

Community Development & Housing Department

Public Hearing on the 2016-17 Annual Action Plan

April 4, 2016

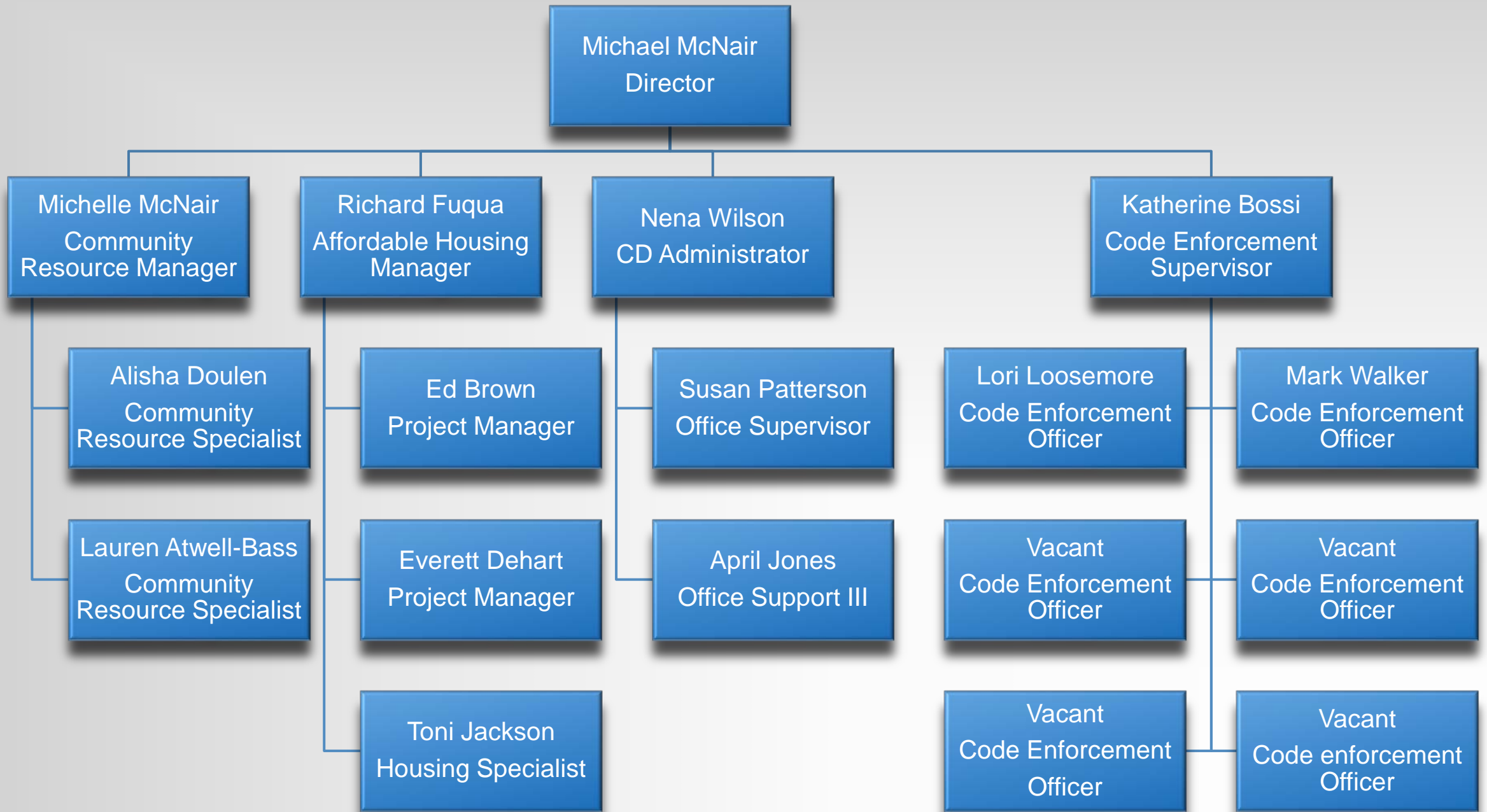
Agenda

- Overview
- Housing Needs
- Proposed Action Plan
- Wrap up

Strengthening Neighborhoods

Our goal is to strengthen neighborhoods by:

- Providing decent, affordable housing for low-to-moderate income families;
- Promoting neighborhood and economic development;
- Assisting with the provision of services for homeless populations; and
- Strategic code enforcement.



