

# City of High Point

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



## Meeting Agenda

**Tuesday, December 8, 2020**

**4:00 PM**

**Council Chambers**

### **Community Development Committee**

*Christopher Williams, Chair  
Wesley Hudson  
Cyril Jefferson  
Tyrone Johnson  
Mayor Jay Wagner (Alternate)*

## **Community Development Committee - Mayor Pro Tem Williams, Chair**

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](http://www.HighPointNC.gov/VirtualPublicMeeting).

### **CALL TO ORDER**

- 2020-500**      **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.
- [2020-501](#)      **Update-CDBG-CV Funding**  
Staff will provide an update on the CDBG-CV funding.  
**Attachments:** [CDBG - CV Affordable Housing Updates distribution copy.pdf](#)
- [2020-502](#)      **Update-Affordable Housing**  
Staff will provide an update on Affordable Housing.  
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### **PRESENTATION OF ITEMS**

### **ADJOURNMENT**

# Community Development & Housing Department

CDBG - CV &

Affordable Housing

Updates

Community Development Committee

**December 8, 2020**

# CDBG-CV Funding recap

CDBG-CV must be used to prevent, prepare for, and respond to the coronavirus pandemic.

- Contracts issued totaled \$354,363 leaving a balance of \$198,343.
  - \$114,652.93 reimbursed to date as of October 30th
  - \$32,247.64 pending reimbursement
  - \$207,48.43 balance to expend on existing contracts (including pending reimbursements)
- Staff will likely recommend allocating remaining balance to existing contracts.
  - Fastest way to get the remaining \$\$ into the community when needed
  - Award to agencies already receiving CDBG-CV assisting with rent, mortgage and/or utility assistance.
  - Evaluate the potential for duplication of benefits with the HOPE Program (NCORR)
- City notified of a second allocation in the amount of \$588,681 on 9-11-20.
- Staff is exploring possibility of using 2<sup>nd</sup> allocation funds on a public facility
- Total CDBG-CV awards = \$1,141,357

| Agency                   | Project Description                                                                                                                                                                                                                                                                                      | Amount Awarded | Amount Spent to Date | Project Update                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| Open Door Ministries     | This project allowed social distancing of homeless men by opening a temporary emergency shelter located at St. Mary's Episcopal Church. The project provided staff and operation supplies for the temporary emergency shelter for 90 days.                                                               | \$28,800.00    | \$28,800.00          | Project is complete. 11 homeless men were assisted with emergency shelter. The temporary shelter was staffed 24 hours a day, 7 days a week. 12 part time staff were paid using grant funds. Funding also provided meals, supplies, and case management.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Growing High Point       | The "Mobile Market" project will increase access to healthy and affordable foods for vulnerable populations during the COVID-19 pandemic. The project will fund operational costs for the mobile market which will be placed in targeted low to moderate income neighborhoods.                           | \$40,150.00    | \$0.00               | Growing High Point is in the process of finalizing the mobile market locations - all in low-income neighborhoods that are also considered "food deserts". They plan on placing "bus stop" signage at each of these locations to further promote the program and drive sales. Launch date is expected to be early 2021. No reimbursement requests have been submitted to date. <b>Grant extension requested through May 2021.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Hayden Harman Foundation | The project, "Sanitation Stations During COVID-19", will prevent and respond to the COVID-19 pandemic by providing sanitizing stations in low to moderate income neighborhoods. These stations will be equipped with portable toilets and handwashing stations. They will be cleaned and serviced daily. | \$31,090.00    | \$0.00               | Current locations include:<br>1. Superior Foods - 220 N. Centennial Street (Portable Toilet/Sink)<br>2. Helping Hands - 2301 S. Main Street (Portable Toilet/Sink)<br>3. West End Ministries' Bountiful Harvest - 1004 W. English Road (Sink)<br>4. Superior Foods - 'Ladies only' toilet<br>5. High Point Community Against Violence - 792 N. Main Street (Portable Toilet/Sink)<br>6. Chosen Generation Center - 2240 Brentwood Street (near Fairfield) (Sink)<br>The proposal planned for six handwashing stations and two portable toilets. The current set-up of the sanitation stations has varied from this initial plan due to feedback from individuals using the stations, getting permission from property owners, and developing a better understanding of where homeless individuals stay. All of the stations have been well-utilized as evidenced from visual inspection and replenishing of paper products, and removal of trash. <b>Pending reimbursement for \$7,909.47. Awaiting additional documentation from subrecipient. Grant extension requested through February 2021.</b> |

