

CITY OF HIGH POINT

AGENDA ITEM



Title: Small Builders Incentive Program

From: Michael E. McNair, Director

Meeting Date: May 15, 2017

Public Hearing: No

Advertising Date / N/A

Advertised By: N/A

Attachments: Program Flyer

PURPOSE:

This pilot program is designed to encourage private sector participation to:

- Rehabilitate existing housing for purchase by homeowners in the areas of greatest need; and
- Build new housing for homeownership in areas of greatest need in the Core City

This will supplement our ongoing housing activities to encourage more homeownership in the Core-City.

BACKGROUND:

The report prepared by the Center for Community Progress recommended establishing a fund for minor housing repairs in “targeted investment area”. This funding will encourage private participation in the restoration of existing housing or new development in areas of greatest need as defined by the Housing Market Segmentation Study. This program was unanimously recommended for approval to the City Council at the Community Housing, Neighborhood Development and Public Safety Committee meeting held Tuesday, May 2, 2017 at 10:00 a.m.

BUDGET IMPACT:

Incentives will be available up to \$15,000 per unit. Resources will be sourced from the Redevelopment fund. Staff recommends an initial allocation of \$100,000.

RECOMMENDATION / ACTION REQUESTED:

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



SMALL BUILDERS INCENTIVE PROGRAM



The purpose of the Small Builders Incentive Program is to promote more homeownership as well as improve existing housing stock in areas of greatest need. The Program encourages private sector participation to rehabilitate existing housing for purchase by homeowners and to build new housing for homeownership.

Key Program Elements:

- ◆ Up to \$15,000 in reimbursable expenses (see below)
- ◆ Focus area: Extremely weak housing markets (see back of page)
- ◆ Builders receive incentive when the home is sold.
- ◆ Homebuyers can use existing down payment assistance programs.
- ◆ No household income requirements

Reimbursable Expenses include:

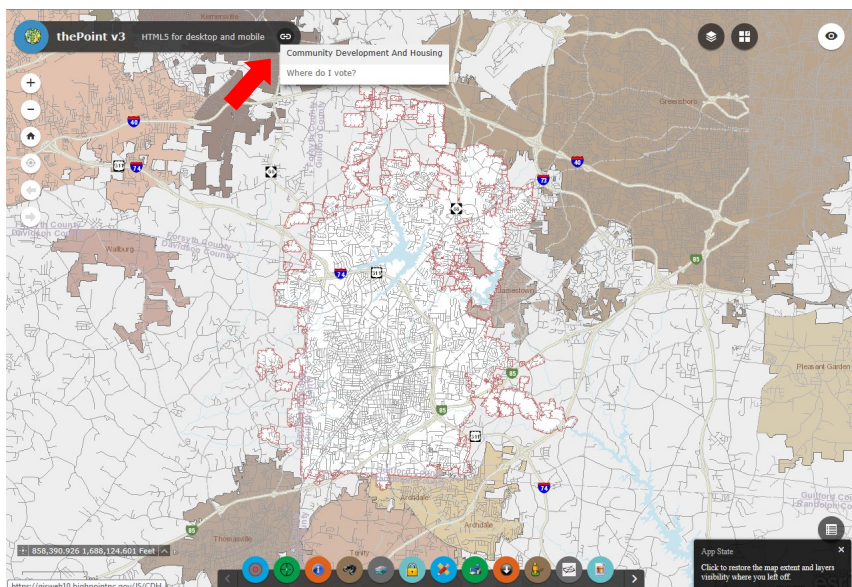
- ◆ Lot Acquisition
- ◆ Building Permits
- ◆ Site Preparation
- ◆ Water/Sewer Tap
- ◆ Construction Loan Interest (during construction and up to one year after C/O)
- ◆ Driveway Curb Cut/Driveway
- ◆ Landscaping
- ◆ Rehabilitation Costs (emphasis on energy efficiency)

For more information on how to apply and other program requirements, please call (336) 883-3348.

