicable provisions of the Development Ordinance. Where a specific time of abandonment is not established by the Development Ordinance, then those submittals may be considered abandoned 6 months after the date of submittal if approval is not obtained, or after 60 days for non-payment of application or permit fee.

#### Module 1

##### Guidance

Module I pertains to the application fees for the review of buildings and property to determine compliance with State and local codes. Fees are intended to defray the cost of research, inspection, report preparation and other operational costs the City incurs with processing these requests.

| Applications      |                            |     |       |
|-------------------|----------------------------|-----|-------|
| Item              | Sub-Item/ Description      | Fee |       |
| Code Confirmation | Report                     | \$  | 25.00 |
|                   | Site Compliance Inspection | \$  | 50.00 |
| Code Compliance   | Residential Building       | \$  | 50.00 |
|                   | Commercial Building        | \$  | 75.00 |



## Comprehensive Fee Schedule

### Planning & Development

|                                            |                      |    |        |
|--------------------------------------------|----------------------|----|--------|
| Building Evaluation                        | Residential Building | \$ | 200.00 |
|                                            | Commercial Building  | \$ | -      |
| Water and Sewer Extension Policy Exemption |                      | \$ | 100.00 |

Code Confirmations provide written reports for owners, agents and legal representatives to confirm in writing the property's allowable principal uses, zoning districts, environmental regulations, and any pending violations, usually requested as part of due diligence in real estate transactions.

Code Compliance provides an inspection and certification of the building and property's compliance with current State Building and local development codes, usually requested as part of State licensing and similar situations where a determination of a building's compliance with existing codes is requested.

Building Evaluations provide a multi-trade review of an existing building's condition relative to applicable State Building and local codes to identify deficiencies and record major code requirements relative to a proposed use of the building.

Water and Sewer Extension Policy Exemptions enable an owner of property located outside the corporate limits to request an exemption from annexation for City water and/or sewer service in accordance with City Council adopted policy.

### Module 2

#### Board Action

Module II pertains to fees associated with the review of development applications considered by the City Council, Board of Adjustment, Historic Preservation Commission and Planning & Zoning Commission. Fees are intended to defray the cost of public notice, report preparation and other operational costs the city incurs with processing these applications.

### Module 2 (Cont'd)

| Item                                                      | Applications<br>Sub-Item/ Description | Fee              |
|-----------------------------------------------------------|---------------------------------------|------------------|
| Annexation (Voluntary - Includes Plat Recording Fees)     |                                       | \$ 200.00        |
| Appeal (BOA)                                              |                                       | \$ 200.00        |
| Certificate of Appropriateness                            | Major Work                            | \$ 80.00         |
|                                                           | Minor Work                            | \$ 40.00         |
| Development Agreement                                     |                                       | \$ 400.00        |
| Historic Preservation Community Review (non-hearing item) |                                       | \$ 40.00         |
| Plan Amendment                                            |                                       | \$ 200.00        |
| Street Abandonment                                        |                                       | \$ 500.00        |
| Street Name Change                                        | Application                           | \$ 200.00        |
|                                                           | Sign Replacement Cost                 | 1/2 sign cost(s) |
| Special Use                                               | Special Use                           | \$ 1,000.00      |
|                                                           | Minor Amendment                       | \$ 200.00        |
| Text Amendment                                            |                                       | \$ 200.00        |
| Variance (BOA)                                            |                                       | \$ 200.00        |
| Vested Rights                                             |                                       | \$ 400.00        |
| Zoning Map Amendment                                      | General Zoning District               | \$ 500.00        |
|                                                           | Conditional Zoning District           | \$ 1,000.00      |
|                                                           | Planned Development District          | \$ 1,200.00      |

### Module 3

#### Land Development



## Comprehensive Fee Schedule

### Planning & Development

Module III pertains to fees associated with the review of land development applications and plans, which include subdivision, site plans, public infrastructure plans, and stormwater treatment facilities. Fees are intended to defray the cost of processing applications, reviewing plans, conducting infrastructure inspections along with the other operational costs the city incurs with processing land development applications and plans.

| Applications                        |                       |           |
|-------------------------------------|-----------------------|-----------|
| Item                                | Sub-Item/ Description | Fee       |
| Easement Reconveyance               |                       | \$ 100.00 |
| Right of Way Encroachment Agreement |                       | \$ 150.00 |
| Watershed Variance                  |                       | \$ 150.00 |

| Plan Reviews                                                      |                                                                   |                                         |
|-------------------------------------------------------------------|-------------------------------------------------------------------|-----------------------------------------|
| Item                                                              | Sub-Item/ Description                                             | Fee                                     |
| Sketch Plan                                                       |                                                                   | \$ -                                    |
| Site Plan (Includes watershed & landscape component plan reviews) | Residential Plan (Single-family attached & multi-family)          | \$300 + \$4 per dwelling unit           |
|                                                                   | Small Non-Residential Plan (< 3,000 sq. ft. & no built upon area) | \$ 50.00                                |
|                                                                   | Non-Residential Plan (Non-residential & mixed use)                | \$300 + \$4 per acre or portion thereof |

#### Module 3 (Cont'd)

| Plan Reviews                                                              |                                                          |                                         |
|---------------------------------------------------------------------------|----------------------------------------------------------|-----------------------------------------|
| Item                                                                      | Sub-Item/ Description                                    | Fee                                     |
| Group Development (Includes watershed & landscape component plan reviews) | Residential Plan (Single-family attached & multi-family) | \$300 + \$4 per dwelling unit           |
|                                                                           | Non-Residential Plan (Non-residential & mixed use)       | \$300 + \$4 per acre or portion thereof |
| Subdivision (Includes watershed & landscape component plan reviews)       | Preliminary Plan (With infrastructure)                   | \$300 + \$20 per lot                    |
|                                                                           | Preliminary Plan (Without infrastructure)                | \$ 100.00                               |
|                                                                           | Final Plat (Includes plat recording fees)                | \$ 100.00                               |
| Minor Plan Revision (Revision to an approved plan)                        | Residential Plan                                         | \$100 + \$4 each added dwelling unit    |
|                                                                           | Non-Residential Plan                                     | \$100 + \$4 each added 1,000sf.         |
|                                                                           | Subdivision                                              | \$100 + \$20 each added lot             |
| Grading Plan                                                              |                                                          | \$345 + \$115 for each acre over 1 acre |
| Street & Utility Plan                                                     |                                                          | \$ 50.00                                |
| Common Signage Plan                                                       |                                                          | \$ 100.00                               |
| Design Review Plan                                                        |                                                          | \$ 50.00                                |
| Exclusion Map (Includes plat recording fees)                              |                                                          | \$ 100.00                               |
| Land Development Plan - Minimum Fee                                       |                                                          | \$ 50.00                                |

| Infrastructure             |                             |                       |
|----------------------------|-----------------------------|-----------------------|
| Item                       | Sub-Item/ Description       | Fee                   |
| Infrastructure Inspections | Roadway Inspection          | \$0.50 per linear ft. |
|                            | Sewer Line Inspection       | \$0.75 per linear ft. |
|                            | Storm Sewer Line Inspection | \$0.50 per linear ft. |
|                            | Water Line Inspection       | \$0.75 per linear ft. |





## Comprehensive Fee Schedule

### Planning & Development

|                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                          |    |                                                |                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|----|------------------------------------------------|------------------|
| Right-of-Way Disturbance Permit                                                                                                                                                                                                                                                                                                                                                                                | Residential Application                                                                  | \$ | 50.00                                          |                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                | Commercial Application                                                                   | \$ | 150.00                                         |                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                | 0-400 square feet of excavation                                                          |    | \$0.25 per sf.                                 |                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                | >400 square feet of excavation                                                           |    | \$100 + \$0.50 per sf.                         |                  |
| Public Regional Stormwater Facility (Application of Public Regional Stormwater Facility fee to Streets: The facility fee applies to all impervious surface within a development, including public and private streets; however, where a developer constructs a 4-lane or larger public street within a development, then the fee shall apply to only 50% of the impervious surface area of that public street) | 0-1 acre of impervious surface                                                           |    | \$0.35 per sf.                                 |                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                | >1-5 acres of impervious surface                                                         |    | \$30,000 per ISA acre                          |                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                | >5-10 acres of impervious surface                                                        |    | \$150,000 + \$15,000 per ISA acre over 5 acres |                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                | >10 acres of impervious surface                                                          |    | \$225,000 + \$9,000 per ISA acre over 10 acres |                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                | Minimum Fee                                                                              | \$ | 2,000.00                                       |                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                | Outside Corporate Limits (Fee for property outside the corporate limits is 100% greater) |    | [Total Fee] x 2                                |                  |
| Randleman Lake Credit Area                                                                                                                                                                                                                                                                                                                                                                                     | Used when development within the "Randleman Lake Credit Area" exceeds 50% BUA.           |    |                                                |                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                          |    |                                                | New \$50.00/acre |
| Uwharrie General Watershed Area                                                                                                                                                                                                                                                                                                                                                                                | Used when development within the "Uwharrie General Watershed Area" exceeds 50% BUA.      |    |                                                | New \$50.00/acre |

