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City of High Point

FY 2007-2008

Consolidated Annual Performance & Evaluation Report: *C A P E R*

I. Executive Summary

Required by the U.S. department of Housing and Urban Development (HUD), the CAPER is, in effect, a report card for the City of High Point's Community Development and Housing programs. This extensive annual report summarizes and evaluates activities funded for the past fiscal year by Community Development Block Grants (CDBG) and HOME Investment Partnerships programs.

The City utilizes these funds ***to increase the supply of decent, affordable housing; to promote a more livable community, and to facilitate a variety of public services benefitting lower income residents and neighborhoods***. Through CDBG funds many public service grants are awarded to local non-profit organizations for implementation of non-housing, community-based programs benefiting low-to-moderate income residents and neighborhoods.

Each year the City of High Point is required by HUD to submit an Annual Action Plan outlining proposed use of funds to be awarded in the upcoming year, setting goals and setting performance measures. The CAPER is then based on the Annual Action plan, reviewing accomplishments and evaluating performances.

This particular CAPER is the annual performance review of Housing and Community Development activities undertaken by the City of High Point for fiscal year 2007-2008, July 1, 2007 through June 30, 2008.

II. Sources of Funding

For thirty-three years the City of High Point has been an entitlement city[1], receiving its Community Development Block Grant allocation directly from HUD. Legislation authorizing the federal government to disburse these funds is Title 1 of the Housing and Community Development Act of 1974 as amended. The primary goal of this law is the development of viable urban communities: program objectives include provision of decent housing, suitable living environments, and expanded opportunities primarily for low-to-moderate income individuals and families. 100% of both HOME- and CDBG-funded programs benefitted low to moderate income persons. Projects and activities funded with CDBG funds must meet at least one of the three broad National Objectives:

- Benefit low and moderate income persons
- Aid in prevention/elimination of slums/blight
- Meet community development needs which have a particular urgency

All CDBG-funded projects and activities implemented in the 2007-08 annual Plan and reported in this CAPER met one of the national objectives.

The HOME Investment Partnership program affirms the federal government's commitment to help provide decent, safe and sanitary affordable housing to low-to-moderate income citizens. FY 2007-08 marked the third year that High Point received its HOME allocation as a PJ, or Participating Jurisdiction.[2] HOME funds require a 25% local match, unlike CDBG funds which are match-free. HOME funds are allocated by formula, and must be spent within five years or they revert to HUD.

The HOME program (HOME is not an acronym) was created under the auspices of the National Affordable Housing Act of 1990, providing funding and guidelines to assist in developing affordable housing strategies addressing local housing needs. The program is designed to increase the supply and availability of affordable housing, and build public/private partnerships between state/local governments and affordable housing providers. HOME projects and activities reported in this CAPER meet one of the two HOME National Objectives:

- To expand the supply of decent, safe, sanitary and affordable housing
- To strengthen public/private partnerships

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[1] Entitlement is based on such factors as population, age of housing, and poverty levels.

[2] Jurisdictions meet funding thresholds, notify HUD of its intention to participate, and receive HUD approval of its Consolidated Plan to qualify as a PJ.

III. Summary of Resources

HUD regulations require the City to identify all resources expected to be available in the Annual Action Plan. The table below identifies the resources that were projected to be available versus the actual funding realized to develop a coordinated and comprehensive approach to core goals identified in the 07-08 Action Plan.

The City projected a total of $2,752,388 in resources to be available for use in HUD programs for the 2007-08 program year. These projected resources consisted of the 2007-08 CDBG allocation in the amount of $792,991; the 2007-08 HOME allocation in the amount of $452,957; the City's local match to the HOME funds in the amount of $200,000; total projected program income earned in the amount of $300,000 for CDBG ($250,000) and HOME ($50,000); and $741,000 of prior year funds rolled forward in ongoing CDBG and HOME projects, $150,000 and $591,000 respectively. A summary comparison of projected new resources in the 2007-08 program year is listed in the table below:

Funding Source	Projected	Available	Variance	Percent
2007-08 CDBG	$792,991	$792,991	$-0-	-0-
2007-08 HOME	452,957	452,957	-0-	-0-
Prior year CDBG	150,000	150,000	-0-	-0-
Prior year HOME	225,000	225,000	-0-	-0-
Consortium HOME funds	366,000	362,0000	($4,000)	-1.1%
Shelter Plus Care funds	265,4400	265,440	-0-	-0-
CDBG Program Income	250,000	240,000	($10,000)	-4%
HOME Program Income	50,000	45,000	($5,000)	-10%
City's HOME match funds	200,000	200,000	-0-	-0-
TOTAL	**$2,752,388**	**$2,733,388**	**($19,000)**	**-.7%**

Program resources realized for 2007-08 were in line with projections with the following exceptions:

- The City earned a total of $285,000 in program income during the program year.
- CDBG program activities earned a total of $240,000 which was $10,000 less than expected
- HOME program income earned during the 2007-08 program year totaled $45,000, $5,000 less than expected

IV. Uses of Funding

As outlined in the 2007-2008 Annual Action Plan, Community Development & Housing proposed the design and implementation of various housing assistance strategies including rehabilitation, down payment assistance for first-time homebuyers, and affordable housing/new construction. Community and neighborhood development activities were designed to assist improvement projects, assist small business, provide public services, help low/moderate income residents acquire needed information, and skills to build their capacity, enhance provision of public services and provide relocation assistance to residents required to move from their homes. A quick overview of 2007-2008 activities is charted below.

Affordable Housing Activities	**Budget**	**Projected**	**Actual**	**Description**
Housing Rehabilitation	$921,819	60	45	Home repairs
Infill Housing	336,000	6	13	Acquire property/infill development
Homebuyer Assistance	125,000	20	11	Homes purchased
CHDO[3] Activities	170,088	8	3	Homes built and sold
Southside Revitalization Project	298,858	5	2	Property Acquisition/demolition
TOTAL	**1,851,765**	**97**	74	

Community & Neighborhood Development	**Budget**	**Projected**	**Actual**	**Description**
Community Resource Programs	$207,112	12	6	Support Public Service Activities
Shelter Plus Care Program	265,440	5	7	Permanent Housing for Homeless
Public Service Grants	59,177	10	6	Assist Public Service Agencies
Individual Development Accounts (IDA)	35,000	10	10	Improve Household Financial Literacy
Community-Based Initiatives (CBI)	20,000	10	8	Neighborhood improvement projects
Relocation Assistance	5,000	5	3	Relocation assistance
TOTAL	**$591,729**	**54**	40	
General Program Administration				
CDBG Program	$193,647	n/a	n/a	Administration & Management
HOME Investment Partnership Program	115,247	n/a	n/a	Administration & Management
TOTAL	$308,894			
TOTAL ALL ACTIVITIES	**$2,752,388**			

[3] A CHDO (pronounced Cho-doh) is a non-profit organization certified by local government to do affordable housing activities.

V. General Narratives

A. Assessment of Three-to-Five-Year Goals and Objectives

The Community Development & Housing Department completed the third year of the 2005-10 Consolidated Plan (Conplan), which outlined goals and objectives for the City of High Point. The Conplan is the road map outlining the Department's process of achieving strategic objectives. In accordance with HUD, the Conplan must be submitted every five years to identify the City's housing and community development needs, and provide a coordinated plan to meet those needs. The Conplan identified three areas of priority need:

1. Provide decent and affordable housing for lower-income households
   - Low income (<80% AMI) homeowners who live in substandard housing
   - Low income renters (<60% AMI) who live in substandard housing
   - Low income renters (60-80% AMI) who are potential homebuyers

2. Provide housing and services for homeless populations with special needs
   - Service-enriched transitional and permanent housing for homeless persons with special needs

3. Promote neighborhood and economic development
   - Strengthen and enforce regulatory requirements
   - Promote economic development
   - Promote neighborhood stability, revitalization and quality of life

The City has designed and implemented a variety of strategies and programs to meet these priority needs. Progress and accomplishments toward these goals are presented below:

Goal 1 - Increase supply of affordable housing

Need	5-year Goal	FY 2007-08 Actual	FY 05-10 Total
#1. Low income (<80% AMI) homeowners who live in substandard Housing	▪ Conduct 325 urgent repairs	35 urgent repairs	141
	▪ Complete 40 substantial repairs	9 substantial repairs	35
	▪ Implement home maintenance education program for 200 residents	Currently reviewing feasibility of program implementation with housing partners	0
#2. Low income renters (<60% AMI) who live in substandard housing	▪ Complete substantial repairs on 35 investor-owned units	Conducted 4 substantial repairs of investor-owned properties in partnership with the ARC of NC in its Housing 400 project	18
	▪ Produce 3 low-income housing tax credits and/or self-financing bond projects	Unsuccessful in in putting together a LIHTC acceptable to City Council	0
	▪ Facilitate development of 10 homebuyer opportunities with the Housing Authority and Habitat for Humanity	Executed a CHDO contract with Habitat for Humanity to construct 6 homes on Graves Avenue; 2 have been sold, 2 more are under construction. Triad EDC sold a home during the program year. Assembled 13 properties for redevelopment projects in Southside, Graves Avenue and White Oak Street	8
#3. Low income renters (60-89% AMI) who are potential homebuyers	▪ Provide Downpayment and closing cost assistance to 130 qualified homebuyers	Provided Downpayment assistance to 11 homebuyers. Current economic downturn resulted in substantial decrease in home purchases over the previous year	80
	▪ Provide 25 NC Housing Finance Agency supplemental mortgages	City has not applied for any supplemental mortgages from NCHFA	0
	▪ Serve 500 potential homebuyers through homebuyer education and credit education	151 potential homebuyers attended classes . City supplemented these classes with financial management training through IDA program	455

Goal 2 – Provide housing and services for homeless populations with special needs

Need	5 Year Goal	FY 2007 – 08 Actual	FY 05 – 10 Total
Service-enriched transitional and permanent housing for homeless persons with special needs.	▪ Provide mechanism in public service allocation of operational funding of emergency shelters. Provide at least five allocations dedicated to serve the homeless	City was a charter member with many public & private agencies in developing the Guilford County ***Ten-Year Plan to End Chronic Homelessness***	N/A
	▪ Complete 5 rehabilitation/acquisitions of transitional or permanent housing projects	Provided 7 units of permanent housing for the homeless via the Shelter Plus Care Program in partnership with Open Door Ministries	7
	▪ Continue provision of staff liaison to partner with local Continuum of Care	City remains an active partner with the Guilford County Continuum of Care	N/A

Goal 3 – Promote Neighborhood and Economic Development

Need	5-year Goal	FY 2007-08 Actual	FY 05-10 Total
#1. Strengthen and enforce regulatory requirements	▪ Active involvement with City's code enforcement to identify vacant lots and structures	CD&H works closely with Inspections to identify properties with blighting influences in low/mod communities	N/A
#2. Promote economic development	▪ Successfully apply for Section 108 loan to support small business loan pool	CD&H has sought Neighborhood Revitalization Strategy Area (NRSA) designation from HUD for significant portions of Core City. Department has also proposed implementation of a small business loan program to promote Core-City redevelopment. Funding for loan pool would be based on partnership with local banks. City's financial participation would be derived from HUD section 108 loan.	0
	▪ Support efforts to develop one small business incubator in Core City	Several local agencies have expressed an interest in developing a business incubator but no definitive action has occurred. High Point Workforce Preparedness recently indicated their intent to establish a small business incubator	0
#3. Promote neighborhood stability revitalization and improved quality of life	▪ Continue to provide capacity building activities for neighborhood groups and community leaders in targeted Core-City neighborhoods	Services and programs were provided to 15 neighborhoods; homeless individuals; 125 ex-offenders; 5 computer classes averaging 4-8 per class; 1 job-readiness class; several community education events and 423 income tax customers	64
	▪ Implement a minimum of 10 beautification strategies & neighborhood clean-ups	CD&H works closely with neighborhoods to facilitate/support beautification strategies and neighborhood clean-ups	19
	▪ Participate in the development of a Core-City plan	CD&H funded the Washington Drive to define redevelopment opportunities in the area	172

B. Affirmatively Furthering Fair Housing

The High Point Human Relations Department provides three principal services to facilitate human rights and relations for our citizens which are Affirmative Fair Housing, Equal Opportunity in Employment, and Multicultural & Diversity Training. In addition we:

- Partner with agencies on initiatives that address human rights issues and improve quality of life
- Sponsor a student human relations commission for grades 9 - 12
- Hold forums
- Convene special interest meetings
- Provide special programming
- Conduct outreach

The High Point Human Relations commission is comprised of 13 public citizens and 3 City liaisons who review and advise on issues of human rights, as well as helping to organize special events and build public awareness around human rights issues. There are four main committees under the commission: Executive, Fair Housing, Education, and Special Programs. The commission meets the second Thursday of each month at 5:30 PM.

The High Point Human Relations Commission and Department have celebrated significant milestones this past year. The first milestone was City Council's **enactment of a local Fair Housing ordinance in November of 2007.** Enactment of a local fair housing ordinance has allowed the City to better address fair housing issues by mandating that all parties come to the table to resolve disputes over alleged discrimination in real estate transactions. The 2007 AI (Analysis of Impediments) noted the City's lack of a local ordinance to enforce fair housing as an impediment; it has now been removed.

The second milestone was **expanding the Fair Housing committee**. Committees under the Commission have traditionally been comprised solely of seated human relations commissioners. This year the Commission voted to seat non-members of the commission on the fair housing committee. It is now comprised of 5 seated commissioners and 1 representative each from The High Point Housing Coalition; Triad Apartment Association; High Point Regional Association of Realtors; and the High Point Housing Authority.

The third milestone, growth of the department with **addition of a position for a Human Relations Specialist,** was realized in February of 2008. Duties include intake, investigation, and resolution of fair housing and landlord tenant disputes. Two essential assigned duties are outreach to and education for the community about fair housing.

The fourth milestone was **relocation of the department and grand opening of our new Human Frameworks Resource Center,** scheduled for early July 2008. The Human Frameworks Resource Center grand opening will be September 5, 2008. The Center's purpose is to promote understanding of other peoples and encourage proactive conflict transformation by providing educational insight into the concepts, values, practices, and approaches used by human beings from around the globe. The Center will boast the latest information on human rights and relations; fair housing; employment; inter/intra- cultural communication; social justice; human praxes, and more. Incorporated into this space is a conference/training room for High Point Human Relations Commission (HPHRC) meetings, HPHRC Committee meetings, community meetings, fair housing classes, mediations, and general use by City of High Point departments.

The department's fifth milestone is **the acquisition of training central to the delivery of fair housing services to citizens.** Through the financial support of Community Development and Housing, two staff members in the Human Relations Department have completed two weeks of a five week training course for certification in fair housing. Provided by the National Fair Housing Training Academy, this training is held at the USDA Graduate School in Washington, DC. Currently, staff is scheduled to attend the third week of this training July 6 – 12, 2008. Weeks one and two were completed in April and May.

National Fair Housing Training Academy

The National Fair Housing Training Academy (NFHTA) is the educational arm of the Department of Housing and Urban Development's Office of Fair Housing and Equal Opportunity (FHEO). The concept of the Academy was approved by Congress in FY 2004. Curriculum, site, and faculty have been identified in collaboration with FHEO and FHAP leaders; the USDA Graduate School; and the District of Columbia Office of Human Rights.

From July 2007 to June 2008, the Human Relations Department received 47 housing related complaints, 16 inquiries, and 3 landlord analyses for a total of 66 interactions illustrated below:

Discrimination Complaints:

Total Clients	Asian	Black	Latino	Native American	White	FHH
29	2	12	4	1	10	17

Protected Class: (numbers may show overlap; i.e., race AND sex, etc.)

