



Community Development & Housing Department

Public Hearing on the 2014-15 Annual Action Plan

April 21, 2014



Agenda

- Overview
- Proposed Action Plan
- Request for Recommendation



Annual Funding Sources

- The CDBG program provides funding to develop viable communities by:
 - providing decent housing,
 - a suitable living environment, and
 - opportunities to expand economic opportunities, principally for low/mod persons.
- HOME provides to fund a wide range of activities that:
 - build, buy, and/or rehabilitate affordable housing for rent, or
 - homeownership, or
 - provide direct rental assistance to low-income people.



Federal Budget Update

- 2014 HUD Allocations:
 - CDBG – 809,899 (Reduction of \$35,054 from prior year)
 - Housing repairs associated with the lead program reduced in the amount of \$20,670.
 - Delivery costs for CNDD reduced by \$7,373
 - CDBG Program Administration reduced by \$7,011
 - HOME - \$356,000 (Increase of \$18,109 from prior year)
 - Program Administration increased by \$1,811
 - CHDO increased by \$16,298



HUD Income Guidelines

2014 INCOME LIMITS				
FAMILY SIZE	VERY LOW INCOME (30% MEDIAN)	LOW INCOME (50% MEDIAN)	MODERATE INCOME (80% MEDIAN)	MEDIAN
1	\$11,600	\$19,300	\$30,900	\$38,625
2	\$13,250	\$22,050	\$35,300	\$44,125
3	\$14,900	\$24,800	\$39,700	\$49,625
4	\$16,550	\$27,550	\$44,100	\$55,100
5	\$17,900	\$29,800	\$47,650	\$59,563
6	\$19,200	\$32,000	\$51,200	\$64,000
7	\$20,550	\$34,200	\$54,700	\$68,375
8	\$21,850	\$36,400	\$58,250	\$72,813



Proposed 2014-15 Annual Action Plan

Projected Resources and Expenditures



Projected Resources for 2014-15 Action Plan

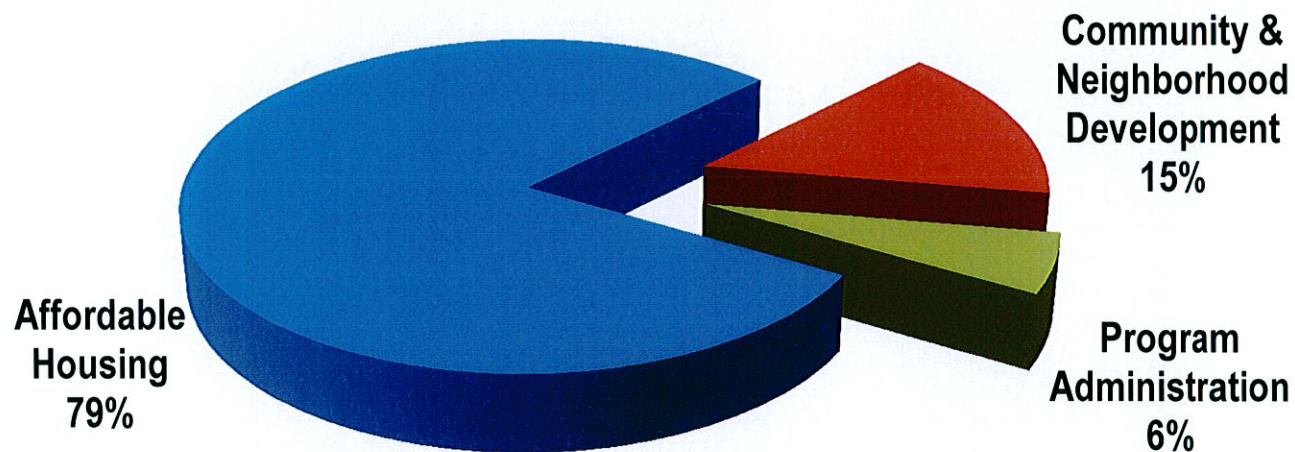
Anticipated Funding & Sources:	<u>HOME</u> <u>Program</u>	<u>CDBG</u> <u>Program</u>	<u>Other</u> <u>Funds</u>	<u>TOTAL</u>
Federal Grant current year	356,000	809,899	0	1,165,899
Federal Grant prior year	0	110,000	0	110,000
Shelter Care Plus Program	0	0	78,012	78,012
Lead Hazard Control Grant	0	0	500,000	500,000
NCHFA - Construction Partnership Training Program	0	0	65,000	65,000
NCHFA - Urgent Repair Program	0	0	100,000	100,000
HUD Section 108 Loan Proceeds	0	0	1,350,000	1,350,000
Admiral Pointe Loan Payments	0	0	11,200	11,200
Program Income	397,400	135,000	0	532,400
Consortium Program Income	50,000	0	0	50,000
Volunteer Income Tax Assistance	0	0	4,000	4,000
Office of Violence Against Women (Harmony House)	0	0	314,700	314,700
City Local Funds (EAC)	0	0	67,382	67,382
City Local Funds (Infill Development)	<u>0</u>	<u>0</u>	<u>288,259</u>	<u>288,259</u>
TOTAL	\$803,400	\$1,054,899	\$2,778,553	\$4,636,852



