

Community Development and Housing Department

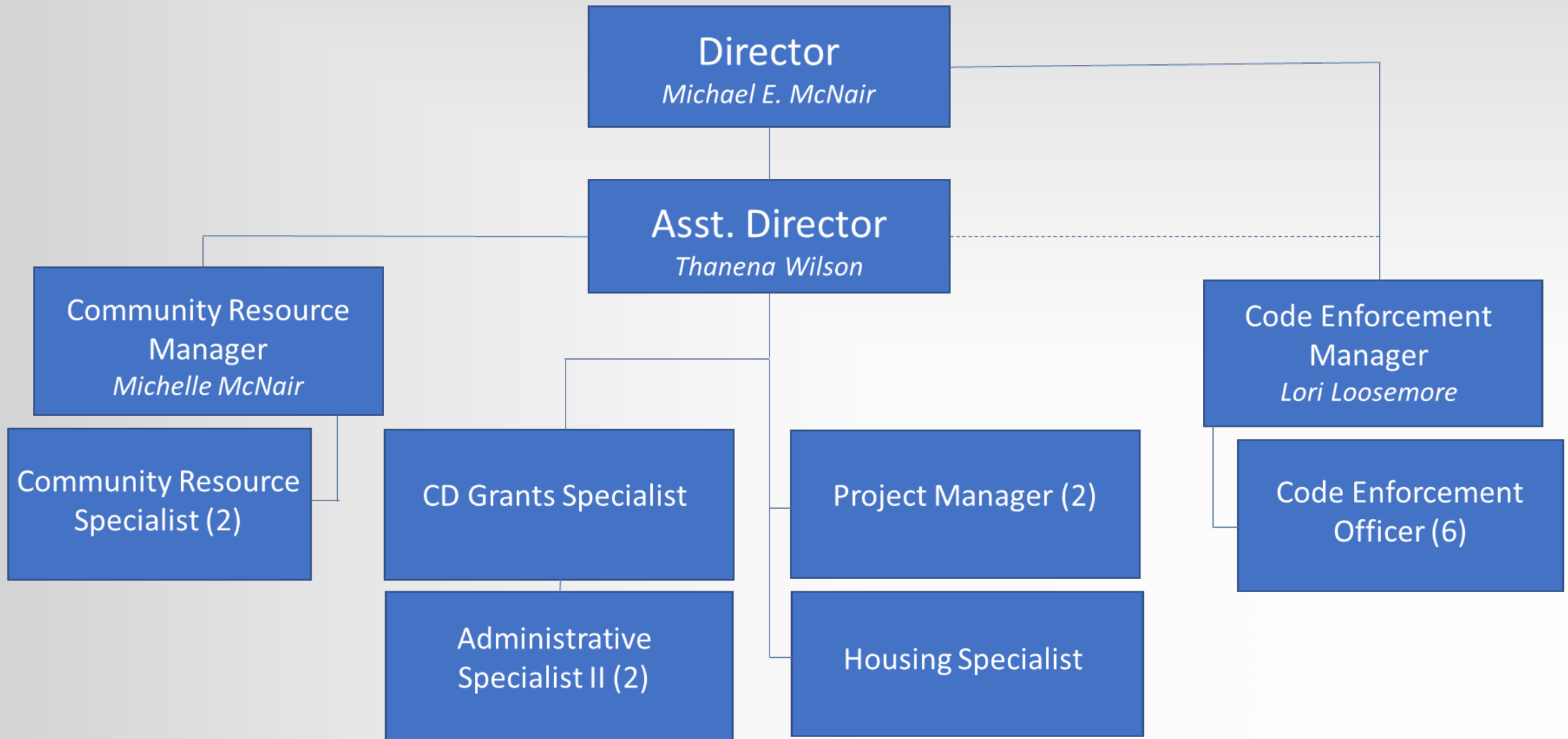
Special Meeting

April 18, 2018

Agenda

- Department Overview
- Current Events
- Looking at Community Variables
- Wrap up

COMMUNITY DEVELOPMENT AND HOUSING DEPARTMENT



Strengthening neighborhoods

"Creating the single most livable, safe and prosperous community in America"

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

Citizens Advisory Council

- CD&H provides technical and analytical support
- Serves in an advisory capacity to Council concerning CDBG, HOME and other community issues;
- Responsibilities include:
 - Provide a citizen participation mechanism;
 - Assist in providing input for the Community Development program; and
 - Recommend the allocation of public service funds.

Annual Funding Sources

- The CDBG program provides funding to develop viable communities by:
 - providing decent housing,
 - a suitable living environment, and
 - opportunities to expand economic opportunities, principally for low/mod persons.
- The HOME program funds housing activities that:
 - build, buy, and/or rehabilitate affordable housing for rent, or
 - homeownership, or
 - provide direct rental assistance to low-income people.
- Local funds
 - Core City Redevelopment Fund
 - Operation Inasmuch
 - Core City Homebuyer Incentive Program
 - Infill development activities
 - Construction Training Partnership Program
 - Property acquisition

Annual Action Plan

- Entitlement cities and participating jurisdictions are required by HUD to prepare:
 - Annual Action plan describing sources, uses and beneficiaries
 - Consolidated Annual Performance and Evaluation Report
 - 5 year Consolidated Plan
 - Analysis of Impediments to Fair Housing (3-5 years)

Program Year 2018-2019

Our Plan...

- Fourth year of the 5-year Consolidated Plan
- Describes implementation of activities through the use of federal, state, and local resources to address priority needs:
 - Affordable Housing Construction
 - Expand Homeownership Opportunities
 - Decrease Homelessness
 - Code Enforcement and Neighborhood Clean-up
 - Core City Revitalization
 - Job Training & Employment Assistance
 - Public Services
 - Fair Housing Education & Awareness

Our Assumptions...

- Level or increased federal allocations
- Continue Operation Inasmuch
- Continue Core City Redevelopment

