

Community Development & Housing Department

CDBG - CV

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Affordable Housing Updates

Community Development Committee

February 2, 2021

CDBG-CV Funding recap

CDBG-CV must be used to prevent, prepare for, and respond to the coronavirus pandemic.

- Contracts issued totaled \$354,363 leaving a balance of \$198,343
 - 66.6% of funds expended or pending
 - \$220,309.81 reimbursed to date as of December 31, 2020
 - \$15,846.92 pending reimbursement
 - \$118,206.27 balance to expend on existing contracts (including pending reimbursements)
- Staff will recommend allocation of remaining 198,343 balance to Council on 2-15-21:

Housing Consultants Group	\$80,000.00	Mortgage, Rental and Utility Assistance
West End Ministries	\$60,000.00	Rental and Utility Assistance
Piedmont Health and Sickle Cell Agency	\$33,343.00	Rental and Utility Assistance
Open Door Ministries	\$25,000.00	Rental and Utility Assistance

- Total uncommitted CDBG-CV balance will be \$588,681 (2nd allocation).
- Staff is exploring possibility of using 2nd allocation funds on a public facility
- Pandemic relief bill extended deadline for spending down the \$150 billion in coronavirus relief funds to December 31, 2021.

Agency	Amount Awarded	Amount Spent to Date	Project Update	Percent Complete (%)
Open Door Ministries Emergency expansion of men's homeless shelter to increase social distancing and put in place other COVID-19 preventative measures.	\$28,800.00	\$28,800.00	Project is complete. 11 homeless men were assisted with emergency shelter. The temporary shelter was staffed 24 hours a day, 7 days a week. 12 part time staff were paid using grant funds. Funding also provided meals, supplies, and case management.	100%
Growing High Point Increase food access in low- and moderate-income neighborhoods via "Mobile Market" project.	\$40,150.00	\$10,914.02	Ten (10) mobile market locations - all in low-income neighborhoods that are also considered "food deserts", have been finalized. They plan on placing "bus stop" signage at each of these locations to further promote the program and drive sales. Launch date is expected to be February 2021.	27.18%
Hayden Harman Foundation Provide sanitizing stations in low- and moderate-income neighborhoods. Stations will be equipped with portable toilets and handwashing stations. They will be cleaned and serviced daily.	\$31,090.00	\$15,397.24 (Pending reimbursement for \$11,848.45)	A total of 9 stations have been placed at 5 locations. Units continue to be serviced twice a week due to significant usage. Funding has been secured to extend the sanitation stations for an additional three months. They continue to experience only minor issues with the use of the sanitation stations.	87.63%
Housing Consultants Group Provide emergency rent and mortgage assistance targeting those that are unemployed or underemployed as a result of the COVID-19 pandemic.	\$50,000.00	\$25,000.00	Assistance has been provided to 44 families. To date, \$35,858.26 has been spent on mortgage and rental assistance. Of that, \$8,106.37 has been on mortgages. 36 families have received rent assistance and 8 have received mortgage assistance. Applications are available online and in-person by picking up an application at the office.	50.00%

Agency	Amount Awarded	Amount Spent to Date	Project Update	
<p>Macedonia Family Resource Center Provides emergency food assistance and essential supplies to anyone who has experienced hardships related to the COVID-19 pandemic.</p>	<p>\$44,160.00</p>	<p>\$26,515.60 (pending reimbursement for \$3,998.47)</p>	<p>This project is providing food & supplies for the community and one hot meal per month. (Groceries, Detergent, Bleach, Hand Sanitizers, Masks, etc.) This grant has enabled Macedonia to hire additional staff members to supply the food and essentials daily until 6:30 pm. They offer hot meals once per month to over 100 individuals within the community. Donations from their caterer allow the agency to serve more individuals than originally anticipated each month.</p>	<p>69.10%</p>
<p>Open Door Ministries Provides emergency rent and utility assistance to those impacted by the COVID-19 pandemic. Housing assistance to move shelter residents into permanent housing more quickly.</p>	<p>\$21,200.00</p>	<p>\$3,275.00</p>	<p>The Shelter to Housing Program goal is to house 20 men by end February 2021. Case manager and shelter staff works with every resident on goals of employment and housing. To date, 6 residents have been assisted with rental payments and moved into permanent housing.</p>	<p>15.45%</p>
<p>Piedmont Health and Sickle Cell Agency Assistance to equip the organization with personal protective equipment and office supplies to ensure a safe environment for their staff and clients receiving health services. Provide emergency rent and utility assistance to household impacted by COVID-19.</p>	<p>\$20,826.00</p>	<p>\$14,394.30</p>	<p>PHSSCA provided food to families in High Point during the month of December. We served 26 unduplicated households, 32 total households, 38 unduplicated individuals, and 44 total individuals. To date, 14 clients have been assisted with utility payments and 20 clients have received rent assistance.</p>	<p>69.12%</p>

