

CITY OF HIGH POINT

AGENDA ITEM



Title: Core City CDC

From: Randy Hemann, Assistant City Manager

Meeting Date: January 17, 2017

Public Hearing: N/A

Advertising Date: N/A

Advertised By: N/A

Attachments: Core City CDC Proposal

PURPOSE:

This Community Development Corporation will create a non-profit arm to receive donations of properties, purchase properties, stabilize, develop and build affordable housing and assist with development that will strengthen the core and surrounding neighborhoods in High Point.

BACKGROUND:

At the December 13, 2016 Community Housing and Neighborhood Development Meeting the Committee received the attached outline for a Community Development Corporation. There was not a quorum present at that meeting so no action was taken. The proposal was emailed to City Council on December 22, 2016.

The creation of this organization will add one more tool in our neighborhood redevelopment tool kit. It allows some flexibility that we as a municipality do not have in the area of redevelopment. If you look at the membership you will see that the proposed CDC would be “closely held” and would help us involve additional community partners that have expressed an interest in helping in these efforts. We are not contemplating adding staff at this time.

BUDGET IMPACT:

Incorporation is expected to cost less than \$6,000 for legal costs and application fees and can be covered through funds budgeted for blight reduction.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends City Council adopt the attached Core City Community Development Corporation recommendation and direct staff to work on creation of the entity as proposed.

Core City CDC

Purpose: To receive donations of properties, purchase properties, stabilize, develop and build affordable housing and assist with development that will strengthen the core and surrounding neighborhoods in High Point.

The Core City CDC will work on problem properties with lien issues, estates with multiple owners. It will partner with existing not-for-profit and for profit entities that are creating affordable housing, jobs and redevelopment in and around the core area of High Point.

Service Area: City Limits of High Point NC with a primary concentration in the Core City Area.

Board of Directors:

Chair of City Council Community Housing & Neighborhood Development Committee

Community Foundation designee

Core City Neighborhood representative (appointed by the CDC)

Director of Community Development & Housing

City Manager or designee

Hayden-Harman Foundation designee

High Point Chamber of Commerce designee

High Point City Council designee (community member)

Funding: The CDC will seek seed funding from foundations as well as an appropriation from City funds set aside for blight reduction.

Staff:

No full time staff in immediate future

Consider contracting for part time services, legal, etc.

Consider VISTA and/or HPU Internship

Board Members will be expected to assist with specific projects...