**City of High Point
Community Development & Housing
2018-2019 Draft Annual Action Plan**



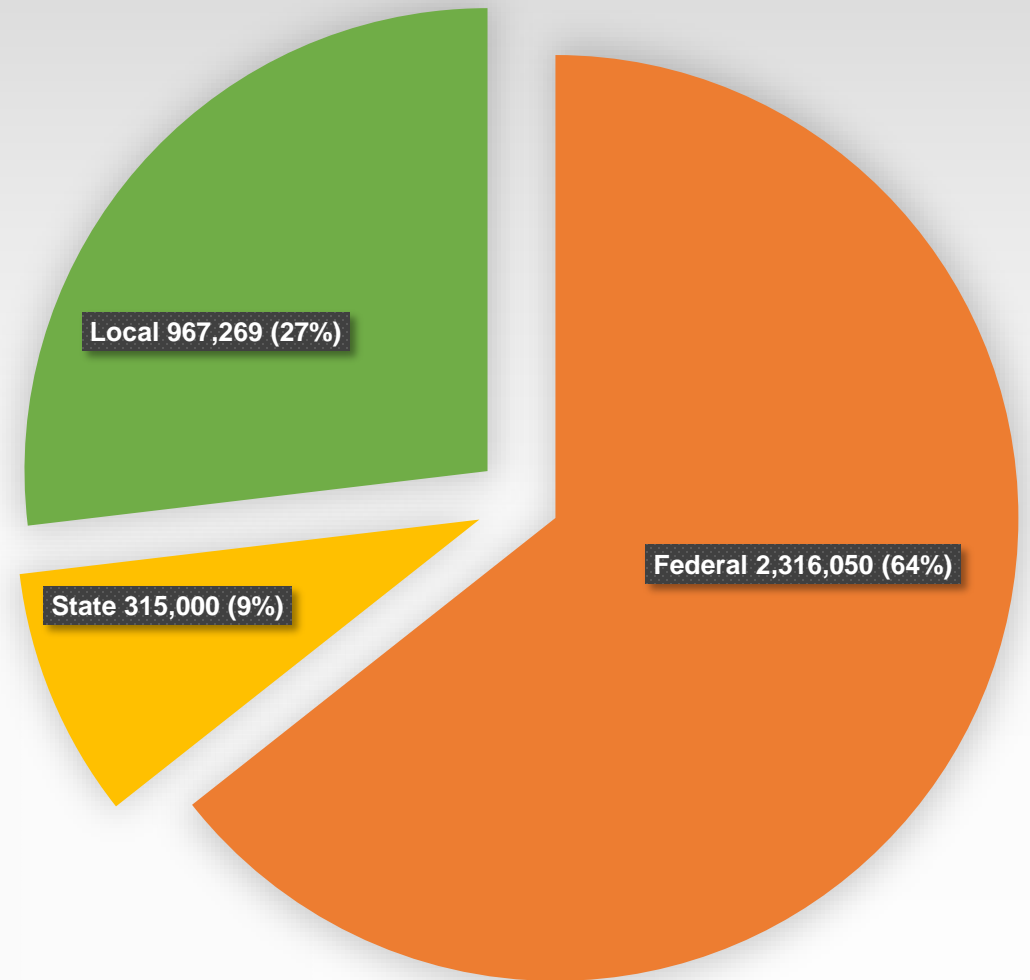
**Public Review and Comment Period
March 19 - April 18, 2018**

<https://www.highpointnc.gov/1567/Citizen-Public-Review-Comment>

Proposed Sources

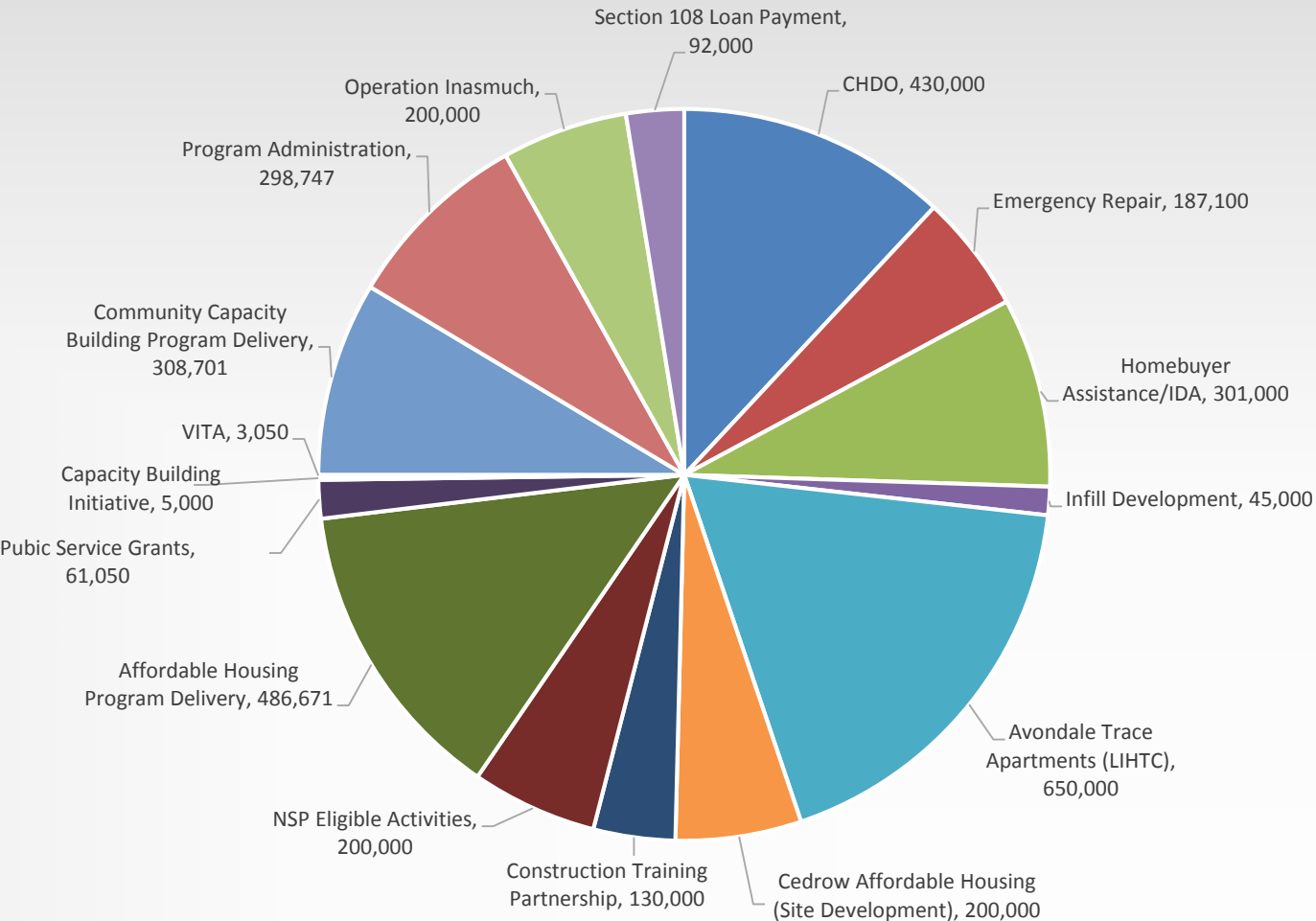
*CDBG & CDBG Program Income (Includes Prior Year Funds)	967,000
*HOME & HOME Program Income (Includes Prior Year Funds)	1,346,000
Neighborhood Stabilization Program Income	200,000
City Infill Development (GF)	120,000
City General Fund (Program support)	247,269
North Carolina Housing Finance Agency	115,000
Volunteer Income Tax Assistance	3,050
Core City Redevelopment	600,000
TOTAL	3,598,319