Total Clients	Race	Color	National Origin	Religion	Sex	Disability	Familial Status
29	18	11	2	0	0	7	2

Landlord Tenant Complaints:

TOTAL CLIENTS	Eviction	Hidden Fees	Repairs	Security Deposits	No Reply from Respondent prior 11/7
18	8	1	7	2	0

Resolution Status:

Category/Total	Mediation Settlement	Reconciled	Pending	Irreconcilable	Court	No Reply from Respondent (prior 11/7)
Discrimination 29	4	11	3	0	0	11
Landlord Tenant 18	1	5	2	4	0	6

This past year the Human Relations Department and Commission have engaged in activities which promoted affirmative and proactive fair housing in both our jurisdiction and the Triad. Standard practices continue to be:

- Stocking current information about fair housing in different languages
- Providing training about fair housing to citizens engaging in real estate transactions
- Convening educational forums, seminars, and classes about fair housing
- Presenting at professional conferences about fair housing
- Receiving and investigating fair housing and landlord tenant complaints
- Conducting mediations to resolve fair housing and landlord tenant issues
- Providing a proclamation to the mayor declaring April as Fair Housing Month
- Sponsoring/attending outreach events to disseminate fair housing information

Established partners in furthering affirmative fair housing in High Point are:

- City of High Point Community Development and Housing Department
- Latino Family Center of High Point
- High Point YWCA
- High Point Housing Coalition
- North Carolina Housing Coalition
- University of North Carolina School/Institute of Government
- University of North Carolina School of Law Center for Civil Rights
- Greensboro Office of HUD
- Charlotte-Mecklenburg Community Relations Department
- City of Winston-Salem Human Relations Department
- City of Greensboro Human Relations Department
- The High Point Housing Authority
- The Triad Apartment Association
- The High Point Regional Association of Realtors

New services/activities added in 2008 and which will continue to be offered annually and as requested are:

- Landlord Analysis --- this service helps landlords avoid discriminatory practices by analyzing with HR staff their plan of advertising for, qualifying, and evicting tenants. Landlords must schedule an office or phone conference appointment.
- High Point Festival of Cultures --- Fair Housing for a Diverse Community (Annually - April)
- Triad Fair Housing Summit --- Partnership with Winston-Salem and Greensboro (Annually -April)

Future endeavors in fair housing towards which the Human Relations Department is taking steps are:

- Joining the Lead Safe High Point Initiative
- Submitting an application to HUD for approval as a Substantially Equivalent agency

The City of High Point Human Relations Commission (HPHRC) and Department have taken tremendous steps forward in the area of fair housing. These giant steps in fair housing have not been taken alone. The Human Relations Department has enjoyed great support from High Point City Council; HPHRC Council Liaison – Bernita Sims; HPHRC Chair – Paul Siceloff; HPHRC Fair Housing Committee Co-Chairs – Pat Neal & Milagros Amaro; HPHRC Fair Housing

Committee: City Manager Strib Boynton, City Attorney Fred Baggett, Former High Point Police Attorney Al Andrews, Community Development & Housing Director Mike McNair, High Point YWCA, High Point Housing Coalition, Latino Family Center of High Point, High Point Chapter of the NAACP, West End Ministries, High Point Fire Department's Chief Taylor, High Point Police Chief Fealy, High Point 911 Center, Planning & Zoning Director Lee Burnett, IT Communications Director Steve Lingerfelt, Maintenance Operations Director Tim McKinney, Customer Services Director Warren Larsen, and High Point/Thomasville Chapter of the American Red Cross International Services Committee.

Fair Housing is a common thread that connects each of us. Every day, citizens, real estate professionals, and the legal community call the High Point Human Relations Department for assistance. The City's mission to be "the most livable city in America" has moved from script to action and is being realized in the lives of those we serve.

C. Affordable Housing

The Community Development and Housing Department (CD&HD) experienced mixed results in regards to FY 2008 affordable housing goals. Due to changes in the economy and the mortgage origination industry, the number of applicants for down payment assistance decreased in relation to prior years. The Department also saw a decrease in the number of rehabilitation projects completed during FY 2008. This decrease was due to the fact that the average rehabilitation project cost was higher than anticipated. As in prior years, this is a reflection of the poor conditions of housing that was repaired. Also, many applicants did not qualify for emergency rehabilitation because repair requested was not considered an emergency. Although the results for down payment assistance and homeowner rehabilitation were lower than prior years, the Department was successful in focusing on improving the quality of projects completed. Ultimately, all of the City's affordable housing programs served low-moderate-income individuals and increased the supply of quality housing units.

During the FY 2008, the City was able to move forward with the redevelopment of Graves Avenue in the Washington Drive Neighborhood. In partnership with Habitat for Humanity of High Point, Archdale, and Trinity, the Department was able to assist in the building of new affordable housing in this neighborhood. During the FY 2008, significant staff resources were directed to Southside to begin the redevelopment efforts of the neighborhood. A round-about was built on Vail Avenue to slow traffic and increase the overall safety of the neighborhood. The City obtained additional infill-housing lots in the Southside Neighborhood for the future construction of affordable housing.

One highlight of the previous year is the City of High Point received $360,000 in federal grant funding from the North Carolina Department of Environment and Natural Resources, Children's Environmental Health Branch (NC DENR CEHB), to conduct a Lead-Based Paint Hazard Control Program. With the experience of submitting a Lead Based Grant application in 2007, the City once again took an aggressive approach to obtain a Lead Based Paint grant from Healthy Homes. The City committed a staff person and procured a consultant to write a $3 million grant to address lead in High Point's homes. Lead Based Paint is a five-year strategic goal addressed each year in the Action Plan. The Department continues to rise up to High Point's community challenges, aggressively combating substandard conditions.

D. Continuum of Care

The Continuum of Care is a community plan to organize and deliver housing and services to meet the specific needs of homeless people as they move toward stable housing and self-sufficiency. It includes action steps to end homelessness and prevent formerly homeless individuals from returning to homeless status.

The Continuum of Care for the Homeless Prevention of Guilford County accomplished the following goals:

- Conducted a Point–In-Time Count of homeless individuals and families throughout Guilford County. The count took place January 29-20, 2008.
- Served over 3,800 meals to homeless and needy individuals in Greensboro and High Point

	Emergency Shelter	Transitional Shelter	Unsheltered	Total
Greensboro	303	323	37	626
High Point	112	135	51	298
TOTAL	415	458	108	924

The Continuum of Care for the Homeless Prevention Coalition of Guilford County awarded funds to several High Point homeless service providers. Listed below are the agencies:

- Open Door Ministries $48,919
- Salvation Army of High Point $19,274
- Youth Focus $51,700
- Alcohol and Drug Services of Guilford $34,996

Total Funds applied for: $154,889

The Homeless Prevention Coalition of Guilford County is comprised of the City of High Point, the City of Greensboro and Guilford County governments Each entity report and document activities and meetings on a monthly basis in preparation of processing the Continuum of Care annually.

E. Other Actions

a. **Underserved Needs**: In light of the economic situation the nation has experienced, there remains an urgent need for affordable housing and emergency repair programs to assist low/moderate income persons and those with disabilities who cannot afford to repay a loan for reasons of insufficient income, unstable work history, or poor credit history. Limited resources dictate that the number of individuals served is small; however, the growing waiting list indicates continuing, substantial need.

b. **Facilitate Public Housing Authority Participation/Role**: The City continues its positive relationship with the High Point Housing Authority, working cooperatively and sharing information for development and stability of neighborhoods.

c. **Eliminating Barriers to Affordable Housing:** The City of High Point will continue to work with local and regional builders to increase the supply of affordable housing through new construction and rehabilitation of existing housing stock. The City will also continue its efforts to reduce instances of housing discrimination through public education about fair housing and by utilizing the resources of local, state and federal fair housing agencies to deal with unfair housing practices.

Staff from the Human Relations Commission have been assigned the responsibilities of receiving fair housing complaints and implementing the city's Fair Housing Plan. This includes the education of local builders and realtors concerning fair housing issues.

d. **Affirmative Marketing Procedures**

As a HOME Participating Jurisdiction (PJ), the City of High Point must adopt affirmative marketing procedures and requirements for any housing with five or more HOME-assisted units. Affirmative marketing differs from general marketing activities because it specifically targets potential tenants and homebuyers who are least likely to apply for the housing, in order to make them aware of available affordable housing

opportunities. A PJ has an obligation to develop and adopt affirmative marketing procedures, and to specify the affirmative marketing procedures that they will require project owners to undertake. In addition, a PJ must periodically evaluate the impact of their affirmative marketing procedures to ensure that they are meeting the goals of affirmative marketing. One of the methods used by the City to meet this requirement is regular provision of homebuyer education workshops. The Department contracts with Consumer Credit Counseling Services (CCCS), a division of Family Service of the Piedmont, Inc., to provide twelve (12) monthly first-time homebuyer seminars using the NFCC Keys to Home Ownership, a HUD-approved curriculum. CCCS was responsible for marketing the homebuyer/homeowner education program through public access TV, local newspapers and custom-made brochures/flyers. Two newspaper advertisements were placed in the High Point Enterprise prior to each class. CCCS and Family Service marketing staff received initial approval on ad templates used for all subsequent ads (with appropriate changes on date and locations). In order to assure access to low-income residents, the City reserves 5 seats in each class for residents of the High Point Housing Authority.

Flyers advertising the dates and location of scheduled homebuyer education classes were placed in the numerous locations to maximize circulation:

- Various sites in City Hall (Collections Department Pay Window; elevator, CD&HD and City Hall bulletin boards)
- City Hall at the Mall
- Community & Neighborhood Development Center
- High Point Public Library

Additionally, flyers and posters were located at the various sites of the homebuyer education classes, specifically Southside Recreation Center; Roy B Culler Jr. Senior Center; Community Neighborhood Development Center; Oakview Recreation Center; Guilford Technical Community College;

YWCA; and Macedonia Family Resource Center in an effort to ensure that all persons, regardless of race, color, national origin, age, religion, sex, disability or familiar status were aware of the affordable housing opportunities generated by the HOME Program activities.

The City also facilitated an annual Lender's Certification and Realtor Information Workshop. Lenders were notified of the Workshop by means of a postcard with a follow-up e-mail invitation/reminder. Participating Lenders are listed on the Department's website at **www.high-point.net/cd**. Attendees from current and new financial institutions were given an overview of lending criteria to access the City's down-payment assistance program. The City's lending requirements are designed to protect low/moderate income homebuyers from predatory lending practices. Predatory lending practices may include, but are not limited to, excessively high fees and commissions, misrepresentation of mortgage terms and conditions, high interest rates and repeated financing of loans and balloon payments. To become a Participating Lender, institutions must:

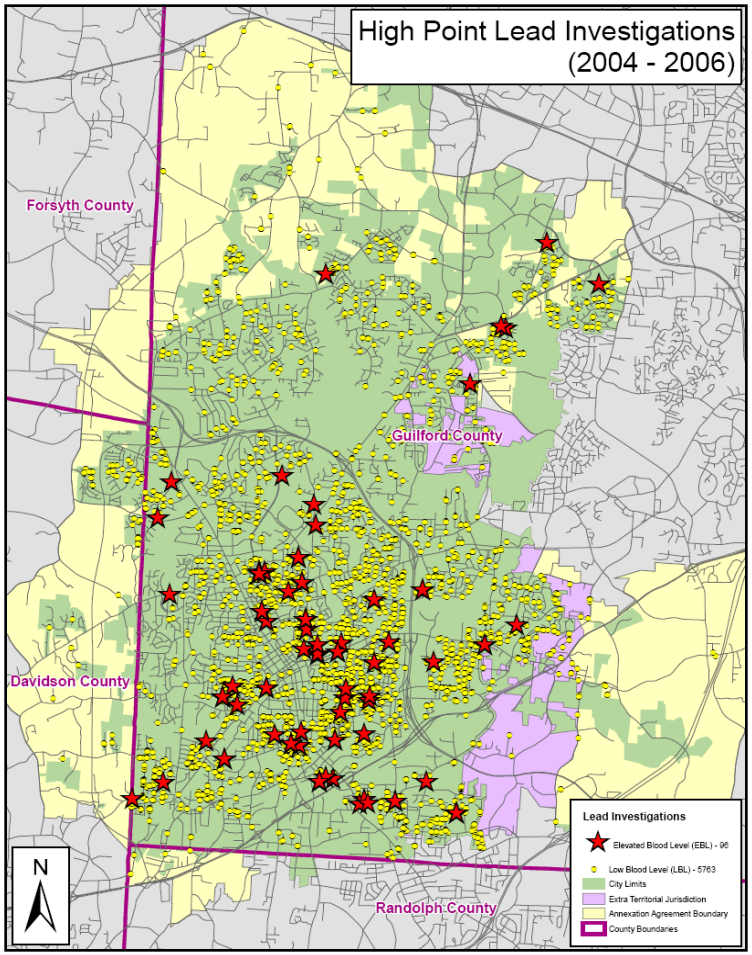
- Confirm loans with 1% or less origination fees
- Charge no additional fees for providing the loan, i.e. broker fees
- Ensure LTV not less than 90%
- Ensure maximum loan that does not exceed the FHA Mortgage limit
- Offer market interest rate
- Provide information, education and facilitation of the application process
- Ensure applicant's eligibility
- Be licensed and submit a copy of lender's certification
- Complete and submit required document package on behalf of buyer to Community Development & Housing

e. **Lead-based Paint:** The department conforms to the federal mandate established by Title X of the 1992 Housing and Community Development Act that HUD funded programs, including Housing Rehabilitation activities, incorporate lead-based paint hazard evaluation, remediation/reduction strategies and clearance requirements for all housing structures built before 1978.

Lead is a dangerous and pervasive poison that damages virtually every system in the body. Lead is not naturally in our bodies, and no safety threshold has been established for lead. Anyone at any age-

even pets-can become poisoned by lead. Because lead is harmful to the developing brain and nervous system, exposure to lead is especially dangerous to fetuses and young children. Lead in a young child's system hinders neurological development and can lower intelligence levels. Children are particularly at risk for lead poisoning because:

- Their bodies and nervous systems are still developing
- Frequent hand-to-mouth activity brings a child into greater contact with lead in the environment, especially in dust and soil
- They absorb and retain a larger percentage of ingested lead per unit of body weight than adults, which increases the toxic effects of the lead



Over 85 percent of all residential housing built before 1978 contains some lead-based paint. The estimated number of affected households in the United States is believed to exceed 60 million. At the time of the year 2000 census, the City of High Point's housing demographics indicated that approximately 60% of our local housing stock was built before 1978. Children living in poverty are four times more likely to have elevated blood lead levels than children from wealthier families. Children with elevated blood lead levels are not evenly distributed geographically; rather, they are disproportionately located in older neighborhoods. African-American children are four times more likely to have elevated blood lead levels than white children. Nationwide, more than one-third of African-American children living in large central cities have elevated blood lead levels.

Ingestion of lead-contaminated dust is the most common pathway of childhood lead poisoning. Due to its small particle size, lead dust may not be visible to the naked eye and is therefore difficult to clean up. *Ingestion of lead dust the size of three granules of sugar, over a period of a few days' time, is sufficient enough to severely poison a child!* Most commonly, childhood lead

poisoning occurs when lead dust gets on children's hands and toys and then into their bodies through normal hand-to-mouth activities. This dust comes from lead-based paint that has been impacted by weathering and neglect. It is also the result of friction and impact disturbance such as opening and closing windows and doors contaminated by the substance. Repainting and remodeling activities may also disturb lead-based paint. Another significant pathway of lead exposure is from bare lead-contaminated soil.

Soil contamination can be found everywhere in the United States – due to past widespread use of 1) leaded gasoline, 2) deteriorating exterior paint on houses, bridges, highways, and industrial facilities, and in some areas, 3) industrial production of lead containing products (battery manufacturing plants). Other sources of lead contamination in a child's environment can include drinking water (where lead solder was once commonly used in plumbing), imported ceramic cookware & tableware, antique toys or furniture painted with lead-based paint, imported crayons, and vinyl mini-blinds.

To reduce the potential for adverse health effects attributable to the rehabilitation of deteriorated lead-based paint surfaces, the city provides educational material to all rehab customers. All customers receiving housing rehabilitation assistance from the city are informed about the potential health hazards posed by the presence of deteriorated lead-based paint. They are provided with information about protecting their families from this hazardous substance. Project Managers, who oversee rehabilitation projects, are trained to incorporate proper hazard reduction techniques into the treatment of lead-based paint. Currently, our strategy is to presume that lead-based paint is present in all housing built before 1978. Visual assessment, stabilization, and standard treatment methodologies are employed to achieve clearance for each comprehensive rehabilitation project.

The Community Development & Housing Department has affirmed its support of state and federal goals to end lead-based paint poisoning by 2010.

Despite efforts at education and prevention, children in High Point continue to be exposed to lead hazards such as peeling lead-based paint, lead-contaminated dust, mini-blinds and other sources. Currently the Guilford County Department of Public Health has identified twenty-four (24) children in High Point with Elevated Blood Lead Levels (EBL) greater than ten (10) and is currently monitoring 369 others with EBL above 5. One of our greater challenges includes the increase in elevated blood lead levels in children who are not United States natives.

The City of High Point Departments of Community Development & Housing and Geographic Information Systems collaborated with the NC State Department of Public Health, the Duke University Nicholas School of the Earth and Environment, and the Guilford County Department of Public Health to compile data to build a geo-coded mapping system for identification of childhood lead poisoning and potential sites of deteriorated lead based

paint. This collaboration will provide data for the grant application process and develop strategies for prevention of childhood lead poisoning.

With the assistance of a professional consultant and grant writer, the department filed a 2008 HUD Lead-Based Paint Hazard Control Grant Application. High Point proposes to use Lead-Based Paint Hazard Control Grant funds to reduce hazards in residential housing and to implement a *Lead Safe High Point* initiative.

The map on the next page shows the location of elevated lead blood level investigations in High Point. Note that the investigations are concentrated in the core-city area. High Point's older housing, low-income neighborhoods and renter populations are concentrated in core-city neighborhoods also share the unfortunate concentration of lead poisonings. Lead poisoning knows no income limits, but it has been documented through various studies that families with low/moderate incomes and those living in inner cities are most likely to have children who are lead poisoned. provide data for grant application processes and will help develop strategies for prevention of childhood lead poisoning.