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| <b>Macedonia Family Resource Center</b> | The project, <b>"COVID-19 Emergency Assistance"</b> , will enable Macedonia FRC to expand the hours of operation for their food pantry by hiring 2 new part-time staff, replenish the food pantry supplies, and provide a community meal open to anyone who has experienced hardships related to the COVID-19 pandemic.                                                       | \$44,160.00    | \$22,131.42          | This project is providing food & supplies for the community and one hot meal per month. (Groceries, Detergent, Bleach, Hand Sanitizers, Masks, etc.) This grant has enabled Macedonia to hire additional staff members to supply the food and essentials daily until 6:30 pm. They offer hot meals once per month to over 100 individuals within the community. Donations from their caterer allow the agency to serve more individuals than originally anticipated each month.<br><b>Subrecipient is requesting an extension through February 2021 to exhaust all funding and continue to serve meals through the winter months.</b>                                  |
| <b>Open Door Ministries</b>             | The project, <b>"Getting Through This Together"</b> , will provide emergency rent and utility assistance to those impacted by the COVID-19 pandemic. The project will also provide first month's rent, security, and utility deposit assistance to transition homeless men into permanent housing.                                                                            | \$21,200.00    | \$0.00               | The Shelter to Housing Program goal is to house 20 men by end February 2021. Case manager and shelter staff works with every resident on goals of employment and housing. Currently working with 5 residents on housing plan. Case manager works with every resident and develop a discharge plan which may include treatment, family, or own housing. No reimbursements have been submitted to date. <b>Subrecipient is requesting an extension through February 2021 due to staff turnover and initial delays getting started.</b>                                                                                                                                   |



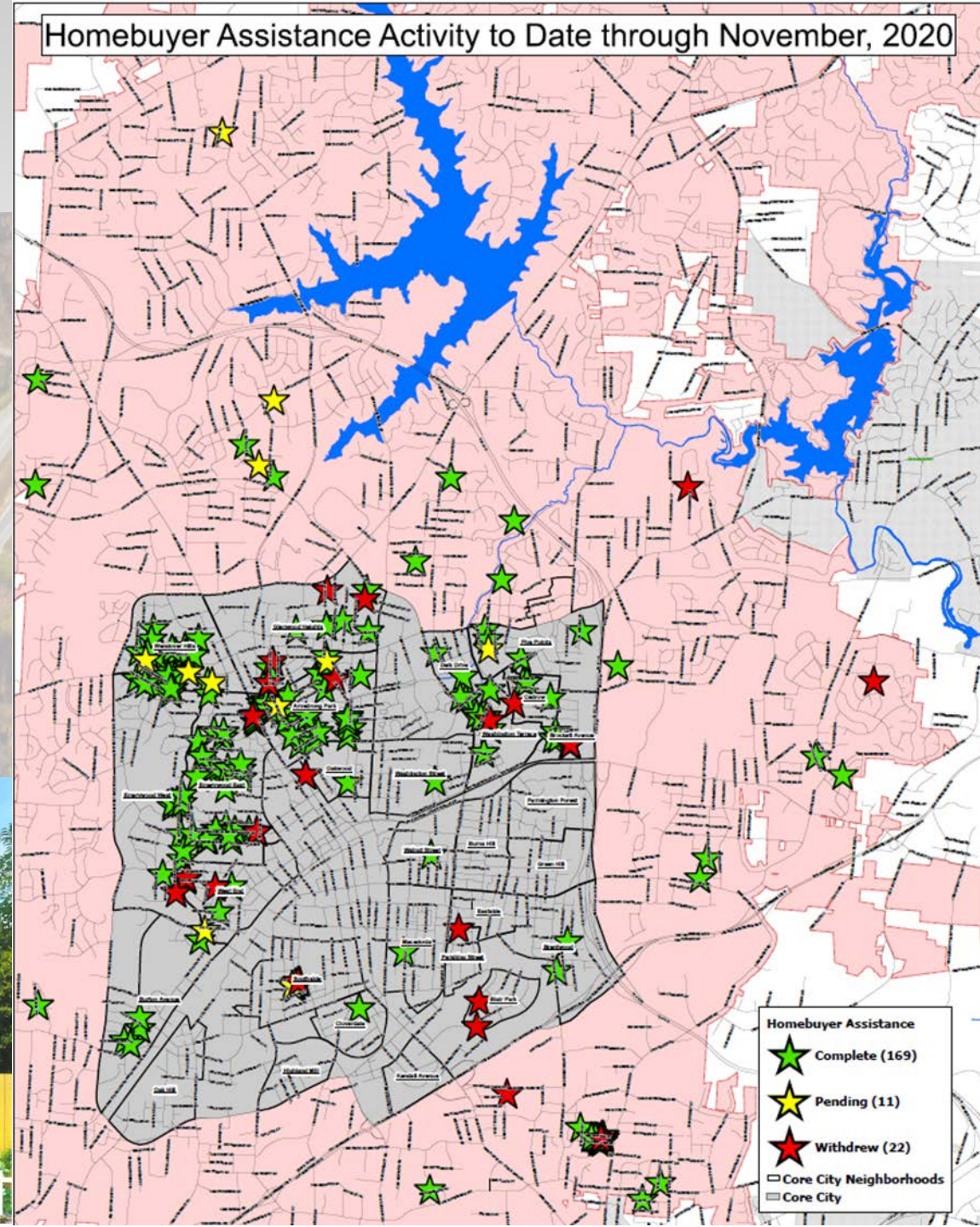
