

CITY OF HIGH POINT

AGENDA ITEM



Title: Contract with Habitat for Humanity

From: Michael E. McNair, Director

Public Hearing: N/A

Attachments: Aerial View – Washington Terrace
Income Limit table

Meeting Date: September 18, 2017

Advertising Date: N/A

Advertised By: N/A

PURPOSE:

The Community Development and Housing Department proposes to execute a contract with Habitat for Humanity in the amount of \$105,000 to construct three affordable homes in the neighborhood adjacent to Washington Terrace Park. The homes will be constructed on 1507 Davis, 202 N. Hoskins & 206 N. Hoskins.

The City has certified Habitat for Humanity as a Community Housing Development Organization to construct affordable housing in High Point since 2008. To date, Habitat has completed and sold 28 homes in the neighborhood adjacent to Washington Terrace Park, with six presently under construction.

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 has met HUD requirements for designation as a CHDO and has been certified by the department. In addition to meeting CHDO requirements, Habitat has 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 \$105,000 in July 2016 with Habitat to construct three houses in the Graves area. The Community Housing and Neighborhood Development Committee favorably recommended approval of the contract at their September 5th meeting.

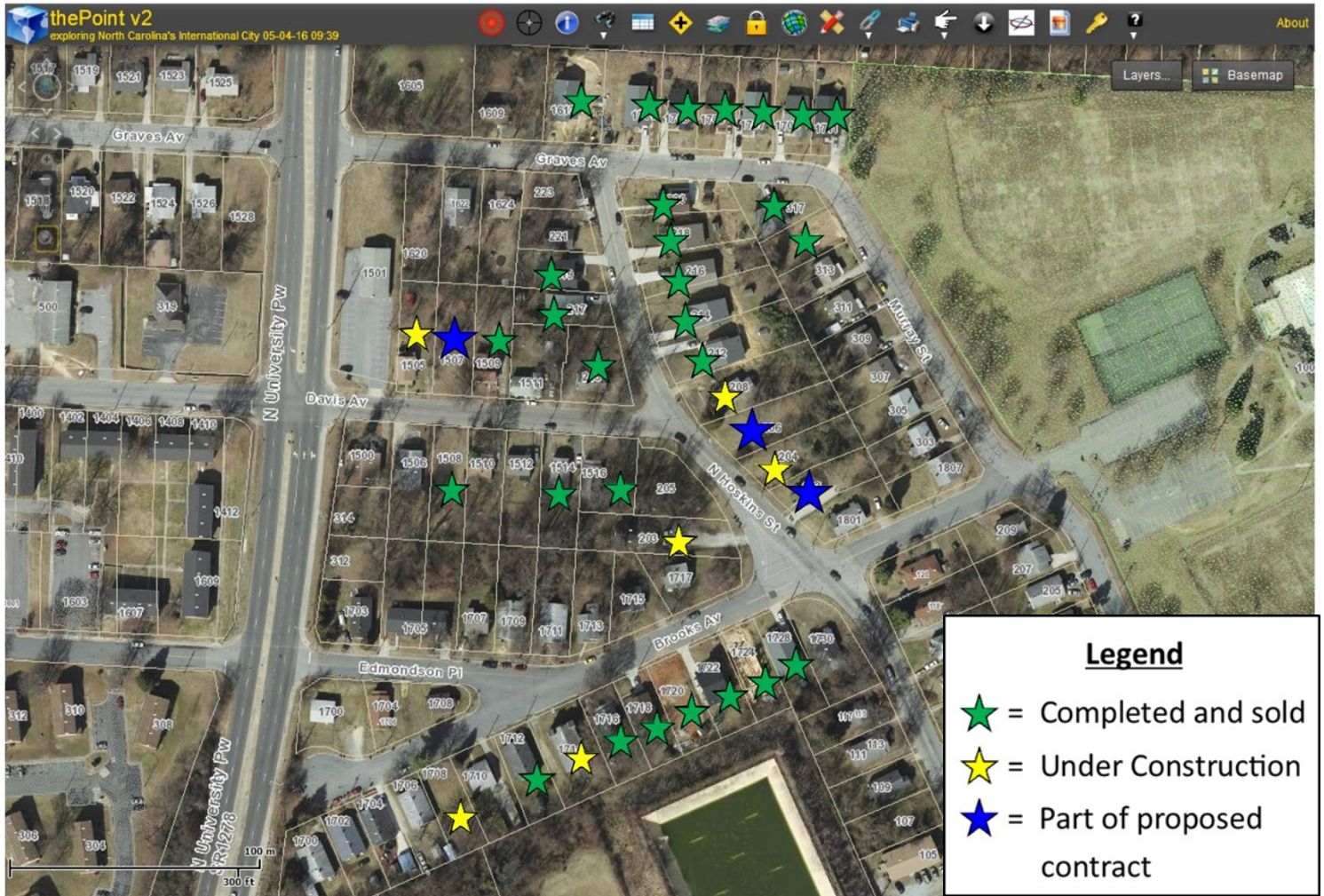
BUDGET IMPACT:

\$105,000 will be committed from the City's HOME Investment Partnership Program which are allocated by HUD.

- \$75,000 for construction hard costs
- \$15,000 for apprenticeship for Construction Training Program graduates
- \$15,000 for operational support

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.



2017 INCOME LIMITS

FAMILY SIZE	VERY LOW INCOME (30% MEDIAN)	LOW INCOME (50% MEDIAN)	60% MEDIAN	MODERATE INCOME (80% MEDIAN)
1	\$12,050	\$20,050	\$24,060	\$32,050
2	\$13,750	\$22,900	\$27,480	\$36,600
3	\$15,450	\$25,750	\$30,900	\$41,200
4	\$17,150	\$28,600	\$34,320	\$45,750
5	\$18,550	\$30,900	\$37,080	\$49,450
6	\$19,900	\$33,200	\$39,840	\$53,100
7	\$21,300	\$35,500	\$42,600	\$56,750
8	\$22,650	\$37,800	\$45,360	\$60,400