****Based on funding estimates***



Proposed Uses

Emergency/Urgent Repair/Housing Rehab	187,100
Operation Inasmuch	200,000
Community Housing Development Organizations	430,000
Homebuyer Assist./Individual Development Account	301,000
Infill Housing/Core City Redevelopment	45,000
Avondale Trace Apartments	650,000
Cedrow Affordable Housing (Infrastructure)	200,000
Construction Training Partnership	130,000
Neighborhood Stabilization Program Eligible Activities	200,000
Public Service Grants	61,050
Community Based Initiative	5,000
Volunteer Income Tax Assistance	3,050
HUD Section 108 Loan Repayment	92,000
Affordable Housing Program Delivery	486,671
Community Capacity Building Program Delivery	308,701
Program Administration	298,747
TOTAL	3,598,319





Community Capacity Building

- Public Service Grants
- Community-Based Initiatives
- Neighborhood Association Technical Assistance
- Homeless Assistance Initiatives (Partners Ending Homelessness and the Continuum of Care)
- Volunteer Income Tax Assistance (VITA) Program

Core City Redevelopment Activities

- Comprehensive Code Enforcement (Minimum Housing and Public Nuisance Abatement)
- Infill Housing Development
- Core City Homebuyer Incentive
- Acquisition/Demolition/Blight Removal



Core City Homebuyer Incentives

CHP Program:

- Down Payment/Closing Cost Assistance = \$7,500
- 5 Year deferred loan at 0% interest
- Loan forgiven at 20% per year
- Property must be primary residence and located in the Core
- Property sales price not to exceed \$200,000
- 86 total applications since inception

Proposed changes:

- Reduce incentive to \$5,000 effective July 1, 2018

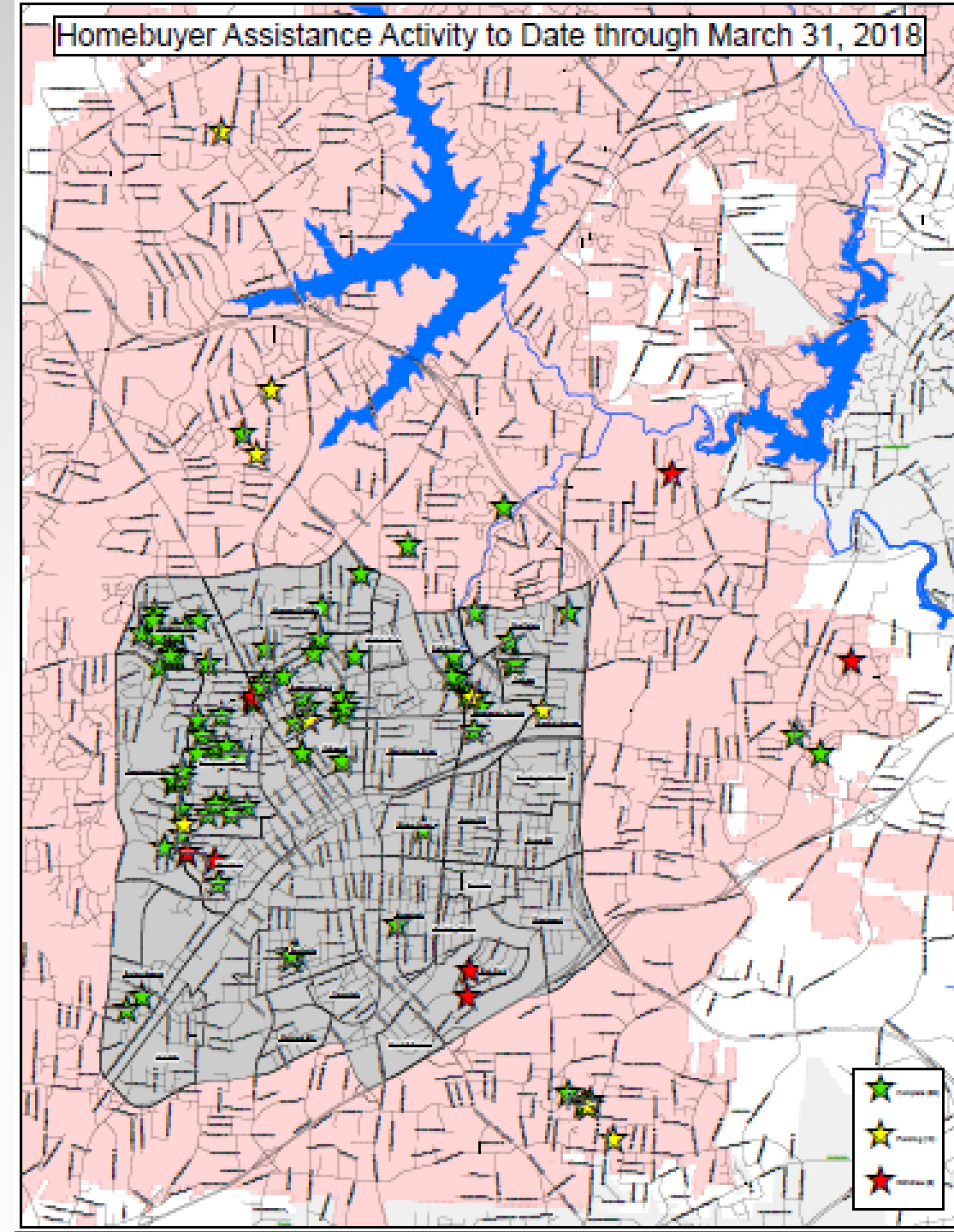
NCHFA program – New program offers \$8,000

Metrics on 107 apps (89 closed, 10 pending, 8 withdrew):

- Average price = \$107,756 (Prices ranged from \$200k to \$42.9k)
- Average age = 40
- Average household income all apps = \$44,240 (94% of AMI)
- Total incentives expended or reserved = \$680,000 (\$405,000 - Local + \$275,000 - Federal)

Historical

- FY 2014-15: 0 units closed
- FY 2015-16: 8 units closed/pending (6 Core City)
- FY 2016-17: 44 units closed (43 Core City)
- FY 2017-18 (as of 3-31-18): 42 units closed/pending (38 Core City/4 outside Core City), 4 units withdrawn



Ongoing Affordable Housing Activities

- Emergency/Urgent Repair
- Operation Inasmuch
- CHDO Housing Development
- Homebuyer Assistance
- Construction Training Program
- Rental Housing Development
- Pinnacle Partnership