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| <b>Salvation Army Boys and Girls Club</b>     | The project, “ <b>Club C.A.R.E.S.</b> ”, will provide childcare assistance for low to moderate income individuals that will allow them to return to work following the COVID-19 pandemic. The program will also provide extra educational opportunities for children who have fallen behind with the closure of schools. Funding will cover the parent’s cost for the summer camp program.                         | <b>\$39,000.00</b> | <b>\$0.00</b>        | Services have been provided to 64 children. The summer learning camp was held beginning in June with structured activity all day. Children were provided swim lessons, had science, math, and engineering projects weekly, held healthy cooking classes, planted a “community” garden, had art projects, and were provided breakfast, lunch and snack every day. The program made adjustments due to continued COVID-19 restrictions. <b>Pending reimbursement for \$23,530.00. Awaiting additional documentation from subrecipient.</b>                                                                                                                                                                                                                                          |
| <b>Senior Resources of Guilford</b>           | The “ <b>Food and Rides for Elderly Adults in a COVID-19 Environment</b> ” program will provide delivered meals to 25 homebound seniors in High Point. This is in response to the increased need for access to food and transportation experienced by seniors during the COVID-19 health crisis. Program will include transportation costs to transport seniors to medical appointments and local farmers’ market. | <b>\$29,137.00</b> | <b>\$11,241.22</b>   | As of October 31, 2020, Senior Resources has delivered 862 meals total to forty (40) homebound seniors in the High Point Community. In the coming month two (2) more individuals will be added to the second High Point route for a total of forty-two (42) clients. With the addition of two (2) more clients in November, Senior Resources of Guilford is on track to meet the goal of 2,750 meals served to over 40 clients. <b>To ensure that all funding is exhausted, the subrecipient is requesting a grant extension through February 2021.</b>                                                                                                                                                                                                                           |