2015 Income Levels

| Persons in Household | 30% Median | 50% Median | 80% Median | 100% Median |
|----------------------|------------|------------|------------|-------------|
| 1 | \$11,770 | \$18,900 | \$30,250 | \$37,800 |
| 2 | \$15,930 | \$21,600 | \$34,600 | \$43,200 |
| 3 | \$20,090 | \$24,300 | \$38,900 | \$48,600 |
| 4 | \$24,250 | \$27,000 | \$43,200 | \$54,000 |
| 5 | \$28,410 | \$29,200 | \$46,700 | \$58,350 |
| 6 | \$31,350 | \$31,350 | \$50,150 | \$62,650 |
| 7 | \$33,500 | \$33,500 | \$53,600 | \$67,000 |
| 8 | \$35,650 | \$35,650 | \$57,050 | \$71,300 |

Annual Funding Sources

The expected CDBG allocation for 2016-17 = \$832,055

- CDBG program objectives:
 - providing decent housing,
 - a suitable living environment, and
 - opportunities to expand economic opportunities, principally for low/mod persons.

The expected HOME program allocation for 2016-17 = \$360,207

- HOME program objectives:
 - build, buy, and/or rehabilitate affordable housing for rent, or
 - homeownership, or
 - provide direct rental assistance to low-income people.