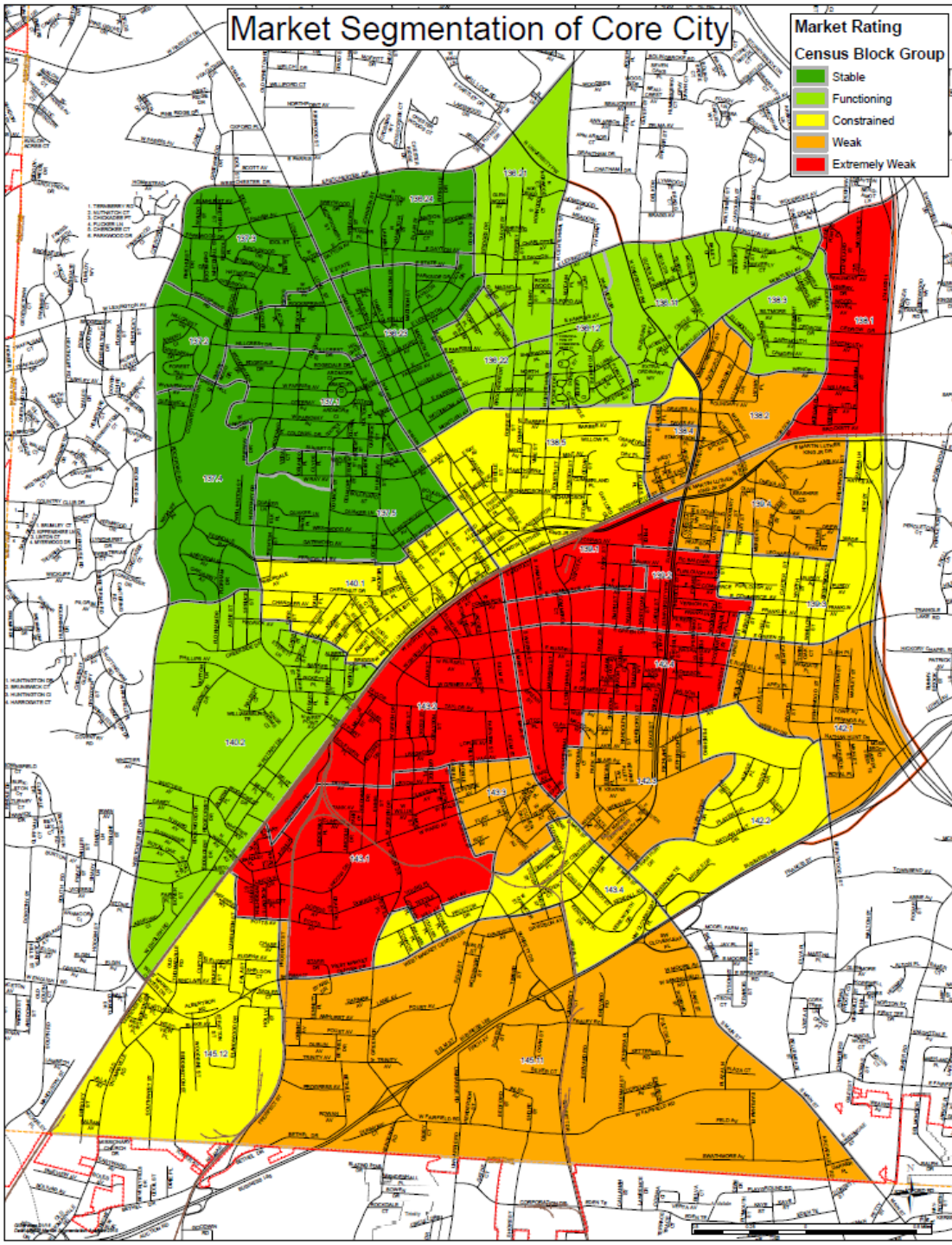


2018 Application: Avondale Trace

- 5206 W. Wendover Avenue
- Up to 96 multi-family apartments
- (15) 1-BR, (45) 2-BR and (36) 3-BR units
- Estimated cost = \$12,648,710
- Requested CHP loan = \$650,000
- Monthly rents range from \$235 to \$795
- Approved unanimously by P&Z March 27

Using Community Data

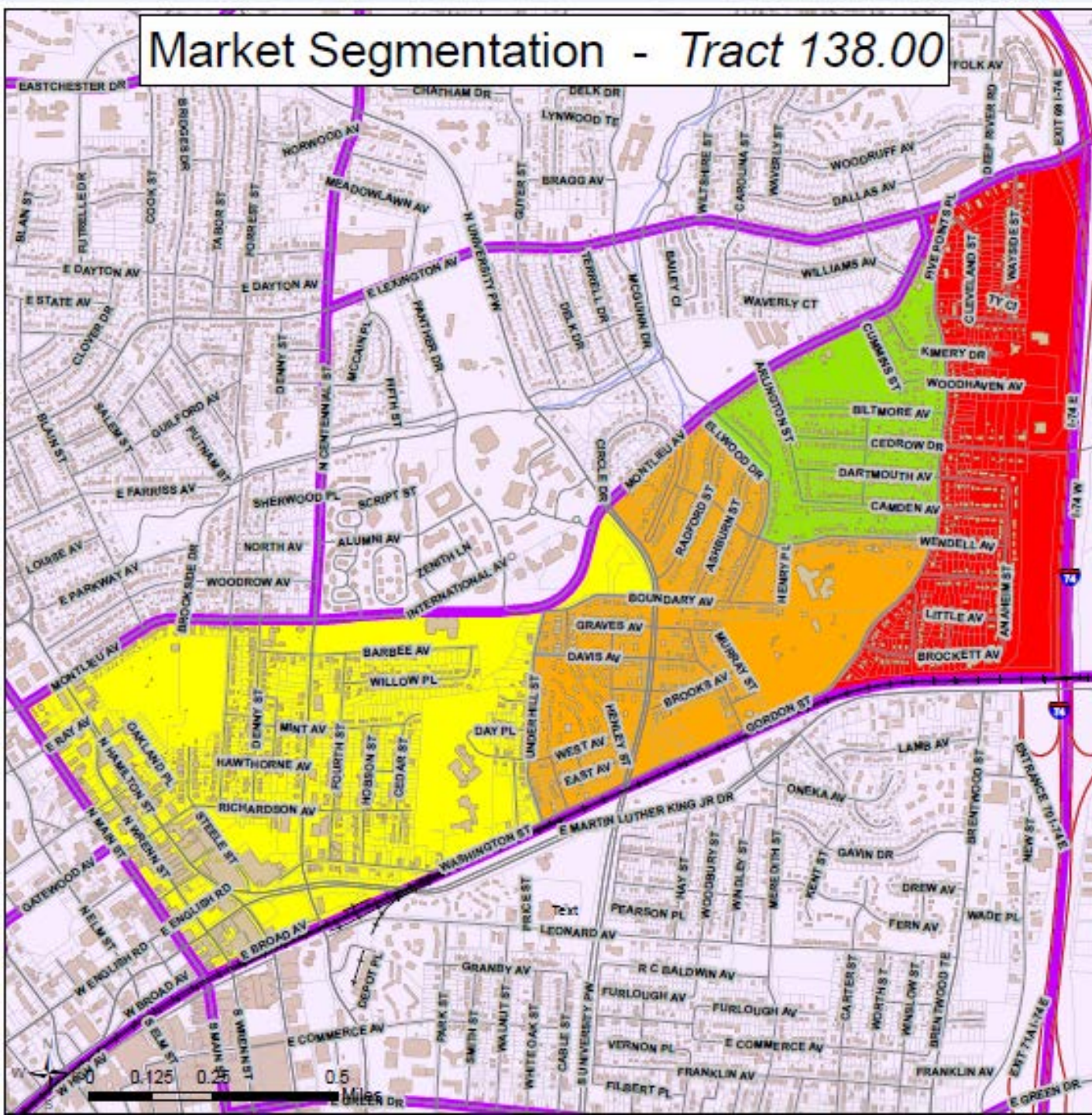
- Housing Market Segmentation Study (UNC-G - Center for Housing & Community Studies)
- Technical Assistance Scholarship Program report (Center for Community Progress)
- Review of parcel level data