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|                     |                                                                                                                                                                                                                                                                                                                                                                                                                                           | Total Allocated: | Total Reimbursed To Date: | Total Pending Reimbursement:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                     |                                                                                                                                                                                                                                                                                                                                                                                                                                           | \$354,363.00     | \$114,652.93              | \$32,247.64                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

- Total spending still down due to late contract start and project delays
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  - ODM delayed due to staff turnover and presence of other C.A.R.E.S. funding (ESG)
  - Most subrecipients are requesting extensions – probably go to June 30<sup>th</sup>



## A color illustration of a single-story bungalow house. The house features a gabled roof with orange-brown shingles and two circular attic vents. The main walls are yellow horizontal siding, while the porch area has dark brown horizontal siding. A large white-framed double window is on the left, and a front porch with a wooden door and a small railing is on the right. The house is surrounded by green grass, colorful flowers, and trees in the background. Two people, a man and a woman, are walking on the lawn to the left of the house.





# Cable Street Project - Habitat

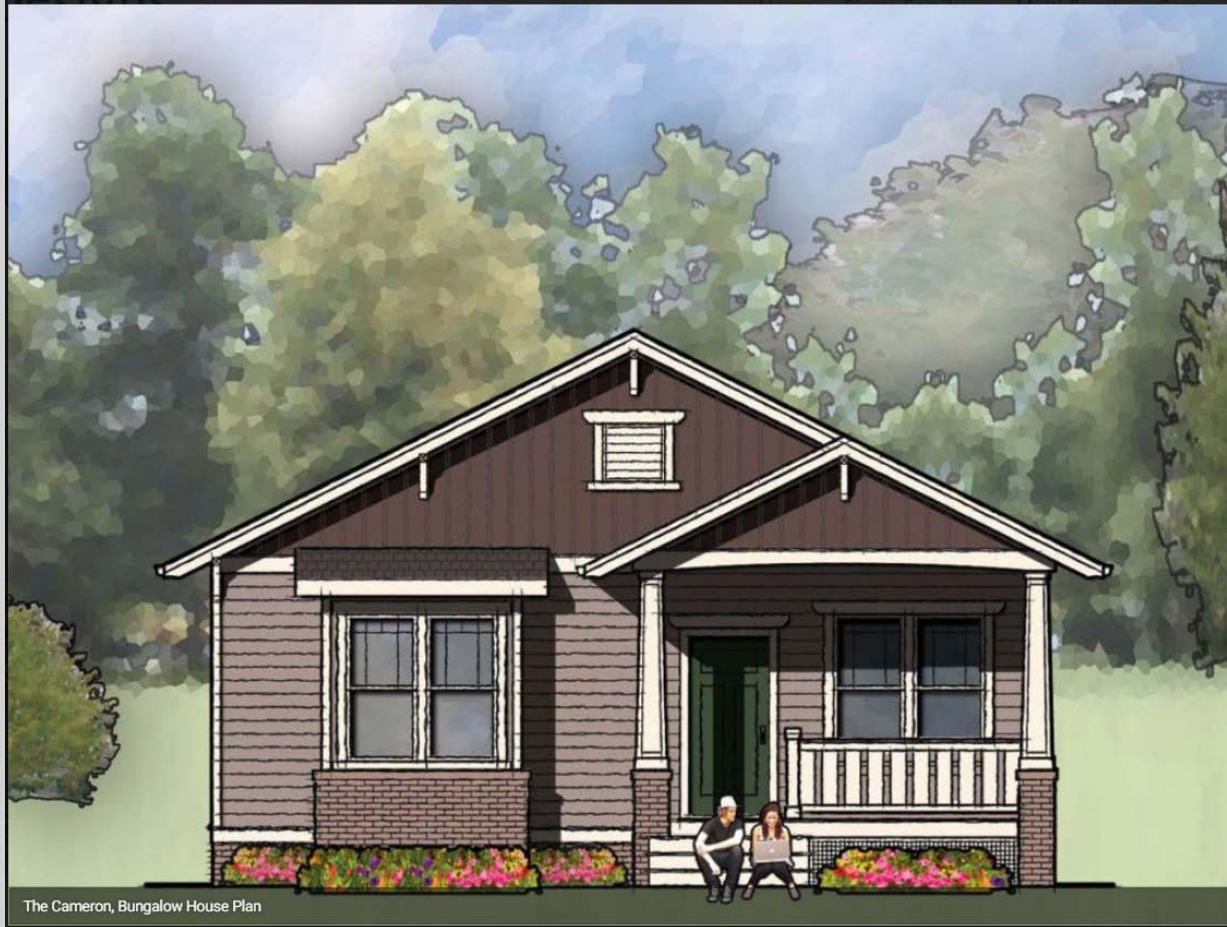