2014-15 Action Plan

Expenditures by type:

Affordable Housing	\$3,678,201
Community & Neighborhood Development	694,331
Program Administration	<u>264,320</u>
Total	\$4,636,852





Program Administration

	<u>HOME</u> <u>Program</u>	<u>CDBG</u> <u>Program</u>	<u>Other</u> <u>Funds</u>	<u>TOTAL</u>
Program Administration				
Program Administration	0	188,980	0	188,980
Operating Costs/Consulting/Travel & Training	<u>75,340</u>	<u>0</u>	<u>0</u>	<u>75,340</u>
TOTAL	\$75,340	\$188,980	\$0	\$264,320

- Salaries & benefits Director & CD Administrator;
- General Program Management and Administration
 - Preparation of required plans;
 - Assessment of Fair Housing
 - 5 year Consolidated Plan; &
 - Performance reporting for activities to appropriate state and federal agencies.



Community & Neighborhood Development Programs

<u>Community and Neighborhood Development</u>	<u>HOME Program</u>	<u>CDBG Program</u>	<u>Other Funds</u>	<u>TOTAL</u>
Community Based Initiatives	0	10,000	0	10,000
Community Capacity Building Delivery Costs	0	155,742	67,382	223,124
Harmony House	0	0	314,700	314,700
Public Service Grants	0	64,495	0	64,495
Shelter Plus Care Program	0	0	78,012	78,012
Volunteer Income Tax Assistance Program	<u>0</u>	<u>0</u>	<u>4,000</u>	<u>4,000</u>
TOTAL	\$0	\$230,237	\$464,094	\$694,331

- Program delivery costs includes position funded by general fund;
- Shelter Plus Care in 8th year of service, due to be transferred to HPHA;
- Community Based Initiatives last awarded in Fy 2009-10; &
- Harmony House funded by DOJ in partnership with Family Service of the Piedmont.



Public Service Grant Requests

<u>Applicant</u>	<u>Amount Allocated</u>
Caring Services	6,750
Family Service of the Piedmont	4,000
Helping Hands Ministry	5,400
HP Housing Authority	4,500
Macedonia Family Resource Center	8,850
Mary's House	2,000
New Beginning Full Gospel Ministries	2,600
Piedmont Health Services & Sickie Cell	5,000
Reading Connections	5,000
Redeeming Love Word Ministries	1,800
Salvation Army of HP	9,845
YWCA of High Point	<u>8,750</u>
	\$ 64,495