Housing Market Segmentation Study

- Conducted 2015 by Center for Housing and Community Studies
- Parcel-level housing stock assessment of the Core-City.
- Provides data to help prioritize redevelopment and revitalization activities
- Block groups are divided in to five ratings based on data.
 - **Stable** – high home values, low vacancy rates, high homeownership.
 - **Functioning** – moderate home values, varied vacancy rates and moderate homeownership.
 - **Constrained** – moderate home values, higher vacancy rates, low homeownership, more substandard properties, higher poverty and unemployment.
 - **Weak** – low home values, higher vacancy rates, low homeownership, substandard homes, many vacant lots, poverty and unemployment is very high.
 - **Extremely Weak** – lowest home values, highest vacancy rates, highest rental rates, substandard homes and many lots are vacant. Poverty and unemployment is the highest.

Market Segmentation - Tract 138.00



Insights from the Market Study

- Very informative strategically, less so tactically
- Indicates where further analysis is needed
- Updateable data sources are crucial
- Need parcel level data to better understand communities
- Begs the question of why!

November 2016

IMPLEMENTING A COORDINATED APPROACH TO ADDRESS THE SYSTEMIC CAUSES OF VACANCY AND ABANDONMENT IN HIGH POINT, NORTH CAROLINA

Center for Community Progress Report to High Point, North Carolina
2016 Technical Assistance Scholarship Program Recipient

2016 TASP

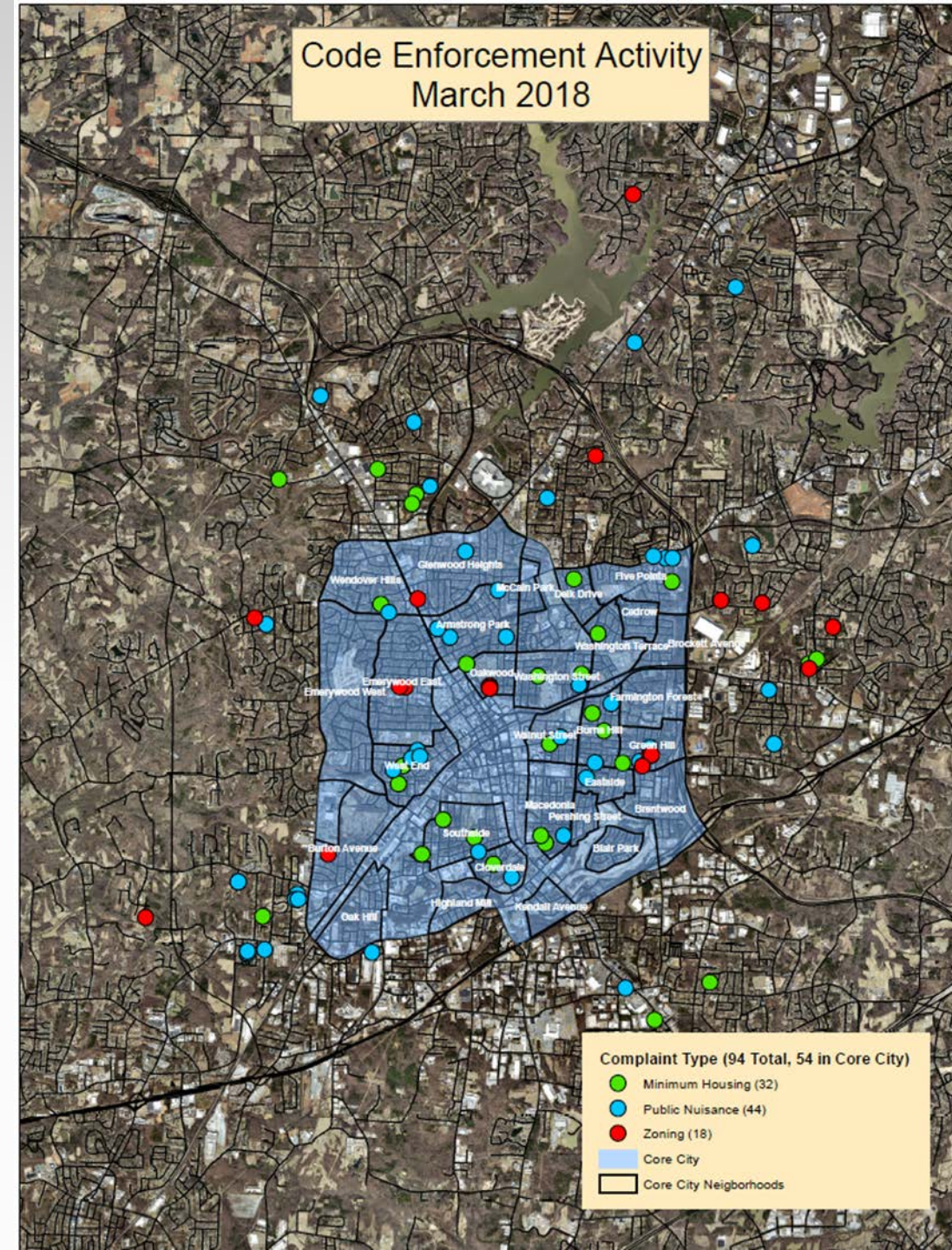
- Relationship began in 2015 with CPLI
- Data can be used to inform policy decisions
- Very informative strategically and tactically
- Parcel level data is needed to be actionable
- Updateable data sources are crucial
- Tremendous amount of useful data generated by City & County
- Other data sources can be very useful (RealtyTrac, MLS, Polk City Directory)
- GIS is your friend!
- <https://www.highpointnc.gov/DocumentCenter/View/7023>

