



City of High Point

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

Meeting Agenda

Community Development Committee

Christopher Williams, Chair
Wesley Hudson
Cyril Jefferson
Tyrone Johnson
Mayor Jay Wagner (Alternate)
Mayor Pro Tem Britt Moore (Alternate)

Tuesday, April 13, 2021

4:00 PM

Council Chambers

As part of the city of High Point's on-going COVID-19 mitigation efforts, in-person attendance will not be allowed at this meeting. Instead, the meeting will be live-streamed and the public can listen to the meeting as it is being live-streamed by clicking on the following link www.HighPointNC.gov/VirtualPublicMeeting.

Community Development Committee - Council Member Williams, Chair

CALL TO ORDER and ROLL CALL

PRESENTATION OF ITEMS

[2021-135](#)

Update-Homeless Services-Guilford County Continuum of Care

Staff and Officers of the Guilford County Continuum of Care will provide an update on Homeless Services.

[2021-136](#)

Presentation-2021-22 Annual Action Plan

Staff will give a presentation on the 2021-22 Annual Action Plan.

Attachments: [2021 Annual Action Plan Presentation CD Committee](#)

ADJOURNMENT

Community Development & Housing Department

2021-22 Annual Action Plan

Community Development Committee

April 12, 2021



Annual Action Plan

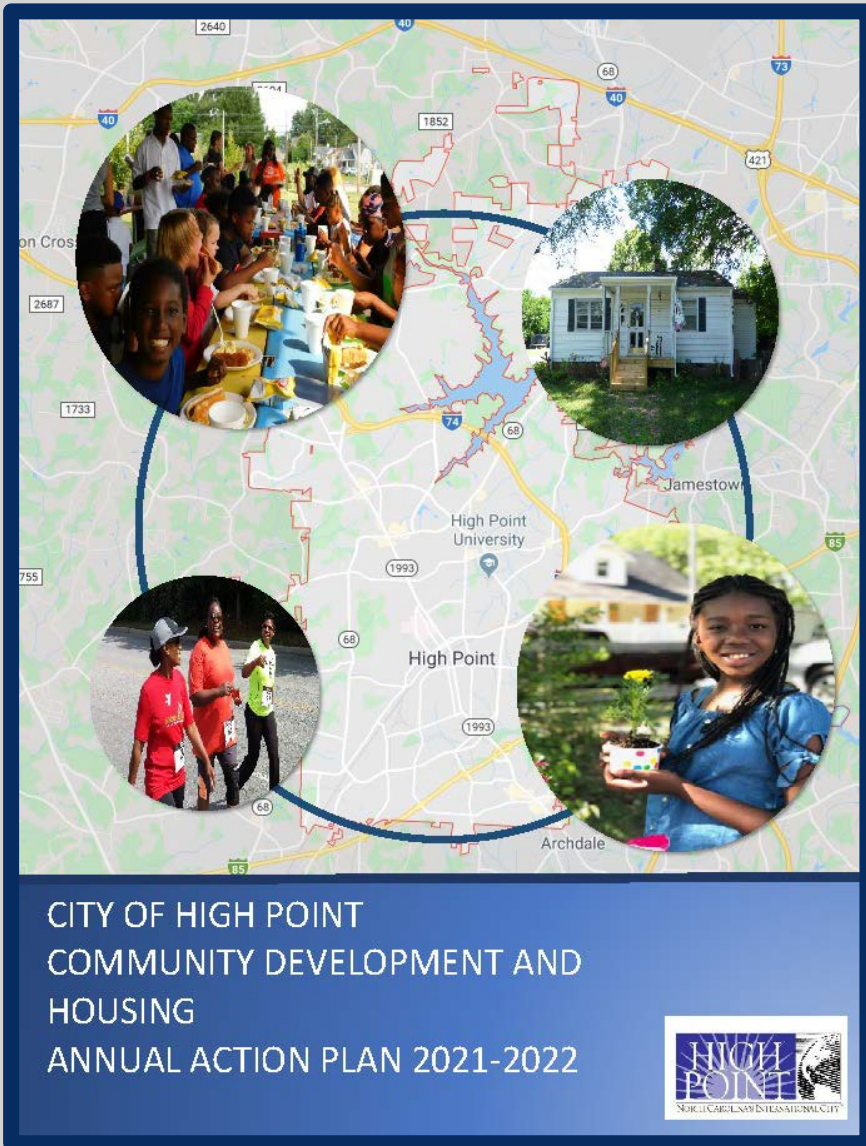
Describes sources, uses and beneficiaries