### Module 4

### Proposed Changes

#### Construction Permit

Module IV pertains to fees associated with the plan review, permitting and inspection of buildings, structures and land uses. **These fees are intended to offset the city's cost for administering and operating the construction inspection program.**

| Item                                                                                                                                                                                                                                                                                      | Residential Construction Permit Sub-Item/ Description                                             | Fee                                                                                                                        | Proposed Fee                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Residential Construction Permit Application                                                                                                                                                                                                                                               | Application                                                                                       | \$ 50.00                                                                                                                   | Remove                                                                                                                                                |
| Construction (To calculate construction fees, the schedule uses the <b>February</b> version of the International Code Council (ICC) Building Valuation Data (BVA) <b>rounded to the nearest whole number</b> to determine the construction value based upon occupancy and building type.) | New Structure (Includes all associated electrical, mechanical, plumbing & zoning inspections)     | ICC table value x sf. x 0.004 for area less than or equal to 10,000sf. + value x 0.001 for any area greater than 10,000sf. | For building area < or = <b>1,300</b> sf. use ICC table value x sf. x 0.004 plus building area. > <b>1,300</b> sf. use ICC table value x <b>0.005</b> |
|                                                                                                                                                                                                                                                                                           | Building Addition (Includes all associated electrical, mechanical, plumbing & zoning inspections) | ICC table value x sf. X 0.004 for area less than or equal to 10,000sf.+ value x 0.001 for any area greater than 10,000sf.  | \$75.00 per trade                                                                                                                                     |
|                                                                                                                                                                                                                                                                                           | Alteration (Includes inspections for permitted trades)                                            | \$50 per trade (Trades = B,E,P,M)                                                                                          | \$75.00 per trade                                                                                                                                     |
|                                                                                                                                                                                                                                                                                           | Repair (Includes inspections for permitted trades)                                                | \$50 per trade (Trades = B,E,P,M)                                                                                          | \$75.00 per trade                                                                                                                                     |



## Comprehensive Fee Schedule

### Planning & Development

|                                                                                                                |                                                                                                                          |        |                   |
|----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|--------|-------------------|
| Manufactured Dwelling (Includes all associated electrical, mechanical, plumbing & zoning inspections)          | \$                                                                                                                       | 200.00 | No Change         |
| Modular Dwelling (Includes all associated electrical, mechanical, plumbing & zoning inspections)               | \$                                                                                                                       | 300.00 | No Change         |
| Accessory Structure (Includes all associated electrical, mechanical, plumbing & zoning inspections)            | ICC table value x sf. x 0.004 for area less than or equal to 10,000sf.+value x 0.001 for any area greater than 10,000sf. |        | \$75.00 per trade |
| Deck Addition (Deck addition to existing building) (Includes inspections for permitted trades)                 | \$15 + \$50 per Electrical, Plumbing & Mechanical Trade                                                                  |        | \$75.00 per trade |
| Screen Porch Addition (Screen porch addition to existing building) (Includes inspections for permitted trades) | \$25 + \$50 per Electrical, Plumbing & Mechanical Trade                                                                  |        | \$75.00 per trade |
| Swimming Pool (Includes inspections for permitted trades)                                                      | \$15 + \$50 per Electrical, Plumbing & Mechanical Trade                                                                  |        | \$75.00 per trade |

### Residential Plan Review

Applies only to attached housing.  
Fee covers the entire building containing the attached units.

|                           |                                 |                     |       |              |
|---------------------------|---------------------------------|---------------------|-------|--------------|
| Residential Plan Revision | Revision to an approved plan    | \$                  | 25.00 | New \$100.00 |
| Partial Permit            | Footing and Foundation          | 25% of [Permit Fee] |       | Remove       |
|                           | Exterior and Interior Build Out | 75% of [Permit Fee] |       | Remove       |
|                           | Processing Fee                  | \$100 per partial   |       | Remove       |

### Module 4 (Cont'd)

### Proposed Changes

| Item                                           | Residential Construction Permit (Cont'd)<br>Sub-Item/ Description                                                                                           | Fee               |           |
|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----------|
| Change of Occupancy                            | Change of Occupancy Only                                                                                                                                    | \$                | 25.00     |
| Residential Driveway                           | Inspection                                                                                                                                                  | \$30 per driveway | No Change |
| NC Homeowner Recovery Fee                      | (Mandatory State fee applied to any type of CR permit for a SF dwelling issued to a licensed general contractor; \$1.00 is retained & \$9.00 sent to State) | \$                | 10.00     |
| Residential Provisional Power                  | Application                                                                                                                                                 | \$                | 100.00    |
| Residential Temporary Certificate of Occupancy | Application                                                                                                                                                 | \$                | 100.00    |
| Residential Construction Minimum Fee           | For Unlisted Items                                                                                                                                          | \$                | 15.00     |

| Trade      | Residential Over-The-Counter Permit<br>Sub-Item/ Description | Fee |        |
|------------|--------------------------------------------------------------|-----|--------|
| Building   | Re-Roofing (>\$15,000 value)                                 | \$  | 50.00  |
|            | Window Replacement (>\$15,000 value)                         | \$  | 50.00  |
|            | Siding Replacement (>\$15,000 value)                         | \$  | 50.00  |
| Electrical | New Service                                                  | \$  | 100.00 |
|            | Service Change                                               | \$  | 50.00  |
|            | Sub-Panel                                                    | \$  | 50.00  |



## Comprehensive Fee Schedule

### Planning & Development

|                           |                                                |                    |        |                   |
|---------------------------|------------------------------------------------|--------------------|--------|-------------------|
| Mechanical                | Outlets and Fixtures                           | \$                 | 70.00  | \$75.00           |
|                           | Generator                                      | \$                 | 70.00  | \$75.00           |
|                           | Temporary Service                              | \$                 | 50.00  | \$75.00           |
|                           | HVAC New Construction                          | \$                 | 100.00 | Remove            |
|                           | HVAC Unit Addition or Replacement              | \$                 | 70.00  | \$75.00/unit      |
|                           | Duct Work Only                                 | \$                 | 50.00  | \$75.00           |
|                           | Fuel Line Only                                 | \$                 | 50.00  | \$75.00           |
| Plumbing                  | Fuel Appliance (Includes fuel line inspection) | \$50 per appliance |        | \$75.00/appliance |
|                           | Service Line -Water Line Only                  | \$                 | 50.00  | \$75.00           |
|                           | Service Line - Sewer Line Only                 | \$                 | 50.00  | \$75.00           |
|                           | Service Line -Water and Sewer Line             | \$                 | 50.00  | \$75.00           |
|                           | Fixtures and Connections                       | \$                 | 70.00  | \$75.00           |
|                           | Water Heater - Electric                        | \$                 | 50.00  | \$75.00           |
|                           | Water Heater - Gas                             | \$                 | 50.00  | \$75.00           |
| Small Accessory Structure | Smaller than 12'x12'x12'                       |                    | New    | \$25.00           |

| Commercial Construction Permit |                       |     |
|--------------------------------|-----------------------|-----|
| Item                           | Sub-Item/ Description | Fee |

|                                            |             |    |       |        |
|--------------------------------------------|-------------|----|-------|--------|
| Commercial Construction Permit Application | Application | \$ | 75.00 | Remove |
|--------------------------------------------|-------------|----|-------|--------|

### Module 4 (Cont'd)

### Proposed Changes

| Commercial Construction Permit (Cont'd) |                       |     |
|-----------------------------------------|-----------------------|-----|
| Item                                    | Sub-Item/ Description | Fee |

|                                                                                                                                                                                                                                        |                                                                                                                          |  |                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------|
| Construction (To calculate construction fees, the schedule uses the current version of the International Code Council (ICC) Building Valuation Data (BVA) to determine the construction value based upon occupancy and building type.) |                                                                                                                          |  | For building area < or = 20,000 sf. use ICC table value x sf. x 0.004 plus building area.<br>> 20,000 sf. use ICC table value x 0.0015       |
| New Structure (Includes all associated electrical, mechanical, plumbing & zoning inspections)                                                                                                                                          | ICC table value x sf. x 0.004 for area less than or equal to 10,000sf.+value x 0.001 for any area greater than 10,000sf. |  |                                                                                                                                              |
| Addition (Includes all associated electrical, mechanical, plumbing & zoning inspections)                                                                                                                                               | ICC table value x sf. x 0.004 for area less than or equal to 10,000sf.+value x 0.001 for any area greater than 10,000sf. |  | For building area < or = 20,000 sf. use ICC table value x sf. x 0.004 plus building area.<br>> 20,000 sf. use ICC table value x 0.0015       |
| Alteration - Area Based (Includes all associated electrical, mechanical, plumbing & zoning inspections)                                                                                                                                | ICC table value x sf.x0.004 for area less than or equal to 10,000sf.+valuex0.001 for any area greater than 10,000sf.x50% |  | For building area < or = 20,000 sf. use ICC table value x sf. x 0.004 plus building area.<br>> 20,000 sf. use ICC table value x 0.0015 x 50% |
| Alteration - Non Area Based (Used where a square foot floor area cannot be determined; includes all associated electrical, mechanical, plumbing & zoning inspections)                                                                  | \$75 per trade (Trades = B, E, P, M)                                                                                     |  | \$100.00 per trade                                                                                                                           |