Council annually appropriates \$120,000 to support infill development

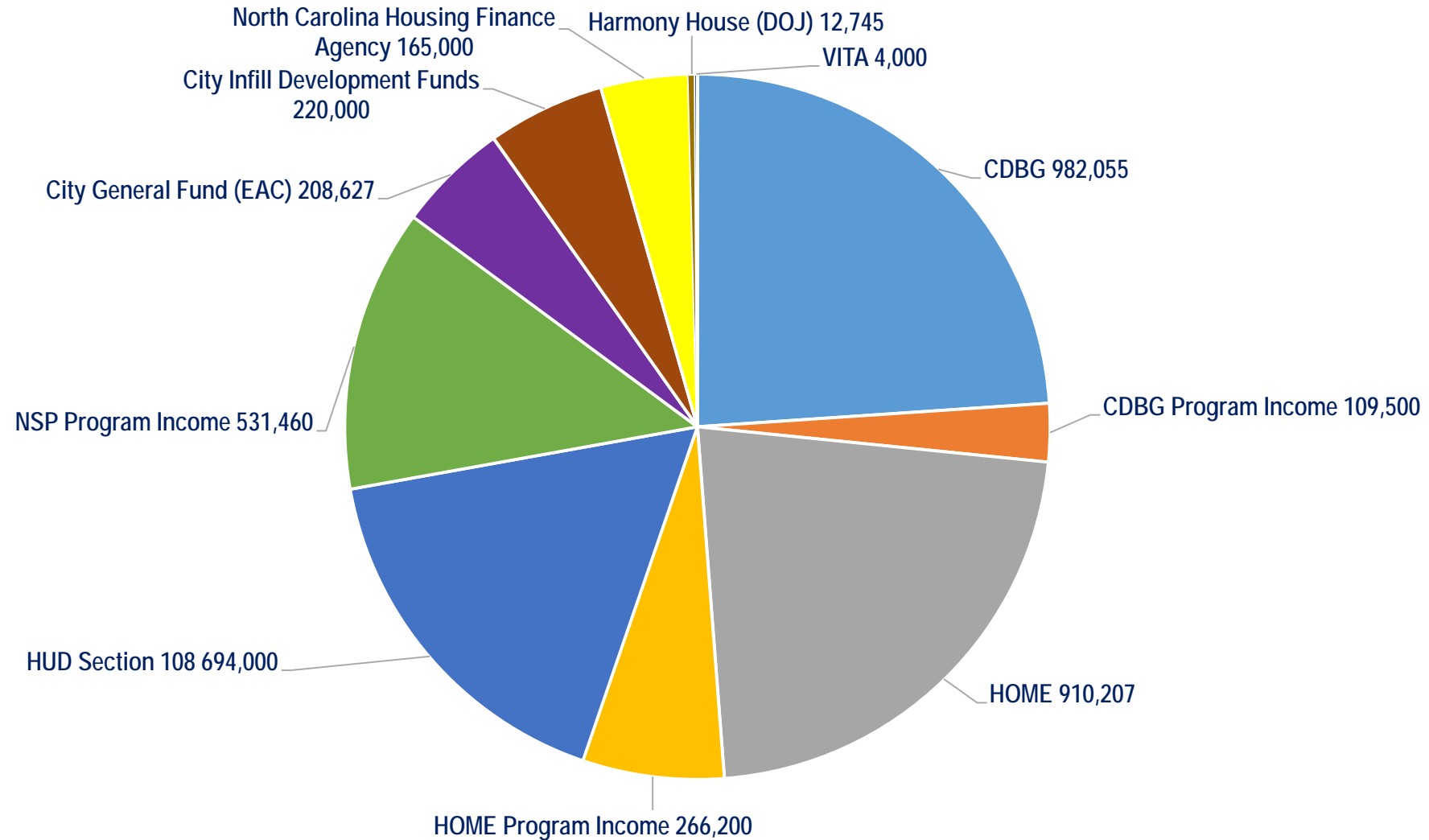
Proposed 2016-17 Annual Action Plan

Projected Resources and Expenditures

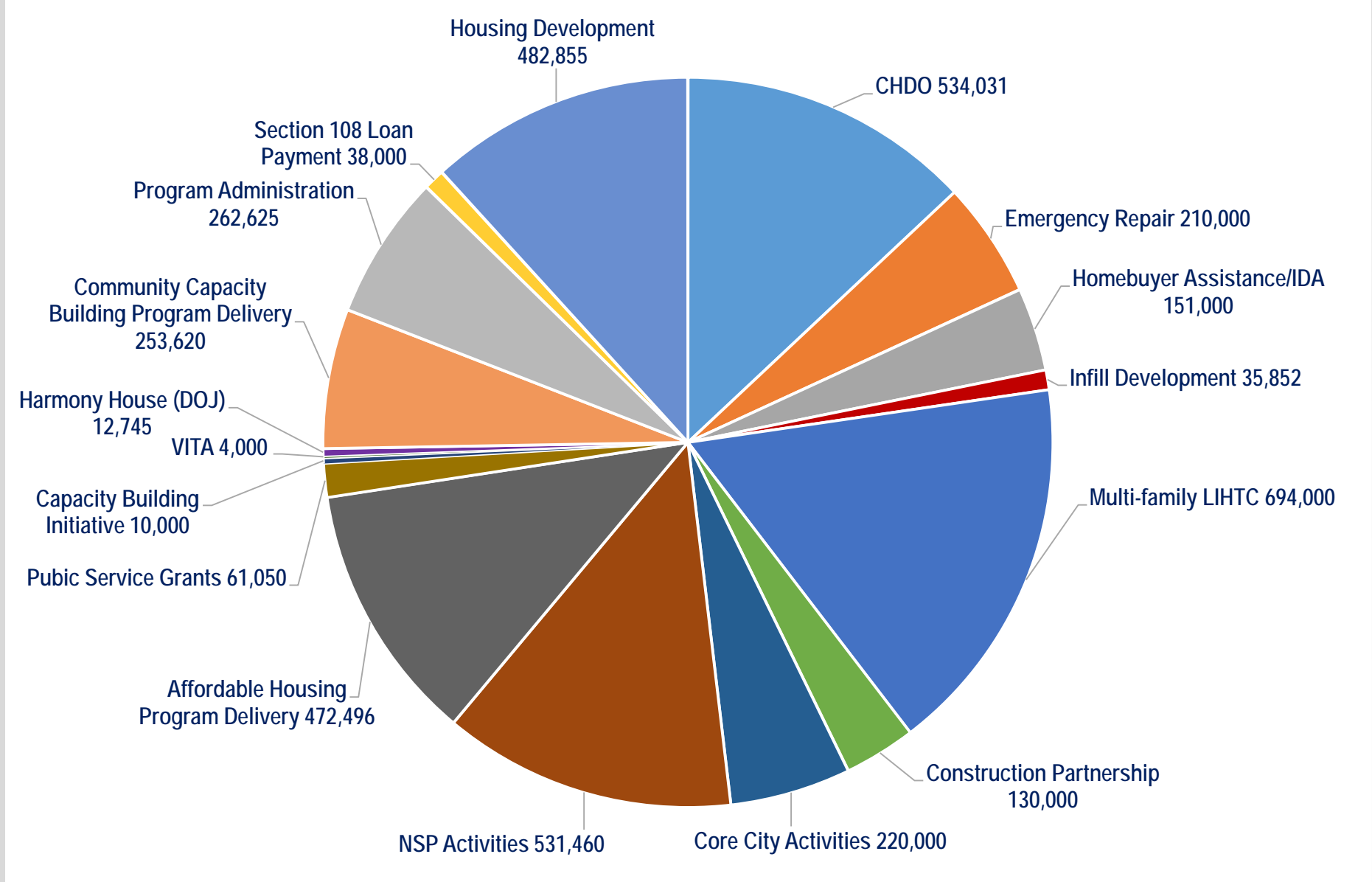
Projected Sources and Uses for 2016-17 Action Plan