What we learned from the TASP Report

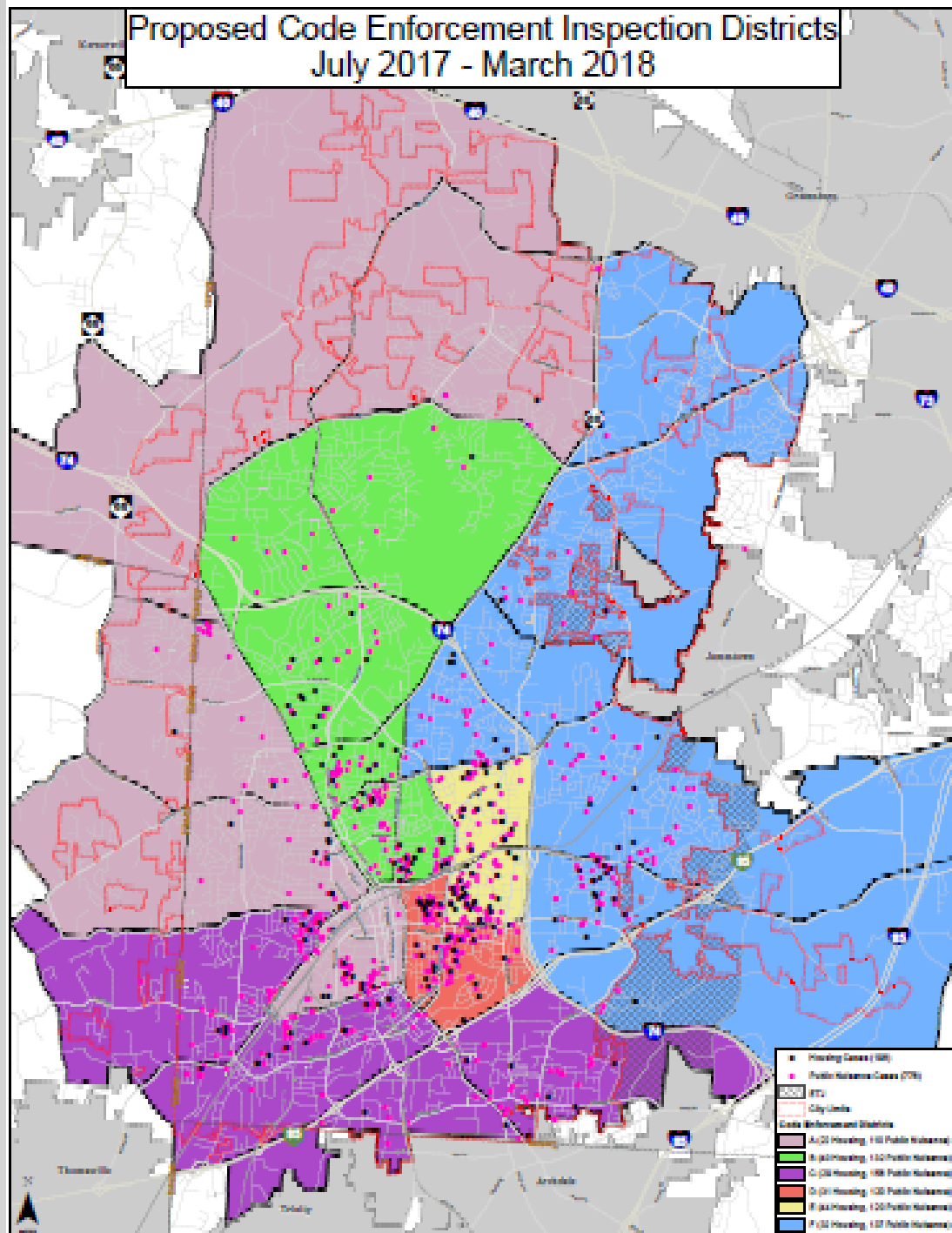
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Advantages of Parcel Level Data

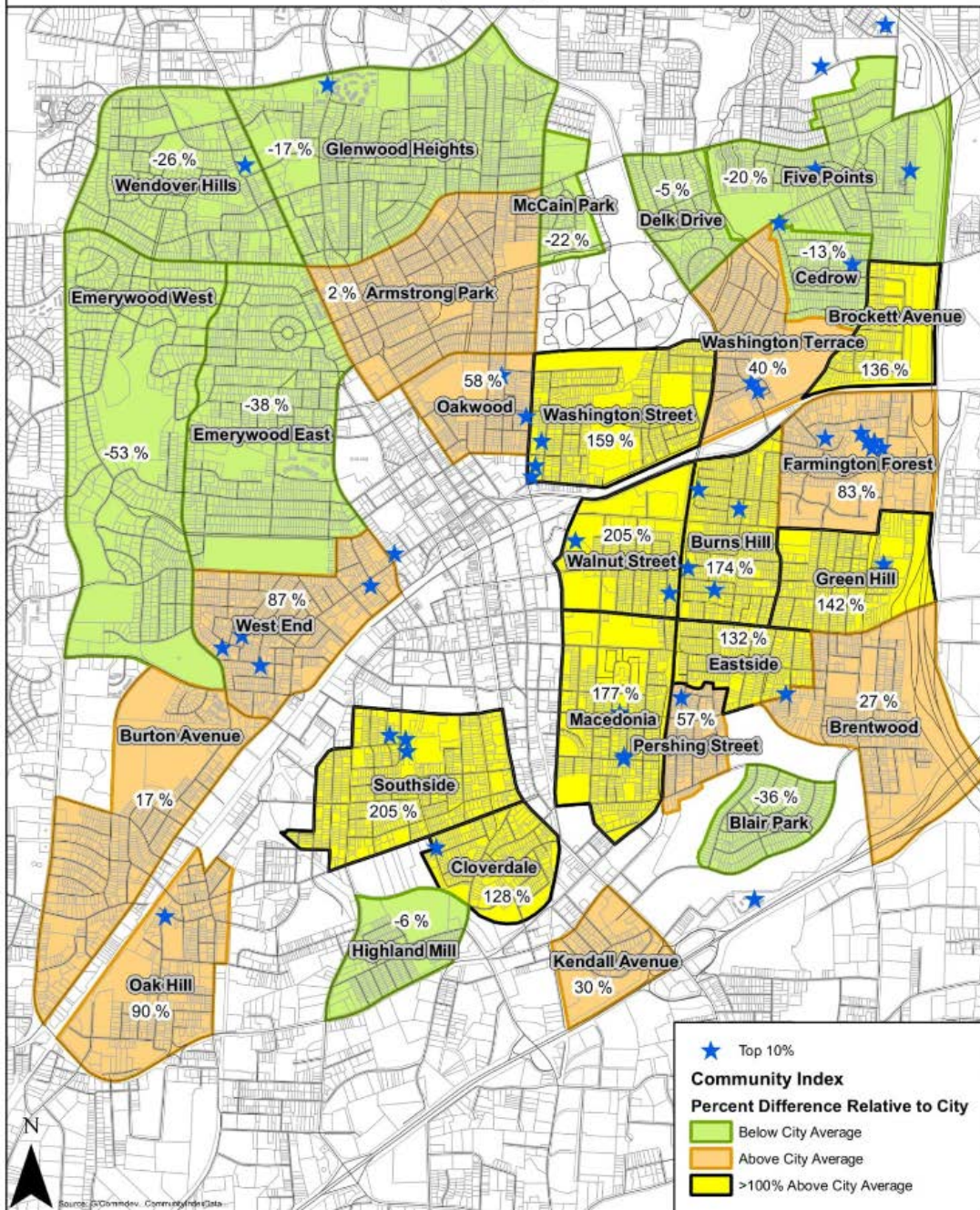
- Allows for comparisons across user definable areas
- Can be used to “right size” resources with needs.
- Provides better insights on trends