## Comprehensive Fee Schedule

### Planning & Development

|                                                                                                                        |                                                                                                        |                                                                                                     |
|------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| Alteration - Roof Replacement<br>(Includes all associated electrical,<br>mechanical, plumbing & zoning<br>inspections) | \$30 per 5,000 sq. ft. + \$75 per Electrical, \$30.00 per 5,000 sq. ft.<br>Plumbing & Mechanical Trade | + \$100.00 per trade                                                                                |
| Modular (Includes all associated<br>electrical, mechanical, plumbing &<br>zoning inspections)                          | \$500 per unit                                                                                         | No Change                                                                                           |
| Swimming Pool (Includes<br>inspections for permitted trades)                                                           | \$30 + \$75 per Electrical, Plumbing &<br>Mechanical Trade                                             | \$100.00 per trade                                                                                  |
| Deck Addition (Deck addition to<br>existing building) (Includes<br>inspections for permitted trades)                   | \$30 + \$75 per Electrical, Plumbing &<br>Mechanical Trade                                             | \$100.00 per trade                                                                                  |
| Repair (Includes inspections for<br>permitted trades)                                                                  | \$75 per trade<br>(Trades = B, E, P, M) <b>Note: "Plan Review Fee"</b><br><b>would not apply.</b>      | \$30 first trade then<br>\$100 per each<br>additional trade                                         |
| Outdoor Advertising Sign (Includes all associated<br>inspections)                                                      | \$ 400.00                                                                                              | No Change                                                                                           |
| Communications Tower (Includes all associated<br>inspections)                                                          | \$ 400.00                                                                                              | No Change                                                                                           |
| Wall (Structural inspections only)                                                                                     | \$1.00 per linear ft.;<br>Min.                                                                         | \$1.50 per linear ft. (use<br>minimum fee if<br>necessary)                                          |
| Electrical                                                                                                             | Single Trade/Stand Alone<br>Applications (Includes inspections<br>for trade)                           | \$50 Plus \$50 per required inspection<br>over 1. <b>Use "Alteration - Non Area<br/>Based" Fee.</b> |

### Module 4 (Cont'd)

### Proposed Changes

| Commercial Construction Permit (Cont'd) |                                                                              |                                                                                                     |               |
|-----------------------------------------|------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|---------------|
| Item                                    | Sub-Item/ Description                                                        | Fee                                                                                                 |               |
| Mechanical                              | Single Trade/Stand Alone<br>Applications (Includes inspections<br>for trade) | \$50 Plus \$50 per required inspection<br>over 1. <b>Use "Alteration - Non Area<br/>Based" Fee.</b> | <b>Remove</b> |
| Plumbing                                | Single Trade/Stand Alone<br>Applications (Includes inspections<br>for trade) | \$50 Plus \$50 per required inspection<br>over 1. <b>Use "Alteration - Non Area<br/>Based" Fee.</b> | <b>Remove</b> |
| Interior Demolition                     | Single Trade/Stand Alone Applications (Interior<br>demolition only)          | \$ 25.00                                                                                            | \$150.00      |
| Fire Protection                         | Automatic Fire Extinguishing System - Sprinkler with<br>or without Standpipe | \$ 150.00                                                                                           | No Change     |
|                                         | Automatic Fire Extinguishing System - Clean Agent                            | \$ 100.00                                                                                           | No Change     |
|                                         | Automatic Fire Extinguishing System - Dry Chemical                           | \$ 100.00                                                                                           | No Change     |
|                                         | Automatic Fire Extinguishing System -UL-300 Hood<br>System                   | \$ 100.00                                                                                           | No Change     |
|                                         | Automatic Fire Extinguishing System - CO2 Inert Gas                          | \$ 100.00                                                                                           | No Change     |
|                                         | Automatic Fire Extinguishing System - Other System                           | \$ 100.00                                                                                           | No Change     |
|                                         | Battery System                                                               | \$ 100.00                                                                                           | No Change     |
|                                         | Compressed Gas                                                               | \$ 100.00                                                                                           | No Change     |
|                                         | Cryogenic Fluid                                                              | \$ 100.00                                                                                           | No Change     |
|                                         | Fire Alarm and Detection System - Manual Fire<br>Alarm System Only           | \$ 100.00                                                                                           | No Change     |



## Comprehensive Fee Schedule

### Planning & Development

|                                                                        |                |                  |
|------------------------------------------------------------------------|----------------|------------------|
| Fire Alarm and Detection System - Automatic Fire Alarm System          |                |                  |
|                                                                        | \$ 150.00      | No Change        |
| Fire Alarm and Detection System - Electrical                           |                |                  |
|                                                                        | \$ 50.00       | No Change        |
| Flammable and Combustible Liquid - Install, Repair or Modification     |                |                  |
|                                                                        | \$ 100.00      | No Change        |
| Flammable and Combustible Liquid - Tanks (Removal or Installation)     |                |                  |
|                                                                        | \$100 per tank | No Change        |
| Fire Pumps                                                             |                |                  |
|                                                                        | \$ 100.00      | No Change        |
| Hazardous Material                                                     |                |                  |
|                                                                        | \$ 100.00      | No Change        |
| Industrial Oven                                                        |                |                  |
|                                                                        | \$ 100.00      | No Change        |
| Private Fire Hydrant                                                   |                |                  |
|                                                                        | \$ 100.00      | No Change        |
| Spraying or Dipping                                                    |                |                  |
|                                                                        | \$ 100.00      | No Change        |
| Standpipe System                                                       |                |                  |
|                                                                        | \$ 100.00      | No Change        |
| Access Control - Fire                                                  |                |                  |
|                                                                        | \$ 50.00       | No Change        |
| Access Control - Electrical                                            |                |                  |
|                                                                        | \$ 50.00       | No Change        |
| Underground Flush                                                      |                |                  |
|                                                                        | \$ 50.00       | No Change        |
| Temporary Membrane Structures and Tents (400 sq. ft. to 1,200 sq. ft.) |                |                  |
|                                                                        | \$50 per tent  | \$75.00 per tent |
| Temporary Membrane Structures and Tents (Greater than 1,200 sq. ft.)   |                |                  |
|                                                                        | \$100 per tent | \$150 per tent   |

### Module 4 (Cont'd)

### Proposed Changes

| Commercial Construction Permit (Cont'd)       |                                                                      |                     |                 |
|-----------------------------------------------|----------------------------------------------------------------------|---------------------|-----------------|
| Item                                          | Sub-Item/ Description                                                | Fee                 |                 |
| Commercial Plan Revision                      | Revision to an approved plan                                         | \$ 50.00            | Remove          |
| Commercial Plan Review                        | (Applies to Revised Plans as well)                                   | New                 | \$100.00        |
| Partial Permit                                | Footing and Foundation                                               | 25% of [Permit Fee] | Remove          |
|                                               | Shell                                                                | 50% of [Permit Fee] | Remove          |
|                                               | Interior Build Out                                                   | 25% of [Permit Fee] | Remove          |
|                                               | Processing Fee                                                       | \$200 per partial   | Remove          |
| Change of Occupancy                           | Change of Occupancy Only (For Single Trade/Stand Alone Applications) | \$ 50.00            | \$150.00        |
| Commercial Driveway                           | Inspection                                                           | \$50 per driveway   | No Change       |
| ABC Code Compliance                           | Inspection                                                           | \$ 50.00            | \$75.00         |
| Commercial Provisional Power                  | Application                                                          | \$ 200.00           | No Change       |
| Commercial Temporary Certificate of Occupancy | Application                                                          | \$ 125.00           | \$250.00        |
| Commercial Construction Minimum Fee           | For Unlisted Items                                                   | \$ 30.00            | \$100 per trade |

| Commercial Over-The-Counter Permit |                                                                                                          |          |          |
|------------------------------------|----------------------------------------------------------------------------------------------------------|----------|----------|
| Trade                              | Sub-Item/ Description                                                                                    | Fee      |          |
| Electrical                         | Replacement (For replacement of same size receptacles, outlets & fixtures)                               | \$ 75.00 | \$100.00 |
|                                    | Minor Work - Relocation and/or up to 5 new devices (For addition of new receptacles, outlets & fixtures) | \$ 75.00 | \$100.00 |
|                                    | Minor Low Voltage Work - Relocation and/or up to 5 new devices (For low voltage drops & devices)         | \$ 75.00 | \$100.00 |
|                                    | Temporary Service - 60 amp or less                                                                       | \$ 75.00 | \$100.00 |
|                                    |                                                                                                          |          |          |





CHANGES

## Comprehensive Fee Schedule

### Planning & Development

|                 |                                                                                |    |               |                   |
|-----------------|--------------------------------------------------------------------------------|----|---------------|-------------------|
|                 | Temporary Service - Greater than 60 amp                                        | \$ | 100.00        | \$100.00          |
|                 | Service Change - 200 amp or less                                               | \$ | 75.00         | \$100.00          |
|                 | Service Change - Greater than 200 amp                                          | \$ | 100.00        | \$100.00          |
| Mechanical      | HVAC Unit Replacement (For replacement of same size unit)                      |    | \$75 per unit | \$100.00 per unit |
| Plumbing        | Water Line Replacement                                                         | \$ | 75.00         | \$100.00          |
|                 | Sewer Line Replacement                                                         | \$ | 75.00         | \$100.00          |
|                 | Fixture Replacement                                                            | \$ | 75.00         | \$100.00          |
| Fire Protection | Sprinkler System Heads (Relocation of existing heads only)                     | \$ | 50.00         | Remove            |
|                 | Sprinkler System Heads (Relocation and/or up to 10 new heads)                  | \$ | 75.00         | No Change         |
|                 | Fire Alarm: Detection System Devices (Relocation of existing devices only)     | \$ | 50.00         | Remove            |
|                 | Fire Alarm: Detection System (Devices - relocation and/or up to 5 new devices) | \$ | 75.00         | No Change         |
|                 | Fire Alarm: Detection System (Devices - electrical)                            | \$ | 50.00         | \$75.00           |
| Building        | Expedited Showroom                                                             | \$ | 375.00        | \$ 500.00         |