# Cedrow subdivision project – CHS



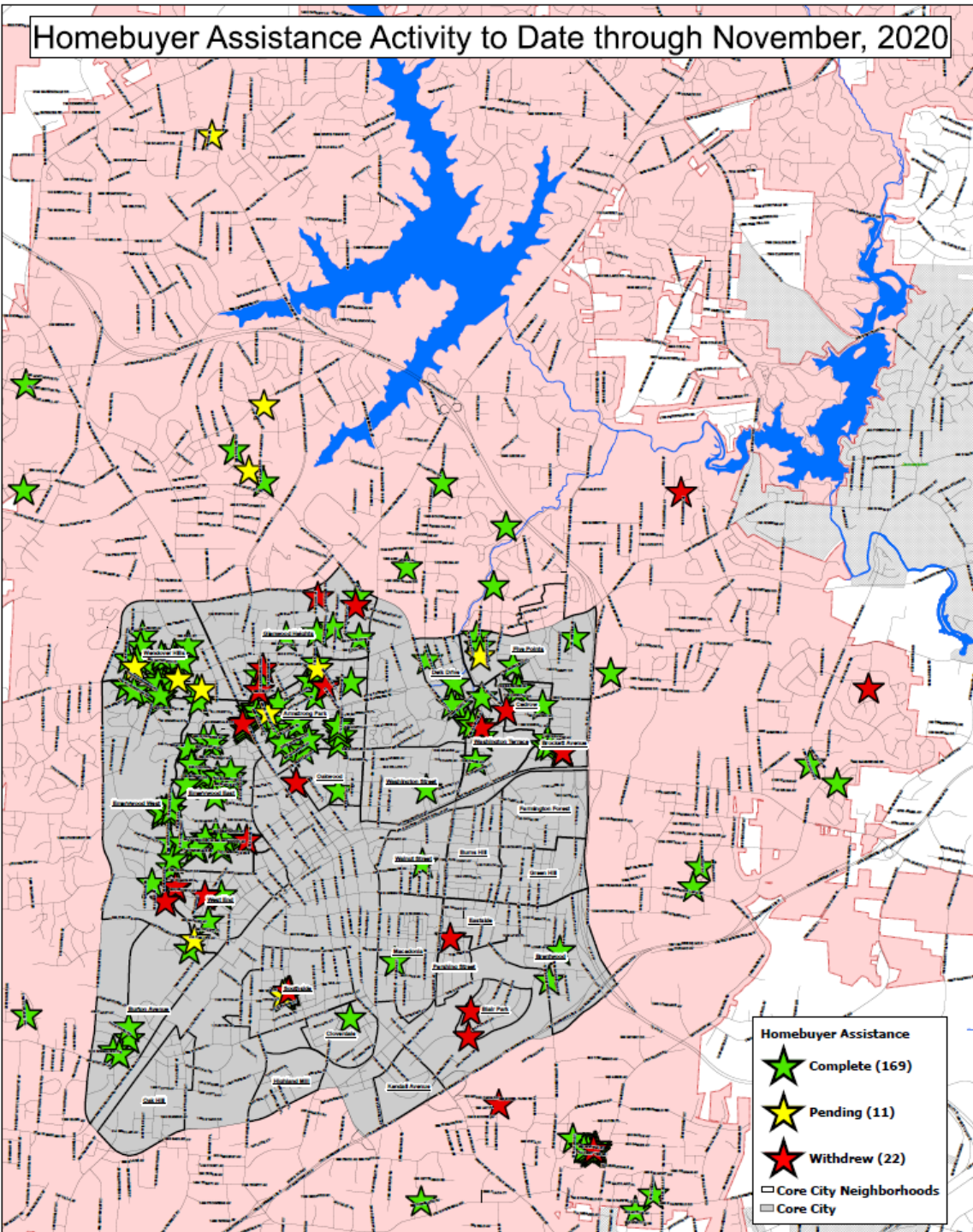
# Southside – Housing Consultants Group



- 800 & 802 Georges Place
- Sales price = \$124,900
- 1322 Square feet
- 3 bedroom 2 bath
- Construction expected to begin January '21



## Homebuyer Assistance Activity to Date through November, 2020



## CHP Program:

- Down Payment/Closing Cost Assistance = \$5,000
- 5 Year deferred loan at 0% interest
- Loan forgiven at 20% per year
- Property must be primary residence and located in the Core
- Property sales price not to exceed \$200,000

## NCHFA program – \$8,000 per unit

## Metrics on 202 apps (169 closed, 11 pending, 22 withdrew, 9 denied):

- Average price = \$111,453 (Prices ranged from \$200k to \$42.9k)
- Average age = 40
- Average household income all apps = \$47,052 (~96% of AMI)
- Total incentives expended or reserved = \$1,152,500 (\$697,500 - Local + \$455,000 - Federal)

## Historical

- FY 2014-15: 0 units closed
- FY 2015-16: 13 applications closed/pending (10 Core City)
- FY 2016-17: 47 applications (43 Core City) 4 withdrawn
- FY 2017-18: 62 applications (51 Core City), 5 withdrawn, 4 denied
- FY 2018-19: 42 applications received (39 Core City), 32 closed, 8 withdrawn, 2 denied
- FY 2019-20: 19 applications received (14 Core City), 14 closed, 5 withdrawn
- FY 2020-21: 17 applications received (14 Core City), 16 closed, 1 withdrawn



# Avondale Trace - Wynnefield





# Avondale Trace - Wynnefield





# Next month

- Presentation of the Consolidated Annual Performance and Evaluation Report
  - Notice will be published on December 9<sup>th</sup>
  - Public review period will be December 10-28
  - CAPER submitted to HUD on December 31
- Expected multi-family applications for LIHTC
- Annual Action Plan schedule

Thank You

Michael E. McNair, M.P.A.