Identifies activities that strengthen neighborhoods such as:

- Affordable Housing
- Community Capacity Building and
- Strategic Code Enforcement

Ensures consistency with the 5-year Consolidated Plan

<https://www.highpointnc.gov/1567/Citizen-Public-Review-Comment>



HUD 2020 Income Guidelines

	Extremely Low Income	Very Low Income	Low Income	Area Median Income
Persons in Household	30% Median	50% Median	80% Median	100% Median
1	13,900	23,150	37,050	46,600
2	17,240	26,450	42,350	53,300
3	21,720	29,750	47,650	59,900
4	26,200	33,050	52,900	66,600
5	30,680	35,700	57,150	71,900
6	35,160	38,350	61,400	77,300
7	39,640	41,000	65,600	82,600
8	43,650	43,650	69,850	87,900

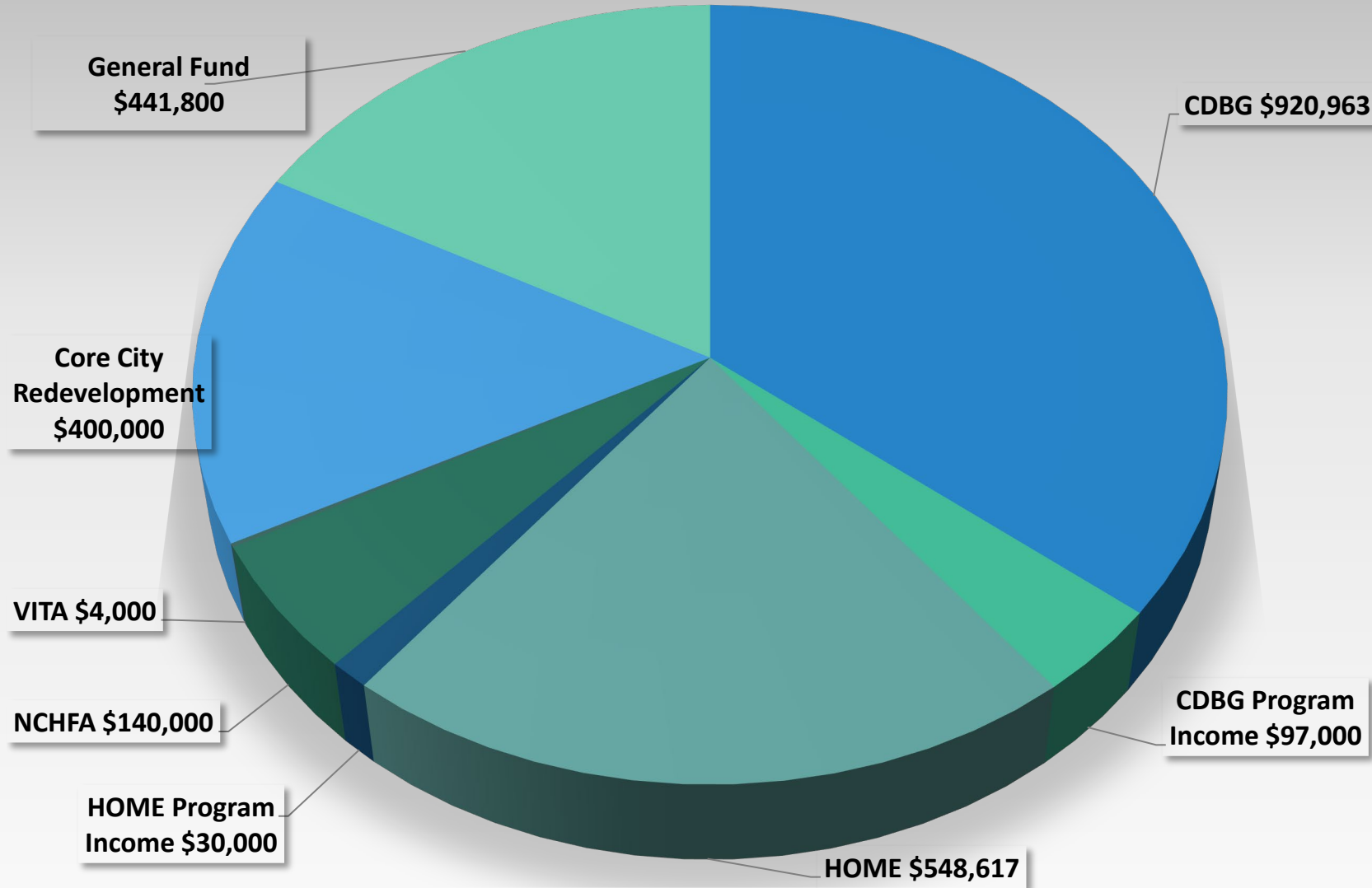
2021-22 Proposed Budget

Proposed Sources	
CDBG & CDBG Program Income	1,017,963
HOME & HOME Program Income	578,617
City Infill Development (GF)	120,000
City General Fund (Program support)	321,800
North Carolina Housing Finance Agency	140,000
Volunteer Income Tax Assistance	4,000
Core City Redevelopment*	<u>400,000</u>
TOTAL	2,582,380

Proposed Uses	
Emergency/Urgent Repair/Housing Rehab	220,000
Operation Inasmuch	200,000
Community Housing Development Organizations	121,055
Homebuyer Assist./Individual Development Account	237,500
Infill Housing	45,000
Hartley Meadows Apartments	300,000
Construction Training Partnership	130,000
Code Enforcement Activities	27,500
Public Service Grants/SOAR Expansion	120,600
Volunteer Income Tax Assistance	4,000
HUD Section 108 Loan Repayment	165,013
Affordable Housing Program Delivery	461,265
Community Capacity Building Program Delivery	171,085
Program Administration	<u>379,362</u>
TOTAL	2,582,380