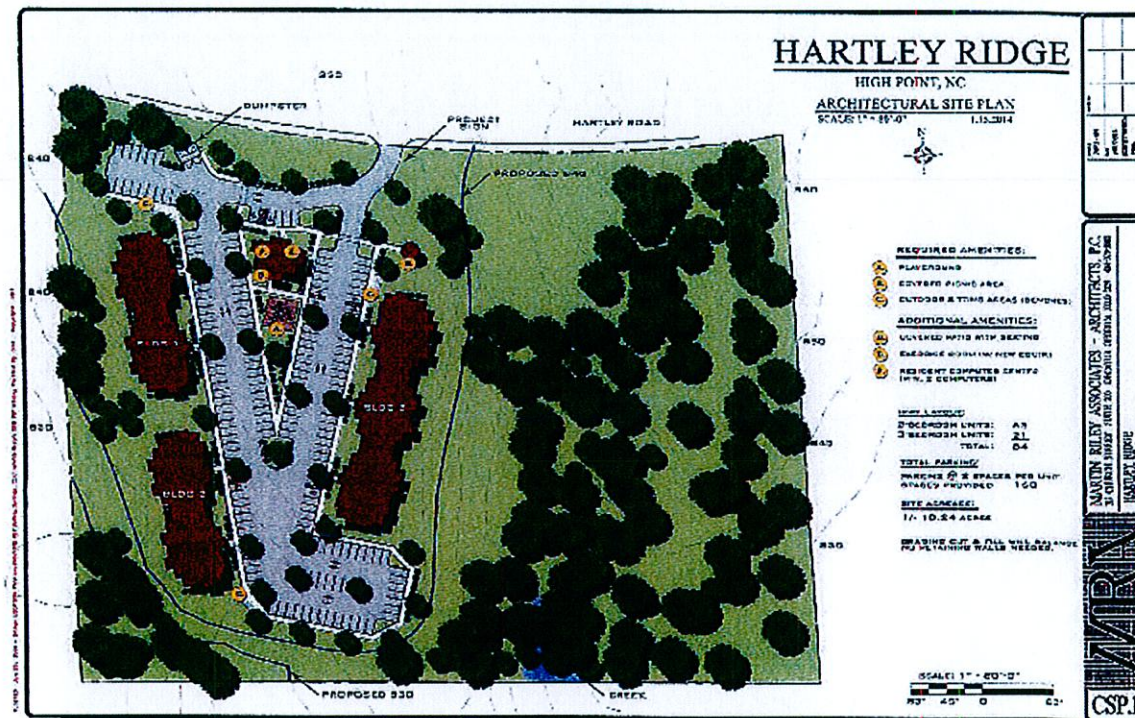
Affordable Housing Programs

<u>Affordable Housing</u>	<u>HOME Program</u>	<u>CDBG Program</u>	<u>Other Funds</u>	<u>TOTAL</u>
Affordable Housing Program Delivery	0	429,152	0	429,152
CHDO Operating Support	15,000	0	0	15,000
Community Housing Development Organizations	96,762	0	0	113,060
Construction Partnership Training Program	0	0	130,000	130,000
Homebuyer Assistance/Individual Development Accounts	100,000	51,000	0	151,000
Housing development (Lease Purchase/Rental)	500,000	0	0	500,000
Infill Housing Development	0	0	223,259	223,259
Lead Hazard Control Program	0	155,530	500,000	655,530
Multi-family LIHTC development (Hartley Ridge)	0	0	1,350,000	1,350,000
Section 108 loan payment	0	0	11,200	11,200
Urgent Repair Program	<u>0</u>	<u>0</u>	<u>100,000</u>	<u>100,000</u>
TOTAL	\$711,762	\$635,682	\$2,314,459	\$3,678,201

- Program delivery primarily consists of personnel costs;
- CPTP provides occupational training and graduates perform rehab services;
- Housing development funds to be realized from program income received from Mobile St lease purchases; &
- Urgent Repair program plus \$65k from CPTP to be used for home repairs.

Hartley Ridge Multi-family Housing

- LIHTC development
- Est. funding = \$10,545,525:
 - LIHTC Equity - \$6,680,525
 - CHP (Section 108) - \$1,350,000
 - State Tax Credits - \$924,660
 - RPP (NCHFA) – \$685,000
 - Bank (Conventional loan) - \$905,393
- 84 units of affordable multi-family rental housing (2 & 3 bedrooms);
- Rents from \$215 to \$565 based on # of bedrooms size & household income
- Site is located near the intersection of W. Hartley Drive and Ingleside Drive.





2014-15 Action Plan Schedule

Community Meeting at YWCA	14-Feb-14
Community Meeting at YWCA	18-Mar-14
Public Comment Period (projected)	March 17 thru April 16, 2014
Public Hearing - CAC	27-Mar-14
Public Hearing - Council	21-Apr-14
Submit to HUD	15-May-14