

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Contract with Habitat for Humanity

**From:** Michael E. McNair, Director

**Public Hearing:** N/A

**Attachments:** Vicinity Map  
Income Limit table

**Meeting Date:** October 1, 2018

**Advertising Date** N/A

**Advertised By:** N/A

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### **PURPOSE:**

The Community Development and Housing Department proposes to execute a contract with Habitat for Humanity in the amount of \$80,000 to construct two affordable homes in the neighborhood adjacent to Washington Terrace Park. The homes will be constructed on 209 Murray Street and 1807 Brooks Avenue.

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 35 homes in the neighborhood adjacent to Washington Terrace Park.

### **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 September 18, 2017 with Habitat to construct three houses in the Graves Avenue.

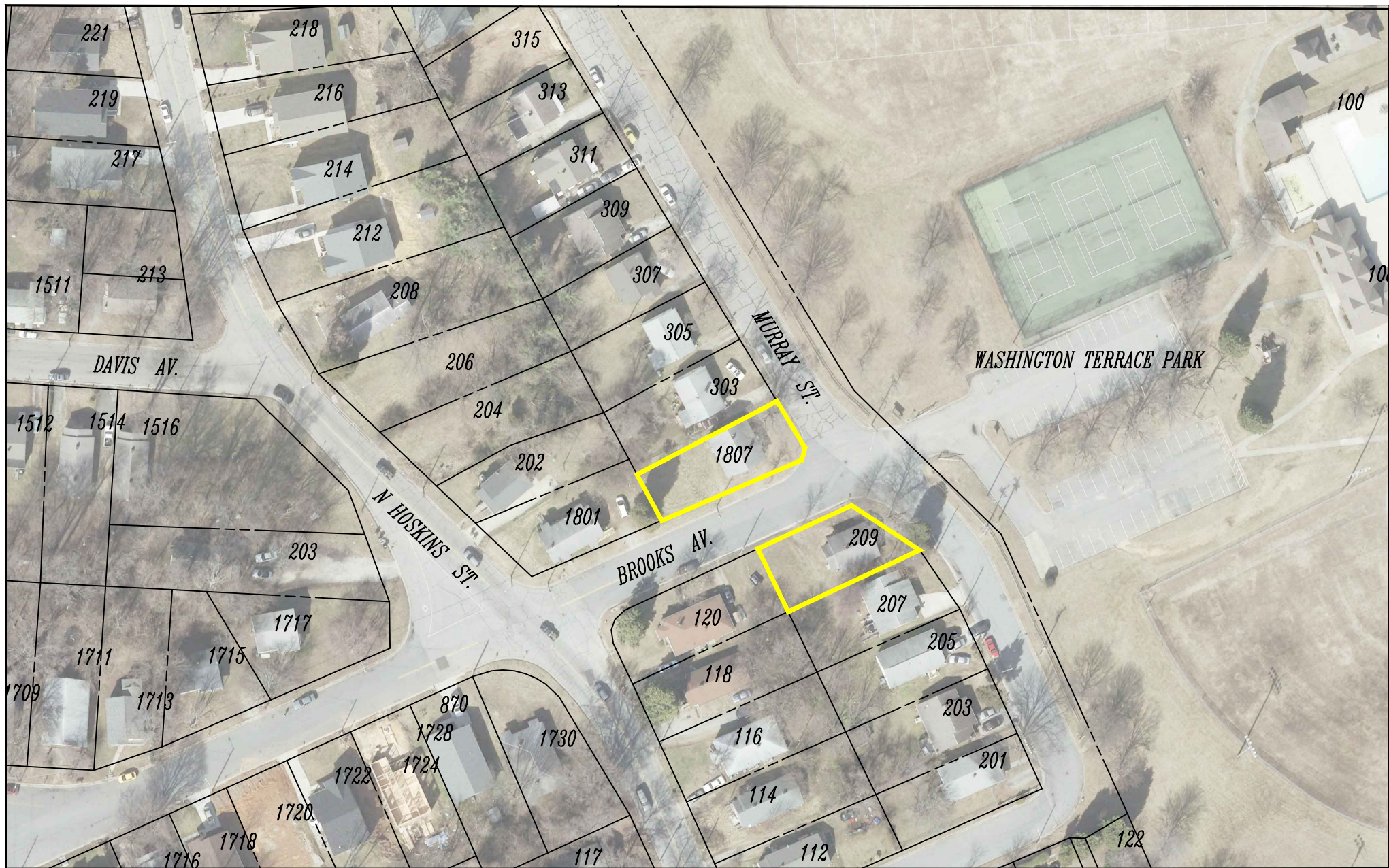
### **BUDGET IMPACT:**

\$80,000 will be committed from the City's HOME Investment Partnership Program which are allocated by HUD.

- \$50,000 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.



CITY OF HIGH POINT  
NORTH CAROLINA  
ENGINEERING SERVICES DEPARTMENT

EXHIBIT DRAWING FOR  
*209 MURRAY STREET AND  
1807 BROOKS AVENUE*

SCALE: 1"=100'

DATE: SEPTEMBER 2018

DRAWN: JKF

PROJECT: 2531



## 2018 Income Levels (Source: HUD)

	Extremely Low Income	Very Low Income	Low Income	Area Median Income
Persons in Household	30% Median	50% Median	80% Median	100% Median
1	12,750	21,200	33,900	42,400
2	16,460	24,200	38,750	48,400,
3	20,780	27,250	43,600	54,500
4	25,100	30,250	48,400	60,500
5	29,420	32,700	52,300	65,300
6	33,740	35,100	56,150	70,200
7	37,550	37,550	60,050	75,000
8	39,950	39,950	63,900	79,900