* - Subject to change depending upon City budget

Funding Sources

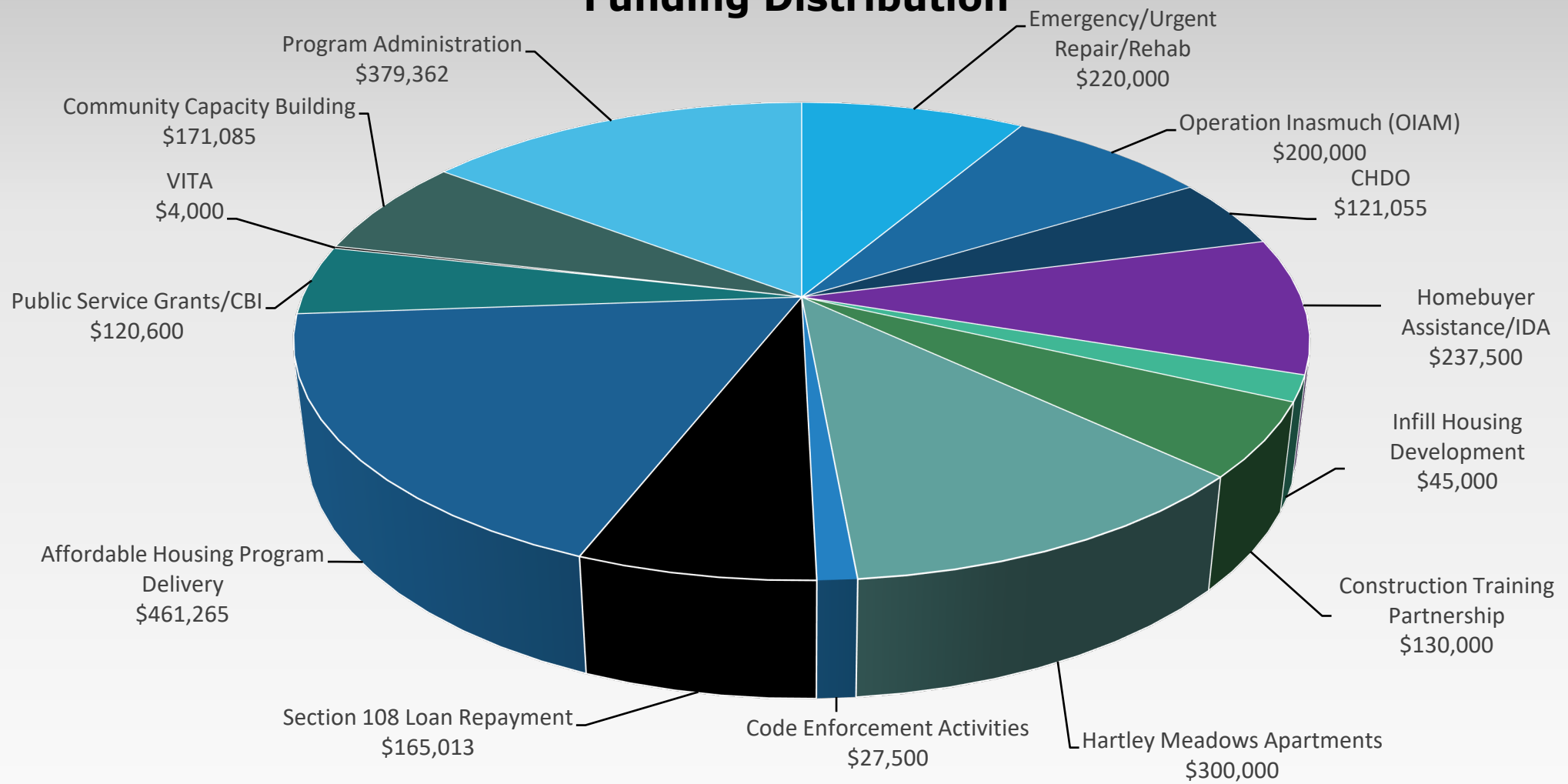


Budget \$2,582,380

CDBG : -\$18,586

HOME: +\$4,548

Funding Distribution





Proposed Activities

- Affordable Housing
 - ☐ Emergency/Urgent Repair
 - ☐ Down Payment Assistance
 - ☐ New Construction – Single- and Multi-family
 - ☐ Operation Inasmuch
