

CITY OF HIGH POINT

AGENDA ITEM



Title: Approval of Contracts to construct homes in Southside and Washington Terrace

From: Michael E. McNair, Director

Meeting Date: 6/6/2016

Public Hearing: N/A

Advertising Date: N/A

Advertised By:

Attachments: Income Limit table
Aerial Views – Washington Terrace and Southside
Building Designs

PURPOSE:

The Community Development and Housing Department proposes to execute two contracts: (1) Habitat for Humanity in the amount of \$105,000 to construct three affordable homes in the neighborhood adjacent to Washington Terrace Park as well as for operational funding and (2) Community Housing Solutions (CHS) in the amount of \$243,000 to construct two affordable homes in the Southside neighborhood. Construction is expected to begin on or shortly after July 1st.

Contract with Habitat: The City has contracted with Habitat to construct affordable housing in High Point since 2008. To date, Habitat has completed and sold 25 homes in the neighborhood adjacent to Washington Terrace Park, with five presently under construction.

Contract with CHS: CHS has been a CHDO with the City since 2015 and has recently completed two homes in Southside that are presently available for purchase. The completed houses associated with the proposed contract will be made available to income eligible participants of the Lease Purchase Program. Successful lease purchase candidates will have lease payments not exceeding 30% of their income and are expected to purchase the home within one year of occupancy.

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. Habitat and CHS have met HUD requirements for designation as a Community Housing Development Organization (CHDO) and have been certified by the department. In addition to meeting CHDO requirements, Habitat and CHS have demonstrated the necessary organizational capacity to build and/or sell in the affordable housing arena.

Council has periodically approved CHDO contracts as required by HUD regulations. Council approved a CHDO contract in the amount of \$265,000 in July 2014 with Habitat to construct houses in the Graves area. Council also approved a CHDO contract with CHS in July 2015 in the amount of \$287,038 to construct two homes in Southside.

BUDGET IMPACT:

Funding in the amount of \$348,000.00 will be sourced from the City's HOME program allocation.

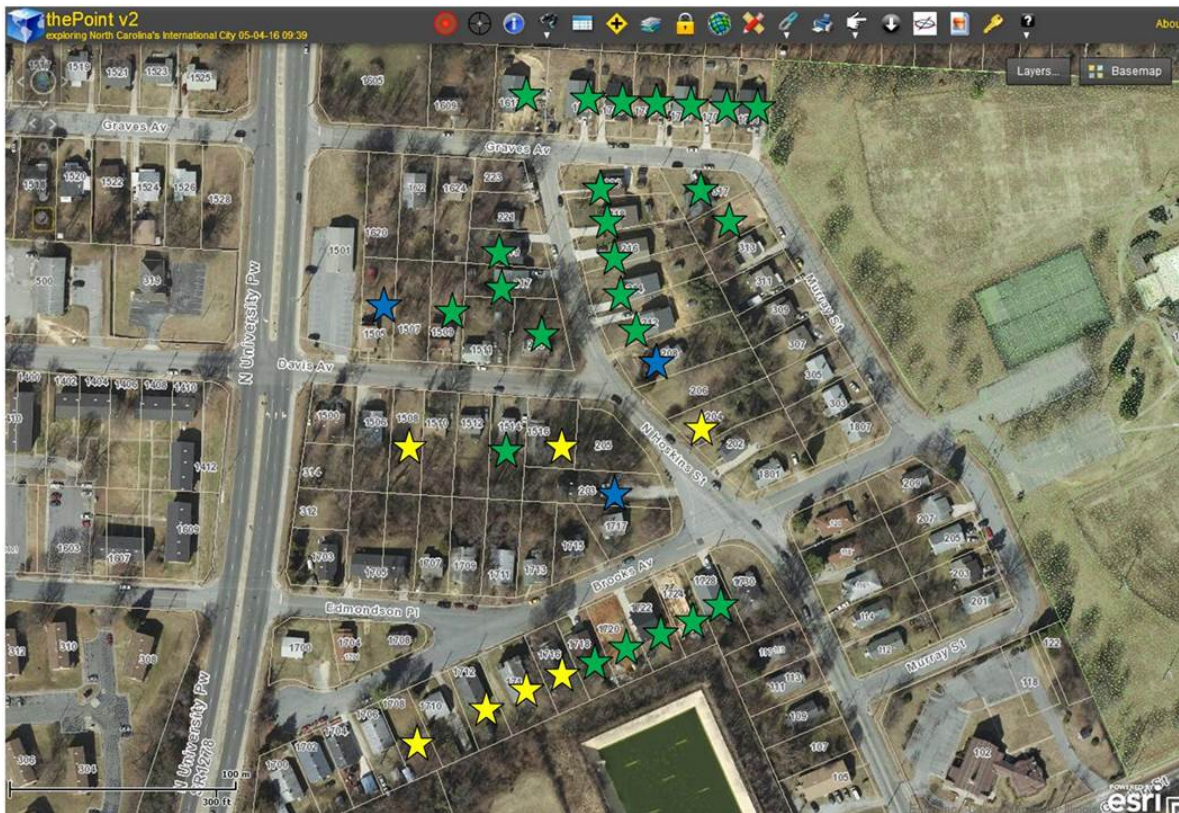
RECOMMENDATION / ACTION REQUESTED:

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

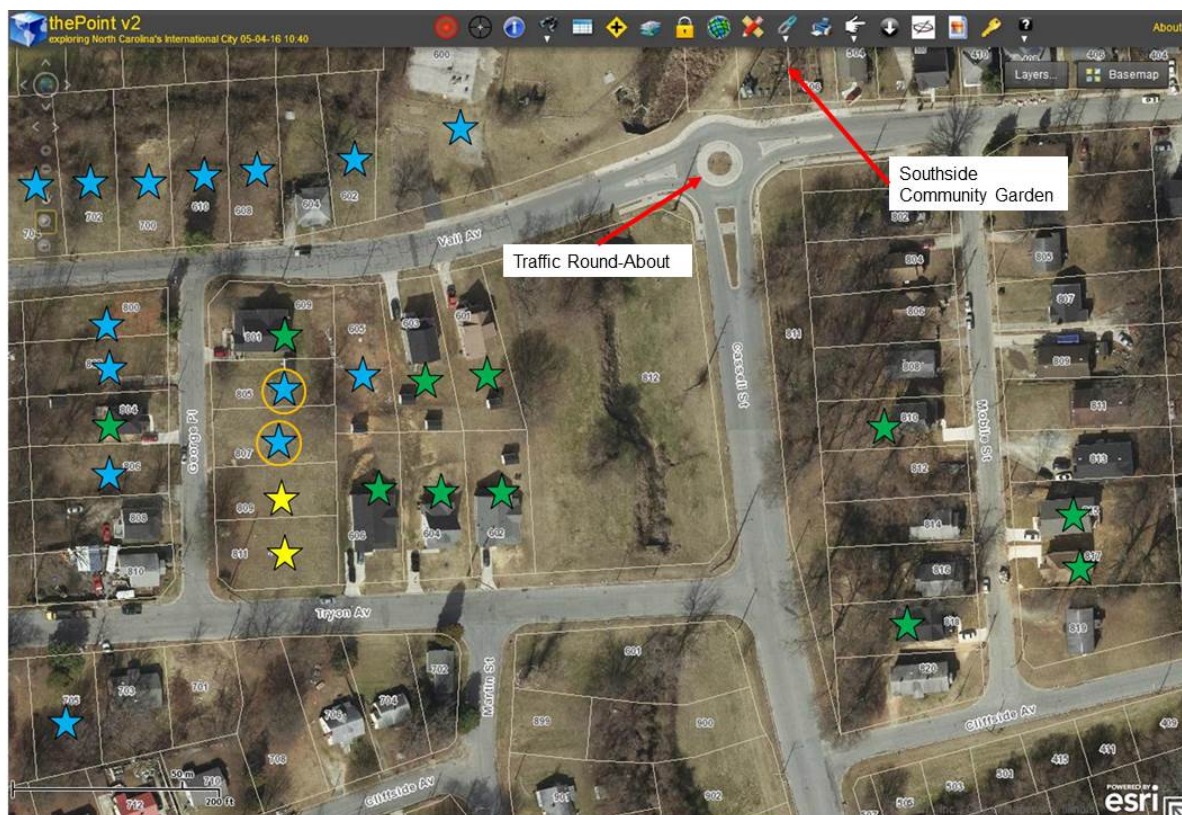
2016 INCOME LIMITS

FAMILY SIZE	VERY LOW INCOME (30% MEDIAN)	LOW INCOME (50% MEDIAN)	60% MEDIAN	MODERATE INCOME (80% MEDIAN)
1	\$11,900	\$19,850	\$23,820	\$31,750
2	\$13,600	\$22,700	\$27,240	\$36,300
3	\$15,300	\$25,550	\$30,660	\$40,850
4	\$17,000	\$28,350	\$34,020	\$45,350
5	\$18,400	\$30,650	\$36,780	\$49,000
6	\$19,750	\$32,900	\$39,480	\$52,650
7	\$21,100	\$35,200	\$42,240	\$56,250
8	\$22,450	\$37,450	\$44,940	\$59,900

Habitat Construction in Washington Terrace Area



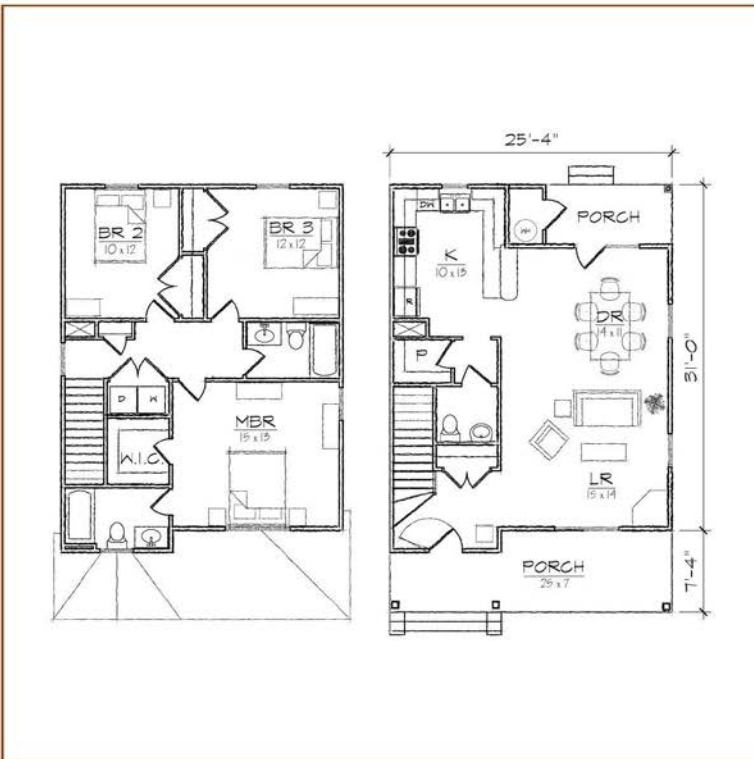
Southside – Homes Constructed/Other Investments





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 century style 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 hip roof, 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.



Bailey II

square footage.	1258 sq ft
bedrooms.	3
bathrooms.	2.5
stories.	2
width.	26' 8"
depth.	41' 0"
1st floor ceiling height.	9' 0"
2nd floor ceiling height.	8' 0"
roof pitch.	9/12



This one and one half story bungalow style home of 1258 square feet features a large open living and dining area, a first floor master bedroom suite, and includes a total of three bedrooms, two full bathrooms and an L-shaped galley kitchen with a breakfast bar that opens to the dining room. The second floor offers two bedrooms and a shared bathroom, the laundry area, and abundant easily accessible storage. The Arts and Crafts inspired exterior offers a side gabled roof and a front gabled dormer, a covered front and rear porch, and exterior storage room. At 26'-8" it is ideally suited for a narrow lot.

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