Agency	Amount Awarded	Amount Spent to Date	Project Update	
Salvation Army Boys and Girls Club Provide educational programming, distance learning support, and childcare assistance for families impacted by COVID-19.	\$39,000.00	\$23,530.00	Services have been provided to 64 children. The summer learning camp was held beginning in June with structured activity all day. Children were provided swim lessons, had science, math, and engineering projects weekly, held healthy cooking classes, planted a "community" garden, had art projects, and were provided breakfast, lunch and snack every day.	60.33%
Senior Resources of Guilford Increasing food access by delivering meals to 25 homebound seniors. This is in response to the increased need for access to food and transportation experienced by seniors during the COVID-19 health crisis.	\$29,137.00	\$27,869.14	As of December 30, 2020, Senior Resources has delivered a total of 2,672 meals to fifty (50) homebound seniors in High Point. In addition to the meals delivered, forty-nine (49) rides for thirteen (13) senior riders over the grant period.	95.65%
West End Ministries Provides funding for operating costs and increased case management services for homeless women with a goal of moving them from the shelter and into permanent housing quicker.	\$50,000.00	\$44,614.51	To date, 46 homeless women have been provided emergency and supportive services. The grant has enabled West End to hire extra staffing to provide increased case management. As a result, the agency has been better able to help the women become self-sufficiency quickly. This means that they are ready to move into permanent housing quicker, opening up beds at Leslie's House.	89.23%
Total Allocated: \$354,363.00	Total Reimbursed To Date: \$220,309.81		Total Pending Reimbursement: \$15,846.92	Overall % Complete: 66.64%

Emergency Rental Assistance Program

- Authorized through Covid-19 relief bill
- Provides \$25 billion to pay rent and utilities for income eligible households
- Funds provided directly to States, U.S. Territories, local governments, and Indian tribes
 - Administered by the Treasury Dept
 - State of NC expected to receive \$702 million
 - 45% state's allocation made available to local governments with more than 200,000 residents
 - Greensboro received approximately \$9 million
 - Guilford County to receive approximately 8 million
- Program requirements are very similar to CDBG-CV
 - No duplication of benefits
 - Renters with incomes up to 80% of area median income
 - Assistance can last up to 12 months plus an additional 3 months, if necessary, to ensure housing stability.

2021 Applications submitted to NCHFA

192 applications submitted statewide

Total # units = 16,128

Includes multifamily, elderly and rehabilitation projects

- 155 LIHTC requests
- 29 projects requested tax exempt bonds
- 8 rehabilitation projects

9 % LIHTC applications from Guilford County

Gateway Park	102 & 104 E Vandalia Road	Greensboro	Guilford	Family	96	Wynnefield Forward LLC
Keystone Place	5009 Mackay Road	Greensboro	Guilford	Senior (55)	76	Workforce Solutions, LLC
The Arbors at South Crossing - Phase 1*	800 W. Florida Street	Greensboro	Guilford	Family	80	South Creek Development, LLC
The Lofts at Elmsley Crossing	506-511 Kallamdale Rd	Greensboro	Guilford	Family	85	Trinity Housing Development, LLC
The Village of Greensboro	113 Martin Luther King Jr. Drive	Greensboro	Guilford	Senior (55)	60	Weaver-Kirkland Housing, LLC
Vandalia Acres	2985 W. Vandalia Rd.	Greensboro	Guilford	Family	96	Affordable Housing Management, Inc.
Yanceyville Place	2005 Mitchell Ave	Greensboro	Guilford	Family	84	Fred Mills, Sr.
Hartley Meadows	501 W. Hartley Drive	High Point	Guilford	Family	72	PG NC Development South LLC

Tax exempt bond applications from Guilford County

Townsend Trace	2571 Sixteenth Street	Greensboro	Guilford	Family	180	Taft-Mills Group, LLC
Wendover Heights	5000 W. Wendover Avenue	High Point	Guilford	Family	216	Wynnefield Forward, LLC

Avondale Trace - Wynnefield

- 72 unit multifamily
- Project completed
- Lease up underway



Abbey Crossing

- Approved by NCHFA August 2020
- 48 units of elderly housing
 - 1 bedroom = 36 units
 - 2 bedroom = 12 units
- Currently under redesign to meet development ordinance requirements
- Redesigned building will be 4 story
- Construction expected to begin late Spring/ early Summer 2021





Highland Creek

- 12.5 acre site located at 3023 South Main St
- Site plan & design underway
- 120 unit multi-family development
- Will utilize 4% NCHFA Tax-exempt bond financing
 - CHP would issue bonds but have no liability
 - Also eligible for 4% federal tax credits if approved
- Final unit mix to be determined