- Community Capacity Building
 - ☐ Public Service Grants
 - ☐ Technical Assistance to Neighborhood Associations/Groups
 - ☐ Volunteer Income Tax Assistance (VITA)
 - ☐ Community Gardens
- Code Enforcement
 - ☐ Public Nuisance Abatement
 - ☐ Minimum Housing Code Enforcement

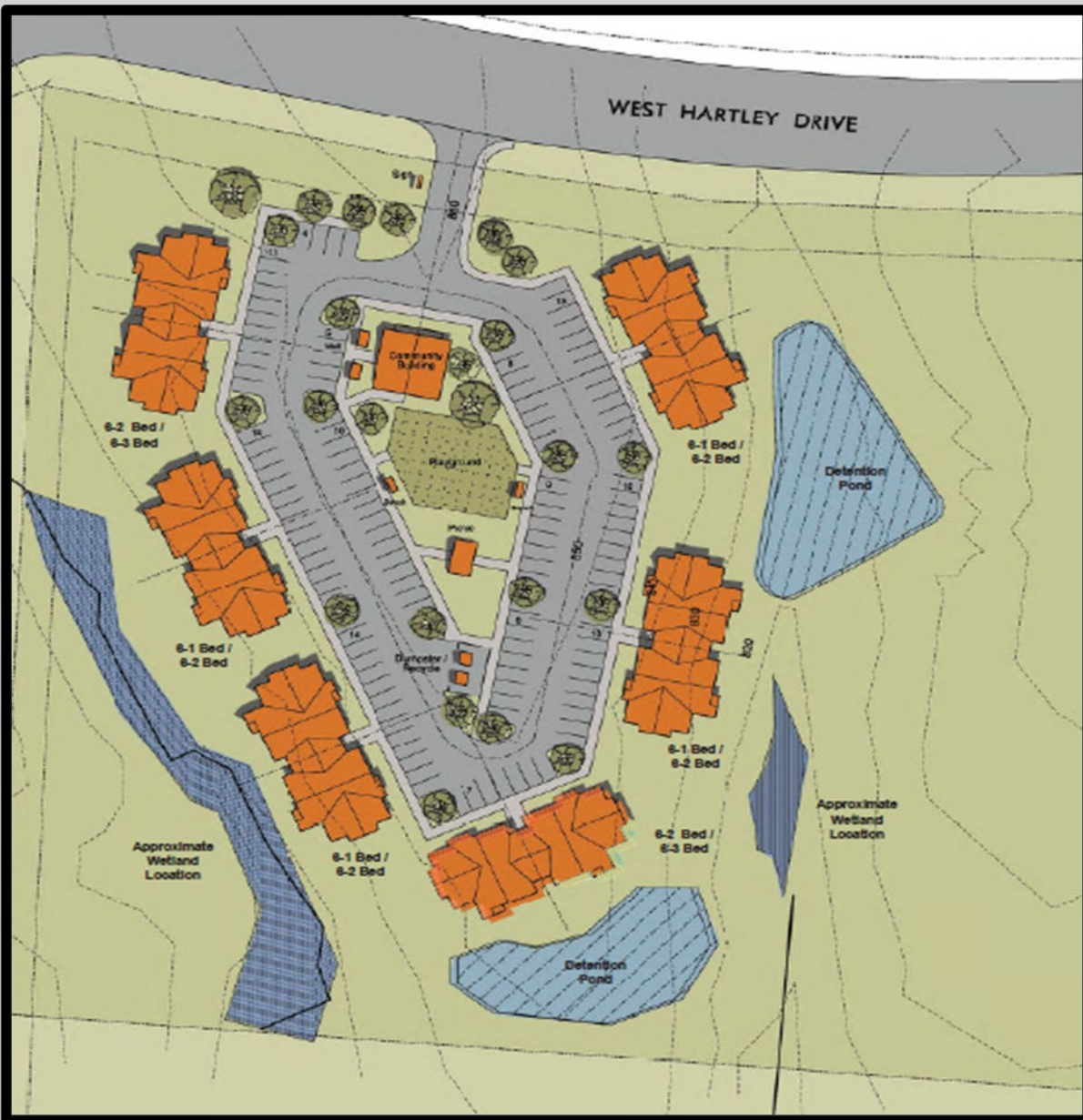
2021 Public Service Grant Recommendations