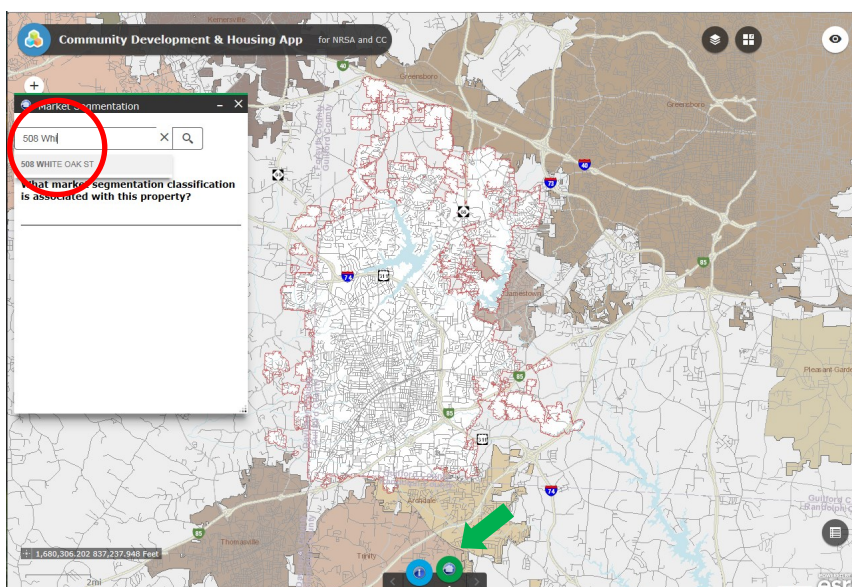


Community Development & Housing Department

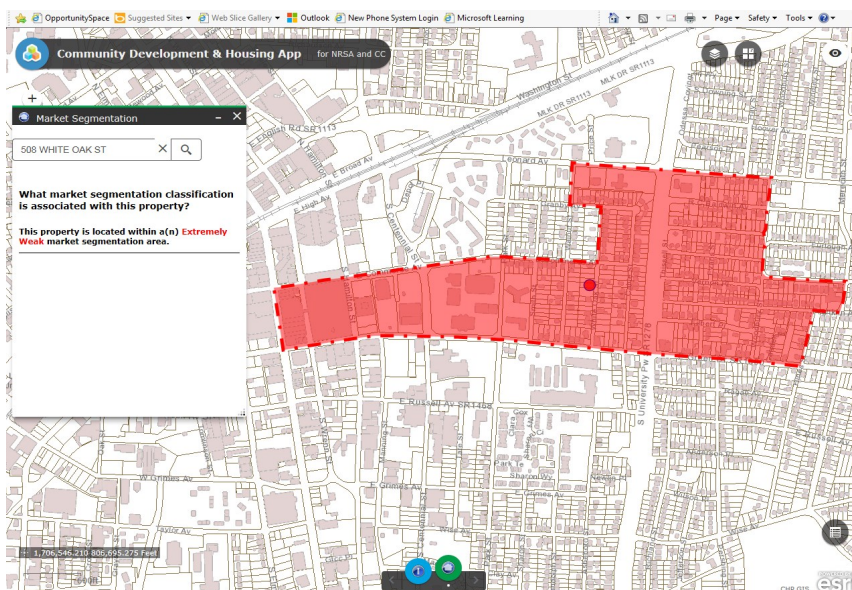
Search Instructions for Property Eligibility



- Type the following web address in your web browser: <http://gisweb10.highpointnc.gov/JS/thePoint/>
- If a pop-up window appears, choose "Ok".
- Click on the "link chain" highlighted by the red arrow and click on "Community Development and Housing"



- A new pop-up window will appear
- Click on the green circle with the house at the bottom of the page (shown by the green arrow)
- In the pop-up box, start typing in the property address
- Choose the correct address when it appears (shown by the red circle)



- A red dot will show the location of the property.
- The market segmentation classification will be listed in the box on the left and its associated color will appear on the map. In this scenario, 508 White Oak is located in the Extremely Weak area and would be eligible for the Small Builders Incentive Program.