Director, Community Development & Housing Department

336-883-3676

[michael.mcnair@highpointnc.gov](mailto:michael.mcnair@highpointnc.gov)



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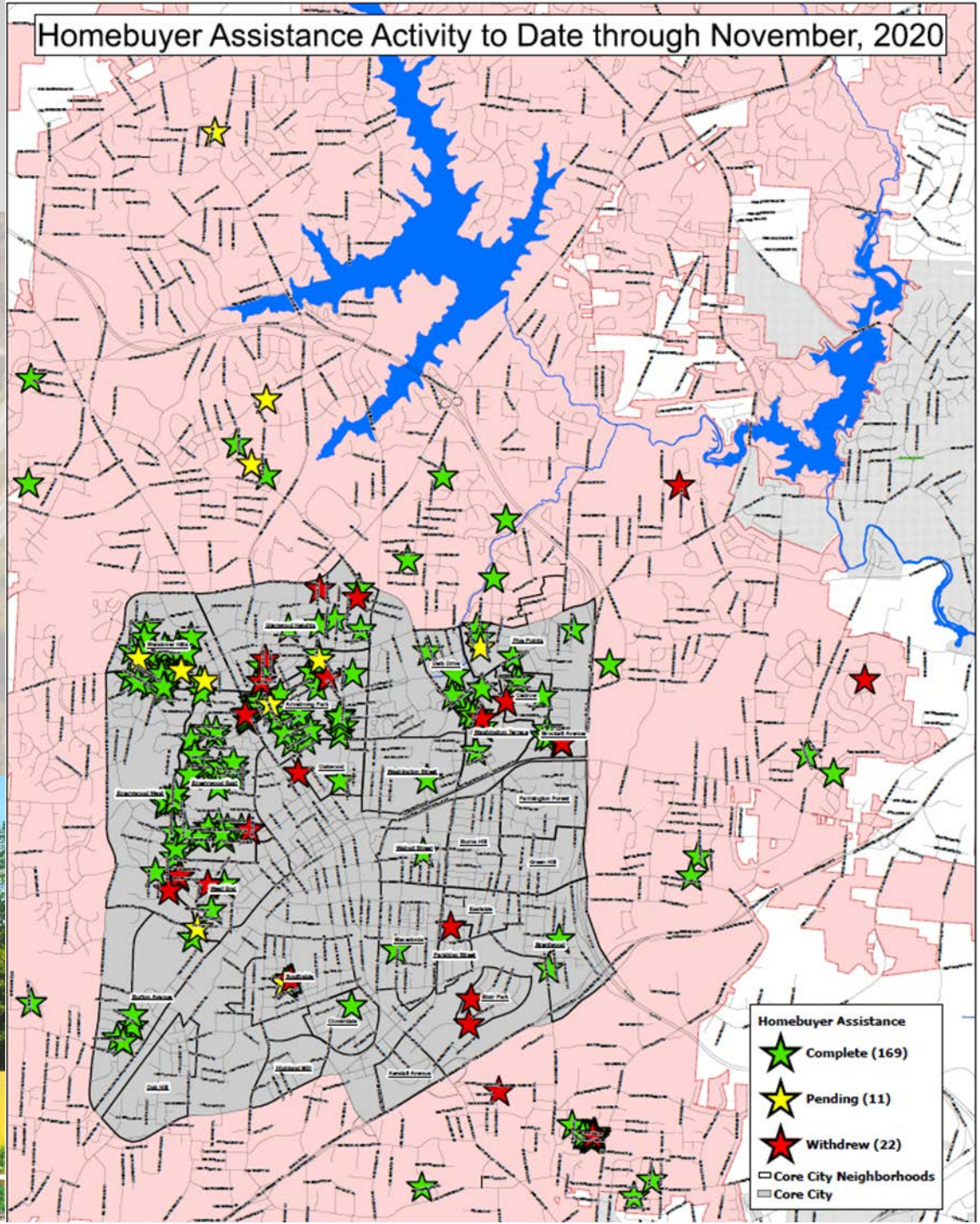