| PROPOSED SOURCES | AMOUNT | PROPOSED USES | AMOUNT |
|--|--------------------|---|--------------------|
| CDBG & CDBG Program Income (includes prior year funds) | 1,091,555 | Emergency Repair | 210,000 |
| HOME & HOME Program Income (includes prior year funds) | 1,176,407 | CHDO Activities | 534,031 |
| HUD Section 108 (Prior year funds) | 694,000 | Homebuyer Assistance/IDA | 151,000 |
| NSP Program Income | 531,460 | Housing/Infill Development | 518,707 |
| City Infill Development (includes prior year General Fund) | 220,000 | Hartley Ridge Multi-family development | 694,000 |
| City General Fund (EAC) | 208,627 | Construction Training Partnership | 130,000 |
| North Carolina Housing Finance | 165,000 | Core City Activities/Homebuyer Incentive | 220,000 |
| Volunteer Income Tax Assistance | 4,000 | Affordable Housing Program Delivery | 472,496 |
| Harmony House (Dept. of Justice-Prior year funds) | 12,745 | Neighborhood Stabilization Program Activities | 531,460 |
| | | HUD Section 108 Loan Payment | 38,000 |
| | | Public Service Grants | 61,050 |
| | | Capacity Building Initiative (CBI) | 10,000 |
| | | Volunteer Income Tax Assistance | 4,000 |
| | | Harmony House (DOJ) | 12,745 |
| | | Community Capacity Building Program Delivery | 253,620 |
| | | Program Administration | 262,625 |
| | | | |
| TOTALS | \$4,103,794 | | \$4,103,794 |

Projected Sources of Funding



Projected Uses of Funds



Program Administration

| PROPOSED USES | AMOUNT | OBJECTIVES/OUTCOMES |
|------------------------|-----------|------------------------------|
| Program administration | \$262,625 | Program administrative costs |