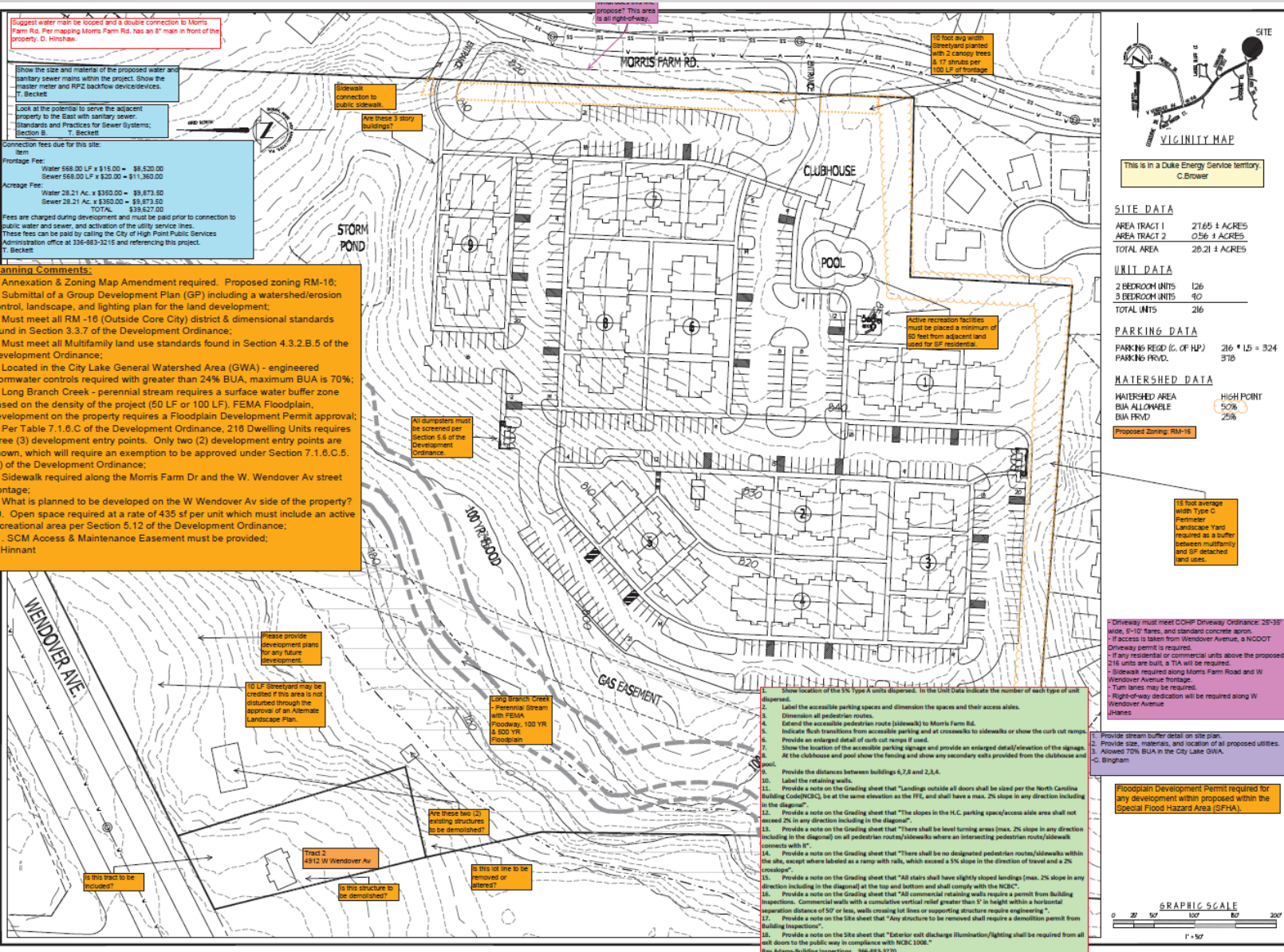
Walnut Ridge

- 5.8 acre site located at 1559 Skeet Club
- Site plan & design underway
- Did not submit for 9% NCHFA Tax credits
- Status undetermined
- Final unit mix to be determined



5000 W Wendover Avenue

- 28.2 acre site off Morristown Rd
- 216 units of multifamily housing
- Site plan & design underway
- 120 unit multi-family development
- Will utilize 4% NCHFA Tax-exempt bond financing:
 - CHP would issue bonds but have no liability
 - Also eligible for 4% federal tax credits if approved
- Final unit mix to be determined



2021-22 ANNUAL ACTION PLAN SCHEDULE

February 7th	Run ad for citizen participation meetings in HPE
February 25th	Virtual citizen participation meeting 10:00 a.m.
March 2nd	Virtual citizen participation meeting 6:30 p.m.
March 9th	Virtual citizen participation meeting 6:30 p.m.
March 25th	Review with CAC
March 28th	Run ad for 30-day review and comment period
April 1st-30th	Draft plan available for 30-day review and comment period
April 4th	Run ad for public hearing before Council
April 6th	Presentation to Community Development Committee
April 19th	Public hearing before Council
April 26th-30th	Finalize plan
May 3rd	Request Council approval
May 15th	Action Plan Submitted to HUD

Thank You

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