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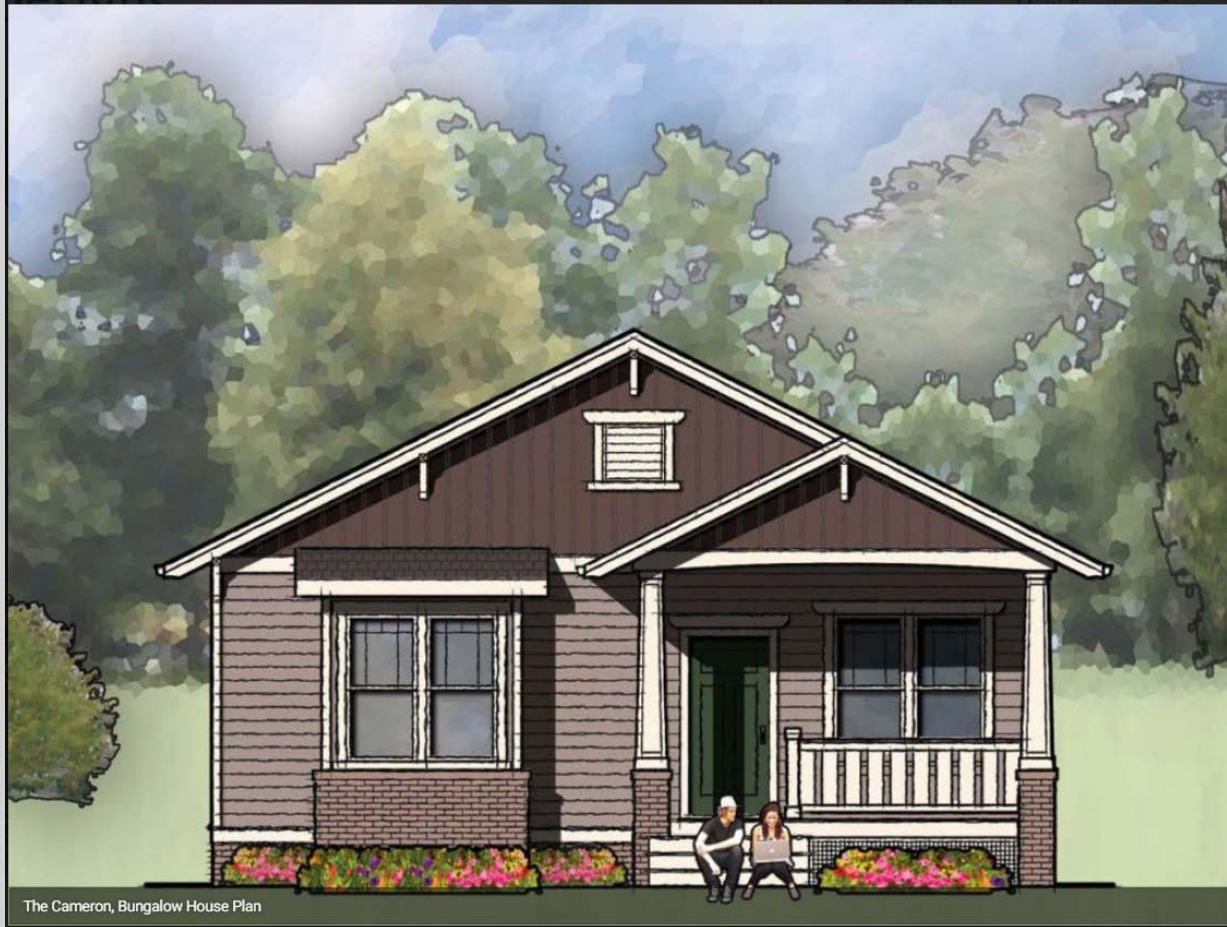