### Module 4 (Cont'd)

### Proposed Changes

| Structure Removal Permit |                       |     |        |
|--------------------------|-----------------------|-----|--------|
| Item                     | Sub-Item/ Description | Fee |        |
| Structure Removal Permit | Application           | \$  | 50.00  |
| Residential Structure    | Demolition            | \$  | 25.00  |
|                          | Moved Structure       | \$  | 25.00  |
| Commercial Structure     | Demolition            | \$  | 100.00 |
|                          | Moved Structure       | \$  | 100.00 |

| Sign Permit           |                              |               |                  |
|-----------------------|------------------------------|---------------|------------------|
| Item                  | Sub-Item/ Description        | Fee           |                  |
| Sin Permit            | Application                  | \$            | 25.00            |
| Sign Plan Revision    | Revision to an approved plan | \$            | 25.00            |
| Zoning Compliance     |                              | \$25 per sign | \$50.00 per sign |
| Structural Compliance |                              | \$            | 50.00            |
| Electrical Compliance |                              | \$            | 50.00            |

| Zoning Compliance Permit     |                       |     |       |
|------------------------------|-----------------------|-----|-------|
| Item                         | Sub-Item/ Description | Fee |       |
| Zoning Compliance Permit     | Application           | \$  | 25.00 |
| Standard Permit              |                       | \$  | 25.00 |
| Temporary Use Permit         |                       | \$  | 25.00 |
| Residential Fence Permit     |                       | \$  | -     |
| Non-Residential Fence Permit |                       | \$  | 25.00 |
| ABC Code Compliance          | Inspection            | \$  | 50.00 |

| Permit Assessment              |                          |     |       |
|--------------------------------|--------------------------|-----|-------|
| Item                           | Sub-Item/ Description    | Fee |       |
| Residential Permit Assessments | Not Ready for Inspection | \$  | 25.00 |
|                                | Inspection Deficiency    | \$  | 25.00 |
|                                | Extra Inspection Trip    | \$  | 25.00 |
| Commercial Permit Assessments  | Not Ready for Inspection | \$  | 50.00 |

Updated: 5/24/2018



## Comprehensive Fee Schedule

### Planning & Development

|                                    |                                                                                                                               |                     |                    |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|---------------------|--------------------|
| Inspection Deficiency              | \$                                                                                                                            | 50.00               | Remove             |
| Extra Inspection Trip              | \$                                                                                                                            | 50.00               | Remove             |
| Failure to Obtain Final Inspection | \$                                                                                                                            | 200.00              | Remove             |
| Commercial - Reinspection          | Building, Fire, Electrical, Plumbing, and Mechanical                                                                          | Replaces fees above | \$75.00/inspection |
| Residential - Reinspection         | Building, Electrical, Plumbing, and Mechanical                                                                                | Replaces fees above | \$50.00/inspection |
| Work without a Permit              |                                                                                                                               | [Permit Fee] x 2    | No Change          |
| After Hours Inspection             | (Note: Fee applied per hour & per trade; min. of 2                                                                            | \$60 per hour       | No Change          |
| Document Management                | Applied when significant (more than 15 minutes) of staff time is spent preparing electronic documents for review).            | New                 | \$50.00            |
| Document Scanning                  | Page sizes greater than 11"x17" Max 30 pages<br>Applied when a request needs to be converted from one record type to another. | New                 | \$5.00/page        |
| Record Conversion                  |                                                                                                                               | New                 | \$25.00            |
| Code Compliance Inspection         | Initial site inspection conducted on all projects done by "Unlicensed" (including Owners) contractors.                        | New                 | \$50.00            |

| Energy Efficiency Permit Rebates |                                                                          |                                    |           |
|----------------------------------|--------------------------------------------------------------------------|------------------------------------|-----------|
| Item                             | Sub-Item/ Description                                                    | Rebate                             |           |
| Residential New Construction     | USGBC Leadership in Energy and Environmental Design (LEED) Certification | 50% of [Permit Fee];<br>Max. \$500 | No Change |
|                                  | NC Healthy Built Home Certification                                      | 50% of [Permit Fee];<br>Max. \$500 | No Change |

### Module 4 (Cont'd)

### Proposed Changes

| Energy Efficiency Permit Rebates (cont'd) |                                                         |                                    |           |
|-------------------------------------------|---------------------------------------------------------|------------------------------------|-----------|
| Item                                      | Sub-Item/ Description                                   | Rebate                             |           |
| Residential New Construction              |                                                         | 50% of [Permit Fee];<br>Max. \$500 | No Change |
|                                           | USEPA Energy Star Certification                         | Max. \$500                         | No Change |
|                                           | NAHB Model Green Building Home Guideline Certification  | 50% of [Permit Fee];<br>Max. \$500 | No Change |
|                                           | ICC/NAHB National Green Building Standard Certification | 50% of [Permit Fee];<br>Max. \$500 | No Change |
|                                           |                                                         |                                    |           |
| Residential Construction                  | Geothermal Heat Pump                                    | \$ 40.00                           | No Change |
|                                           | Photovoltaic Energy System                              | \$ 40.00                           | No Change |
|                                           | Solar Hot Water Heating                                 | \$ 40.00                           | No Change |
|                                           | Gray/Rain Water Collection                              | \$ 40.00                           | No Change |
|                                           | Tankless Hot Water Heating                              | \$ 40.00                           | No Change |
| Commercial Construction                   | Geothermal Heat Pump                                    | \$ 80.00                           | No Change |
|                                           | Photovoltaic Energy System                              | \$ 80.00                           | No Change |
|                                           | Solar Hot Water Heating                                 | \$ 80.00                           | No Change |
|                                           | Gray/Rain Water Collection                              | \$ 80.00                           | No Change |
|                                           | Tankless Hot Water Heating                              | \$ 80.00                           | No Change |

### Module 5

### Proposed Changes

#### Code Violations



## Comprehensive Fee Schedule

### Planning & Development

Module V pertains to the costs associated with the abatement of public nuisance violations. Fees are intended to offset a portion of the City's cost for administering and processing the abatement of a violation.

| Administrative Abatement Cost |                                   | Fee                   |
|-------------------------------|-----------------------------------|-----------------------|
| Item                          | Sub-Item/ Description             |                       |
| Administrative Abatement Cost | Public Nuisance Code - Abatements | 10% of abatement cost |
|                               |                                   | \$100.00              |

### Inspection Fees

#### Fees - Roadways and Utilities

|                                |    |        |
|--------------------------------|----|--------|
| Construction Inspection Rates  |    |        |
| Water Lines Per Linear Foot    | \$ | 0.75   |
| Sewer Lines Per Linear Foot    | \$ | 0.75   |
| Roadways Per Linear Foot       | \$ | 0.50   |
| Storm Drainage Per Linear Foot | \$ | 0.50   |
| Minimum Fee - Flat Fee         | \$ | 100.00 |

#### Fees - Grading Permits & Erosion Control Inspection

|                                                                   |    |        |
|-------------------------------------------------------------------|----|--------|
| First acre of disturbed land                                      | \$ | 345.00 |
| Each additional acre of disturbed land or part thereof (round up) | \$ | 115.00 |

#### Driveway Inspections

|                          |    |       |
|--------------------------|----|-------|
| Driveway Permit fees by: |    |       |
| Residential - Per Permit | \$ | 30.00 |
| Commercial - Per Permit  | \$ | 50.00 |
| Industrial - Per Permit  | \$ | 50.00 |

#### Erosion Control Surety

|                                           |    |          |
|-------------------------------------------|----|----------|
| The Surety is Based on Per Disturbed Acre | \$ | 2,000.00 |
|-------------------------------------------|----|----------|

A surety is required on most land disturbing projects greater than an acre in size. The surety is refundable once the site is stabilized with a sufficient amount of continuous growth of ground cover to prevent erosion. The surety must be either a bond issued in the state of North Carolina or a check which will be held within the city's account.

# CITY OF HIGH POINT

## AGENDA ITEM



### **Title: Resolution of Support – Piedmont Legacy Trails**

**From:** Lee Tillery, Director – Parks and Recreation

**Meeting Date:** June 4, 2018

**Public Hearing:** N/A

**Advertising Date /**

**Advertised By:**

N/A

**Attachments:** Resolution of Support

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#### **PURPOSE:**

The purpose of the Resolution is to officially support the Piedmont Legacy Trails initiative for the future development of a regional trails program. After a presentation from representatives and volunteers from the Piedmont Triad Regional Council, the Parks and Recreation Commission unanimously supported the Resolution at the January 2018 meeting

#### **BACKGROUND:**

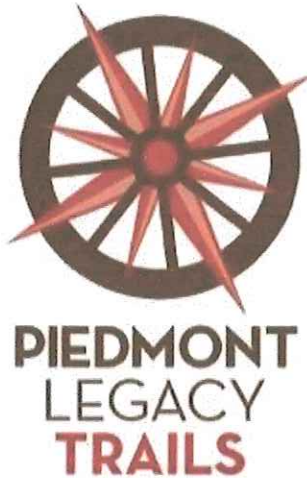
The Piedmont Legacy Trails initiative is a coordinated effort with local partners to promote the planning and development of a regional trail system through trails, greenways and blue ways. This effort is led by both the Piedmont Land Conservancy and the Piedmont Triad Regional Council. We have been working together for the past three years to promote regional trails, enhance connectivity and increase tourism. This Resolution of Support will demonstrate the City of High Point's dedication to this cause and working together with neighboring entities for the betterment of the region through trails and associated benefits.

#### **BUDGET IMPACT:**

N/A

#### **RECOMMENDATION /ACTION REQUESTED:**

The Parks and Recreation Department recommends the City Council endorse the Resolution of Support.



### RESOLUTION OF SUPPORT

Whereas \_\_\_\_\_ is committed to enhancing the quality of life for its citizens and recognizes that supporting Piedmont Legacy Trails will help create a regional network of trails, including greenways and blueways; and

Whereas, trails provide key amenities to neighborhoods and safe areas for our citizens and children to travel, exercise, play and connect with nature and communities; and

Whereas, trails have significant impact on the economic viability of the region through increased tourism, enhanced property values, as well as the ability to attract and retain businesses to the region due to improved quality of life; and

Whereas, committing to this Resolution may help leverage funding from federal, state, local and private sources for trails; and

Whereas, Piedmont Legacy Trails is coordinated by Piedmont Land Conservancy which is dedicated to preserving important natural areas, and Piedmont Triad Regional Council, which is a regional planning organization.