Goals of the Lead Safe High Point Initiative include:

- Reduce the risk of lead poisoning in targeted core-city neighborhoods
- Provide lead remediation services, including repairs and/or relocations, to two hundred twenty nine (229) families
- Fund a Guilford County Department of Public Health Environmental Health Specialist position who would focus exclusively on High Point
- Promote increased blood lead level screening of children under six
- Provide bi-lingual educational outreach about the dangers of lead poisoning and actions parents can take to protect their families
- Train and certify building owners and contractors and their employees on visual inspections and lead safe work practices
- Create a web-based Lead Safe Registry listing houses known to be lead safe as well as houses identified as hazardous

The City of High Point Community Development & Housing Department supports the Guilford County Lead Reduction Ordinance adopted by the Guilford County Board of Health, effective January 1, 2006 , the most stringent health regulation in the state. Regulations under the Ordinance:

- Require that <u>all</u> children in Guilford County younger than six are tested for elevated blood lead levels (EBL).

- Children found to have EBL shall be reported to the North Carolina Department of Public Health, Childhood Environmental Health Division, for immediate referral for required environmental health investigation to identify the source(s) of the EBL.
- Identify and monitor any child whose lead level is at or more than 5 milligrams per deciliter of blood. Prior to this regulation, children were monitored only if their lead level was a ten (10) or higher.
- Requires the homeowner or investor owner of residential housing found to have been the source of lead poisoning of a child (with a level of ten (10) or higher) to remediate the lead hazards.
- Landlords will not be permitted to rent units identified as hazardous until remediation of lead hazards are completed.

f. Recapture Provisions

The City of High Point provides loans, payable in monthly installments (loans may also be deferred), to income eligible homebuyers for down payment and closing cost assistance and housing rehabilitation services. Typically, the loan is due and payable in full if the home is sold, transferred, or refinanced for any reason. The City of High Point applies recapture provisions consistent with 24 CFR Part 92.254 in its deeds of trust that call for accelerated repayment of loans in the case of resale, refinancing, or failure to exist as a primary residence of the home receiving assistance. However, the homeowner is permitted to refinance the first-mortgage without repayment of the second mortgage in full if the borrower can document that the refinancing is for the sole purpose of lowering the first-mortgage interest rate or making improvements to the home. The borrower is not permitted to consolidate debts or receive cash at closing.

g. Anti-Displacement and Relocation/ Discharge Policy

The City of High Point does not expend funds indirectly or directly to public institutions and/or systems of care that may discharge persons resulting in homelessness of such persons. The City however, provides technical assistance to non-profits and organizations that serve the homeless. The city's Community Development and Housing Department works closely with the High Point Housing Coalition, a task force of homeless shelters and supportive service providers. The city has played a leading role in establishing the Housing Coalition and department staff members continues to provide technical assistance and other support to the group. The city also utilizes its CDBG program to fund public service activities that are available to Homeless Service Providers.

The City also has a Relocation Assistance Plan that ensures uniformity in aiding persons displaced by Minimum Housing Code Enforcement. Careful steps are taken to minimize displacement to tenants. Minimum Housing Code provides owners and property managers ninety days to repair their substandard units. Their failure to

comply results in notification to both owners and tenants that the unit will be placarded and closed immediately after the tenant vacates the structure (thirty days to vacate). Correspondence and a Relocation Assistance brochure (explanation of the relocation program) are personally given to displaced households to ensure their understanding of their rights within the relocation process. Assistance is available to homeowners and renters who are required to move from their homes due to the enforcement of the city's Minimum Housing Code. Funds may be used to pay moving expenses and/or rental security deposits. The number of rooms in the substandard unit determines relocation benefits. Relocation as a result of code enforcement is a direct benefit provided without regard to family income.

h. Compliance with URA

The city of High Point complies with all requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 ("URA"), as amended, as described in 49 CFR Part 24; and with the Housing and Community Development Act of 1974 ("HCD Act of 1974"), as amended, as described in 24 CFR Part 42.

F. Leveraging Resources

The City continues to leverage private funding through local participating lenders for the Down Payment and Closing Costs Assistance Program funded through the HOME program. In FY 2008, $850,550 in private funds was leveraged through this program, allowing Participating Lenders to qualify low/moderate income homebuyers by supplementing the mortgage with public funds to pay down a first mortgage.

The Community Based Initiative (CBI) public service program requires Subrecipients to contribute 25% cash or in-kind match. This fiscal year a total of $7,447.00 was leveraged with over $4760.00 in volunteer hours contributed. $76,125.00 was leveraged in in-kind match for the Shelter Plus Care program.

Jurisdictions participating in the HOME program are required to make contributions to housing that qualifies as affordable. During a fiscal year, contributions or match must total not less than 25% of HOME funds drawn from the jurisdiction's HOME Investment Trust Fund Treasury account for project costs, unless the jurisdiction has received a reduction in the match requirement. The City of High Point appropriates required funds to match HOME project costs annually. When the City reimburses itself for eligible HOME expenditures, it draws the sum of total expenditures minus any required match, realizing the required HOME match as funds are drawn down from the treasury.

G. Citizen Comment Despite announcement in local media (see appendix) and circulation at 9 locations in the area, no comments were received on this CAPER.

H. Monitoring

Community Development & Housing has adopted monitoring procedures to ensure that all subrecipients who receive CDBG or HOME funds comply with applicable regulations. The performance measurement system implemented by HUD in 2006 has been included in the City of High Point's monitoring compliance of CDBG and HOME programs and planning requirements. Common performance measures have been built in that apply to all departmental programs: housing, public services and neighborhood-based revitalization efforts. Objectives and outcomes are driven by four common indicators reported throughout the year: amount of funds leveraged; number of units/persons/households assisted; household income levels; and demographics of beneficiaries.

The Department has developed procedure to ensure that all CDBG and HOME funded programs or projects meet appropriate federal regulations. Any person or household receiving assistance through a housing program must submit an application which is reviewed by Department staff to ensure that both beneficiary and property involved meet eligibility requirements. Owners of rental property who receive rehabilitation loans must agree to affordability criteria and occupancy by low/moderate income level individuals. Similarly, subrecipients who receive public service grants must submit detailed applications which are reviewed by staff for compliance. Each organization receiving funds must sign a detailed performance contract with the City; the agreement outlines Federal regulations to which the organization must adhere and clearly defines subrecipient reporting and project management responsibilities Department staff oversee expenditures of any project throughout its life, ensuring compliance with all necessary regulations. The Department also maintains a Standard Operating manual to guide the affordable housing process.

Department staff monitor the condition of housing units being purchased by first-time low/moderate income homebuyers who receive homebuyer assistance from the City. City housing inspectors inspect these units to ensure that they meet its minimum Housing code prior to loan closing, believing that this standard meets or exceeds Section 8 Housing Quality standards. Department staff visit subrecipient sites at least twice a year to discuss project progress and performance, and to examine records as appropriate. Subrecipients are required to make a mid-year report and/or appearance before the Citizens Advisory Council, and are required to demonstrate a minimum low/moderate income benefit ratio of 70%; areas served must have high concentrations of low/moderate income residents.

VI. Program Narratives

A. CDBG Program

The Community Development and Housing Department strives to strengthen High Point communities by increasing homeownership and housing rehabilitation opportunities enhancing core-city neighborhoods. The core-city consists of 3.5 square miles, approximately seven percent of the city's land area and is bounded by Lexington Avenue to the north; the US 311 Bypass to the east; Business 85, Main Street and Ward Avenue to the South; Ennis Street, Rotary Drive, Ferndale Boulevard, and North Main Street to the west. This section of the City has a population of just over twenty-one thousand (21,000) residents. The core-city also hosts most of the public housing communities operated by the High Point Housing Authority. The core city is characterized by a high concentration of low/moderate income families; minorities, renter occupied housing, and houses that are at risk for lead based paint poisoning. The City strives to implement objectives of the 2006-2010 Consolidated Plan to develop a viable urban community. All affordable housing activities must meet at least one of three national objectives, defined by the Federal Department of Housing and Urban Development (HUD), which includes benefiting low-to-moderate-income persons, aid in the prevention or elimination of slums or blight, or meet a need of particular urgency. The Department seeks to meet these objectives by implementing and managing the following affordable housing programs:

- Down payment assistance for first time homebuyers
- Comprehensive homeowner repair
- Urgent homeowner repair
- Investor/owner repair
- Infill housing/land acquisition
- Redevelopment activities (West Macedonia, Southside, Washington Drive)
- Lead-based paint remediation efforts

All of these programs are described in the HUD-mandated Five-year Consolidated Plan and the Annual Action Plans. The current Consolidated Plan outlines how the City will address housing and community needs and priorities for the period of July 1, 2005 through June 30, 2010. The required Annual Action Plan describes how the city plans to implement the activities outlined in the Consolidated Plan in the upcoming fiscal year.

The City's affordable housing programs are funded by several sources including CDBG entitlement and program income; HOME entitlement and program income; and City of High Point general revenue funds. The 2007-2008 Annual Action Plan allocates more than two-thirds of the total budget to the various housing activities.

Affordable Housing Activities	Budget	Proposed	Actual	Performance Measures
Housing Rehabilitation	$921,819	60	45	Homes Repaired
Infill Housing	336,000	6	13	Acquire Properties, infill redevelopment
Homebuyer Assistance	125,000	20	11	PJ Homes Purchased Consortium Homes Purchased
CHDO Activities	170,088	8	3	Homes Built & Sold
Southside Revitalization Project	298,858	12	2	Infrastructure and Housing
Total	**$1,851,765**	**106**	**74**	

The City's affordable housing strategies were focused in three areas during 2007-2008: increasing the supply of safe, sanitary and decent affordable housing (single & multi-family housing development); improving the condition of the existing low income housing stock (housing rehabilitation); and improving the accessibility to affordable housing (homebuyer education and down payment assistance). All program recipients for 2007-2008 qualified by determined HUD income limits.

a. Housing Rehabilitation

Allocation:	$921,819
Total Expended:	$848,666
Activity:	Affordable Housing
Source:	CDBG and HOME
National Objective:	Affordable Housing
Eligibility Citation:	24 CFR, 570.202 and 24 CFR, 92.205(a)
Goal:	To conduct substantial and/or emergency repairs On at least sixty homes, Citywide
Outcome:	(36) Emergency Rehabilitations and (9) Substantial Rehabilitations
Performance Measures:	Forty-Four (45) Homes repaired

Goals:

- To provide housing rehabilitation services to low and moderate-income homeowners and investor-owners
- To repair housing with emergency problems to improve the quality of life for homeowners and extend the economic life of the property

Objectives:

- To conduct substantial and/or emergency repairs on at least 60 homes citywide
- To acquire vacant dilapidated property for subsequent infill development of six (6) new affordable housing units citywide

Our programs provide repair services to eligible homeowners and investor owners whose property is in substantial violation of the city's minimum housing code. The city acts as the owner's representative to ensure the repairs are performed properly. Community Development and Housing's services include inspection and assessment of required

repairs; preparation of the work write-up; development of bid requests; supervision of work; ensuring compliance with regulations; and provision of lead-based paint clearance dust sampling to assure that the unit is safe for occupancy.

The Department performed two types of rehabilitation: substantial and emergency repairs. The City's substantial rehabilitations have a standard dubbed "maintenance free." After substantial rehabilitation, the dwelling is left in a like-new condition, leaving the homeowner to tend to routine maintenance and care.

Emergency rehabilitations are designed to repair or replace components or systems that have failed and could endanger the homeowner's health. The Department's most oft- cited emergencies are a lack of heat, plumbing deficiencies, and leaking roofs. Rehabilitation services are provided through a loan program. Due to the substantial rise in energy efficiency standards (HVAC), petroleum-based product costs (roofing materials), copper wire (electrical), and inflationary pressures in general, the Department now recognizes that emergency repairs in excess of $10,000 will require substantial rehabilitation to the home's structure.

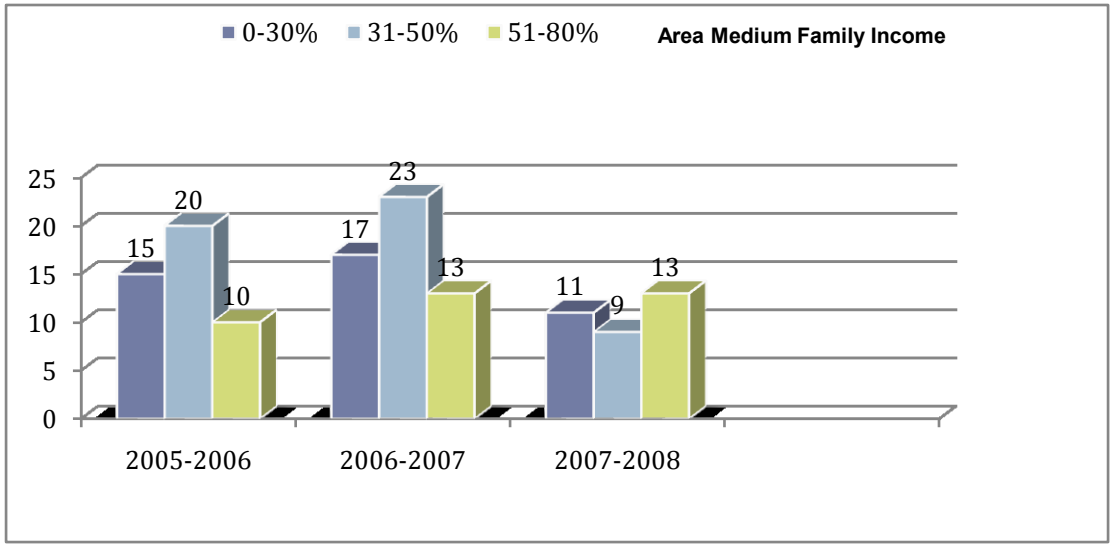
Priority is given but not limited to major systems failures of:

- Roofs
- HVAC
- Electrical
- Plumbing/sewer
- Collapsing floor systems

The Department implemented the plan to place liens on all properties receiving rehabilitation assistance. Loans were secured by the borrower's execution of a promissory note and deed of trust that incorporated recapture provisions. Homeowners were provided with construction management services, including lead based paint evaluations, work write-ups, bid letting and site inspections.

The substantial rehabilitation program was optimized so that more urgent substandard housing conditions in the City could be addressed. The emergency repair program continues to be the most utilized program in the Community Development and Housing Department's portfolio of programs. There is a tremendous need in the City of High Point for emergency rehabilitation. The department has recognized this for years and implemented the emergency grant program in 2004 to address urgent needs quickly to stabilize those structures with an urgent need. In order to quantify who is receiving emergency repair services, the Department

monitors income levels of service recipients. The following graph charts the percentage of Area Median Family Income (AMFI) emergency repair recipients over the last three fiscal years.



Unlike past years, there was a trend towards more middle income recipients with an annual household income above $25,000 requesting emergency rehabilitation services. The City provided emergency repair services to thirty-five (35) families during the 2007-08-program year. Following are 2007 income limits:

2007 INCOME LIMITS

PERSONS IN HOUSEHOLD	VERY LOW INCOME (30% MEDIAN)	LOW INCOME (50% MEDIAN)	MODERATE INCOME (80% MEDIAN)	AREA MEDIAN INCOME
1	$11,850	$19,750	$31,550	$39,500
2	$13,500	$22,550	$36,100	$45,100
3	$15,200	$25,400	$40,600	$50,800
4	$16,900	$28,200	$45,100	$56,400
5	$18,250	$30,450	$48,700	$60,900
6	$19,600	$32,700	$52,300	$65,400
7	$20,950	$34,950	$55,900	$69,900
8	$22,300	$37,200	$59,550	$74,400

Accomplishments: This report period realized thirty-six (36) emergency repairs completed and nine (9) comprehensive rehabilitations completed totaling forty-five rehabilitations.