# Cedrow subdivision project – CHS



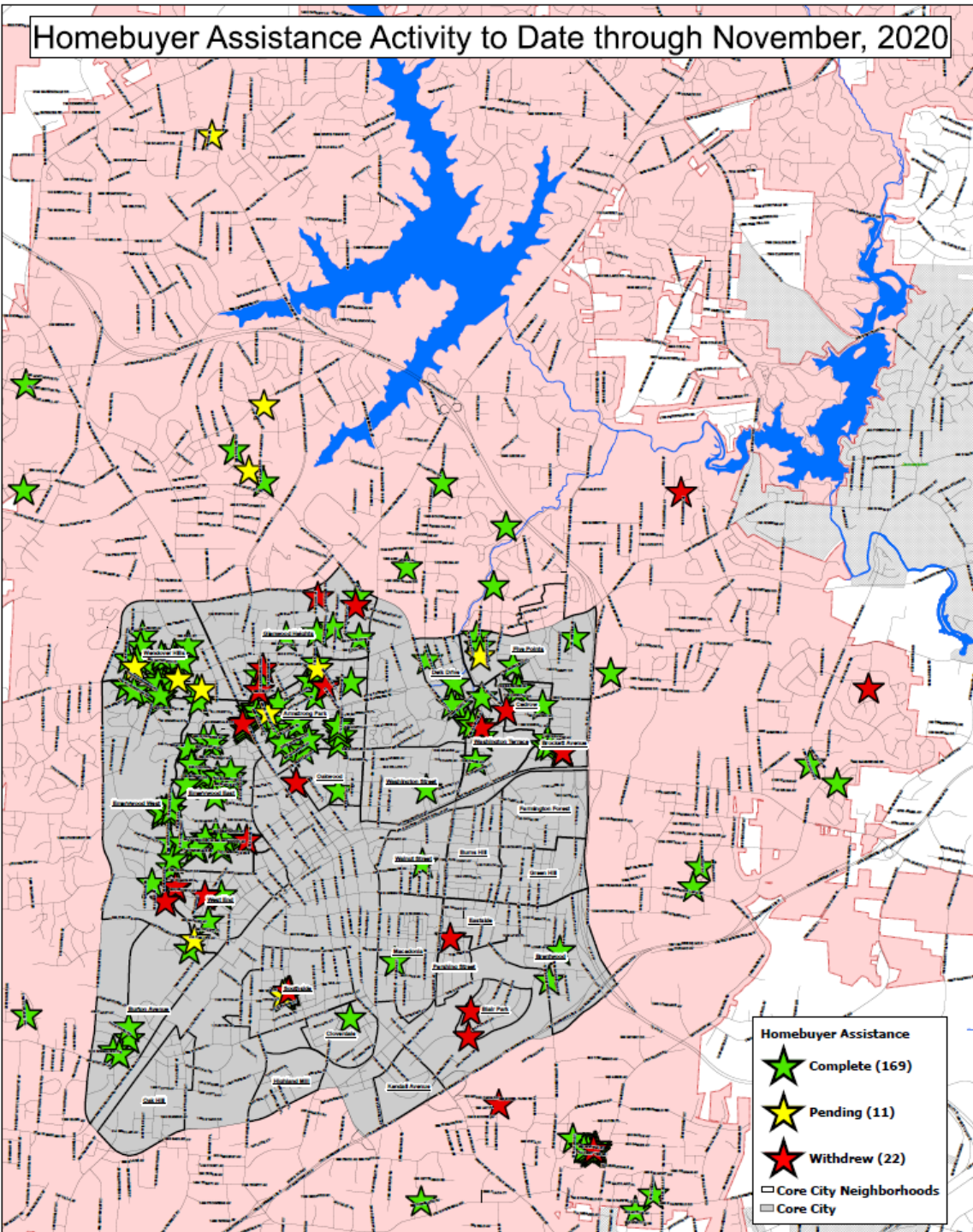
# Southside – Housing Consultants Group



- 800 & 802 Georges Place
- Sales price = \$124,900
- 1322 Square feet
- 3 bedroom 2 bath
- Construction expected to begin January '21



## Homebuyer Assistance Activity to Date through November, 2020



## CHP Program:

- Down Payment/Closing Cost Assistance = \$5,000
- 5 Year deferred loan at 0% interest
- Loan forgiven at 20% per year
- Property must be primary residence and located in the Core
- Property sales price not to exceed \$200,000

## NCHFA program – \$8,000 per unit

## Metrics on 202 apps (169 closed, 11 pending, 22 withdrew, 9 denied):

- Average price = \$111,453 (Prices ranged from \$200k to \$42.9k)
- Average age = 40
- Average household income all apps = \$47,052 (~96% of AMI)
- Total incentives expended or reserved = \$1,152,500 (\$697,500 - Local + \$455,000 - Federal)

## Historical

- FY 2014-15: 0 units closed
- FY 2015-16: 13 applications closed/pending (10 Core City)
- FY 2016-17: 47 applications (43 Core City) 4 withdrawn
- FY 2017-18: 62 applications (51 Core City), 5 withdrawn, 4 denied
- FY 2018-19: 42 applications received (39 Core City), 32 closed, 8 withdrawn, 2 denied
- FY 2019-20: 19 applications received (14 Core City), 14 closed, 5 withdrawn
- FY 2020-21: 17 applications received (14 Core City), 16 closed, 1 withdrawn



# Avondale Trace - Wynnefield





# Avondale Trace - Wynnefield



# Next month

- Presentation of the Consolidated Annual Performance and Evaluation Report
  - Notice will be published on December 9<sup>th</sup>
  - Public review period will be December 10-28
  - CAPER submitted to HUD on December 31
- Expected multi-family applications for LIHTC
- Annual Action Plan schedule



Thank You

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