

# CITY OF HIGH POINT

## AGENDA ITEM



|   |                                  |
|---|----------------------------------|
| <b>TITLE:</b> Community Development and Affordable Housing Updates    |                                  |
| <b>FROM:</b> Thanena Wilson, Director Community Development & Housing | <b>MEETING DATE:</b> May 7, 2024 |
| <b>PUBLIC HEARING:</b> N/A  | <b>ADVERTISED DATE/BY:</b> N/A   |
| <b>ATTACHMENTS:</b> Community Housing Solutions Presentation          |                                  |

**PURPOSE:** Staff and agency representatives will provide updates on the following:

- 2024 Annual Action Plan
- Community Housing Development Organizations (CHDOs)
  - Habitat for Humanity of High Point, Trinity & Archdale
  - Black Lamb Development Corporation
  - Empowerment Headquarters
  - Community Housing Solutions of Guilford
- Operation Inasmuch (OIAM) Burns Hill Update

**BACKGROUND:** Information regarding affordable housing development in the Southside neighborhood, the Cedrow project, and OIAM event on April 27<sup>th</sup>.

**BUDGET IMPACT:** None.

**RECOMMENDATION / ACTION REQUESTED:** None



CELEBRATING

20  
YEARS

COMMUNITY  
HOUSING  
SOLUTIONS

REBUILDING HOMES.RESTORING HOPE.®





# Who We Are ...

## **Nonprofit General Contractor with experienced residential construction staff:**

- Licensed General Contractor
- Lead Repair, Renovate & Paint Certified
- Certified Aging In Place Specialists
- More than 100 years of field experience in construction

## **Home Repair Program:**

- Live in Guilford County
- Own and occupy their home
- Income below 80% AMI
- Aging Gracefully – 65+ years of age

## **Home Buyer Program:**

- Own and occupy the home
- Income below 80% AMI
- Attend home ownership training class
- New and Rehab Homes

# Cedrow Neighborhood – Single Family Homes

- Develop 2.5 acre lot for affordable single family homes
- Kingsway Drive and Rolling Green Drive connected with road, sewer and water
- Biosphere landscaped and developed for water drainage
- 19 single family homes on average lot size of 7,500 SF
- Tightline Designs floor plans – minimum 3 bedrooms and 2 baths with average house plan of 1,450 SF
- Built to Advanced Energy Systems Vision standards with 2 year energy cost guarantee



# Cedrow Neighborhood – Single Family Homes





# Cedrow Neighborhood – Single Family Homes





# Cedrow Neighborhood – Single Family Homes





# Cedrow Neighborhood – Single Family Homes





# Cedrow Neighborhood – Single Family Homes





# Cedrow Neighborhood - Energy Guarantee



## COMFORT AND ENERGY USE TWO-YEAR GUARANTEE\*

This certifies  
that the home at:

1518 Kingsway Drive

address

suite or apartment number

High Point

city

NC 27260

state zip code

will have an average monthly  
heating and cooling cost less  
than or equal to:

\$ 36.87

based upon a guaranteed  
annual usage of:

4424.3

kwh

*Maina T. Maurice*

6/5/23



909 Capability Drive Suite 2100 / Raleigh, North Carolina 27606-3570  
phone: 919.837.0700 / fax: 919.837.2696 / [www.systemvision.com](http://www.systemvision.com)

# Southside Neighborhood – Single Family Homes

- 12 homes on vacant lots using tightline floor plans built to Advanced Energy Systems Vision Standards
- 608/610/700/702/704/708/712 Vail Avenue
- 804/806/808 Vail Avenue
- 1109 W Green Drive
- 812 Tyron Avenue
- Build costs will be slightly higher due to site prep with slopes of some lots and tree removal on a few lots





# Burns Hill Neighborhood

Thursday, Friday, & Saturday - April 25, 26, & 27



109 volunteers  
654 hours







# Burns Hill Neighborhood

*Thursday, Friday, & Saturday - April 25, 26, & 27*

CITY OF  
**high point.**



**HCG**  
housing consultants group

**8 organizations  
10 homes  
\$80,000+ invested**





CELEBRATING

20  
YEARS

COMMUNITY  
HOUSING  
SOLUTIONS

REBUILDING HOMES.RESTORING HOPE.®