Now, Therefore, Be It Resolved that \_\_\_\_\_ supports Piedmont Legacy Trails in partnership with neighboring communities to implement a system of regional trails that connects our communities, people and regional points of interest for years to come.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title



# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Ordinance to Demolish –514 Prospect St

**From:** Michael McNair, Director  
Community Development & Housing

**Meeting Date:** 6/4/18

**Public Hearing:** No

**Advertising Date:**

**Advertised By:**

**Attachments:**

- A. Staff report
- B. Ordinance to Demolish
- C. Photos
- D. Maps

---

### **PURPOSE:**

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 514 Prospect St.

### **BACKGROUND:**

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 12/14/17. No action occurred by the compliance date of 1/17/18. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

### **BUDGET IMPACT:**

Funds are available in the Department budget for the demolition and asbestos testing of the structure(s), and for the asbestos removal if present.

### **RECOMMENDATION / ACTION REQUESTED:**

Staff recommends the adoption of the requested ordinance to demolish this single family dwelling, and any outbuildings on the property.

### **PENDING ACTION:**

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

**COMMUNITY DEVELOPMENT AND HOUSING  
CODE ENFORCEMENT  
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE  
REQUEST:**

Ordinance to Demolish

**PROPERTY  
ADDRESS:**

514 Prospect St.

**OWNER:**

Willie Juanita Cecil (deceased)

**REASON FOR  
INSPECTION:**

Received complaint that people were getting into house

**FIRST  
INSPECTION:  
7/21/17**

Summary of Major Violations

1. Repair or replace roof (leaking in various rooms)
2. Repair or replace rear deck
3. Repair or replace rotten fascia and soffit material
4. Repair or replace damaged/missing siding
5. Repair or replace damaged ceiling and wall material throughout

**HEARING  
RESULTS:  
12/12/17**

No one appeared for the Hearing. During the Hearing it was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 65% of the value of the structure.

**ORDER(S)  
ISSUED:  
12/14/17**

Order to Repair or Demolish  
Date of Compliance 1/17/18

**APPEALS:**

No appeals to date.

**OWNER  
ACTIONS:**

None

**ADDITIONAL:**

This property is pending foreclosure with the Guilford County Tax Department and is delinquent in the amount of \$8,218.47.

**514 Prospect Street**

**VAN BUREN ST**

**WRIGHTENBERRY ST**

**LINCOLN DR**

**Site**

**ACADEMY ST**

**PROSPECT ST**

**LINCOLN DR**

**CRAFTON ST**

**DORRIS AV**

**POTTS AV**

**PREFERRED WY**



Scale: 1"=200'

G:\Planning\Secure\ba-pz/  
Inspections\PresentMap200.mxd





514













CITY OF HIGH POINT  
CODE ENFORCEMENT  
VIOLATION NOTICE











**SPECIAL USE 17-02  
CITY OF HIGH POINT, NORTH CAROLINA**

**January 16, 2018**  
**(Adopted)**

THE CITY OF HIGH POINT CITY COUNCIL, PURSUANT TO SECTION 2.4.11, SPECIAL USE, OF THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE, APPROVED A SPECIAL USE AND SITE PLAN FOR THE FOLLOWING USE, SUBJECT TO THE FOLLOWING CONDITION(S):

**USE:**

Major Social Service Facility

**CONDITIONS:**

1. Development of the site shall be generally consistent with the attached SUP Sketch Plans (SU Plan Option #1 or SU Plan Option #2).
2. Access: Access to the site will be from Bridges Drive and Futrelle Drive. No access from Eastchester Drive shall be permitted.
3. The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points and improvements.

**DESCRIPTION OF PROPERTY:**

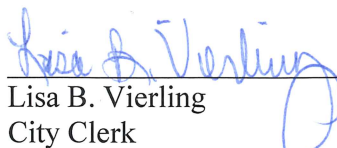
The property is approximately 7.2 acres lying at the northeastern and southeastern corner of Bridges Drive and Futrelle Drive. The property is also known as Guilford County Tax Parcels 0199739, 0199674 and 0199680.

This Special Use and approved site plan(s) are perpetually binding upon the above-described property, unless subsequently amended as provided in the Development Ordinance or until a use otherwise permitted in the zoning district is established.

If the Special Use authorized is discontinued for a period exceeding eighteen (18) months or replaced by a use otherwise permitted in the zoning district, then the Special Use shall be deemed abandoned and this Special Use approval shall be null and void and of no effect. If for any reason any condition imposed this Special Use Permit is found to be illegal or invalid, then this Special Use Permit shall be null and void and of no effect.

The issuance of this Special Use authorizes the filing of an application for a building permit, site plan, subdivision or other development approval as required by the Development Ordinance.

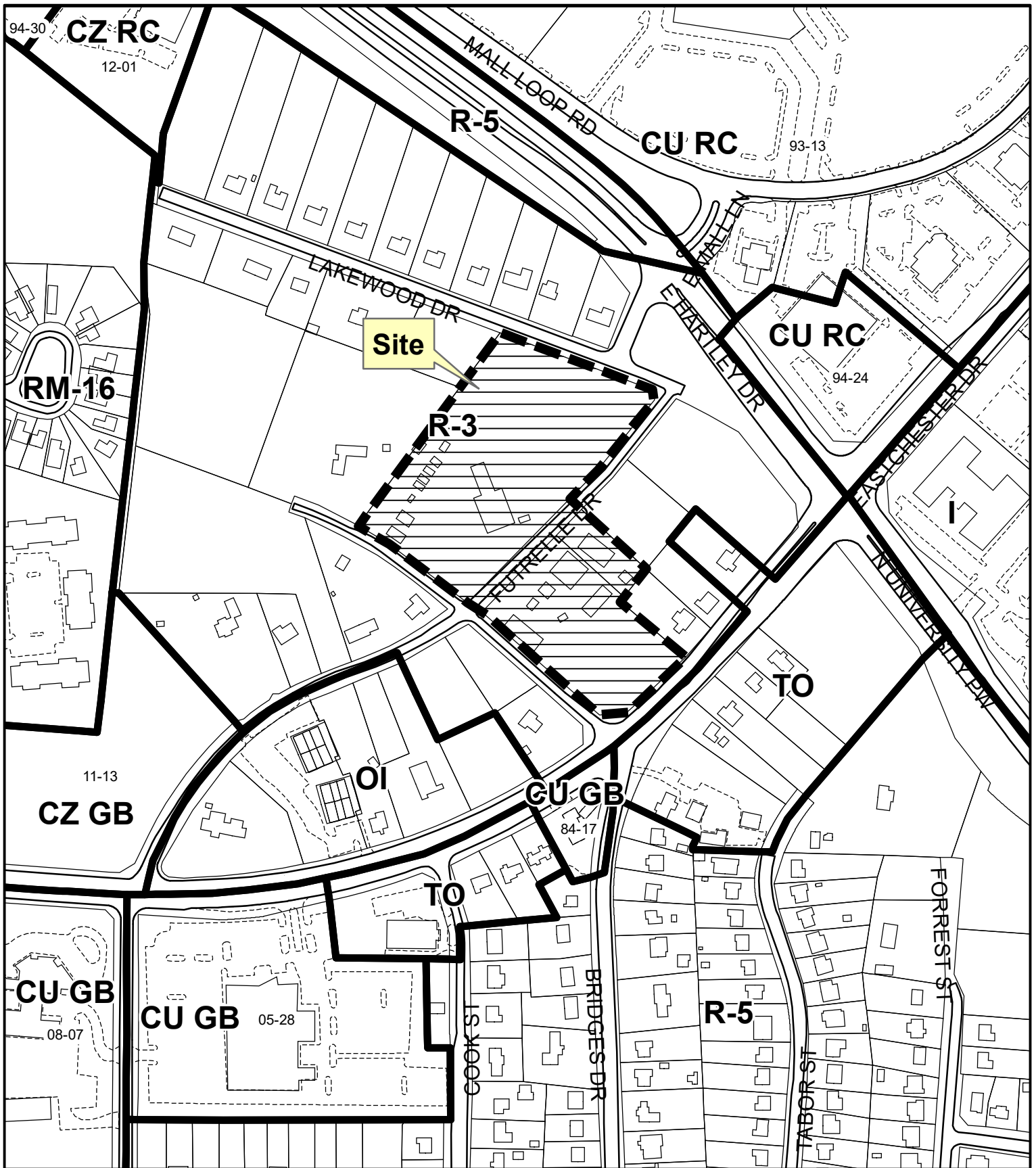
SPECIAL USE PERMIT 17-02 AND THE ACCOMPANYING AMENDED SITE PLAN WERE APPROVED BY THE CITY COUNCIL OF HIGH POINT, NORTH CAROLINA ON THE 16<sup>TH</sup> DAY OF JANUARY, 2018.

