

Community Development & Housing Department

2020 Preliminary Tax Credit Applications

Community Development Committee

February 3, 2020

2020 Housing Credit Preliminary Applications for Guilford County

Project Name	Project Address	Project City	Project County	Target Pop.	Total Units	Census Tract	Poverty Rate
Redhill Pointe	2983 West Vandalia Road	Greensboro	Guilford	Family	84	165.02	3.8
Abbey Crossing	4955 Samet Drive	High Point	Guilford	Senior	48	163.06	4.9
Deep River Pointe	1559 Skeet Club Road	High Point	Guilford	Family	72	162.05	5
Yanceyville Place	2005 Mitchell Avenue	Greensboro	Guilford	Family	84	119.04	8.7
Dover Downs	3931 Yanceyville Street	Greensboro	Guilford	Senior	72	119.04	8.7
The Lofts at Elmsley Crossing	506-511 Kallamdale Road	Greensboro	Guilford	Family	84	168	11.5
Hartley Place	501 Hartley Drive	High Point	Guilford	Family	72	144.07	14.5
Appert Farm	2571 16th Street	Greensboro	Guilford	Family	72	154.02	31
The Arbors at South Crossing	800 West Florida Street	Greensboro	Guilford	Family	80	114	58.4

- 3 applications from High Point
- 9 applications submitted from Guilford County – most in the Metro
- 35 applications from the Metro areas:
 - (Guilford (9), Mecklenburg (6), Wake (6), Forsyth (5), Buncombe (3), Cumberland (3), & Durham (3))

Abbey Crossing

- Submitted by Wynnefield Properties
- 5085 Samet Drive
- 1.84 acres
- 48 unit elderly
- Rents are preliminary



		Square Feet	# of Units	Gross Rent	Utilities	Net Monthly Rent
Bedrms	Bathrms					
1	1	709	9	341	56	285
1	1	709	14	686	56	630
1	1	709	13	916	56	860
2	2	1026	6	409	69	340
2	2	1026	5	824	69	755
2	2	1026	4	1,099	69	1,030



Hartley Meadows

- Submitted by Park Grove Realty
- 501 Hartley Drive
- 10.24 acres
- 72 unit multi-family
- Rents are preliminary

Bedrms	Bathrms	Square Feet	# of Units	Gross Rent	Utilities	Net Monthly Rent
1	1	680	11	345	63	282
1	2	680	3	575	63	512
1	2	680	10	690	63	627
2	1	900	4	414	82	332
2	2	900	6	690	82	608
2	2	900	26	828	82	746
3	1	1,100	3	478	102	376
3	2	1,100	2	797	102	695
3	2	1,100	7	957	102	855



Walnut Ridge

- Submitted by Wynnefield Properties
- 1559 Skeet Club Road
- 5.83 acres
- 72 unit multi-family
- Rents are preliminary

Bedrms	Bathrms	Square Feet	# of Units	Gross Rent	Utilities	Net Monthly Rent
1	1	705	3	341	56	285
1	1	705	5	686	56	630
1	1	705	4	916	56	860
2	2	967	9	409	69	340
2	2	967	14	824	69	755
2	2	967	13	1,099	69	1,030
3	2	1,124	6	476	81	395
3	2	1,124	9	951	81	870
3	2	1,124	9	1,271	81	1,190

Next Steps

- NCHFA
 - January - Preliminary applications submitted
 - March 27 - Notification of final site scores
 - May 15 Deadline for full applications (12:00 noon)
 - August Notification of tax credit awards
- City of High Point
 - Define level of financial participation and submit for Council approval (Action Plan)
 - Provide conditional loan commitment letter(s) to developer(s)
 - Submit section 108 loan application to HUD
 - Await approval from NCHFA and HUD

Thank You

Michael E. McNair, M.P.A.

Director, Community Development & Housing Department

336-883-3676

michael.mcnair@highpointnc.gov