- CDBG Admin Cap = 20%
- HOME Admin Cap = 10%
- Salaries & benefits Director (General fund)
- CD Administrator (HUD funded)
- General Program Management and Administration
 - Preparation of required plans;
 - Analysis of Impediments and Assessment of Fair Housing
 - 5 year Consolidated Plan;
 - Consolidated Annual Performance and Evaluation Report (CAPER) &
 - Performance reporting for activities to appropriate state and federal agencies.
- Reports can be obtained via department website:
http://www.highpointnc.gov/cd/citizen_review_and_comments.cfm

Community & Neighborhood Development Programs

| PROPOSED USES | AMOUNT | OBJECTIVES/OUTCOMES |
|--|-----------|--|
| Public Services Grants | 61,050 | Grants to non-profits to carry out public service activities |
| Capacity Building Initiative (CBI) | 10,000 | Grants to neighborhood groups for community improvement activities |
| Volunteer Income Tax Assistance (VITA) | 4,000 | Tax preparation assistance |
| Harmony House (Department of Justice) | 12,745 | Supervised visitation & exchange program for victims of domestic violence & child abuse. |
| Community Capacity Building Program Delivery | 253,620 | Operating costs to deliver services and implement program |
| Total | \$341,415 | |

- Public Service Grants allocation recommended by the CAC.
- Program delivery costs includes position funded by general fund;
- Harmony House funded by DOJ in partnership with Family Service of the Piedmont.

Recommended Public Service Grant Allocation

| AGENCY | ACTIVITY | AMOUNT |
|---|--|----------|
| Carl Chavis YMCA – Just 4 Real Production | Provide academic enrichment and life skills activities for youth | \$7,500 |
| Fairview Family Resource Center – National Family Week & Child Abuse Awareness Events | Provide education and awareness for Southside residents | \$3,000 |
| Housing Authority of the City of High Point – Housing Counseling Program | Financial literacy and homebuyer education classes | \$5,750 |
| Macedonia Family Resource Center – All Lives Matter Youth & Community Summits | Increase social awareness and personal responsibility of youth | \$9,400 |
| Operation Xcel – 3 Steps Ahead Summer Camp | Improve the academic proficiency and literacy level of youth | \$7,850 |
| The M.I.N.D. Group (Moving in a New Direction) – Let's Eat Project | Improve academic proficiencies, athletic prowess, nutrition | \$12,500 |
| Salvation Army Boys & Girls Club of High Point – Fit Together | Improve health, fitness, and knowledge of nutritional foods and exercise | \$7,050 |
| Southwest Renewal Foundation of High Point – Little Free Libraries | Free books for youth in the Southwest district | \$1,300 |
| YWCA – Making Proud Choices Pregnancy Prevention Program | Help teens to make responsible decisions to reduce risky behavior | \$6,700 |
| Total | | \$61,050 |

Affordable Housing Programs

| PROPOSED USES | AMOUNT | OBJECTIVES/OUTCOMES |
|---|-------------|--|
| Emergency/Urgent Repair | 210,000 | Provide emergency/urgent housing repair services |
| CHDO Activities | 534,031 | New construction of affordable housing (CHS & Habitat) |
| Homebuyer Assistance/IDA | 151,000 | Down payment assistance and homebuyer education classes |
| Housing/Infill Development | 518,707 | Housing redevelopment/community revitalization |
| Hartley Ridge Multi-family Development | 694,000 | New multi-family rental housing construction |
| Construction Training Partnership (CTP) | 130,000 | Job skills training and housing repairs |
| Core City Activities | 100,000 | Cleanups, real property acquisition, housing repairs |
| Core City Homebuyer Incentive | 120,000 | Purchase incentive for middle-income homebuyers |
| NSP Activities | 531,460 | Southside pedestrian bridge & greenway, acquire, repair and resale |
| HUD Section 108 Guaranteed Loan Payment | 38,000 | Loan repayment |
| Affordable Housing Program Delivery | 472,496 | Operating costs to deliver services and implement program |
| Total | \$3,499,694 | |

- 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 lease purchases; &
- Urgent Repair program plus \$65k from CPTP to be used for home repairs.

