

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Conditional Commitment for Flats at Old Winston	
FROM: Thanena Wilson, Director Community Development & Housing	MEETING DATE: May 7, 2024
PUBLIC HEARING: N/A	ADVERTISED DATE/BY: N/A
ATTACHMENTS: Site Plan	

PURPOSE: Flats at Old Winston Road will be a 60-unit multifamily rental project located at 701 Old Winston Road to be developed by Wynnefield Forward, LLC. One, two, and three-bedroom units will be made available to families with household incomes at 80% and below the area median income (AMI). Twelve units will be targeted to households earning 50% and below the AMI. The site will include a community building with a community room and computer center, a covered picnic area, and playground.

Staff is proposing to conditionally commit \$1 million of HOME-ARP funds to the project that has a development budget of approximately \$14 million. The developer will be applying to North Carolina Housing Finance Agency (NCHFA) for an award of 9% Low-income Housing Tax Credits (LIHTC).

BACKGROUND: As identified in High Point's HOME-ARP Allocation Plan, \$1,539,524 has been allocated for affordable rental housing development. These funds will be used to primarily benefit qualifying individuals and families who are homeless, at risk of homelessness, fleeing domestic violence, or in other vulnerable populations (e.g., veterans and households at 50% and below the AMI).

BUDGET IMPACT: None

RECOMMENDATION / ACTION REQUESTED: The Community Development and Housing Department recommends authorization to provide a Conditional Commitment Letter for Flats at Old Winston on or before May 10, 2024, and that the appropriate City official and/or employee be authorized to execute all necessary documents.



FLATS AT OLD WINSTON

HIGH POINT, NC



SITE INFORMATION:

SITE:	3.6 +/- ACRES
DENSITY:	16.66 UNITS/ACRES
BUILDINGS:	(1) 1 STORY CLUBHOUSE (2) 3-STORY APARTMENT BUILDINGS
SPRINKLERS:	13R
PARKING SPACES:	105 SPACES REQUIRED @ 1.75 SPACES / UNIT 105 SPACES PROVIDED
SETBACKS:	FRONT =25' SIDE =25' REAR =25'

SITE NOTES:

- SITE TO BE GRADED TO ASSUME 5% SLOPE AWAY FROM BUILDINGS IN FIRST 10'.
- NO RETAINING WALLS ANTICIPATED.
- NO FLOOD PLAINS.

UNIT INFORMATION:

Unit Type	Unit Heated Area (Paint to Paint)	Unit Net Area*	No. of Units	Unit Heated Total (Paint To Paint)	Unit Net Total
1 BEDROOM "A1"	715	756	9	6,435	6,804
2 BEDROOM "B1"	980	1,026	27	26,460	27,702
3 BEDROOM "C1"	1,152	1,203	12	13,824	14,436
3 BEDROOM "C2"	1,152	1,203	12	13,824	14,436
Total			60	60,543	63,378

* Net Area Equal To Outside of Stud

ACCESSIBLE UNITS "(a)" OR "(as)": TOTAL OF (6) UNITS

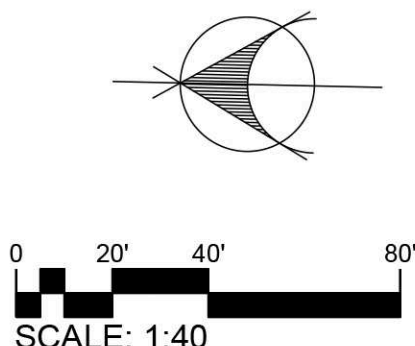
- (1) 1-BEDROOM UNIT WITH TUB
- (1) 1-BEDROOM UNIT WITH ROLL-IN SHOWER
- (1) 2-BEDROOM UNIT WITH TUB
- (1) 2-BEDROOM UNIT WITH ROLL-IN SHOWER AND EQUIPPED FOR THE SIGHT AND HEARING IMPAIRED
- (1) 3-BEDROOM UNIT WITH TUB
- (1) 3-BEDROOM UNIT WITH ROLL-IN SHOWER AND EQUIPPED FOR THE SIGHT AND HEARING IMPAIRED

REQUIRED SITE AMENITIES:

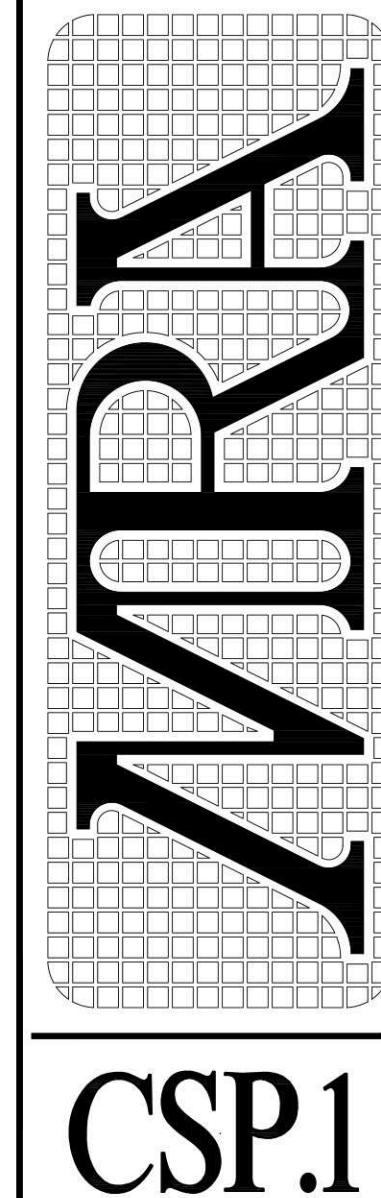
- A. PLAYGROUND - (W/ MIN. 1 BENCH)
- B. MULTI-PURPOSE ROOM (MIN. 250 SQ. FT.)
- C. COVERED PICNIC AREA - (150 SQ.FT. W/ 2 TABLES & GRILL)

ADDITIONAL AMENITIES:

- D. OUTDOOR SITTING AREAS W/ BENCHES - (MIN. 3 LOCATIONS)
- E. SCREENED-IN PORCH - (MIN. 150 SQ. FT.)
- F. RESIDENT COMPUTER CENTER - (MIN. 2 COMPUTERS)



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTER PARKWAY SUITE 220 TUCKER GEORGIA 30084 404-373-2800
FLATS AT OLD WINSTON
HIGH POINT, NC



PROJECT NUMBER	DATE ISSUED	DRAWN BY	CHECKED BY
2022-105	1-9-2024	EJ	MFL

REVISIONS