Agency	Project & Funding Request
West End Ministries	Residents shed at Leslie's House – \$5,300
Senior Resoures of Guilford	Feeding Seniors in the HP Community – \$5,950
YMCA Carl Chavis	Senior Club – \$11,550
High Point Housing Authority	FSS Occupational Training – \$1,944
Theatre Art Galleries (TAG)	ARTSMART Expansion Program – \$6,400
The Arc of High Point	Transitional/Educational/Art Therapy & Health Program – \$16,000
Growing High Point	Southside Community Orchard – \$6,000
Communities in Schools	Youth & Character Leadership Development Interactive Website Creation - \$5,000
Open Door Ministries	Feed the Community - \$11,856
Total Funding Requested	\$70,000



SSI/SSDI Outreach, Access, and Recovery – SOAR

- Eligibility for the SOAR program hinges on two factors:
 - homelessness and
 - the presence of a disabling condition.
- Expansion Project Objective: to assist individuals with filing for benefits, focusing on veterans
- Program increases access to Social Security disability benefits for:
 - eligible children and adults who are experiencing or at risk of homelessness
 - have a serious mental illness, medical impairment, and/or co-occurring substance use disorder.
- Proposed funding allows TSC to expand into High Point
- Program will build relationships in High Point with referral partners and medical providers
- Projects to file 20-25 claims for High Point referrals with a 60% approval rate (Year 1),
- In subsequent years, file a minimum of 36 claims per year.
- Funding request= \$50,600



Hartley Meadows

- 501 W. Hartley Drive
- 72 multi-family apartments
- (24) 1-BR, (36) 2-BR and (12) 3-BR units
- Estimated cost = \$11,506,285
- Proposed CHP loan = \$300,000 from HOME funds
- Monthly rents range from \$282 to \$855
- Project received highest site score (60)

Wendover Heights

- Located @ 5000 W. Wendover Avenue
- 216 units - Proposed Unit Mix
 - 1BR/1BA – 36 Units – Rents up to \$807
 - 2BR/2BA – 108 Units – Rents up to \$965
 - 3BR/2BA – 72 Units – Rents up to \$1,111
- Submitted in the preliminary NCHFA application round in January 2021.
- Estimated development costs =\$30.5 million
- City will be asked to issue approximately \$20 million in tax exempt bonds



2021 ANNUAL ACTION PLAN SCHEDULE

February 25th	Virtual citizen participation meeting 10:00 a.m.
March 2nd	Virtual citizen participation meeting 6:30 p.m.
March 9th	Virtual citizen participation meeting 6:30 p.m.
March 25th	Review with CAC
April 1st-30th	Draft plan available for 30-day review and comment period
April 13th	Presentation to Community Development Committee
May 3rd	Public hearing before Council
May 5th	Request Council approval
May 15th	Action Plan Submitted to HUD
July - August	Plan approval by HUD

Thank You

Michael E. McNair, M.P.A.

Director, Community Development & Housing Department

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