	Property Rehabilitated	Units			Property Rehabilitated	Units
1.	2510 E. Lexington Avenue	1		19.	905 Winslow Street	1
2.	607 Habersham Road	1		20.	1215 Cedrow Drive	1
3.	803 Carter Street	1		21.	329 Louise Avenue	1
4.	1414 Hampstead Street	1		22.	1415 Delk Drive	1
5.	116 Greenview Terrace	1		23.	1409 Lynwood Terrace	1
6.	902 Barbee Avenue	1		24.	3503 Stonehurst Place	1
7.	1210 Camden Avenue	1		25.	811 Rosecrest Drive	1
8.	1822 Pershing Street	1		26.	1210 E. Springfield Road	1
9.	2909 Central Avenue	1		27.	2200 E. Green Drive	1
10.	1115 Cedrow Drive	1		28.	1110 Cleveland Street	1
11.	2216 Chambers Street	1		29.	821 Gaines Avenue	1
12.	2609 Dallas Avenue	1		30.	407 Cable Street	1
13.	508 Pendleton Court	1		31.	611 Birdwood Way	1
14.	828 Hilltop Street	1		32.	707 Kroll Lane	1
15.	825 Willow Place	1		33.	915 Putnam Street	1
16.	1124 Campbell Street	1		34.	1200 E. Springfield Road	1
17.	800 Kroll Lane	1		35.	532 Ridgecrest Drive	1
18.	329 Fourth Street			36.	828 Hilltop Place	**1**
						36

Income, Racial, and Female Head-of-Household breakdown for **CDBG Emergency Repairs** Program Beneficiaries:

TOTAL CLIENTS	Low Income	Moderate Income	Black	White	Hispanic	Other	FHH
36	**23**	**13**	**31**	**4**	**0**	**0**	**2**

	Comprehensive Rehabs	Units
1.	1107 Cedrow Drive	1
2.	506 Lake Avenue	1
3.	509 Amos Street	1
4.	1707 Oberlin Drive	1
5.	1928 Boulding	1
6.	1306 Bailey Circle	1
7.	1423 Bailey Circle	1
8.	1388 Bailey Circle	1
9.	120 James Road	1
	Total Units	**9**

Income, Racial, and Female Head-of-Household breakdown for **HOME** Comprehensive Rehabilitation Beneficiaries:

TOTAL CLIENTS	Low Income	Moderate Income	Black	White	Hispanic	Other	FHH
11	**10**	**1**	**8**	**3**	**0**	**0**	**2**

Evaluation:

The Department did not meet its stated objective to repair sixty (60) homes as set forth in the 2007-08 Annual Action Plan. Of the fifty (55) cases opened, forty-five (45) units were completed. Thirty-six (36) were emergency repairs and nine (9) were substantial rehabs. Seventeen (17) additional clients were interviewed but they were either over allowable income, or repairs requested did not meet the program guidelines. The percentage of those applying for assistance with incomes above 50% of median increased slightly.

b. In-fill Housing Program

Allocation:	$336,000
Total Expended:	$152,523.90
Activity:	Affordable Housing (New Construction)
Source:	General Funds
National Objective:	Affordable Housing
Eligibility Citation:	24 CFR 92.205(a)(1)
Goal:	To encourage Core City infill housing development
Outcome:	Affordability
Performance Measures:	To promote the construction of 6 new affordable housing units

Project Description:

The Community Development and Housing Department continued to lead the way in the Core City area through its redevelopment efforts. The two strategies set forth in the Action Plan were emergency rehabilitations for existing homes and redevelopment of appropriate infill housing on vacant parcels that would increase affordable housing opportunities and enhance their respective neighborhoods.

In order to foster redevelopment, the department acquired substandard structures in targeted areas. To mitigate blighting influences, the Department subsequently demolished the substandard units. The acquisition strategy targets land and properties that are side-by-side or contiguous to one another so that clusters of new homes and other redevelopment activities will promote interest, increase sales, and stabilize the neighborhood.

Acquisitions targeted for demolition are subject to the City's bid process and regulatory requirements for asbestos removal under EPA and NCDENR abatement protocols. Project Managers are versed in the regulatory environment and had properties demolished and cleared in accordance with all applicable federal and state statutes.

Accomplishments:

During the 2007-08 CAPER reporting period the department acquired thirteen (13) properties for infill development. Four of the properties acquired were substandard and demolished. The substandard properties acquired were located as follows: one (1) substandard property on Vail Avenue in the Southside neighborhood, one (1) substandard property on Murray Street adjacent to the Graves Avenue CHDO development, and two (2) substandard properties were purchased on White Oak Street. The Department purchased two (2) lots located at 803 Amos St. and 223 N. Hoskins. An additional six (6) lots on White Oak Street and one (1) lot on 517 Walnut St. were donated to the City of High Point by a local bank. The donated lots on White Oak and Walnut Streets are located in the East Central neighborhood.

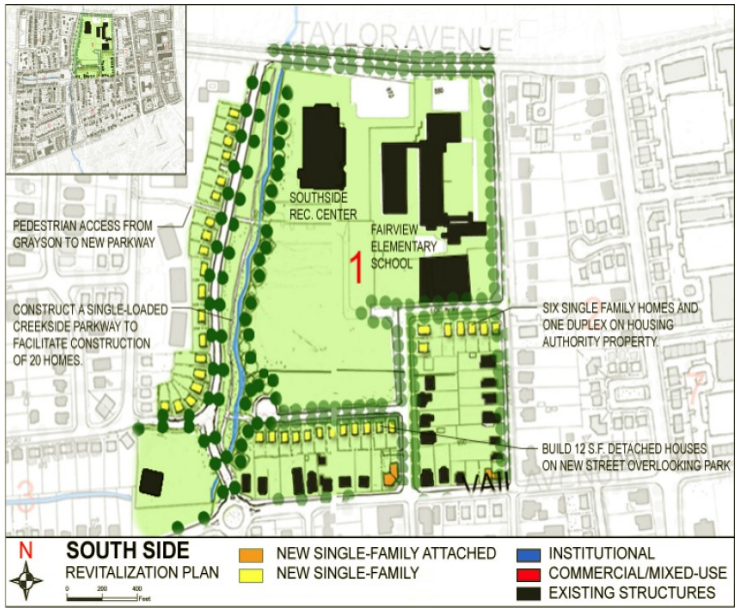
	Acquisitions	Units
1.	804 Vail Avenue	1
2.	502 White Oak Street	1
3.	504 White Oak Street	1
4.	317 Murray Street	1
5.	223 N. Hoskins	1
6.	803 Amos Street	1
7.	506 White Oak Street	1
8.	512 White Oak Street	1
9.	516 White Oak Street	1
10.	517 Walnut Street	1
11.	518 White Oak Street	1
12.	523 White Oak Street	1
13.	525 White Oak Street	1
	Total Units	**13**

Evaluation:

While the Department exceeded its objective to acquire six (6) properties for affordable housing development, it did not meet the goal of realizing six (6) new affordable housing units in the West End community. Land was acquired and conveyed to the builder (SHARE) but due to local market conditions they were not able to begin construction.

One objective of neighborhood revitalization is leveraging additional affordable housing production by private developers. Following their earlier successes, the Macedonia Project builder/developer SHARE completed three (3) comprehensive rehabilitations in the Macedonia neighborhood.

c. Southside Revitalization Plan



Allocation:	**$298,858**
Total Expended:	$104,893.15
Activity:	Affordable Housing Infrastructure
Source:	HOME Consortium, CDBG
National Objective:	Affordable Housing
Eligibility Citation:	24 CFR Part 92.205(a)(1) , 570.201(e)
Goal:	To implement Phase One of the Southside Revitalization Plan.
Outcome:	Affordability
Performance Measures:	To promote the construction of 12 new units of affordable housing and facilitate the Southside Park development.

Project Description:

The Department commissioned Neighboring Concepts to study the Southside area in the summer of 2004. The final report, *The Southside Revitalization Plan*, was completed and submitted to the Neighborhood Association in early 2004. The Southside Revitalization Plan was incorporated into the Core City Plan approved by City Council on February 8, 2007. It recommended eight phases of revitalization. The initial phase of the plan builds upon the currently existing amenities in the Southside community to provide a foundation for neighborhood revitalization. The master plan features construction of 12 new homes, construction of a splash pad, acquisition of new playground equipment, and installation of a walking trail.

Accomplishments:

In order to successfully implement the Southside plan, CD&H focused on the necessary requirements to prepare the Southside Neighborhood for new affordable housing. During the 2007-2008 fiscal year, the Department completed several activities in Southside. CD&H built a roundabout; partnered with Planning & Engineering to request rezoning of the Southside Neighborhood to RS-5; acquired land in Southside for redevelopment; and focused on neighborhood park development. This was all completed to achieve the goal of implementing Phase One of the Southside Revitalization Plan that will ultimately lead to new affordable housing.

During 2007-2008, CD&H focused on completing activities to enhance the quality of life in the Southside community. The citizens living in Southside expressed concern at excessive traffic speed up and down Vail Avenue. This was determined to be dangerous to neighborhood children as well as making it difficult to cross the street. As a result, a traffic-calming device known as a roundabout was constructed at the intersection of Vail Avenue and Cassell Street. The device serves several purposes:

- Ties into existing sidewalks to improve neighborhood walk ability
- Provides handicapped accessible, safer crossings at Cassell and Vail
- Provides an entrance into the Southside Park and connects with the proposed linear park that will extend down Cassell Street

The The second activity focused on preparing nearby property for future redevelopment. In order to build on the proposed Phase 1 site, CD&H partnered with Planning and Development to co-sponsor a text amendment to the City of High Point's development ordinance to establish a new zoning known as RS-5. The RS-5, Residential Single Family District, is primarily intended to accommodate high-density single family detached dwellings in the Core City where public water and sewer service is required. Overall gross density in RS-5 will typically be 7.0 units per acre or less. This category allows for the construction of homes on lots as small as 5,000 square feet. Utilization of the RS-5 category will require Council approval to rezone all affected properties. The text amendment was unanimously recommended to Council and approved in late spring of 2008. Project commencement is expected in late spring-early summer of 2009.

In addition, CD&H began discussions with United Way to develop a Born Learning Trail at the Southside Recreation Center. Born Learning was conceptualized in 2005 and is promoted in the Piedmont Triad by United Way. The concept is based upon the view that early years of life are the foundation for growth and development. The Born Learning Trial will provide visual stimulation to children through art and designs painted on the sidewalk around the Southside Recreation Center. The trail was completed in July of 2008.

During 2007-2008, CD&H acquired two properties in the Southside Neighborhood, 803 Amos Street and 804 Vail Avenue, to prepare for the development of affordable housing. CD&H will primarily focus on land acquisitions at George Place and Vail Avenue during 2008-2009 in order to commence construction of Phase 1 of the Affordable Housing Development. Additionally, CD&H has partnered with the Parks and Recreation Department to move the basketball court closer to the recreation center and build a family shelter on the former site of the basketball court. Since the construction of Short Spring Place will necessitate removal of an existing shelter, CD&H will be responsible for construction of a new shelter.

Evaluation: Overall, CD&H continues makes strides in implementing the Southside Revitalization Plan. The Department continued activities necessary to prepare the neighborhood for future development efforts. With the completion of the roundabout and rezoning of the Southside Neighborhood to RS-5, the Department will be firmly focused on developing new affordable housing during the 2008-2009 fiscal year.

d. Homebuyer Assistance

Project Description:

Allocation:	**$125,000.00**
Total Expended:	$65,520.25
Activity:	Homebuyer Assistance Program
Source:	HOME-PJ
National Objective:	Provide Decent Housing
Eligibility Citation:	24 CFR Part 92.205(a)(1)
Goal:	Provide down payment/closing cost assistance to 20 low-to-moderate, first time homebuyers.
Outcome:	Affordability
Public Service Access:	N/A
Performance Measures:	Assisted eleven (11) first-time homebuyers

Homebuyer assistance is a significant component of enhancing access to affordable housing. Down payment and closing cost assistance is available to income-qualified first-time homebuyers to reduce out of pocket costs in the form of a deferred low-interest rate loan. The maximum amount of assistance individual homebuyers can obtain varies according their needs. In most areas of the City, assistance is available up to $5,000. To provide financial incentives to buy homes in targeted areas, the Department offered an increased level of homebuyer assistance. In Macedonia and West End neighborhoods, $10,000 assistance is offered. In the CHDO project on Windley Street, assistance in the amount of $15,000 is offered.

Basic program requirements include:

- Completion of at least six (6) hours of homebuyer education. Homebuyer Education classes offered by Consumer Credit Counseling Services and supported by Community Development & Housing Department
- Obtain a loan for the purchase of the home from a participating lender
- Meeting income eligibility requirements established for the program
- Purchasing a home within the city limits of High Point
- Homebuyers must contribute $500 of their money toward the purchase.

The sales price of homes purchased with assistance from this program cannot exceed the Federal Housing Administration (FHA) basic standard mortgage limit for Guilford County. Loans are secured by a promissory note and deed of trust that outlines recapture provisions in accordance with 24 CFR Part 92.254. Liens coinciding with the loan terms are placed on all properties.

The Community Development and Housing Department is committed to ensuring that low to moderate-income applicants avoid predatory lenders. To that end, we have partnered with local lenders to help homebuyers obtain an affordable first mortgage. The Department conducts free lender certification workshops for mortgage providers to become Participating Lenders[4] for the Down Payment and Closing Costs Assistance Program. The city collaborated with the following agencies for the lender workshop:

Guilford County Homeownership Center	Consumer Credit Counseling Service
High Point Housing Authority	North Carolina Housing Finance Agency
U.S. Department of HUD	SunTrust Mortgage
Prosperity Unlimited	Attorney Monica L. Bentham

This workshop provides lenders with the information and forms necessary to submit a complete package to the city for loan underwriting. Certification is granted upon completion of the lender certification workshop and is made on an individual, rather than an institutional, basis. This year 29 individual mortgage loan officers from nineteen lending institutions were certified to facilitate and submit a package for the down payment and closing costs assistance program on behalf of eligible first-time homebuyers. These certifications provide common groundwork to streamline the application process and facilitate the access of low to moderate-income families to affordable mortgage products.

The department also sponsors homebuyer education workshops titled "The Keys to Homeownership." The workshops are offered monthly in rotating locations throughout High Point to assist future first-time homebuyers with the home purchasing process. Locations include the Macedonia Family Resource Center, Roy B. Culler, Jr. Senior Center, GTCC, YWCA, Southside Recreation Center, and the Community & Neighborhood Development Center. Consumer Credit Counseling Service has been a partner with the City of High Point to offer this valuable information. The classes are eight hours in length, free to the public and all participants receive a certificate when completed. In this program year, 12 classes were offered. 151 participants attended, averaging 13 attendees per workshop, an increase of 12 citizens served over the 2006-2007-program year. Other notable statistics include:

- Annual post-test scores demonstrated an increase in knowledge (variance) of 93% compared to pre-test scores
- Gender breakdown equaled 22% male and 78 % female
- Low income attendees represented 55% and moderate income attendees represented 45%

[4] A lending institution cooperates with CD & H in the Homebuyer Assistance Program by agreeing, amongst other things, not to engage in predatory lending, pre-population of the department's loan application forms and a requirement for eligible buyers to receive homebuyer education. Due to resulting efficiencies, prospective homebuyers will only have to fill out one application.

- Average annual household income for attendees was $23,510.33
- Average household size was 3.5 people
- Ethnic breakdown included the following percentages:
    - African American – 82%
    - Caucasian – 16%
    - Other – 1%
    - Asian – 1%

Total Clients	Low Income	Moderate Income	Black	White	Hispanic	Other	FHH
11	**3**	**8**	**9**	**1**	**0**	**1**	**8**

Classes comprehensively cover the home purchasing process. Topics covered include a homeownership overview, financing a home, budgeting and credit counseling, working with a real estate professional and predatory lending and fair housing.

Accomplishments: During the program year, the department completed 11 homebuyer assistance loans. The program enables homeowners to purchase their dream home and begin to build wealth. Eligible applicants were able to purchase homes at the following locations:

905 Norton Street	416 Macedonia Way	2719 Alpha Street
730 Hendrix Street	307 Edgeworth Street	217 Windley Street
901 Gordon Street	231 Windley Street	1608 S. Norwood Court
2004 Logan	2920 Station Court	

Evaluation:

Overall the city's Homebuyer Assistance Program has been successful in increasing the level of homeownership for High Point's low to moderate-income citizens, assisting 11 low-income families purchase homes by providing down payment assistance. The department fell short of the goal due to a combination of factors including, but not limited to, the absence of a full-time housing specialist for the first few months of the fiscal year, along with the absence of an affordable housing manager for 5 months. Staff turnover with Consumer Credit Counseling Service, the agency contracted to assist with marketing the Homebuyer Assistance Program, also contributed to the shortfall. These capacity issues as well as the housing market climate were contributing factors.

e. Community Housing Development Organization (CHDO) Activities

Allocation	**$170,088**
Total Expended	$61,964.49
Activity	New construction of affordable housing
Source	HOME investment Partnership Program
National Objective	Affordable Housing
Eligibility Citation	24 CFR Part 92.300
Objective	Construct eight (8) affordable houses for purchase by income eligible families
Performance Measures	Build and sell eight (8) homes to First-Time Homebuyers
Outcome	Construction/sale of 3 new, affordable homes

Project Description:

Community Housing Development Organizations or CHDOs are nonprofit organizations whose purpose is to provide decent and affordable housing to low/moderate income persons. In order to be certified as a CHDO, a non-profit organization must meet HUD regulatory requirements pertaining to their legal status, organizational structure and capacity and experience.

The HOME Investment Partnership Act provides for a mandatory set-aside of a minimum of fifteen percent (15%) of the HOME allocation for the development of affordable housing opportunities through Community Housing Development Organizations (CHDO).