FY 2017-18 Code Enforcement Activity



Community Index Core City Neighborhoods

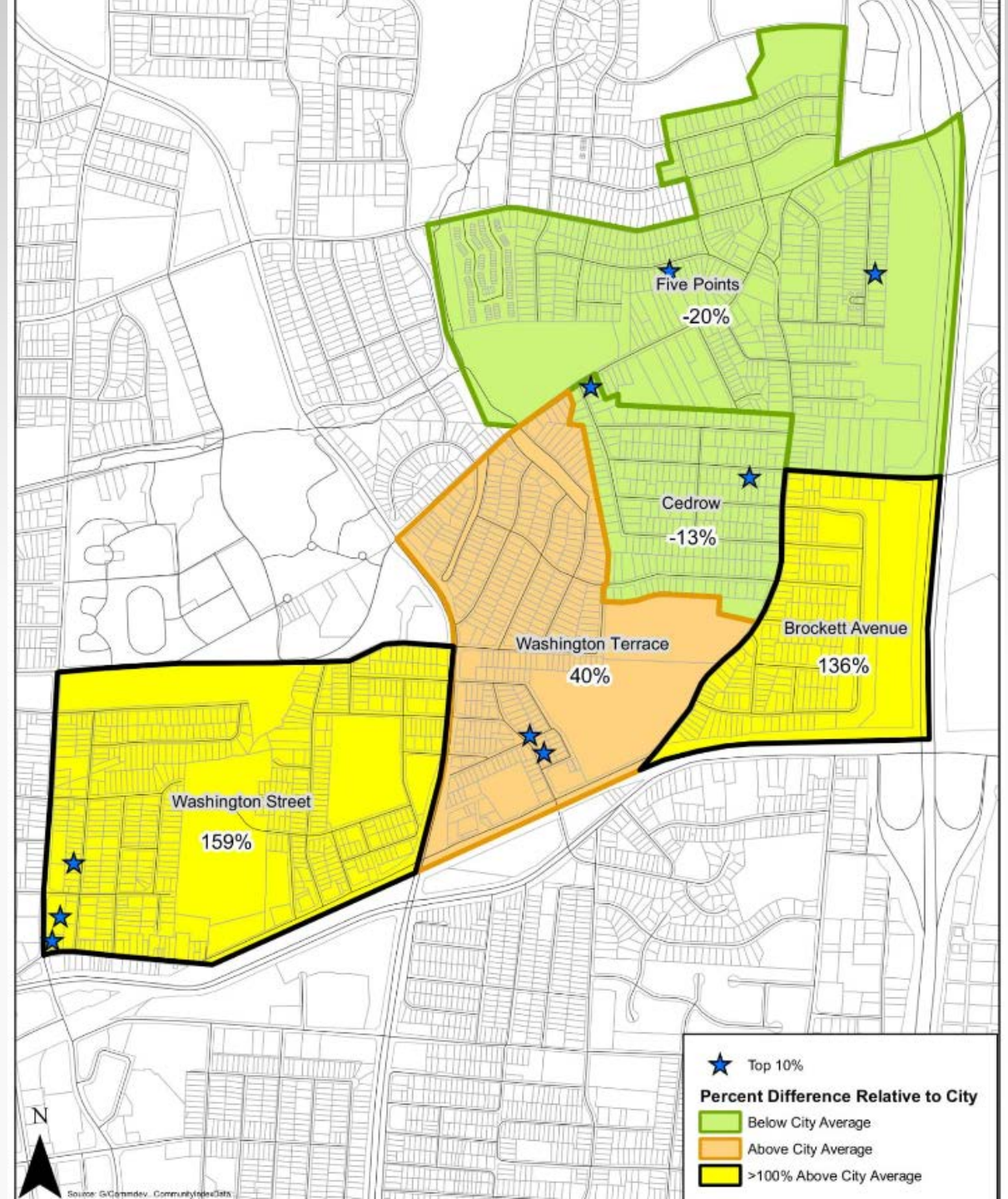
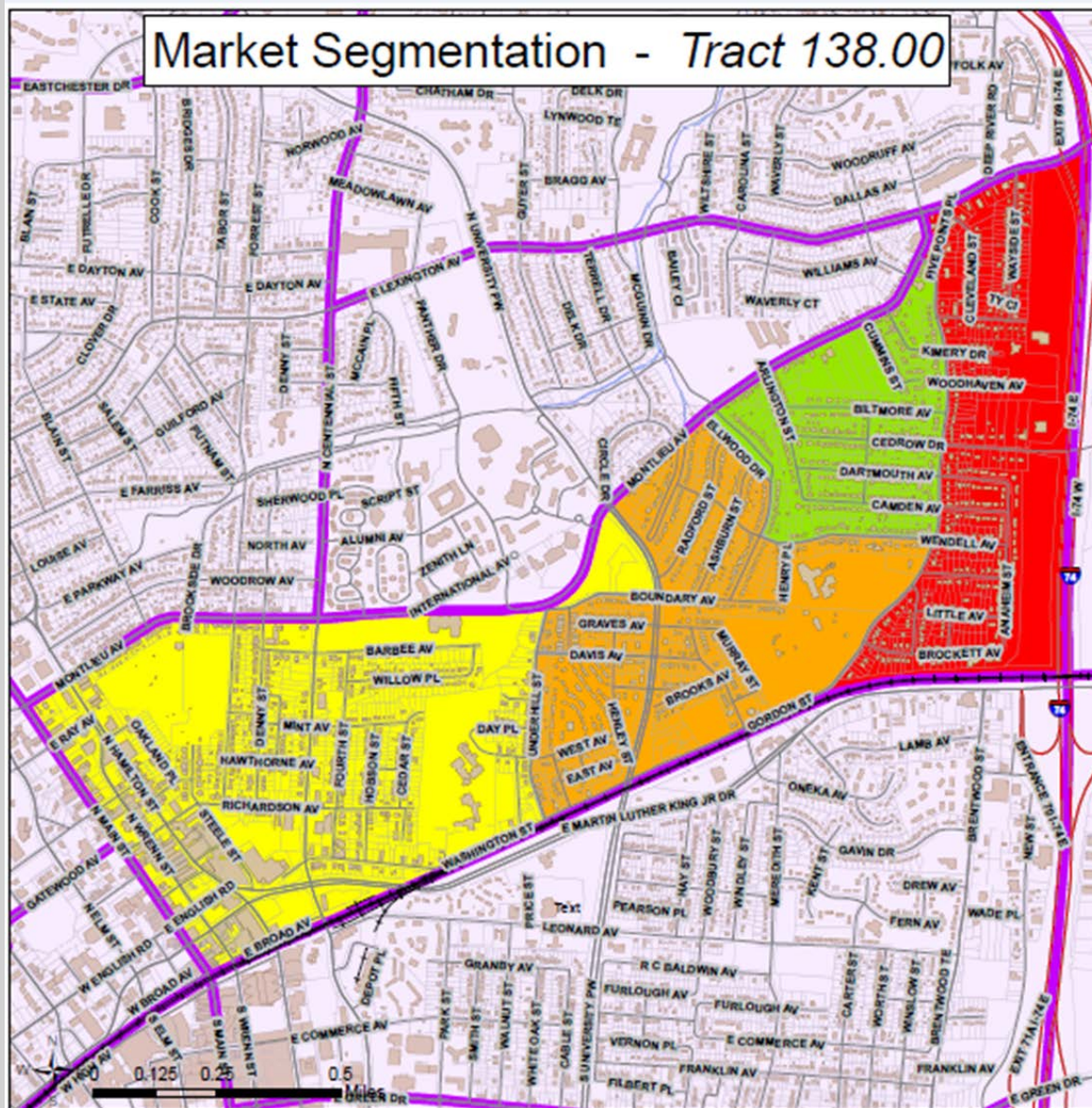