  
\_\_\_\_\_  
Lisa B. Vierling  
City Clerk



1-16-2018  
\_\_\_\_\_  
Date





**SPECIAL USE PERMIT SU-17-02**

**Request: To permit a Major Social Service Facility**

**Existing Zoning Boundary**  
**Subject Property Boundary**

**Planning & Development  
Department**

**City of High Point**

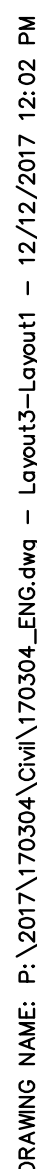


**Scale: 1"=300'**  
G:/Planning/Secure/ba-pz/  
2017/pz/su17-02.mxd



Adopted Jan. 16, 2018

1. OWNER: JOHN WESLEY CAMP ASSOCIATION  
P.O. BOX 6003 HIGH POINT NC 27262
2. DEVELOPER: HEAL OUR HEROS  
1360 EASTCHESTER DRIVE  
HIGH POINT, NORTH CAROLINA 27265  
(336) 430-8414  
CONTACT: BOB UBER  
1500 BRIDGES DRIVE  
HIGH POINT, NORTH CAROLINA 27265  
199739, 0199674, 0199680  
PB 40 PG 30
3. ADDRESS OF SITE  
POWELL AT THIS TIME  
1500 BRIDGES DRIVE  
HIGH POINT, NORTH CAROLINA 27265  
199739, 0199674, 0199680  
PB 40 PG 30
4. PARCEL ID: DEED BOOK/PG  
5. DEED BOOK/PG  
6. CURRENT ZONING  
7. AREA OF TRACT  
8. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM MAPS BY OTHERS – NO FIELD WORK OR SURVEYS BY DAVIS MARTIN  
9. THIS PROPERTY IS LOCATED WITHIN A DETAILED FLOOD HAZARD AREA AS SCALED FROM MAPS BY FEMA DATED MARCH 16, 2009, 2009. SEE COMMUNITY PLAN #3710689100K.  
10. UNDERGROUND UTILITIES WHERE NOT DISCOVERABLE BY SURFACE APPURTENANCES (MANHOLES, VALVES, CATCH BASINS, ETC.) ARE SHOWN PER INFORMATION OBTAINED FROM ENGINEERING PLANS, UTILITY ENTITIES, SITE PLANS, AND OTHERS; SIZE AND LOCATIONS SHOULD BE CONSIDERED APPROXIMATE.  
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES. CONTRACTOR SHALL EXPLORE AHEAD OF ALL WORK TO VERIFY UTILITY LOCATIONS. ANY UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NOT ADDITIONAL COST TO THE OWNER.  
12. CONTRACTOR SHALL COORDINATE REMOVAL OF ANY UTILITY WITH THE UTILITY PROVIDER.  
13. CONTRACTOR SHALL COORDINATE WITH THE UTILITY PROVIDER ANY NEW SERVICE (ELECTRICAL, GAS, TELEPHONE, SANITARY, ETC.)  
14. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM SITE AND DISPOSED OF IN AN APPROVED CONSTRUCTION DEBRIS LANDFILL. NO MATERIAL WILL BE ALLOWED TO BE BURIED ON SITE.



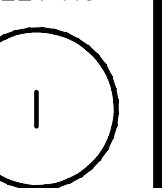
THE SCALE BAR SHOWN BELOW MEASURES ONE INCH LONG ON THE ORIGINAL DRAWING.



6415 OLD PLANK RD, HIGH POINT, NC 27265 | T: (336) 886-4821 | F: (336) 886-4458 | WWW.DMP-INC.COM | LICENSE: F-0245

CONCEPT SITE PLAN  
HEAL OUR HEROES  
1500 BRIDGES DRIVE  
HIGH POINT, NORTH CAROLINA

EET NO.



OF \_\_\_\_\_

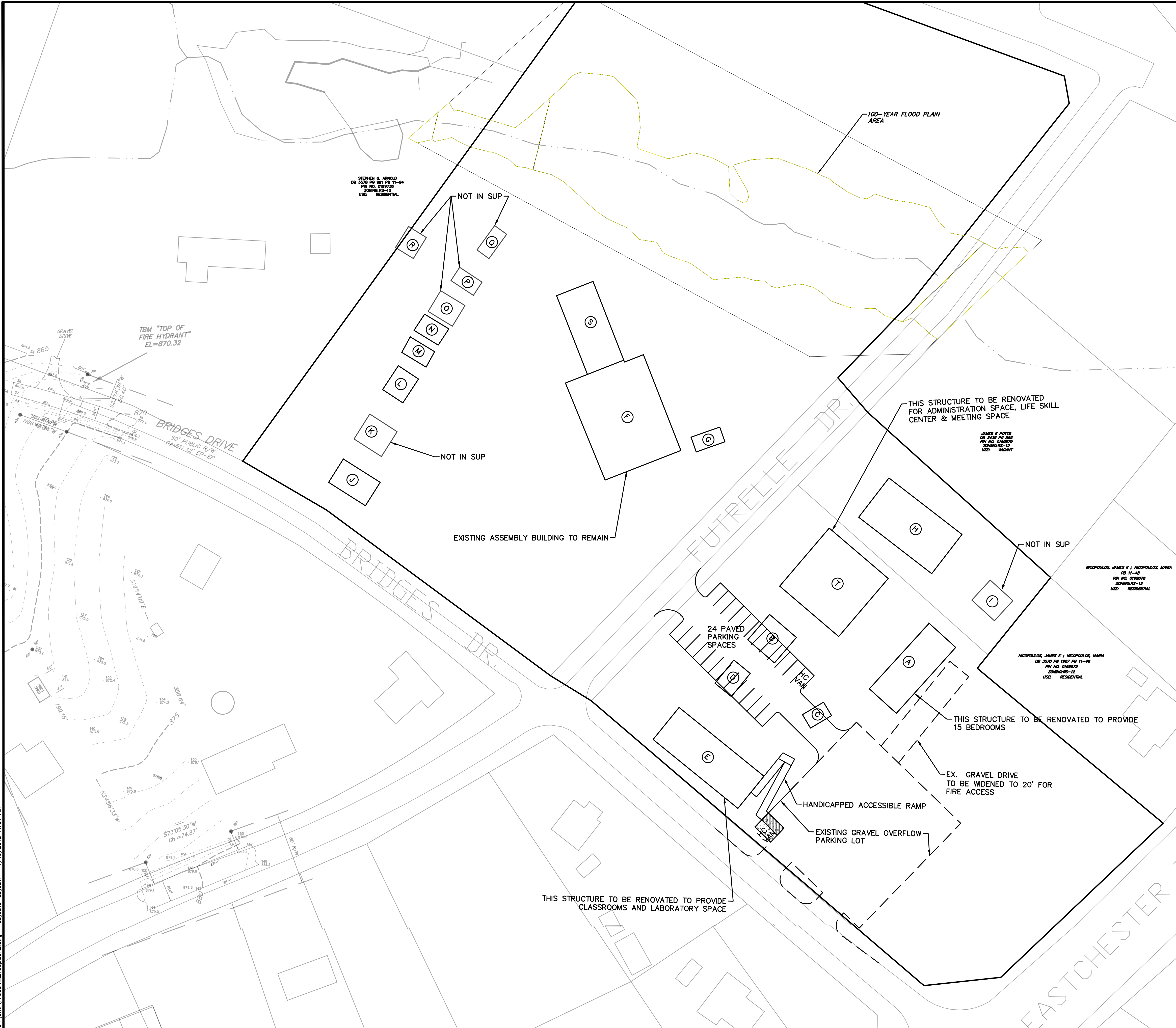


Adopted SU Sketch Plan (Option #2)

Adopted Jan. 16, 2018

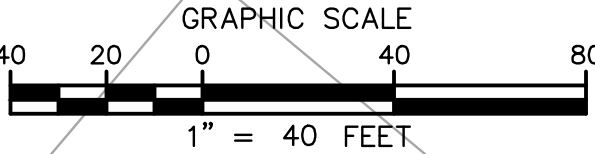
GENERAL NOTES:

- OWNER: JOHN WESLEY CAMP ASSOCIATION  
P.O. BOX 6003 HIGH POINT NC 27262
- DEVELOPER: HEAL OUR HEROS  
1380 EASTCHESTER DRIVE  
HIGH POINT, NORTH CAROLINA 27265  
(336) 430-8414  
CONTACT: BOB UBER
- ADDRESS OF SITE: 1500 BRIDGES DRIVE  
HIGH POINT, NORTH CAROLINA 27265  
0199739, 0199674, 0199680
- PARCEL ID: PB 40 PG 30
- DEED BOOK/PG: RS-12
- CURRENT ZONING: 4.90 ACRES, 0.39 ACRES AND 1.98 ACRES
- AREA OF TRACT: 4.90 ACRES, 0.39 ACRES AND 1.98 ACRES
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM MAPS BY OTHERS - NO FIELD WORK OR SURVEYS BY DAVIS MARTIN POWELL AT THIS TIME.
- THIS PROPERTY IS LOCATED WITHIN A DETAILED FLOOD HAZARD AREA AS SCALED FROM MAPS BY FEMA DATED MARCH 16, 2009, 2009. SEE COMMUNITY PANEL #3710689100K.
- UNDERGROUND UTILITIES WHERE NOT DISCERNABLE BY SURFACE APPURTENANCES (MANHOLES, VALVES, CATCH BASINS, ETC..) ARE SHOWN PER INFORMATION OBTAINED FROM ENGINEERING PLANS, UTILITY ENTITIES, SITE PLANS, AND OTHERS. SIZE AND LOCATIONS SHOULD BE CONSIDERED APPROXIMATE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES. CONTRACTOR SHALL EXPLORE AHEAD OF ALL WORK TO VERIFY UTILITY LOCATIONS. ANY UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NOT ADDITIONAL COST TO THE OWNER.
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SITE LEGEND