The City of High Point currently partners with two certified CHDOs. The first, Triad Economic Development Corporation, has completed and sold two new single-family homes on Windley Street. Two additional sites have been conveyed to Triad and are pending construction. Three other lots have been acquired for a Triad CHDO activity and are pending conveyance. In total, Triad will provide six units of affordable single-family homes on Windley Street. The second CHDO is Habitat for Humanity of High Point, Archdale, and Trinity (Habitat). Habitat, having been conveyed six contiguous new single-family home lots on Graves Avenue, has completed and sold two home and currently has two

others under construction. Habitat also received funding for one single family home on West Point Boulevard, which was completed and sold to a First Time Homebuyer. The City will continue to recruit non-profits dedicated to serving traditional low-income populations.

Accomplishments:

During this report period three homes were constructed and sold to First Time Homebuyers: (1) 231 Windley Street, (2) 1705 Graves Avenue, (3) 328 N. West Point Boulevard. The other sites were not completed as scheduled.

Income, Racial, and Female Head of Household breakdown for Program Beneficiaries:

Total Clients	Low Income	Moderate Income	Black	White	Hispanic	Other	FHH
3	3	0	2	0	0	1	0

Evaluation:

The city's goal was to facilitate the construction of eight (8) new, affordable homes for low- to moderate-income homebuyers by the end of the fiscal year. While the city did not meet that goal, progress was made to accomplish that goal. Habitat for Humanity of High Point, Archdale, and Trinity has completed and sold one home and currently has three others, assigned to First Time Homebuyers, under construction. Triad Economic Development Corporation (Triad EDC), had sold two units but continued to experience several stumbling blocks, primarily crime and vandalism, in the area. In response, the City facilitated a partnership between Triad, the Police Department and the community. City personnel and Triad EDC attend all neighborhood watch meetings in the area to better understand and provide assistance to the community.

B. Community and Neighborhood Development Division (CNDD)

Due to increased demand for capacity building opportunities and organizing neighborhoods, the office support position was converted to a community specialist position in July 2008. The change will allow for more neighborhoods to be served within and outside of the core-city area. The division has added three additional neighborhoods to its already existing twelve neighborhoods.

The Community Department and Housing Department received a grant this year to work with ex-offenders through Project Re-entry. The grant will allow the hiring of a Community Re-entry Specialist to aid in meeting the objectives of the grant. CNDD will be responsible for the High Point Project Re-entry program. This will be the first Project Re-Entry program in Guilford County.

The division continued to work with and provided staff support to the homeless population through the Guilford County Homeless Prevention Coalition, Ten Year Plan to End Homeless, Shelter Plus Care and Guilford Interfaith Hospitality Network.

The CNDD coordinated program activities through the Community and Neighborhood Development Center located at 201 Fourth Street as well as other sites in low to moderate income neighborhoods. Division activities included facilitating neighborhood capacity building opportunities; helping low- to moderate-income residents acquire needed skills; enhancing provision of public services; providing resource coordination for ex-offenders participating in the Violent Crimes Task Force Call-in/Notification sessions, assisting in homeless activities; and providing relocation assistance to residents who are required to relocate due to housing code enforcement. The Community & Neighborhood Development Center is committed to providing the best possible service to all neighborhoods in which we serve. Following are services and programs provided at the Center or sponsored at other sites this year:

- Resource information and referrals
- Meeting spaces for community workshops/meetings for the citizens of High Point
- Individual Development Account Workshops
- Ex-offender program
- Domestic violence seminar
- Homebuyer workshop (facilitated by Family Service of the Piedmont)
- KEYS program (job preparedness workshop)

- Neighborhood Association meetings
- Citizens Advisory Council (CAC) meetings
- High Point Housing Coalition meetings
- Weed & Seed steering committee meetings
- Reading Connection (adult literacy programs)
- Small business workshop
- Youth Council

In addition, services and programs were provided to fifteen (15) neighborhoods; homeless individuals; one hundred twenty-five (125) ex-offenders; five (5) computer classes (averaging about 4-8 students per class); one (1) job readiness class; several community education events; four hundred twenty-three (423) income tax customers (including West End Ministry's VITA program); and relocation assistance was given to four (4) residents who were displaced due to housing code enforcement violations. The division partnered with different organizations to help provide these services to neighborhoods.

A Youth Council was established this year to provide youth in the core city area with opportunities and experiences that will enable and empower them to make positive choices for themselves and informed decisions about issues and concerns affecting them and other youth in their neighborhood and the community. The Youth Leaders used and adapted the *"Eight Principles of Youth Engagement,"* the *"Youth Engagement Continuum"* and the *"Positive Youth Development Model"* to engage youth in positive youth development activities leadership opportunities and experiences that has brought about the desired outcomes. The youth attended a youth leadership conference in Deland, Florida, gave several presentations and completed surveys in their neighborhoods. Their next phase will be to organize and/or improving existing neighborhood youth groups.

The computer center experienced a 75% increase in the number of residents using the computers. CNDD and the High Point Library have conducted several computer classes this year. The center continues to be used as a Volunteer Income Tax Assistance center during the tax season.

The Division has provided technical and analytical support to the Citizen's Advisory Council, the Weed and Seed Steering Committee, Neighborhood Leaders and subrecipients who received HUD/DOJ funds. The center has had approximately 2,000 visits from July 1, 2007 – June 30, 2008, a 100% increase from last year.

a. Citizens Advisory Council

The Citizens Advisory Council (CAC), a nine member volunteer entity composed of city residents, plays a key role in the planning process. CAC members are appointed by the Mayor and City Council, and are limited to two consecutive two-

year terms. The CAC was established in April 1974 to function as the primary citizen participation mechanism for projects planned and implemented with HUD funds. CD&H is responsible for providing administrative and technical support to the CAC. The current members are listed below:

Rick Johnson, Chairman, Ward 3	Letitia Johnson, Vice Chair At Large
Michelle Bodie-Anderson, Ward 1	Joe Blankinship, Ward 4
Lona Cobb, Ward 2	Charlene Green, At Large
Don Stevenson, At Large	Bill Yaner, Ward 6
Archie Johnson, Ward 5	Ron Wilkins, Council Liaison

b. Ten-Year Plan To End Homelessness

The *Guilford County 10 Year Plan to End Homelessness'* mission is: to improve the quality of life for all residents of Guilford County by ending chronic homelessness and reducing all types of homelessness by 2016.

Family Service of the Piedmont (FSP) was selected to serve as the lead agency to oversee Guilford County's Ten Year Plan implementation. FSP and the Implementation Leadership Council are working to provide effective solutions and accessible services to eliminate chronic homelessness and to strengthen Guilford County's effectiveness at addressing homelessness.

A local business owner was appointed in March 2008 as the chairman to oversee the Leadership Council's responsibilities. In May 2008 an Executive Director and assistant were hired to oversee the Implementation of Guilford County Ten Year Plan to End Chronic Homelessness. The leadership council received a two year grant for $270,000 to implement Guilford County's Ten Year Plan from United Way of Greater Greensboro and the Moses Cone Wesley Long Community Health Foundation.

The Implementation Leadership Council is comprised of high-level public and private sector community leaders that include leadership from the City of High Point, City of Greensboro, Guilford County, the Greensboro Neighborhood Congress, the Homeless Prevention Coalition of Guilford County, the United Way of Greater Greensboro, and the United

Way of Greater High Point. Their goal is to ensure that Partnering to End Chronic Homelessness in Guilford County is actively implemented, evaluated, and updated. The Leadership Council has been charged with:

- Providing strategic direction, oversight, and advocacy for Guilford County's Ten-Year Plan
- Sustaining the vision and momentum of the Ten-Year plan
- Setting priorities and evaluating progress
- Creating community partnership action teams
- Coordinating current funding and working to create additional resources

A press conference was held April 17, 2008, at the Washington Street Bridge in High Point, NC to detail the extent of the chronic homelessness problem locally, costs of homelessness, and progress to date. The Leadership Council Chair also announced significant funding and implementation plans regarding the Ten Year Plan to End Chronic Homelessness in Guilford County. Guest speakers were Philip F. Mangano, Executive Director of the U.S. Interagency Council on Homelessness; the Mayors of High Point and Greensboro; a County Commissioner Representative; and the Ten Year Task Force Committee Chair.

A "Partnering to End Chronic Homelessness" Community Partnership Action Teams planning meeting was held on May 30, 2008. A presentation was given by the Homeless Policy Specialist with the North Carolina Department of Health and Human Services, who has been instrumental in the implementation of ten year plans across North Carolina and who will be assisting Guilford County in building the road to success. Also roundtable discussions around education & job training, development of day centers, formation of Hope/Care Teams to support newly housed people, mental health & substance abuse services, discharge planning, gaps in services and sharing an insiders' perspective on homelessness in Guilford County take place at the meeting.

Since unveiling the plan, Guilford County has received a $50,000 grant from the Community: Foundation of Greater Greensboro and a 26 month grant for $644,000 from the North Carolina Department of Health and Human Service for a pilot project to create Housing Support Teams. The program is currently a partnership between Family Services of the Piedmont, Open Door Ministries, and the Greensboro Housing Coalition. Currently, 40 individuals experiencing chronic homelessness have been housed. In addition, a cost benefit analysis for Guilford County is being prepared by the Jordan Institute of Chapel Hill to track the costs of program participants two years before enrollment and two years after enrollment.

The Ten-Year Plan Implementation Leadership Council has met three times this year. They have decided to met at 11:00 a.m. the 2nd Wednesday of every month at Family Service of the Piedmont. These meetings are open to the public.

c. Community Resource Program

This program is designed to coordinate community capacity-building services to help increase neighborhood stability and viability. Division staff provided technical assistance to neighborhood groups, helping them organize and become catalysts for neighborhood revitalization. In this past year CNDD assumed responsibility for the Shelter Plus Care Program. The budget for this program includes program delivery costs (operating and personnel) needed to implement activities. Coordinating multiple programs from HUD and the Community Capacity Development Office (DOJ) in one location allows optimization of effectiveness to benefit low-to-moderate income neighborhoods. Finally, this division also has the responsibility to provide technical and analytical support for the Citizen's Advisory Council and the Weed & Seed Steering committee.

Allocation	$207,112
Total Expended	180,907
Activity	Public Services
Source	CDBG
National Objective	Low to moderate income area
Eligibility Citation	570.201 (p) and 208 (a) (2)
Objective	To facilitate capacity building activities by June 2008
Outcome	Sustainability
Public Service Access	Improved
Performance Measure	Projected Census Tracts to be served: 136.01, 136.02,128, 139, 140, 142, 143, 144.06, 144.08, 145.01, 145.02, 145.03, 146

Accomplishments:

This program was designed to offer a variety of community-capacity building services to increase neighborhood stability. CNDD staff provided technical assistance to neighborhood groups and associations toward revitalization efforts, including 5 computer classes; technical services to 15 neighborhoods; 1 job-readiness training session; 1 entrepreneurship class; 1 small business workshop; 1 Fair Housing and Lead-based paint workshop; 8 youth council training sessions; and 11 neighborhood leader training sessions.

Evaluation: This program is of great benefit to communities in that it gives individuals as well as groups training otherwise unavailable, and allows for goal-setting and achievement on both personal and group levels.

d. Individual Development Program

Project Description: Guilford County Homeownership Center is a non-profit agency with a mission to develop, implement, directly and/or through partnerships, joint ventures and opportunities to low-income individuals, families and communities. The program helps families become actively involved in making decisions that affect their lives. They are given tools, including budgeting worksheets, toward money management and goal setting for a twelve-month period that eventually leads to their successful purchase of a home. CDBG funds will be used for financial literacy, homeownership counseling, and educational opportunities for ten families.

Allocation:	$35,000
Total Expended:	$15,000
Activity:	Housing Counseling and Financial Literacy Education
Source:	CDBG
National Objective:	Low to Moderate Income limited Clientele
Eligibility Citation:	570.201(e); 570.208(1)(1) and (a)(2)
Goal:	Assist up to 10 families in obtaining a home
Outcome:	Sustainability
Public Service Access:	Improved
Performance Measures:	Assist up to 10 families in Census Tracts 136, 136, 138, 139, 140, 142, 143, 144, 144, 145, 145, 145, 146

Accomplishments: A total of eight (8) families were enrolled in the pilot IDA class.

- One (1) family graduated and purchased a home
- Three (3) families are on track to be financially ready to purchase a home by the end of the 12 month period
- One (1) has worked hard but will need more time in the program due a job loss during the year and a decrease in income

Total Clients	Low Income	Moderate Income	Black	White	Hispanic	Other	FHH
7	**3**	**4**	**7**				**3**

Area Benefit: Block group served - 136.01, 136.02, 138, 139, 140, 142, 143, 144.06, 144.08, 145.01, 145.02, 145.03, 146

Evaluation: The program is excellent for the community in that it gives hope and tangible goals to a population who otherwise would have no hope of homeownership. Not "pie in the sky" but real steps, routinely outlined---methodically worked through in one-on-one sessions with tangible results. For example, learning to pay off many bills starting from the smallest bills to the largest. This gives an immediate sense of accomplishment, ongoing throughout the class. Helping families to become financially stable is the financial equivalent of "eating an elephant, one bite at a time." When families are not committed to the process, they are do not benefit from the program, and are offered one-on-one counseling. One family was asked to leave due to poor attendance and inaccurate reporting of income.

e. Community Development Block Grants

Project Description: A portion of the city's CDBG entitlement money funds public service activities provided by local community-based organizations benefitting low to moderate income residents. Eligible activities include labor; supplies and materials; employment; crime prevention; child care; health; prevention of drug abuse; education; fair housing counseling; and energy conservation. Funds are allocated through a competitive process, with the Citizens' Advisory Council (CAC) reviewing all applications and making recommendations to City Council. A total of fourteen (14) applications were submitted for public services funding; the following six (6) were awarded during the program year 2007-08. Individual project evaluations follow on the next several pages.

Allocation	**$59,177**
Total Expended	$59,177
Activity	CDBG Public Service Subrecipient
Source	CDBG
National Objective	Low to Moderate Income individuals
Eligibility Citation	570.201(e); 570.208 (1) (1) and (a)(2)
Objective	Assist community organizations to provide public services
Outcome	Sustainability
Public Service Access	Improved
Performance Measures	Census Tracts served: 136.01, 136.02, 138, 139, 140, 142, 143, 144.06, 144.08, 145.01, 145.02, 145.03, 146

Project	Allocation	Expended	Goal	Accomplishments
Carl Chavis YMCA	$14,000	$14,000	200 Scholarships	166 youth Scholarships
High Point Arts Council	$ 2,527	$ 2,527	Jazz Workshop	72 youths at workshop
NIA Community Action	$ 6,000	$ 6,000	Assist 500 residents	509 Assisted residents.
Open Door Ministries	$16,000	$ 16,000	Assist 7 individuals	11 homeless individuals
Salvation Army Boys & Girls Club	$14,650	$ 14,650	100 youths for camp	85 youths summer camp
Senior Resources	$ 6,000	$ 6,000	Provide meals for 5	5 senior meals provided
TOTALS	**$ 59,177**	**$ 59,177**		

Carl Chavis Memorial Branch YMCA

Project Description:

Allocation	**$14,000**
Total Expended	$14,000
Activity	CDBG Public Service Subrecipient
Source	CDBG
National Objective	Low to Moderate Income Persons
Eligibility Citation	570.201(201)(e); 570.208 (1); (a)(2)
Objective	Provide scholarships for 200 youth
Outcome	Affordability
Public Service Access	Improved
Performance Measure	Assist 200 youth with scholarships

Carl Chavis YMCA is located in the Springbrook Meadows Community and is a Hope VI development serving low to moderate-income youth and families. Their mission is to build strong kids, strong families and strong communities through programs and activities that build healthy spirits, minds and bodies. The project, Summer Enrichment & Adventure Camps, was held at two sites, 2757 Granville Street & 607 E. Washington Drive, Monday through Friday, from 6:30 AM to 5:30 PM daily. The structured camps focused on academics (reading and math); enrichment (art, music, dance, step); recreation; sports fundamentals; field trips; social skills; character development (honesty, caring, responsibility and trust); and swimming. The project operated July 1-August 17, 2007. CDBG funds were to provide scholarships for approximately 200 participating youths.

Accomplishments:

- Activities of reading, math and writing were introduced to the youths daily
- Weekly recreational activities included skating, bowling, swimming, and gym time
- Youths were provide hot and cold breakfasts and lunches through the Guilford County School System
- Outside enrichment activities included music, dance, step, and poetry
- Youths participated in summer field trips to UniverSoul Circus and the Bounce U recreation facility
- An End-of-Summer showcase was held for both programs on august 23 & 24 at the Chavis Sports-Plex with over 300 parents in attendance.

Total Clients	Low Income	Moderate Income	Black	White	Hispanic	Other	FHH
166	166	0	161	2	2	1 Indian	0

Area benefit: Census tract 138, block group 138.04

Evaluation: The project was a success in providing scholarships in academics, social skills and character development to 166 low-to-moderate income families at two summer camps during July and August, 2007. The project did not meet the goal of 200 youth due to an incorrect budget to accommodate that number of youngsters.