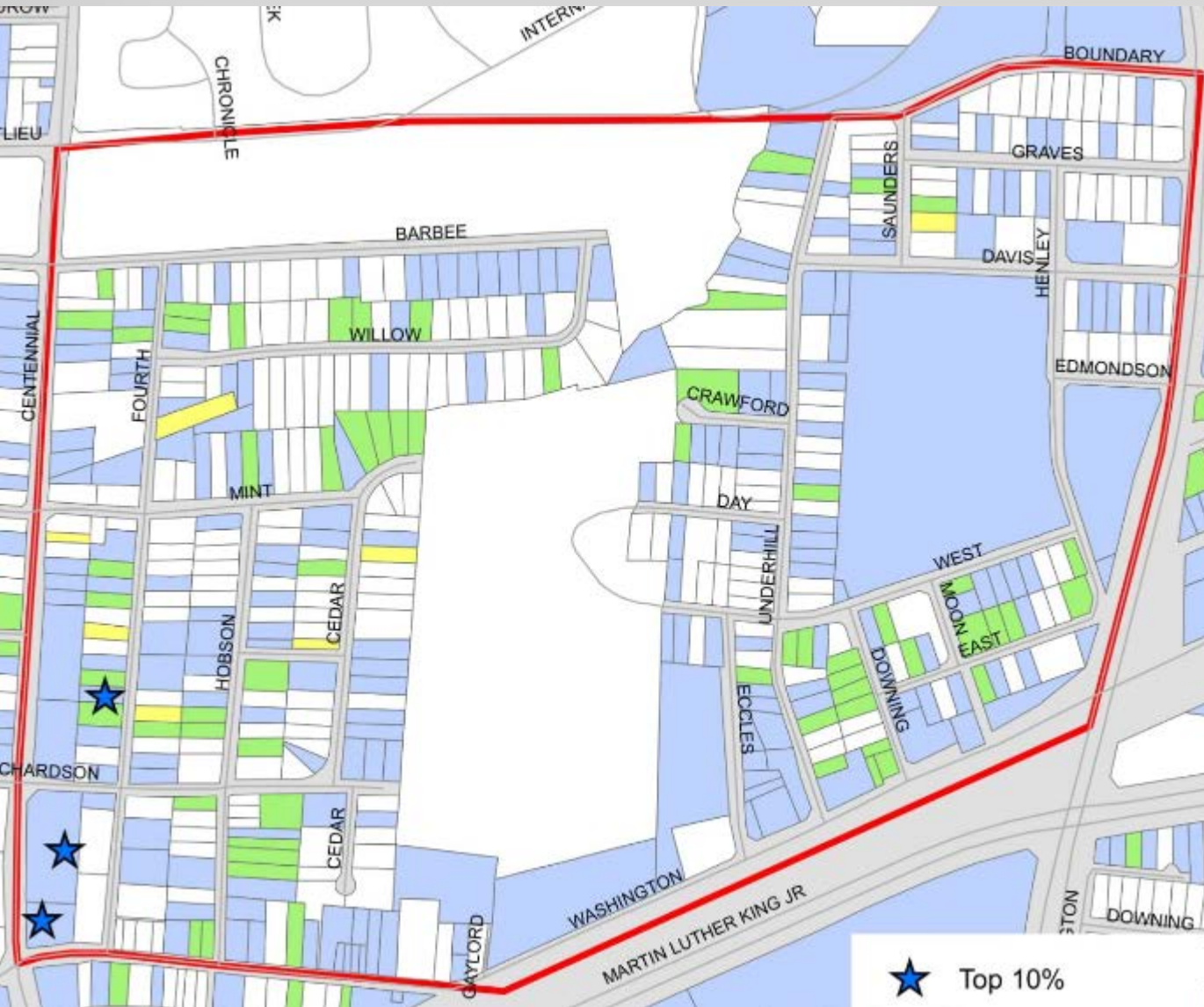
Comparing Neighborhoods

Data sources to determine a Community Index score:

- Criminal Offenses
- Open Code Violation
- Tax Delinquency
- Environmental Services Collection - Dumping
- Vacant Property
- The Top 10% of Targeted Criminal Offenses is also shown.

Analyzing Market Study Data





Next steps

- Refine our analysis
- Develop on the ground parcel data inventory
- Analyze needs
- Lay foundations for neighborhood action plans

Wrap Up

- Department overview and functions
- Ongoing activities
- Analyzing data to better understand communities

Questions

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Ribbon-Cutting Ceremony Held for Kirkwood Crossing April 6, 2018

April 6, 2018 by Madison Fisler Lewis



A ribbon-cutting ceremony was held to celebrate the grand opening of Kirkwood Crossing. This new construction family housing development will house XXX families in High Point. In attendance at the event was Representative John Faircloth who also spoke at the ceremony, Nick Wilkinson of the office of Senator Tillis and Addison McDowell of the office of Congressman Budd.