

CITY OF HIGH POINT

AGENDA ITEM

**Title: Approval of Contract to construct two homes in Southside****From:** Michael E. McNair, Director**Meeting Date:** 6/15/2015**Public Hearing:** N/A**Advertising Date** N/A**Advertised By:****Attachments:**

Information of Community Housing Solutions
Income Limit table
Site Master Plan and Aerial View
Lease Purchase Program
Building Designs

PURPOSE:

The Community Development and Housing Department proposes to execute a contract in the amount of \$287,038.00 with Community Housing Solutions of Guilford, Inc. (Community Housing Solutions) to construct two affordable homes in the Southside community. Construction is expected to begin on or shortly after July 1st and the properties will be Energy Star compliant. The completed houses will be made available to income eligible participants of the Lease Purchase Program. Successful candidates will have lease payments not exceeding 30% of their income and are expected to purchase the home within one year of occupancy. The ultimate purchase will be a function of the appraised value.

BACKGROUND:

A Community Housing Development Organization (CHDO) is a private nonprofit, community-based service organization whose primary purpose is to provide and develop decent, affordable housing for the community it serves. Community Housing Solutions has met HUD requirements for designation as a Community Housing Development Organization (CHDO) and has been certified by the department. In addition to meeting CHDO requirements, Community Housing Solutions has demonstrated the necessary organizational capacity to build and sell in the affordable housing arena.

Council has periodically approved CHDO contracts as required by HUD regulations. Council approved a contract in the amount of \$265,000 in July 2014 for a CHDO contract with Habitat to construct houses in the Graves area.

BUDGET IMPACT:

Funding in the amount of \$287,038.00 will be sourced from the City's HOME program allocation.

RECOMMENDATION / ACTION REQUESTED:

The Community Development and Housing Department recommends approval of the contract and that the appropriate City official and/or employee be authorized to execute all necessary documents.

COMMUNITY HOUSING SOLUTIONS



REBUILDING HOMES.RESTORING HOPE.®

Experienced Construction Staff:

- Licensed General Contractor
- Lead Repair & Paint Certified
- BPI Energy Efficiency Certified
- Certified Aging In Place Specialists
- More than 50 years of field experience in building

Home Repair Program:

- Live in Guilford County
- Own and occupy their home
- Income below 80% AMI
- One occupant 55+

Home Ownership Program:

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

2014 Results:

- 40 homes repaired
- 21 energy efficiency upgrades
- 18 accessibility ramp builds
- 10 exterior painting projects
- 4 whole house home rehabs
- Leveraging 800 volunteers giving over 9,000 hours of service!

2015 INCOME LIMITS

| FAMILY SIZE | VERY LOW INCOME (30% MEDIAN) | LOW INCOME (50% MEDIAN) | 60% MEDIAN | MODERATE INCOME (80% MEDIAN) |
|-------------|---------------------------------|----------------------------|------------|---------------------------------|
| 1 | \$11,770 | \$18,900 | \$22,688 | \$30,250 |
| 2 | \$15,930 | \$21,600 | \$25,950 | \$34,600 |
| 3 | \$20,090 | \$24,300 | \$29,175 | \$38,900 |
| 4 | \$24,250 | \$27,000 | \$32,400 | \$43,200 |
| 5 | \$28,410 | \$29,200 | \$35,025 | \$46,700 |
| 6 | \$31,350 | \$31,350 | \$37,613 | \$50,150 |
| 7 | \$33,500 | \$33,500 | \$40,200 | \$53,600 |
| 8 | \$35,650 | \$35,650 | \$42,788 | \$57,050 |