High Point Arts Council

Allocation	$2,527
Total Expended	$2,527
Activity	CDBG Public Service Subrecipient
Source	CDBG
National Objective	Low to Moderate Income Persons
Eligibility Citation	570.201(201)(e); 570.208 (1); (a)(2)
Objective	Provide jazz workshop for 60 children
Outcome	Affordability
Public Service Access	Improved
Performance Measure	Serve 60 children with jazz workshop

Project Description:
The High Point Area Arts Council sponsored a John Coltrane Jazz workshop for one week to give young High Point musicians an opportunity to learn jazz history, music and the art of jazz improvisation. The workshop was held the last week in July 2007 at the Penn-Griffin School for the Arts on E. Washington Drive. Mr. Reggie Workman, resident of New York state and a musician who played with John Coltrane, was invited to share his talents with students. CDBG funds provided scholarships for low-to-moderate income youths to attend the workshop.

Accomplishments:

- Youths were given the opportunity to learn jazz history, music and improvisation
- Bass player Reggie Workman, a member of the John Coltrane Quartet, taught one-hour sessions for two days at the workshop
- Students and instructors were taught new instrument techniques
- Advance lessons in expressions assisted class in communicating as listeners

Total Clients	Low Income	Moderate Income	Black	White	Hispanic	Other	FHH
72	72	0	18	50	2	2 Asians	0

Low-to-Moderate Benefit: Census Tract 138. Block group 138.02

Evaluation: Held at the Penn-Griffin School for the Arts during the last week of July 2007, the John Coltrane Jazz Workshop allowed 72 students to learn and perform under the instruction of bassist Reggie Workman, who actually played with Mr. Coltrane and is a member of the John Coltrane Quartet. It was a rare cultural and educational opportunity.

NIA Community Action Center

Project Description:
NIA Community Action Center, Inc. is a non-profit organization that empowers communities through health and care services, and promotes the well-being of healthy citizens. NIA's outreach programs also target substance abuse, HIV/AIDS, syphilis, teen pregnancy, and homelessness. A Mobile Outreach van was purchased to implement a continuum of street outreach, education, counseling, testing and transitional street-side case management. The van also served as a mobile resource site during non-traditional hours and weekends in High Point communities. CDBG funds were used toward purchase of and insurance coverage for the mobile outreach van for one year.

Allocation	**$6,000**
Total Expended	$6,000
Activity	CDBG Public Service Subrecipient
Source	CDBG
National Objective	Low to moderate income persons
Eligibility Citation	570.201(e); 570.208 (1)(1) and (a)(2)
Objective	Provide outreach service and HIV/AIDS counseling to 500 clients
Outcome	Sustainability creating suitable living environments
Public Service Access	Improved
Performance Measure	Provide outreach services/counseling to 500 residents

Accomplishments:

- Purchased the van within the first month of the fiscal year
- Counseled and tested over 509 individuals for HIV/AIDS and syphilis throughout the City
- Assisted in continuum of street outreach/education
- Made referrals to local medical providers

Total Clients	Low Income	Moderate Income	Black	White	Hispanic	Other	FHH
726	726	0	664	59	1	2 Asians	0

Area Benefit:

136.01, 136.02, 138, 139, 140, 142, 143, 144.06, 144.08, 145.01, 145.02, 145.03, 146

Evaluation:

Purchase of the van allowed NIA to become more mobile in the community and reach residents who would otherwise be unable to visit a facility for health screening. NIA was able to refer many individuals to medical service providers for proper health care. The program exceeded stated goals because of the van, which is a great asset to the community.

Open Door Ministries

Program Description:

Allocation	$16,000
Total Expended	$16,000
Activity	CDBG Public Service Subrecipient
Source	CDBG
National Objective	Low to moderate income persons
Eligibility Citation	570.201(e); 570.208 (1)(1) and (a)(2)
Objective	Provide housing/program services to 7 chronically homeless individuals
Outcome	Affordability
Public Service Access	Improved
Performance Measure	Provide housing to 7 individuals

Open Door Ministries of High Point provides programs and services to assist the poor and homeless with immediate needs as well as resources that will benefit their long term goals. The Permanent Supportive Housing Program provided case management for emergency housing for individuals classified as chronically homeless, meaning they have a disability and have been homeless for over a year. Supportive services will be provided to assess the individual's needs; job training assistance, budgeting,

transportation, referrals to other agencies and assistance toward permanent housing are offered. CDBG funds were used for the salary of the case manager in charge of Permanent Supportive Housing.

Accomplishments:

- Successfully maintained 7 individuals in permanent housing
- Supportive services and case management were provided to 7 chronically homeless men and women
- Referrals were made to Public Housing Authority, Open Door Ministries Substance Abuse treatment programs and other service providers for assistance as needed

Total Clients	Low Income	Moderate Income	Black	White	Hispanic	Other	FHH
7	7	0	5	2	0	0	0

Limited Clientele

Evaluation: The Shelter-Plus-Care program made exceptional progress in providing permanent housing for chronically homeless individuals in High Point. Since hiring a case manager, Open Door Ministries was able to realize their goal of assisting 7 individuals. These clients have now lived in a stable environment for a year and are using the wrap-around services that are offered. Through case management, each client has been evaluated for eligibility in the Supplemental Security Income (SSI) program and are now in the Medicaid program, receiving regular health care.

Salvation Army Boys and Girls Clubs

Project Description:

The Salvation Army's mission is to inspire and enable disadvantaged youths to realize their full potential through various programs that promote character, leadership and career development. Other services include homework assistance and tutoring; community service opportunities; and teen pregnancy prevention. The Youth for Unity

Allocation	**$14,650**
Total Expended	$14,650
Activity	CDBG Public Service Subrecipient
Source	CDBG
National Objective	Low to Moderate Income Persons
Eligibility Citation	570.201(e); 570.208 (1)(1) and (a)(2)
Objective	Assist 100 youth in summer/after school program
Outcome	Availability/creating suitable living environments
Public Service Access	Improved
Performance Measure	85 youths assisted

project operated a summer/after school program for youngsters in New Gate Garden and Brentwood Crossing neighborhoods. Transportation was provided to and from the Boys & Girls clubs daily. The program operated from July 2007- June 2008 offering character and leadership development skills; education and career development; art; health and life skills; sports; fitness; recreation and an after school homework program. CDBG funds were used for supplies (office items, videos, crafts, paper, brochures and books); sports and recreation equipment; utilities; transportation; a percentage of the unit director's salary; and the program director's Commercial Drivers License.

Accomplishments:

- Transportation was provided to and from Brentwood Crossing and New Gate Gardens
- There were no teen pregnancies in the last year
- Many youngsters have improved their attitudes by becoming active in the leadership and character-building skills program

Total Clients	Low Income	Moderate Income	Black	White	Hispanic	Other	FHH
88	81	7	85	1	2	0	0

Area Benefit: Census tract 139, block group 139.01

Evaluation: CDBG funds allowed these youngsters to participate in an organization five days a week, and provided them with a safe learning environment: otherwise, many children would be experiencing and learning from the streets. In addition to the character building, education and other personal enhancements skills experienced, they were allowed to be children, playing sports and having fun.

Senior Resources of Guilford County

Allocation	$6,000
Total Expended	$6,000
Activity	CDBG Public Service Subrecipient
Source	CDBG
National Objective	Low to Moderate Income Persons
Eligibility Citation	570.201(e); 570.208 (1)(1) and (a)(2)
Objective	Assist 5 senior citizens with a daily hot meal
Outcome	Availability/Creating Suitable Living Environments
Public Service Access	Improved
Performance Measure	Assistance provided to 5 senior citizens

Program Description:

Senior Resources of Guilford County is an organization which serves a diverse community of older adults and their families by advocating and providing supportive services. Services enhance independence,

health and quality of life for older adults. Mobile Meals provides nutritious home-delivered meals to homebound seniors aged 60 or older who have been assessed and found eligible due to their inability to shop or prepare a meal for themselves, and who do not have a responsible person willing or able to assist them. CDBG funds were used to purchase food for meals distributed during the period of July 1, -December 31, 2007.

Accomplishments: Five homebound seniors were provided with a hot nutritious meal each day for six months.

Total Clients	Low Income	Moderate Income	Black	White	Hispanic	Other	FHH
88	81	7	85	1	2	0	0

Limited Clientele

Evaluation: Senior Resources of Guilford County provided supportive services of a a hot meal to five homebound senior citizens, giving them some human contact each day as well as enhancing their independence, health and quality of life. Emergency shelf meals were also provided for use in the event of inclement weather during the winter.

f. CBI Service Grants

The City assigns a portion of its CDBG entitlement to fund Community Based Initiative (CBI) grants for public service activities provided by local community-based organizations and benefiting low-to moderate-income residents.

Allocation	**$20,000**
Total Expended	$15,998
Activity	CDBG Public Service Subrecipient
Source	CDBG
National Objective	Low to Moderate Income individuals
Eligibility Citation	570.201(e); 570.208 (1) (1) and (a)(2)
Objective	Assist community organizations to provide public services
Outcome	Suitable living environment
Public Service Access	Improved
Performance Measures	Census Tracts served: 136.01, 136.02, 138, 139, 140, 142, 143, 144.06, 144.08, 145.01, 145.02, 145.03, 146

Eligible projects include using CBI funds as seed money for the purchase of supplies, materials, good and services directly related to the implementation of projects and providing services with a city-side or targeted community benefit. A 25% match is required and can be cash or in-kind contributions such as volunteerism, clearly demonstrated/documented in grant files. All activities must be implemented within High Point city limits and

must involve neighborhood residents in identification, planning and/or execution of the proposed activity. Eleven (11) projects were approved for FY 2007-2008; detailed evaluations are on the following pages.

Project	Allocation	Expenditures	Goals	Accomplishments
Carl Chavis YMCA	$2,000	$2,000	Participation of 200 teens	104 teens participated
Communities in Schools	$2,000	$1,449	Impact 500 students	600 students involved
Esther's Haven, Inc.	$2,000	-0-	Assist 3 HIV/AIDS infected females	Funds rescinded
HP Community Against Violence	$1,000	$1,000	Assist notified ex-offenders	3 + offenders assisted
HP Housing Authority	$2,000	$1,625	Educate 16 students	13 were served
HP Housing Coalition	$2,000	$1980	Affordable Housing Fair	56 residents attended
I Am Now, Inc.	$2,000	$1,700	Mentoring for 15 students	25 youths assisted
Spirit, Body & Soul, Inc.	$2,000	$2,000	Tutorial for 30 students	12 students assisted
Tears of Joy, Inc.	$1,500	$1,240	Academic assistance for 15 youths	19 youth assisted
Triad Economic Development	$1,500	-0-	Job Fair	Funds rescinded
West End Ministries	$2,000	-0-	Assist 35 homeless women	80 women assisted
TOTALS	$20,000	$15,978		

Carl Chavis Memorial Branch, YMCA

Allocation	**$2,000**
Total Expended	$2,000
Activity	CDBG Public Service Subrecipient
Source	CDBG
National Objective	Low to Moderate Income Persons
Eligibility Citation	570.201(e); 570.208 (1)(1) and (a)(2)
Objective	Keep 200 area teens off the streets
Outcome	Sustainability
Public Service Access	Provided
Performance Measure	Influenced 200 kids to be active in community projects

Carl Chavis Memorial Branch YMCA serves low to moderate income youth and families. CBI funds were requested as seed money to establish a Teen Center at 2757 Granville Street, a safe, supervised place where local teenagers 13-17 years of age can participate in activities; develop new interests and social skills; meet new friends; and stay off the streets, out of trouble. The Teen Center is being developed into a learning environment, implementing new ideas and projects. Teenagers actively recruited other teens to participate in community service projects.

Accomplishments:

- Youths involved in more gym activities
- Center open daily
- Developed and enhanced kids' social skills by meeting/interacting with new friends from other schools
- Learned the YMCA pillars of character and development: caring, respect, honesty and responsibility
- Learned the value of work and sharing with others

CBI 25% Matching Funds:

Required match was $500: 18 volunteer hours each of 3 weeks, at $10/hour = $540.

Total Clients	Low Income	Moderate Income	Black	White	Hispanic	Other	FHH
104	64	40	103	0	0	1 Asian	0

Area Benefit: Census tract 145.02

Evaluation: 104 youngsters participated in Teen Center activities offered by the Carl Chavis Memorial YMCA as the Teen Center became the place to meet friends, have fun and develop a wide range of skills. The project did

not meet its goal of serving 200 kids because there was an incorrect estimation of the number of youth residing in the surrounding area.

Communities in Schools

Allocation	**$2,000**
Total Expended	$1852
Activity	CDBG Public Service Subrecipient
Source	CDBG
National Objective	Low to Moderate Income Persons
Eligibility Citation	570.201(e); 570.208 (1)(1) and (a)(2)
Objective	Implement 5 health fairs; address 500 students
Outcome	Availability/Accessibility
Public Service Access	Improved
Performance Measure	Involved 600 youngsters

Communities in Schools fulfills its mission by connecting needed community resources to schools to help kids stay in school and prepare for life. CBI funds were requested to support a Community/School Health Empowerment project, conducting health fairs for students and communities at 5 schools located in low to moderate income areas during after-school hours. The project proposed to increase health knowledge and awareness in students, parents and the community surrounding schools, providing prevention and screenings.

Accomplishments

- Informed students about healthy eating habits and the importance of exercise
- Raised health awareness in individual families
- Assisted families with health screenings and information on daily hygiene
- Prevented major health issues through early prevention and education

CBI 25% Matching Funds $500 required; CIS used volunteer time for match: 60 hours @$10 = $600.00.

Area Benefit: census tracts served – 136.01, 136.02, 138, 139, 140, 142, 143, 144.06, 144.08, 145.01, 145.02, 145.03, 146

Evaluation: The program successfully reached low to moderate income families and students who might not otherwise have been screened or educated about health issues, potentially avoiding serious issues later in life. Fairs were held during and after school, allowing for greater attendance. Health educators and professionals

received many requests and concerns from parents and teacher for free health screenings and other prevention measures.

Esther's Haven, Inc.

Esther's Haven, Inc. exists to assist and empower female victims of HIV/AIDS to achieve life-long victory in their lives. CBI funds were requested to support housing assistance, a project to provide a home for female recently released from the NC Correctional system who also have been diagnosed with HIV/AIDS. The home provides a safe, nurturing environment as the women transition back into the community.

Allocation	**$2,000**
Total Expended	-0-
Activity	CDBG Public Service Subrecipient
Source	CDBG
National Objective	Low to Moderate Income Persons
Eligibility Citation	570.201(e); 570.208 (1)(1) and (a)(2)
Objective	Provide housing for 3 participants
Outcome	N/A
Public Service Access	Improved
Performance Measure	Involved 600 youngsters

Accomplishments: Subrecipient cancelled contract due to inability to secure participants.

Evaluation: N/A

High Point Community Against Violence (HPCAV)

High Point Community Against Violence offers assistance to offenders who have been "notified" or called in by the Police Department's Violent Crimes Initiative. Assistance can be for rent, utilities, education, or whatever will help individuals change from a life of crime. Amounts are capped at $300 per individual; checks are written to the agency, never to individual ex-offenders. HPCAV also offers bus passes for transportation to job interviews or to work until regular income is established.

Allocation	**$1,000**
Total Expended	$1,000
Activity	CDBG Public Service Subrecipient
Source	CDBG
National Objective	Low to Moderate Income Persons
Eligibility Citation	570.201(e); 570.208 (1)(1) and (a)(2)
Objective	Provide housing assistance for ex-offenders
Outcome	Affordability
Public Service Access	Improved
Performance Measure	Provide housing/utilities for 3 ex-offenders

Accomplishments:

- Assisted one ex-offender with security deposit; and first month's rent assistance for another
- Provided funds to pay a utility bill for a female ex-offender
- Purchased bus passes with remaining funds, which will be given out sparingly as needed, for ex-offenders' transportation situations

CBI 25% matching funds: $250 required; donations of $500 were received as cash match for this project.

Total Clients	Low Income	Moderate Income	Black	White	Hispanic	Other	FHH
3	3		3	0	0	0	1

Limited Clientele

Evaluation:

Three ex-offenders who requested assistance received it toward securing housing and utilities; many more were given bus passes so they could get to work or to job interviews, all helping them toward a sustainable. crime-free lifestyle.

High Point Housing Authority

Allocation	$2,000
Total Expended	$1625
Activity	CDBG Public Service Subrecipient
Source	CDBG
National Objective	Low to Moderate Income Persons
Eligibility Citation	570.201(e); 570.208 (1)(1) and (a)(2)
Objective	Provide cultural arts education for 16 kids
Outcome	Sustainability
Public Service Access	Improved
Performance Measure	Provided arts education for 13 kids

The High Point Housing Authority provides eligible families and individuals with adequate, affordable housing, an economic advancement in a safe, drug-free environment. CBI funds were requested to support the Art for Life project in coordination with the High Point Community Theatre to bring cultural opportunities to 9-12th graders living in public housing during the spring of 2008. The project brought the arts to low income youngsters in an effort to level the learning field across socio-economic boundaries. A series of art classes was offered at the J.C. Morgan Courts Community Center for youth who otherwise would not be able to afford the experience.