- A 15 ROOM DORMITORY
- B EXISTING BUILDING TO BE REMOVED
- C EXISTING BUILDING TO BE REMOVED
- D EXISTING BUILDING TO BE REMOVED
- E CLASSROOM/LABORATORY SPACE
- F 500 SEAT ASSEMBLY/MEETING HALL
- G BATHHOUSE
- H DINING HALL
- I WESLEY CAMP BUILDING - NOT INCLUDED IN SUP
- J MAINTENANCE MANAGERS COTTAGE
- K WESLEY CAMP BUILDING - NOT INCLUDED IN SUP
- L STORAGE/WORKSHOP BUILDING
- M STORAGE
- N EXISTING BATHHOUSE
- O WESLEY CAMP BUILDING - NOT INCLUDED IN SUP
- P WESLEY CAMP BUILDING - NOT INCLUDED IN SUP
- Q WESLEY CAMP BUILDING - NOT INCLUDED IN SUP
- R WESLEY CAMP BUILDING - NOT INCLUDED IN SUP
- S FUTURE DORMITORY 1st FLOOR(12 ROOMS), 2nd FLOOR ASSEMBLY
- T ADMINISTRATION BUILDING, LIFE SKILL CENTER AND MEETING SPACE



| REV | DATE | DESCRIPTION | BY | PROJECT        |
|-----|------|-------------|----|----------------|
| 1   |      |             |    | 170304         |
| 2   |      |             |    | DATE JAN. 2018 |
| 3   |      |             |    | DESIGNED       |
| 4   |      |             |    | DRAWN          |
| 5   |      |             |    | CHECKED        |
| 6   |      |             |    | SCALE AS NOTED |
|     |      |             |    | SURVEYED N/A   |

THE SCALE BAR SHOWN BELOW MEASURES ONE INCH LONG ON THE ORIGINAL DRAWING.



Know what's below.  
Call before you dig.  
Dial 8-1-1

DAVIS • MARTIN • POWELL  
ENGINEERS & SURVEYORS

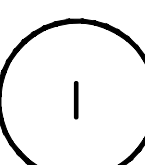


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PRELIMINARY  
FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

CONCEPT SITE PLAN-ALTERNATE PLAN  
HEAL OUR HEROS  
1500 BRIDGES DRIVE  
HIGH POINT, NORTH CAROLINA

SHEET NO.



OF





### RESOLUTION OF SUPPORT

Whereas High Point, NC is committed to enhancing the quality of life for its citizens and recognizes that supporting Piedmont Legacy Trails will help create a regional network of trails, including greenways and blueways; and

Whereas, trails provide key amenities to neighborhoods and safe areas for our citizens and children to travel, exercise, play and connect with nature and communities; and

Whereas, trails have significant impact on the economic viability of the region through increased tourism, enhanced property values, as well as the ability to attract and retain businesses to the region due to improved quality of life; and

Whereas, committing to this Resolution may help leverage funding from federal, state, local and private sources for trails; and

Whereas, Piedmont Legacy Trails is coordinated by Piedmont Land Conservancy which is dedicated to preserving important natural areas, and Piedmont Triad Regional Council, which is a regional planning organization.

Now, Therefore, Be It Resolved that the High Point City Council supports Piedmont Legacy Trails in partnership with neighboring communities to implement a system of regional trails that connects our communities, people and regional points of interest for years to come.

Jay W. Wagner  
Name  
Mayor  
Title

June 4, 2018  
Date

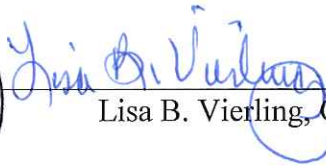
City of High Point  
Municipal Office Building  
211 South Hamilton Street  
High Point, NC 27261

Certification

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Resolution adopted by the City Council in official Session on June 4, 2018 and upon approval by City Council will be recorded in Book 93 of the Official Minute Books and Resolution Book XX of this City, under my care, custody and control. As of this date, action to adopt said Resolution has not been amended, rescinded or repealed and is in full force and effect.

WITNESS my hand and the Corporate Seal of the City of High Point, the 8<sup>th</sup> day of May 2018.



  
\_\_\_\_\_  
Lisa B. Vierling, City Clerk

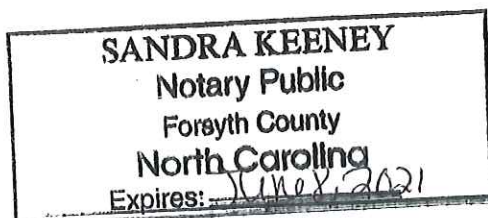
ACKNOWLEDGEMENT

I, Sandra Keeney, a Notary Public of said County and State, do hereby certify that Lisa B. Vierling is known to me as City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed the foregoing Certification.

WITNESS my hand and official Notarial Seal, this 5<sup>th</sup> day of June 2018.

  
\_\_\_\_\_  
Sandra Keeney, Notary Public

Commission Expires: 6/08/2021





# CITY OF HIGH POINT

## AGENDA ITEM



### **Title: Sign Regulations Rewrite**

**From:** Lee Burnette, Planning and Development  
Director

**Meeting Date:** June 4, 2018

**Public Hearing:** No

**Advertising Date:**

N/A

**Advertised By:**

N/A

**Attachments:** Scope of Services

---

**PURPOSE:** To enter into a contract with Cooper Consulting Company to rewrite the sign regulations.

**BACKGROUND:** The City's new Development Ordinance went in effect on January 1, 2017. The sign regulations contained in the Ordinance were reformatted, but not rewritten due to the potential size of this project. The sign regulations have not been rewritten since 1992 and are in need of updating, especially considering recent court cases. The Planning and Development Department issued an RFQ on February 1, 2018 and recommends hiring Cooper Consulting Company to conduct an assessment and rewrite of the sign regulations.

**BUDGET IMPACT:** \$98,645 Funds will be available in the FY17/18 and FY18/19 budgets.

**RECOMMENDATION / ACTION REQUESTED:** Staff recommends *approval* of this contract.

**Scope of  
Work and  
Budget**

# **DEVELOPMENT ORDINANCE SIGN REGULATIONS ASSESSMENT AND REWRITE**

**Submitted to**

**City of High Point, NC**



**cooper  
consulting  
company**

**Submitted by**

**CONNIE B. COOPER, FAICP  
COOPER CONSULTING COMPANY, INC.  
3839 MCKINNEY AVENUE, SUITE 155-235, DALLAS, TX 75204  
CCCONNIECOOPER@CS.COM 214.228.0211**

**IN ASSOCIATION WITH ERIC DAMIAN KELLY, J.D., PH.D., FAICP**

**MAY 21, 2018**

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## SCOPE OF SERVICES

In assessing and rewriting the City of High Point's Development Ordinance's sign regulations Connie B. Cooper, FAICP and Eric Damian Kelly, J.D., PH.D., FAICP (CONSULTANT TEAM) will provide the Scope of Services as outlined below:

### **PART 1: PLANNING ASSESSMENT**

#### **RFQ TASK DESCRIPTION:**

The sign regulations need to be assessed based on public input and community preferences, current best practices, and changes in sign types and technology.

#### **DETAILED SCOPE:**

The CONSULTANT TEAM will undertake a Planning Assessment that includes the following key components:

1. Prior to the first site visit, City staff will provide the CONSULTANT TEAM with a summary of what issues and/or concerns staff and the public have with the current sign regulations, including copies of amendments to the sign regulations since their adoption in 1992, variances cases or litigation related to the sign regulations. The CONSULTANT TEAM will review these materials as well as the City existing sign regulations as an initial assessment of the regulations and in preparation of the upcoming site visit. As with all planned site visits, the TEAM will work with City staff in scheduling visits on dates that are acceptable to all.
2. The CONSULTANT TEAM'S initial site visit (two days) will kick-off with a brief driving tour conducted by staff to identify preferred signage types and characteristics and sign elements that are less desirable or problematic. The tour will be followed by a series of general intake meetings conducted with planning, permitting and enforcement staffs to obtain an internal assessment of issues, strengths and weaknesses of the current sign regulations. This will be followed by meetings with members of the City Council and appointed boards to fully understand their concerns with the current sign regulations and expectations related to new sign regulations. The CONSULTANT TEAM will conclude the site visit with a wrap-up meeting with staff to summarize what has been learned from the visit and confirm general impressions related to sign regulations.
3. The CONSULTANT TEAM'S second site visit (two days) will include an extensive sign reconnaissance tour and stakeholder meetings.
  - a. The CONSULTANT TEAM will conduct a sign reconnaissance driving tour of major commercial corridors, large commercial developments, institutional campuses, multi-family developments and residential communities within the City. The TEAM will photo-document sign-related conditions and gather overall impressions of sign issues. The TEAM will photo-document signage examples within the City that it views as appropriate in scale, type, location and design. Examples from other jurisdictions will be used to illustrate signage that may be less desirable; however, no final conclusions will be reached until after completion of the public input and community preference process.