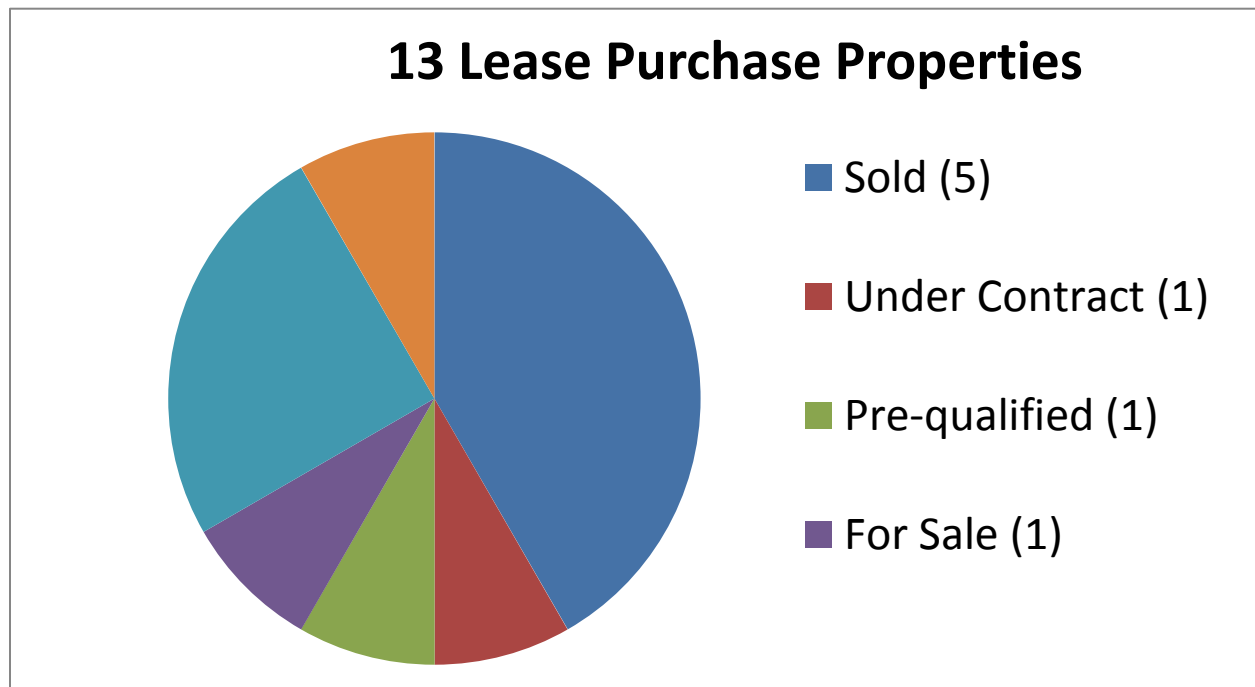
Lease Purchase Program

- Designed to make potential homebuyers mortgage-ready
- Structured program (capacity, selection criteria, contract, exit strategy)
- Use of NSP and/or HOME Properties
- Includes Individual Development Account Program

Benefits

- Affordable for families with HH income of 60%-80% AMI (e.g., for a family of four, income between \$32,400 and \$43,200)
- Down payment assistance up to \$7,500
- Energy Star compliant
- Lease-Purchase Program
- Homebuyer Education
- IDA Program
- Lease rate not to exceed 30% of HH income
- Community garden/green space

Program Performance





MASTER PLAN SOUTHSIDE SUBDIVISION HIGH POINT, NORTH CAROLINA





Fisher III

| | |
|-------------------------------|------------|
| square footage..... | 1496 sq ft |
| bedrooms..... | 3 |
| bathrooms..... | 2.5 |
| stories..... | 2 |
| width..... | 25' 4" |
| depth..... | 38' 4" |
| 1st floor ceiling height..... | 9' 0" |
| 2nd floor ceiling height..... | 8' 0" |
| roof pitch..... | 8/12 |



This two story turn of the centurystyle house of 1496 square feet features a large open living and dining area, spacious kitchen and a private master bedroom suite, and includes a total of three bedrooms, two full bathrooms and a laundry room, a powder room and U-shaped kitchen with a breakfast bar that opens to the dining room. The Queen Anne inspired exterior offers a hiproof, a full front porch with a hip roof and gabled entry, covered rear porch, and exterior storage room. At 25'4" in width, it is ideally suited for a narrow lot.

*Contact us for more information on handicap, basement, garage, foundation, or framing modifications.



Warren III

| | |
|-----------------------------------|------------|
| square footage. | 1545 sq ft |
| bedrooms. | 3 |
| bathrooms. | 2.5 |
| stories. | 1 |
| width. | 38' 0" |
| depth. | 51' 0" |
| 1st floor ceiling height. | 9' 0" |
| roof pitch. | 8/12 |

This single story Folk Victorian style house of 1545 square feet features a spacious living room, separate dining area and a private master bedroom suite with double closets. This open floor plan includes a total of three bedrooms, two full bathrooms, a laundry area and a centralized U-shaped kitchen with a breakfast bar that opens to the dining room. The historically inspired exterior offers a hip roof with side gables, wrap around front porch, covered rear porch, and exterior storage room. This design is ideal for a corner lot.



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