Accomplishments:

- 13 students were enrolled
- Professional art training/exposure was offered to participants
- Students successfully displayed an array of learned techniques during a final performance
- Additional theatrical study and programs were accessed by program participants

CBI 25% matching funds: Match required, $500; in-kind match of rental space was given: space rental @ $281.25/week x 6 weeks = $1687.50.

Total Clients	Low Income	Moderate Income	Black	White	Hispanic	Other	FHH
13	13	0	12	0	1	0	0

Area Benefits: Census tract 143.00, block group 143.03

Evaluation:

Students gave a live performance to close out this very successful program; they enjoyed their accomplishments and inquired about additional opportunities to participate in theatrical programs. These youngsters would probably never have explored the world of theatre had it not been for this unusual and enriching program.

High Point Housing Coalition

Allocation	**$2,000**
Total Expended	$1980
Activity	CDBG Public Service Subrecipient
Source	CDBG
National Objective	Low to Moderate Income Persons
Eligibility Citation	570.201(e); 570.208 (1)(1) and (a)(2)
Objective	Inform community of affordable housing opportunities
Outcome	Availability/Accessibility
Public Service Access	Improved
Performance Measure	Provide affordable housing opportunities

The High Point Housing Coalition advocates and provides supportive services for the homeless and those in need of affordable housing opportunities. CBI funds were used to support a Housing Fair to inform the community of a wide range of affordable housing opportunities in High Point, as well as provide a venue for service providers to demonstrate their services to residents.

Accomplishments:

- Housing, rental and affordable home purchasing program information was made available to residents
- On-site emergency housing assistance was made available
- Technical information on foreclosure prevention was provided

CBI 25% Matching Funds: $500 required**.** Board members volunteered time to set up and put on the Fair satisfied match requirement: 5 volunteers, 10 hours each @$10/hour = $500.

Area Benefits: census tract 143, block group 143.03

Evaluation:

The Housing Coalition sponsored an Affordable Housing Fair on Saturday, June 21 2008 at the Southside Recreation Center. The event was well attended by residents, lenders, realtors and service providers. Many residents and vendors expressed the desire to hold a similar Fair in 2009.

I Am Now, Inc.

Allocation	**$2,000**
Total Expended	$1700
Activity	CDBG Public Service Subrecipient
Source	CDBG
National Objective	Low to Moderate Income Persons
Eligibility Citation	570.201(e); 570.208 (1)(1) and (a)(2)
Objective	Provide mentoring to 15 qualified young adults
Outcome	Sustainability
Public Service Access	Improved
Performance Measure	Mentor 25 young adults

I Am Now, Inc. provides transitional housing and supportive services to equip homeless young adults between the ages of 18-23 with life strategies for success, specifically targeting those aging out of foster care. CBI funds were used to support a Volunteer Mentor Outreach & Training project which will commit to equipping young men and women with the tools they need to be productive, independent members of our community.

Accomplishments:

- Program successfully initiated a partnership with Guilford County Department of Social Services (DSS)
- Mentors from DSS were provide for 10 youth
- Prominent members of the community were recruited to assist these young people
- Files for documentation were created to determine needs and track assistance/progress

CBI 25% Matching Funds: 15 volunteers donated 12 hours each at $10/hour for $1800 (over) match.

Total Clients	Low Income	Moderate Income	Black	White	Hispanic	Other	FHH
25	25	0	21	4	0	0	0

Limited Clientele

Evaluation:

This project exceeded its goal of mentoring 15 young adults by assisting 25 individuals. With the help of rap sessions from DSS, youths gained rapport with the program coordinator through scheduled meetings. They were able to make smooth transitions into the community as their personal lives were strengthened through this program's support.

Spirit, Body & Soul, Inc.

Allocation	$2,000
Total Expended	$2000
Activity	CDBG Public Service Subrecipient
Source	CDBG
National Objective	Low to Moderate Income Persons
Eligibility Citation	570.201(e); 570.208 (1)(1) and (a)(2)
Objective	Provide tutoring for 30 elementary students
Outcome	Availability/Accessibility
Public Service Access	Improved
Performance Measure	Tutor 30 students

Spirit, Body & Soul, Inc. proposed to provide tutoring services to 30 elementary students in math and reading: 15 students at Kirkman Park Elementary School on Mondays, and 15 students from the Washington Drive area on Tuesdays and Thursdays at First Baptist Church, 701 E. Washington Drive. CBI funds purchased tutorial supplies, paper, pens, pencils, refreshments, and provide 6 weeks of office space.

Accomplishments:

- Successfully involved students, parents and teachers at each location
- Reading and math scores improved 8 percentage points on average
- Certificates of achievement and recognition were give to 11 students by their respective schools

CBI 25% Matching Funds: $500 required. 4 volunteers donated 21 hours each @ $10/hour = $840; First Baptist donated 21 days of rent @ $75/day = $1575, total of $2415.00.

Total Clients	Low Income	Moderate Income	Black	White	Hispanic	Other	FHH
14	11	3	13	0	1	0	0

Area Benefits: Census tract 146, block group 12.

Evaluation:

The project successfully tutored 14 students, the majority of whom displayed social as well as academic growth. Reading and math scores improved. Setbacks were experienced when parents were unable to bring their children to tutoring session, which caused a drop in participation and completion of the program.

Tears of Joy, Inc.

Tears of Joy, Inc.'s mission is to improve academic performance for low- to – moderate- income children and youth. CBI funds were requested to support the Life Skills Training in Character Development project to train children and youth in life skills

Allocation	**$1,500**
Total Expended	$1,500
Activity	CDBG Public Service Subrecipient
Source	CDBG
National Objective	Low to Moderate Income Persons
Eligibility Citation	570.201(e); 570.208 (1)(1) and (a)(2)
Objective	Improve academic performance of 15 youth
Outcome	Availability/Accessibility
Public Service Access	Improved
Performance Measure	Improve academic performance of 15 youth

development such as self esteem, speaking skills, decision-making skills, and job skills. Through leadership and character development children and youth will become changed agents and will become models of appropriate social behavior, curbing negative activity in the community.

Accomplishments:

- Successfully offered character development strategies to area youth
- Youngsters participated in public speaking forums

CBI 25% Matching Funds: $375 required; 6 volunteers donated 8 hours each @ $10/hour = $480.

Total Clients	Low Income	Moderate Income	Black	White	Hispanic	Other	FHH
19	19	0	19	0	1	0	0

Area Benefits: census tract 138.002.

Evaluation: The program was a success, with several parents requesting a repeat program in the upcoming year. Parents as well as students were excited about the results of the workshops and offered positive responses about the training.

Triad Economic Development Corporation (TEDC)

Allocation	**$1,500**
Total Expended	-0-
Activity	CDBG Public Service Subrecipient
Source	CDBG
National Objective	Low to Moderate Income Persons
Eligibility Citation	570.201(e); 570.208 (1)(1) and (a)(2)
Objective	Provide job skills to 50 youth
Outcome	Availability/Accessibility
Public Service Access	Improved
Performance Measure	***Subrecipient declined CBI funds***

Triad Economic Development Corporation's mission is to rebuild, improve and empower communities through community economic development. CBI funds were requested to support a Ready to Work project comprised of two components: one addressing skills training to enhance job searches and obtain summer employment, and the other culminating is a community-wide Youth Job Fair. TEDC proposed to provide core-city youth between the ages of 16-21 the skills to actively and successfully compete for summer employment opportunities.

Evaluation: TEDC encountered a management change in the project, could not proceed, and requested cancellation.

West End Ministries

Allocation	$2,000
Total Expended	$1945.80
Activity	CDBG Public Service Subrecipient
Source	CDBG
National Objective	Low to Moderate Income Persons
Eligibility Citation	570.201(e); 570.208 (1)(1) and (a)(2)
Objective	Provide transportation/medical services for 35 women
Outcome	Availability/Accessibility
Public Service Access	Improved
Performance Measure	Provide assistance to 35 women

West End Ministries' mission is to work with residents and other stakeholders to make the West End neighborhood a safer and better place for all who live, work and worship there. CBI funds were requested to support a program, Helping Homeless Women Become Self-Sufficient, which provided prescription medication and bus passes to homeless single women in the West End Emergency Shelter in their quest toward self sufficiency.

Accomplishments:

The project successfully assisted 61 women with bus passes and 55 prescriptions. 19 women received medical assistance and emergency shelter was provided for 80 women.

CBI 25% Matching Funds: $500 required; West End Ministries Board members contributed $500 cash for the project.

Total Clients	Low Income	Moderate Income	Black	White	Hispanic	Other	FHH
80	80	0	46	30	1	4	0

Limited Clientele

Evaluation: The project was successful in meeting basic health care needs for women in crisis. Women were able to work towards their independence by using bus passes to seek employment and permanent housing. Its stated goal of assisting 35 women was far exceeded as 80 women were provided medical help and emergency shelter, keeping them off inhospitable streets.

g. Report on Neighborhood Associations

Southside Neighborhood Association

The Southside Neighborhood Association continues to be involved in the revitalization plans for the Southside Neighborhood and has partnered with the City of High Point Community Development to keep area residents abreast of the many changes that will take place in the very near future. The Southside Neighborhood Association members are excited about revitalization efforts and participated in a tour of a new housing development in Greensboro to assist in the selection of new housing in the Southside Area.

The Association met monthly to discuss, update and review actions and concerns within the neighborhood. The Association is involved with area youths and supports the Southside Youth Council and the Fairview Family Service Center. This past year, the Neighborhood Association was actively involved with increasing membership, and offered insight on how to address re-occurring crime issues in the neighborhood. An increase of gang crime and solicitation for prostitution has initiated concern from area residents. The High Point Police Department increased their patrol support as a result of neighborhood concerns.

Activities and events over the past year include:

- Participated in National Night Out with 80 area residents in attendance, volunteers were sponsored by Target®.
- Partnered with Family Service of the Piedmont and participated in the "National Family Week" program, encouraging and involving neighborhood parents and youths to become involved in family and school activities
- Hosted Southside Neighborhood breakfast to update residents of the Southside Revitalization
- Facilitated Family and Friends Day uniting parents and children in educational and fun activities
- Conducted Southside Neighborhood clean-up to eliminate area trash/litter/debris.

The Southside Neighborhood Association is in the process of completing paperwork necessary for non-profit status and has initiated a fund raiser, selling Southside Neighborhood tee shirts to assist with associated costs.

Highland Mills Neighborhood Association

The Highland Mills Neighborhood Association met monthly to address housing problems and crime related issues taking place in the Highland area. The Association members were actively involved in setting goals to help stabilize the neighborhood and to include a vision and mission statement. The Association applied for grant funds to install community signs at four major entrances into the neighborhood. The Association also encouraged residents to make telephone calls to each other daily for security checks during the winter months. The association was actively involved in the following events:

- Partnered with local furniture company to add two picnic shelters in the neighborhood
- Scheduled a segment on safety procedures with the High Point Police Department before the holiday season
- Formed a community watch and assigned block captains to contact the Police Department

Washington Drive Neighborhood Association

The Washington Drive Neighborhood Association met monthly and discussed neighborhood concerns, drug activities, crime, and homelessness. Washington Drive Neighborhood Association worked diligently with the City of High Point Planning Department in scheduling a series of meetings for the Core City Plan of Washington Drive. Association members, residents and businesses came together with their own plans for the historical area and worked with the consultants who created the Concept Plan that was presented to the public.

The Association scheduled a meeting with an administrator with High Point University to address fears of the residents concerning the future status of their residences in an adjacent public housing community. A mixture of residents, clergymen, and business owners, 51 persons in all, attended the meeting. They were assured that the University's plans did not include acquiring their properties.

The Washington Drive Neighborhood Association was actively involved with establishing their vision statement and goals for the association. The Association's participation is very important for future plans of the

Washington Drive Area. The Association was actively involved in the following activities and events:

- Met with High Point University to discuss future housing plans
- Participated in the National Night Out that brought the awareness of crime to the neighborhood
- Partnered with Minimum Code Enforcement to rehabilitate substandard housing units
- Sponsored a Christmas dinner for members and area residents
- Partnered with High Point Police to close a drug infested housing units
- Coordinated with the City's Planning Department on the Washington Drive Core City Plan

Five Points Pride Association

The Five Points Pride Association became more actively involved in community programs and events. The Association operated for five months without a president; however, an interim president was elected with new goals for the fiscal year 2007- 2008. Meetings were scheduled on a month-by-month basis and were held at a Community Center, centrally located in a low-to-moderate income neighborhood. The meetings keep Five Points Pride residents informed of neighborhood activities, crime, and proposed changes in the City of High Point.

The Five Points Pride Association also participated in the National Family Literacy Month program to reinforce the importance of reading, visiting local libraries for reading sessions and storytelling hours, purchasing books and fun reading tips for both children and parents. The Five Points Pride Association continues to offer programs and events to address the needs of those living in the Five Points Area. Several of the events included:

- Participation in the National Family Literacy Festival Program
- Association retreat to discuss proposed goals and prepare a calendar of events for the upcoming year
- Holiday breakfast for area residents with special awards given to dedicated volunteers

Grace Evangelical Lutheran Church

The Grace Neighborhood Association met monthly to address problems and crime-related issues taking place in the Grace Neighborhood area. The Association selected an active, involved neighborhood resident as the Association chairperson. The group is making excellent progress in developing goals, vision, and a mission statement.

The Grace Neighborhood Association sponsored a "Fall Neighborhood Gathering" for area residents, friends, committee members and youth. Informing the neighborhood about local crime, increasing membership and getting acquainted was the goal of the event.

The "Youth of Grace" continue to be encouraged to participate in Association activities and residents volunteered to assist them. The youth were also asked not be become involved in gang activities. Grace Evangelical Neighborhood Association will continue to offer programs to address the needs of those living in the area. Some of the activities and events over the past year include:

- Participation in National Night Out activities which brought awareness to the neighborhood issues, concerns and the importance of notifying the local Police Department concerning crime activities
- Conducted a meeting on gangs, presented by the police department
- Met with High Point University to discuss future plans for expansion
- Scheduled a community picnic with residents of the Grace neighborhood to show appreciation of their participation.

West End Neighborhood Association

The West End Neighborhood Association meets every third Tuesday at the West End Community Center at 6:30 PM. The West End Neighborhood Association's mission statement is "Grow and strengthen the West End Community of High Point." Their vision statement is "We, the West End Neighborhood Association, envision a growing neighborhood, an 'everyone-knows-everyone' atmosphere; a place where we feel safe in our homes and yards; a community that is self-sustaining and a vital part of the larger community of High Point."

In addition to the mission and vision statements, the West End Neighborhood Association has identified several goals for the upcoming year:

- Reenergize the association's membership
- Increase home ownership
- Keep public area clean
- Police our neighborhood
- Start a neighborhood watch
- Walk in West End anytime
- Work with community organizations/get together with them once or twice a year
- Tear down boarded up houses

These long and short term goals will result in a safe and healthy neighborhood for West End residents. At a recent association meeting, SHARE (Self Help And Rewarded Efforts, a non-profit organization which provides counseling, homeowner education and affordable housing to qualified low-to-moderate income individuals) personnel spoke of their commitment to West End, as they have constructed three homes and are planning six more in the area. Through this partnership will come increased home ownership and demolition/replacement of boarded-up homes.

CNDD staff attend regular meetings in the West End, assisting with organization and mobilization of residents to become more involved. During the past year the Association conducted neighborhood clean-ups; operated a soup kitchen; a thrift store; and held a National Nite Out Celebration.

The West End Community Center provides free computer classes for residents and uses the computers to provide free tax preparation through the VITA program. These computers were purchased through the City's Weed & Seed program.

West End Ministries operates Leslie's House, a shelter for homeless women in High Point. Leslie's House opened in December 2007 with 21 beds for women in crisis and offers wrap-around social services. West End Ministries' program director has initiated new programs for neighborhood youth: the Emanon Teen Center opened in March 2008 and offers homework assistance during the year; summer day camp including a neighborhood video program; and "4th Saturday" which offers a safe place to spend Saturday night. Scout troops for both boys and girls have been started. Every summer a Back-to-School party is held to provide school supplies for students in West End.

Ward Street Mission The Ward Street United Methodist Church contacted CNDD to create a Neighborhood Association in the Ward Street area. The church will be the association's sponsor and provide a meeting place. Because the area has a trusting relationship with the church, Ward Street Mission introduced CNDD to neighborhood residents.

The Ward Street area has sixteen different nationalities represented with one-third of the population being Hispanic. Ward Street Mission has identified several important issues in the community, including: crime; drugs; transportation issues; lack of affordable day care; no community center, and lack of decent housing. Community & Neighborhood Development staff have prepared neighborhood surveys in English and Spanish, with help from the mission, to determine the interest of starting a neighborhood association. The survey will also reveal what residents feel are the most important problems in the neighborhood that need to be addressed.