Wrap up

- Lower income residents have significant needs;
- Action Plan will only address some of those needs;
- CHP will continue to look for partnerships
- Planning process has met HUD requirements;
- Action plan recommended unanimously by CAC; and
- Submit to HUD upon Council approval.

Questions

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Housing Needs & Supply

- Needs Assessment
 - Affordability is biggest housing need
 - Two-thirds of households under 80% AMI spend over 30% of income on housing
 - Wait lists for public housing and vouchers are closed
- Housing Supply
 - Mix of single family detached and multifamily units
 - Limited rental units 3 bedroom or larger
 - Aging housing stock with 52% of rental units and 43% of owned units built before 1980

| | 0-30% HAMFI | >30-50% HAMFI | >50-80% HAMFI | >80-100% HAMFI | >100% HAMFI | TOTAL |
|---|----------------|------------------|------------------|-------------------|----------------|--------|
| Total Households | 4,920 | 4,875 | 6,120 | 3,705 | 19,930 | 39,550 |
| Small Family Households | 2,035 | 1,710 | 2,350 | 1,505 | 10,805 | 18,405 |
| Large Family Households | 450 | 440 | 535 | 369 | 1,160 | 2,954 |
| Household contains at least one person 62-74 years of age | 624 | 810 | 1,140 | 605 | 2,715 | 5,894 |
| Household contains at least one person age 75 or older | 455 | 820 | 939 | 435 | 1,400 | 4,049 |
| Households with one or more children 6 years old or younger | 1,540 | 950 | 874 | 643 | 2,684 | 6,691 |

Table 6 - Total Households Table

| Share of Units Affordable to Households Earning | Renter | Owner |
|---|---------|---------|
| 30% HAMFI | 1,345 | No Data |
| 50% HAMFI | 3,850 | 1,620 |
| 80% HAMFI | 10,089 | 5,010 |
| 100% HAMFI | No Data | 7,427 |
| Total | 15,284 | 14,057 |

Table 31 – Housing Affordability

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Having 1 or more of four housing problems | 2,260 | 1,500 | 615 | 90 | 4,465 | 705 | 635 | 710 | 220 | 2,270 |
| Having none of four housing problems | 1,020 | 1,705 | 2,455 | 1,420 | 6,600 | 275 | 1,035 | 2,330 | 1,985 | 5,625 |
| Household has negative income, but none of the other housing problems | 455 | 0 | 0 | 0 | 455 | 200 | 0 | 0 | 0 | 200 |

Table 8 – Housing Problems 2

| | Renter | | | | Owner | | | |
|-----------------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 1,190 | 580 | 105 | 1,875 | 170 | 160 | 280 | 610 |
| Large Related | 235 | 0 | 55 | 290 | 90 | 60 | 15 | 165 |
| Elderly | 245 | 225 | 80 | 550 | 285 | 245 | 208 | 738 |
| Other | 575 | 435 | 125 | 1,135 | 170 | 160 | 95 | 425 |
| Total need by income | 2,245 | 1,240 | 365 | 3,850 | 715 | 625 | 598 | 1,938 |

Table 10 – Cost Burden > 50%

2015 Annual Incomes

| Persons in Household | 30% Median | 50% Median | 80% Median | 100% Median |
|----------------------|------------|------------|------------|-------------|
| 1 | \$11,770 | \$18,900 | \$30,250 | \$37,800 |
| 2 | \$15,930 | \$21,600 | \$34,600 | \$43,200 |
| 3 | \$20,090 | \$24,300 | \$38,900 | \$48,600 |
| 4 | \$24,250 | \$27,000 | \$43,200 | \$54,000 |
| 5 | \$28,410 | \$29,200 | \$46,700 | \$58,350 |
| 6 | \$31,350 | \$31,350 | \$50,150 | \$62,650 |
| 7 | \$33,500 | \$33,500 | \$53,600 | \$67,000 |
| 8 | \$35,650 | \$35,650 | \$57,050 | \$71,300 |