- b. The CONSULTANT TEAM will conduct a series of one-hour stakeholder meetings with commercial and neighborhood interest groups (conducted separately). The TEAM would like to meet with a variety of commercial stakeholders such as small business owners highly dependent on signage; major retail developers and retailers; sign contractors active in High Point; large office complexes; and institutional uses, like hospitals and educational institutions. Stakeholder meetings would include organizations such as High Point Chamber of Commerce, High Point Area Home Builders Association and High Point Association of Realtors. The CONSULTANT TEAM will also conduct stakeholder meetings with community interest groups and neighborhood organizations that may have an interest in sign regulations. The TEAM will defer to City staff as to the appropriate combination of interests to be included within respective stakeholder meetings.
  - c. The CONSULTANT TEAM will conclude the site visit with a wrap-up meeting with staff to summarize what has been learned from reconnaissance tour and stakeholder meetings and discuss questions that may have arisen.
- 4. The CONSULTANT TEAM will prepare a Draft Planning Assessment Report that will be in conjunction with the Legal Assessment described in Part 2 of the Scope of Services. The TEAM will include a generalized set of recommendations within the Report to obtain an early read of support and/or opposition to changes to sign standards. The Draft Planning Assessment will be forwarded to City staff for review and edits prior to public dissemination by the City.
- 5. The CONSULTANT TEAM'S third site visit (two days) will include meetings with City staff, elected and appointed officials to review the Draft Planning and Legal Assessment Report. This will be followed by two public meetings with business and community groups to review the Draft Planning and Legal Assessment Report. As a part of these public meetings, the CONSULTANT TEAM will ask participants their views on changes to the current sign regulations. The TEAM recognizes there will be redundancy in viewpoints already provided during previous stakeholder meetings, but this will provide another opportunity for the TEAM to gauge public support or resistance to changes in the sign regulations – and such dialogue will help reduce the risk of surprises at the point of issuing the draft regulations for adoption. It is unlikely that any consultant, no matter how experienced and talented, will be able to propose a set of recommendations that makes everyone happy – but it is useful to know some of the flash points before entering the drafting stage. The CONSULTANT TEAM will conclude the site visit with a wrap-up meeting with staff to summarize what has been learned from the public forums and meetings with elected and appointed officials and request staff forward any Report revisions to the TEAM.
- 6. Upon completion of the City meetings, the public forums and receipt of staff revisions to the Draft Planning and Legal Assessment Report, the CONSULTANT TEAM will finalize the Planning and Legal Assessment Report and forward it to the City.

**DELIVERABLES:**

Draft and Final Planning and Legal Assessment Report (see Part 2 for Legal Assessment)



## **PART 2:       LEGAL ASSESSMENT**

### **RFQ TASK DESCRIPTION:**

The sign regulations need to be reviewed to see where changes may be needed to comply with recent court decisions, e.g. Reed vs. Gilbert. There also needs to be an overall legal assessment and a review of the administration and enforcement of the existing regulations.

### **DETAILED SCOPE:**

Concurrent with the Planning Assessment, the CONSULTANT TEAM will review the City's current sign regulations in the context of court decisions that have occurred since the City's sign regulations were adopted 25 years ago. The TEAM will review sign cases that may have gone to the Board of Adjustment in recent years and any litigation related to signs. During the site visits described in the Planning Assessment, the TEAM will meet with the City's legal counsel to discuss sign-related matters particularly in context with elements that will be included in the Legal Assessment.

The Supreme Court's well-publicized 2015 decision in *Reed v. Town of Gilbert* is one of a series of decisions invalidating sign ordinances with content-based distinctions. The Legal Assessment will include an assessment of relevant court cases and the direction lower courts are taking regarding First Amendment protected speech. High Point is fortunate to be in the Fourth Circuit, a federal court of appeals that has been friendlier to local governments than some other circuits, but that simply provides a nuance to legal review of the sign regulations – not a certainty of government-friendly decisions.

As important as the content of the sign regulations are sign review and approval procedures; in recent years a number of local governments have lost challenges to procedures that courts have found unconstitutional – particularly regarding First Amendment protected speech. The CONSULTANT TEAM will review the City's current sign approval procedures, discuss procedural processes including enforcement with City staff and make general recommendations for legally-defensible procedures as a part of the Legal Assessment.

The CONSULTANT TEAM will provide a Draft Legal Assessment to the City for review and upon incorporation of City-requested edits, a Final Legal Assessment will be prepared to be part of the consolidated Planning and Legal Assessment Report for distribution at public forums as discussed in Part 1 of the Scope of Services.

### **DELIVERABLES:**

The CONSULTANT TEAM will deliver a Draft and Final Legal Assessment in conjunction with the Planning Assessment described in Part 1. The Legal Assessment will be combined with the Planning Assessment as a consolidated report to allow the combined assessments to reflect on each other.

**NOTE:** If the TEAM finds something that is legally problematic during the Legal Assessment, a confidential memo may be submitted to the City's legal counsel addressing the issue. Also, the law on some sign issues is not entirely clear and it will be important for the CONSULTANT TEAM to discuss some risk assessment on certain elements with the City's legal counsel before going forward with draft sign regulations.

### **PART 3: PREPARATION OF NEW SIGN REGULATIONS BASED ON ASSESSMENTS AND PUBLIC FORUMS**

#### **RFQ TASK DESCRIPTION:**

The planning consulting firm will rewrite the sign regulations to incorporate the recommendations of the legal and planning assessments to make them user-friendly by simplifying the language and using graphics to illustrate the regulations wherever possible.

#### **DETAILED SCOPE:**

Following completion of the Legal and Planning Assessment Report, the CONSULTANT TEAM will prepare Draft Sign Regulations.

1. The Sign Regulations will be in a format that will be easily incorporated into the City's Development Ordinance. The Draft Sign Regulations will incorporate recommendations that have come forward during the assessment process, with an emphasis in creating regulations that are user-friendly and graphically illustrated. The TEAM'S graphic designer will develop illustrations depicting the range of sign types, locational conditions, and dimensional standards, and as needed, illustrating conditions that are not permitted by the new sign regulations. Line graphics will be supplemented by images of actual sign types permitted by the sign regulations. Definitions of sign types and terms related to sign characteristics will be included in the regulations and illustrations of these definitions will be provided where necessary. The Draft Sign Regulations will also include procedural provisions for regulating signage consistent with current legal standards of review.
2. Upon completion of the Draft Sign Regulations, the CONSULTANT TEAM will forward the draft to the City for review and scheduling of a "GoToMeeting" type conference call with City staff and legal counsel. Following the conference call, requested edits will be incorporated into a proposed public draft of the Sign Regulations and recirculated for staff review and comment. Depending on the level of comments, an additional draft may be required.
3. Upon final staff acceptance of the Draft Sign Regulations for public dissemination, the CONSULTANT TEAM will schedule a fourth site visit (two days), to hold a series of public forums to discuss the Draft Sign Regulations. This will include discussion of the purpose for the proposed changes within the Draft Sign Regulations and an explanation of key elements contained within the draft. The TEAM will conclude the site visit with a wrap-up meeting to discuss any revisions to the Draft Sign Regulations that have come forward from the public forums.
4. Following input by the City staff, legal counsel and the public forums during the fourth site visit, the CONSULTANT TEAM will prepare the Final Draft Sign Regulations and forward to City staff and legal counsel for review. The TEAM will incorporate requested edits into the Final Draft and schedule a fifth and final site visit (day and a half) where a member of the CONSULTANT TEAM will to hold a combined workshop with the Planning and Zoning Commission and City Council, with appropriate notice to the public, to provide an opportunity for everyone to more fully understand the proposed Sign Regulations that will come before them at the Public Hearings. The site visit will conclude with a wrap-up meeting to discuss any revisions to the Final Draft Sign Regulations that have come forward from the workshop.

5. The CONSULTANT TEAM will revise the Final Draft Sign Regulations, transmit to City staff and legal counsel for final review, and upon review comments being incorporated the TEAM will deliver the Final Sign Regulations ready for Planning and Zoning Commission and City Council Public Hearings.

#### **DELIVERABLES:**

The CONSULTANT TEAM will deliver a Draft Sign Ordinance, a Final Draft Sign Ordinance, and a Final Sign Ordinance based on final revisions suitable for Planning and Zoning Commission and City Council Public Hearings.

#### **ADDITIONAL SERVICES**

The CONSULTANT TEAM is available to provide the City of High Point with Additional Services beyond the above outlined Scope of Services. Such services may include a member of the TEAM attending the Planning and Zoning Commission and/or City Council Public Hearings related to adoption of the sign regulations or providing additional analysis of a subject matter that may be directly or indirectly related to the Scope of Services but not specifically included in the budgeted Scope. Such services will be provided by the CONSULTANT TEAM based on the TEAM'S hourly rate of \$200 per hour or a pre-agreed lump sum, plus expenses, upon a request by the City for such Additional Services.

#### **PROJECT SCHEDULE AND CITY SUPPORT**

The CONSULTANT TEAM anticipates completing the above Scope of Services within 270 calendar days – unless unforeseen opposition to the Draft Sign Ordinance delays the process, requiring substantial more drafts and public meetings than what is included within the Scope of Services.

In coordination with CONSULTANT TEAM, the City staff will expeditiously schedule requested internal and external meetings, and provide public notices/publicity, meeting facilities, copies of handouts and required audio and visual support. It is also anticipated that staff will schedule additional public outreach meetings to supplement those scheduled with the CONSULTANT TEAM. City staff and legal counsel will provide CONSULTANT TEAM with requested supporting documents and provide prompt review of CONSULTANT TEAM'S draft documents forwarded to them for review.

#### **PROPOSED DRAFT BUDGET**

The CONSULTANT TEAM'S anticipated budget for completion of the City of High Point's new Sign Regulations, a contract that is anticipated to span 270 days, is budgeted at **\$98,645**.

**BUDGET PART 1: PLANNING ASSESSMENT – \$34,820 (INCLUDES 3 SITE VISITS)**

**BUDGET PART 2: LEGAL ASSESSMENT – \$12,800 (SITE VISITS ARE INCLUDED IN PART 1 BUDGET)**

**BUDGET PART 3: PREPARATION OF NEW SIGN REGULATIONS – \$51,025 (INCLUDES 2 SITE VISITS)**

It should be noted that revising a City's sign regulations affects every element of private and public property rights. It is an intensive process and frequently requires substantial modifications to respective drafts of the sign regulations to come to a final draft that is acceptable by the City, the business community and the general public. The above Scope of Services and Budget reflect a level of effort that will be needed to adequately respond to all constituent groups.