Affordable Rents for 2015 Annual Incomes (30%)

| Persons in Household | 30% Median | 50% Median | 80% Median | 100% Median |
|----------------------|------------|------------|------------|-------------|
| 1 | 294 | 473 | 756 | 945 |
| 2 | 398 | 540 | 865 | 1,080 |
| 3 | 502 | 608 | 973 | 1,215 |
| 4 | 606 | 675 | 1,080 | 1,350 |
| 5 | 710 | 730 | 1,168 | 1,459 |
| 6 | 784 | 784 | 1,254 | 1,566 |
| 7 | 838 | 838 | 1,340 | 1,675 |
| 8 | 891 | 891 | 1,426 | 1,783 |

| Monthly Rent (\$) | Efficiency (no bedroom) | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|-------------------|-------------------------|-----------|-----------|-----------|-----------|
| Fair Market Rent | \$516 | \$591 | \$701 | \$953 | \$1,075 |
| High HOME Rent | \$541 | \$617 | \$701 | \$901 | \$986 |
| Low HOME Rent | \$502 | \$538 | \$646 | \$746 | \$833 |

Table 32 – Monthly Rent

| Monthly Rent (\$) | Efficiency (no bedroom) | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|-------------------|-------------------------|-----------|-----------|-----------|-----------|
| Fair Market Rent | \$516 | \$591 | \$701 | \$953 | \$1,075 |
| High HOME Rent | \$541 | \$617 | \$701 | \$901 | \$986 |
| Low HOME Rent | \$502 | \$538 | \$646 | \$746 | \$833 |

Table 32 – Monthly Rent

| Rent Paid | Number | Percentage |
|-----------------|---------------|-------------|
| Less than \$500 | 6,287 | 39% |
| \$500-\$999 | 8,678 | 54% |
| \$1,000-\$1,499 | 854 | 5% |
| \$1,500-\$1,999 | 125 | 1% |
| \$2,000 or more | 251 | 2% |
| Total | 16,195 | 100% |

Table 30 - Rent Paid



Housing Problems

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Substandard Housing - Lacking complete plumbing or kitchen facilities | 40 | 45 | 135 | 0 | 220 | 0 | 0 | 30 | 0 | 30 |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing) | 25 | 75 | 25 | 10 | 135 | 0 | 0 | 10 | 0 | 10 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 160 | 140 | 130 | 45 | 475 | 40 | 10 | 70 | 0 | 120 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 2,035 | 1,240 | 325 | 35 | 3,635 | 665 | 625 | 605 | 220 | 2,115 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 295 | 1,100 | 1,435 | 150 | 2,980 | 120 | 505 | 1,045 | 765 | 2,435 |
| Zero/negative Income (and none of the above problems) | 455 | 0 | 0 | 0 | 455 | 200 | 0 | 0 | 0 | 200 |

Table 7 – Housing Problems Table

| | Renter | | | | | Owner | | | | |
|---------------------------------------|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Single family households | 130 | 150 | 155 | 45 | 480 | 40 | 0 | 60 | 0 | 100 |
| Multiple, unrelated family households | 44 | 70 | 0 | 10 | 124 | 0 | 10 | 20 | 0 | 30 |
| Other, non-family households | 10 | 35 | 0 | 0 | 45 | 0 | 0 | 0 | 0 | 0 |
| Total need by income | 184 | 255 | 155 | 55 | 649 | 40 | 10 | 80 | 0 | 130 |

Table 11 – Crowding Information – ½

| | Renter | | | | Owner | | | |
|-----------------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 1,300 | 1,050 | 690 | 3,040 | 170 | 280 | 780 | 1,230 |
| Large Related | 280 | 180 | 130 | 590 | 90 | 125 | 165 | 380 |
| Elderly | 355 | 295 | 314 | 964 | 374 | 555 | 543 | 1,472 |
| Other | 605 | 925 | 795 | 2,325 | 200 | 175 | 210 | 585 |
| Total need by income | 2,540 | 2,450 | 1,929 | 6,919 | 834 | 1,135 | 1,698 | 3,667 |

Table 9 – Cost Burden > 30%