Recently, the CNDD staff attended the Ward Street Mission's Thursday night Family Dinner to survey the people who came in to eat. With the help of Spanish speaking residents the Hispanic residents were also surveyed. We are currently waiting for the surveys to be returned.

Highland Mills Neighborhood Association

The Highland Mills Neighborhood Association met monthly to address housing problems and crime related issues in the Highland area. Association members were actively involved in setting goals to help stabilize the neighborhood, including vision and mission statements. The Association also applied for grant funds to install community signs at four major entrances into the Neighborhood. Residents were encouraged to make security check phone calls to each other daily during the winter months. The association was actively involved in the following events:

- Partnered with local furniture company to add two picnic shelters in the neighborhood
- Scheduled "safety procedures" with the HP Police Department before the holiday season
- Formed a community watch and assigned block captains to contact the Police Department

Westgate Neighborhood

A resident from the Westgate area contacted CNDD to assist in starting a community group to address concerns in the neighborhood. The CNDD staff surveyed the Westgate neighborhood in December 2007 and determined that seven people were interested in starting a neighborhood association and had identified issues that the residents wanted resolved. The CNDD staff also encouraged the residents to start the association to be pro-active in crime prevention. A resident contacted staff and indicated that residents were more interested in a Homeowners Association than a Neighborhood Association. A misconceived assumption was that a community-based association would not address concerns regarding unmowed lawns and building upkeep. CNDD will stay in contact with the Westgate community, assisting as they start a neighborhood association.

Highland Ridge Apartments

CNDD staff met with Highland Ridge Apartment management to discuss starting a Resident Council within the complex. Management staff advised that gang presence has been observed and requested CNDD begin the Resident Council process to make the Highland Ridge Apartments a safe place to live.

CNDD staff sent surveys to the Highland Ridge management for distribution to determine what residents of Highland Ridge consider the greatest problems and whether they would be willing to meet to resolve the problems.

Macedonia Neighborhood Association

This past year the Macedonia Neighborhood Association was actively involved with recruitment of new homeowners to join the Neighborhood Association. The number of participants had decreased due to the majority of homeowners participating in GED classes and English as a second language classes. The Association held several "meet and greet" events, inviting new homeowners out to meet current Association members. The Macedonia Redevelopment project has brought new homes and a diverse group of residents to the Macedonia area. The Macedonia area had an increase in home invasions this year. Breaking and entering incidents have increased as more people move into the area. The Macedonia Neighborhood Association planned several meetings about forming neighborhood watch groups in the area. Plans for the watch will move forward once the number of association members increase.

The Neighborhood Association also conducted several neighborhood clean-ups that promoted a healthy clean neighborhood to new homeowners. The Community Development and Housing Department donated supplies for the cleanup. The Macedonia Neighborhood Association conducted a neighborhood cookout that brought out neighbors from all sections of Macedonia to garner feedback of area concerns and crime issues.

The Neighborhood Association continued to be involved with the Macedonia Baseball League which is designed to offer a high quality sports league for a very low participation fee. Members of the association volunteered time at the park working the concession stand as well as cleaning up after each game. The High Point Weed and Seed program funds the Macedonia Baseball League by paying for umpire fees and equipment.

Burns-Hill Neighborhood Association

This past year the Burns-Hill Neighborhood Association was actively involved in neighborhood issues such as crime; youth; beautification; and organizing. Members of the Association participated in the East Central Drug Initiative program implemented by the High Point Police Department. The High Point Police Department conducted a "notification" session where drug dealers were invited to the police department and confronted by not only police officials but also the community over their illegal activity. Members of the Burns-Hill Association attended and were and very vocal in their displeasure at drug sales in their neighborhood. Area residents offered to assist these young men turn their lives around and pleaded with the dealers to stop selling drugs in their neighborhood. Burns-Hill Association members were very supported of this police initiative and were active in patrolling their neighborhood for illegal activities. The Burns-Hill Neighborhood Association also participated in neighborhood activities which included:

- Community clean-ups, which allowed residents to take, pride in their neighborhood and also recruit new members to join the Neighborhood Association
- Back-to-school celebration for the youth, this provided the youth with free school supplies
- A resident awards ceremony, acknowledging East Central residents for "doing the right thing"
- A workshop on organizing a successful neighborhood watch group, which gave residents the training needed to become an active successful watch group
- National Night Out, which brought awareness to neighborhood issues and also was used to recruit new Neighborhood Association members
- Community Health Walk, in which residents walk and patrol the neighborhood while engaging in a fitness activity
- Several community yard sales

Broadstone Village Concerned Citizens

Broadstone Village homeowners were busy planning for the transfer of the Homeowner's Association from the builder to homeowners. This process included several meetings with homeowners, management company, and attorneys. The Broadstone Village Concerned Citizens group was very organized and knowledgeable of past and current issues regarding the Broadstone community. In preparation of the transfer of the Homeowner's Association to homeowners, residents met monthly to discuss neighborhood issues and concerns. Some neighborhood concerns were:

- Vandalism to the pool and clubhouse area
- Youth being disrespectful toward the homeowners
- Speeding cars throughout neighborhood
- Lack of lawn care maintenance
- Gang presence in the area.

Becoming organized and meeting to develop a plan of action was critical to taking ownership of their Association. Residents have formed three boards to oversee the Homeowner's Association for the area. In the upcoming year the Board's will focus on the security of the clubhouse/pool area and look at ways to insure residents comply with the rules and regulations govern by the Homeowner's Association.

h. High Point Housing Coalition

The Community Development and Housing Department partnered with the High Point Housing Coalition, a group of housing providers, local homeless shelters and other organizations that provide a special housing need to communities in High Point. The Coalition meets monthly to address needs for affordable housing and assistance for the homeless.

The High Point Housing Coalition is also a part of the Homeless Prevention Coalition of Guilford County (HPCGC) a group of individuals, service agencies, governmental entities and faith-based organizations working to end

homelessness in Guilford County. The High Point Housing Coalition and the Homeless Prevention of Guilford County met regularly, offering collective, ongoing supportive services to agencies and homeless providers of High Point and Greensboro.

The High Point Housing Coalition continues to seek grant funds for housing programs and to hire part-time office support for the coalition to promote affordable housing; assist the homeless; provide emergency assistance; document the necessary data; and report the information to members, agencies and other non-profits. High Point's Housing Coalition's successes over the past year include:

- A Proclamation read by the Mayor, declaring Tuesday, December 18, 2007 as National Memorial Homeless Person's Day
- A homeless program held at the First Baptist Church, honoring the nine homeless men and one female who died during the year 2007 in High Point
- The Salvation Army received a Supportive Housing Program Grant in the amount of $19,274
- Open Door Ministries applied for and received a Supportive Housing Program Grant in the amount of $48,919
- Alcohol & Drug Services of Guilford received a Supportive Housing Program grant in the amount of $34,996
- Youth Focus received a Supportive Housing Program grant in the amount of $51,700
- A point-in-time count was taken in High Point on January 30-31, 2008

Point in Time Count Results:

Emergency Shelter	Transitional Housing	Unsheltered	Totals
112	135	51	298

i. Minority/Women Business Enterprises

The City of High Point strives to ensure that small/minority/women-owned businesses are given equal access to programs and activities supported by funds coming through the United States Department of Housing and Urban Development (HUD). The goal is accomplished through the Affirmative Action Plan outlined in the city's Minority and Women Business Enterprise Development Action Plan.

Goal: Solicit qualified Minority/Women Business Enterprises to participate in departmental programs.

Accomplishments:

- Minority and Women Business Enterprises (MWBE) were encouraged to make inquiries and participate in the City's Housing Rehabilitation Programs
- Qualified minority contractors and sub-contractors participated in the department's housing rehabilitation program. The contractors met the Housing Quality Standards required to be listed as a contractor/sub-contractor
- A workshop on "How to start a Small Business" was held at the Macedonia Family Resource Center during the National Community Development week. The SCORE Chapter SBA and the Guilford County Homeownership Center presented the workshop to twenty-one participants on Tuesday, March 25, 2008
- A local owner small minority business was contracted to screen print tee shirts for a Neighborhood Association project
- A total of six interested inquirers for small, minority/women business enterprise assistance contacted CNDD
- A minority-owned business was contracted to print program brochures
- A local minority-owned catering business was contracted for a staff event
- A local minority business consultant was hired to coordinate a Youth Program

Total Clients	Low Income	Moderate Income	Black	White	Hispanic	Other	FHH
7	4	3	5	2	0	0	2

j. Relocation Assistance Due To Code Enforcement

Allocation	$5,000
Total Expended	$2,989
Activity	CDBG Public Service Subrecipient
Source	CDBG
National Objective	Low to Moderate Income
Eligibility Citation	570.201 and 570.606 (d)
Objective	Provide opportunities for up to 10 households to relocate due to enforcement of City's minimum housing code by 6/30/08. (Decent Housing)
Outcome	Availability/Accessibility
Public Service Access	Improved
Performance Measure	Provide assistance to 10 households

The City of High Point has a Relocation Assistance Plan to ensure uniformity in aiding persons displaced by Minimum Housing Code Enforcement. Minimum Housing Code provides owners and property managers with ninety days to repair their substandard units. Failure to comply results in notification to owners and tenants that the unit will be placarded and closed immediately after the tenant vacates the structure (thirty days to vacate). Correspondence and a Relocation Assistance brochure (explanation of the relocation program) are personally given to displaced households applying for assistance to ensure they understand their rights under the program. Relocation Assistance is available to both renters and homeowners who are required to move from their homes due to the enforcement of the city's Minimum Housing Code. Funds may be used to pay moving expenses and/or rental security deposits

Accomplishments:

- Four households were inspected by the City's Minimum Housing Code Enforcement and referred for relocation assistance
- One referral received relocation assistance for a two-night stay at Crestwood Suites
- One referral was denied assistance due to criminal history/drug abuse, a violation of Public Housing
- Two referrals received moving expenses to move into a standard unit
-

Area Benefit

TOTAL CLIENTS	Low Income	Moderate Income	Black	White	Hispanic	Other	FHH
3	3	0	3	0	0	0	0

Evaluation: The Relocation Assistance Program was successful in assisting three families displaced through code enforcement. One referral, however, was denied due to past criminal history and drug abuse, a violation Public Housing policy. The resident then accepted housing from family members. Funds were used to assist displaced families with utility deposits, first month's rent and/or security deposits. The goal was to assist ten families; however, only four families were referred by the Minimum Housing Code Enforcement.

j. Shelter Plus Care

The Shelter-Plus-Care program is a source of permanent housing assistance to homeless people with disabilities. HUD awarded The City of High Point funds to assist a population that has been traditionally hard to reach. Funds are administered through the Community Development and Housing Department for the City of High Point. The Department is funding seven disabled homeless people through partnership with Open Door Ministries.

Allocation	**$265,000**
Total Expended	$38,817
Activity	Permanent Supportive Housing for the Homeless
Source	Homeless Assistance Programs
National Objective	Low to Moderate Income
Eligibility Citation	24 CFR 570.201.(p), 208 (a) (2) and 582
Objective	Provide permanent shelter for homeless persons for 5 years (Creating Economic Opportunities)
Outcome	Sustainability
Public Service Access	Improved
Performance Measure	Projected number to be served

The Shelter-Plus-Care component the City sponsors is Tenant-Based Rental Assistance (TRA). Grant funds provide rental and utility assistance over a five-year period with match from the service plan provided by Open Door Ministries. This project is the first implementation of recommendations made in the ten-year plan to end homelessness in Guilford County.

This program provides rental assistance for hard-to-serve homeless persons with disabilities in connection with supportive services funded from sources outside the program. The program emphasizes bringing services to the client in a stable housing environment rather than making the client go from place to place seeking services.

Match Required: In-kind match provided by Open Door Ministries in the form of services provided, $76,125.00.

Accomplishments: The Community Development and Housing Department has inspected each residence and approved the residence for occupation. Open Door Ministries provides the supportive services and day-to-day case management of the people in the program. The program has placed eight disabled people in permanent

housing. One person was dropped from the program for non-compliance; a new person was chosen as a replacement. Three of the seven clients are now receiving disability income from Social Security and have the means to make pro-rated rent payments. Sixteen residences were inspected for housing quality standards and approved for occupancy.

Income, Racial and Female Head of Household breakdown for Program Beneficiaries:

TOTAL CLIENTS	Low Income	Moderate Income	Black	White	Hispanic	Other	FHH
8	8	0	6	2	0	0	0

Area Benefit: Block groups: 136.021003, 139.001004, and 139.002007

Evaluation*:*

The Shelter-Plus-Care program is a component of the *Ten-Year Plan to End Homelessness,* working to help the seven disabled homeless people that Open Door Ministries identified as homeless and disabled. These seven people have received supportive services and are closely monitored. Except for one individual who left the program, participants have maintained their residences and are receiving the supportive services the case manager has identified for each client. The supportive services that Open Door Ministries provides have met the matching requirements for the program.

This first year of the Shelter-Plus-Care program has met its goals and proved to other skeptical agencies that Housing First works. The clients have now lived in a stable environment for a year and have started using the wrap-around services that are offered. Each participant's quality of life has increased a hundred fold.

This program has taken seven chronic homeless individuals off the streets; provided a decent place to live; and paid utility bills. Every client is now in the Medicaid program and receiving regular health care. Through Case Management, each client has been evaluated for eligibility in the Supplemental Security Income (SSI) program. There are three clients presently receiving disability income and applications for the remaining clients have been submitted for SSI benefits.

Clients receiving SSI are required to pay pro-rated rent. This program money is then used to add another homeless person to the Shelter-Plus-Care program. Funds currently being received for Shelter-Plus-Care are being assessed to determine when another individual can be added to the program.

k. Weed and Seed Program and Activities

The High Point Weed and Seed Program continued to provide programs in the core-city target areas this past year. Through the "weeding" of criminal activity by the High Point Police Department, the crime rate has dropped significantly in core-city neighborhoods. The Violent Crimes Task Force continues to notify violent repeat offenders in High Point warning them to stop the violence or face harsh punishment. Through "seeding" assistance programs this year, residents were able to attend activities such as free basic computer classes, financial management workshops, home care classes, ex-offender resource assistance, and community crime awareness events.

The Weed and Seed Steering Committee worked hard this past year to recruit more residents to serve on the committee. Those efforts were very successful with an increase in membership as well as participation in the Steering Committee meetings. The Steering Committee also conducted a retreat this past year with members of the steering committee, focusing on the Weed and Seed strategy and its implementation in target areas.

The Weed and Seed Steering Committee also continued to allocate funds for capacity building programs in the core-city areas. The programs and projects that were funded this year through Weed and Seed funds included:

- **West End Ministries**, which provided an employment apprenticeship for an ex-offender identified through the High Point Police Department's Drug Initiative program
- **High Point Habitat for Humanity** provided an employment apprenticeship for two ex-offenders identified through the High Point Violent Crimes Task Force
- **Macedonia Baseball League**, in which Weed and Seed funds were used to purchase uniforms and equipment and pay for the umpire fees for the season
- **WINGS Computer Solutions**, which provided free basic/intermediate computer skills and fundamentals to residents in the core-city
- **Family Service of the Piedmont** provided free budgeting, home management, and leadership workshops to residents of the Weed and Seed designated areas

The Weed and Seed Youth Council attended the National Youth Leadership conference in Deland, Florida this past year. The youngsters brought back leadership capacity-building skills learned at the conference and have organized the Weed and Seed Youth Council. The youth met monthly to discuss identification and recruitment of neighborhood youth and the organizational structure of the Youth Council. They have representation from core-city neighborhoods with at least two youth from each neighborhood on the council. They also participated in monthly conference calls with youth in other cities to discuss strategies and activities on going in their communities. The Weed and Seed Youth Council conducted a presentation to core-city leaders about implementation of the youth council and encouraged the leaders to identify potential youth in their neighborhoods.

The Weed and Seed 2nd Chance program continued to assist notified offenders with resources as requested. Throughout the year the program assisted 125 ex-offenders with obtaining bus tickets for transportation to and from employment interviews; providing links to employers willing to hire felons; lists of potential homes for rent; and a resource booklet of area service providers. The program also had 3 ex-offenders participate in an employment apprenticeship, an opportunity for a business to hire the individual on a 3-6 month basis with 2nd Chance paying up to one-half of the salary. During this time the individual will learn key skills related to the position. When the apprenticeship is complete, the employer will have the opportunity to hire the individual as a permanent employee of the company. The businesses that participated this year with the Weed and Seed Apprenticeship were West End Ministries and Habitat for Humanity.

Weed and Seed Safe Sites continued to provide an array of activities and programs for adults and youth throughout the Weed and Seed target areas. The Safe Sites met monthly to discuss ongoing activities at each site and inform other sites of future programs and activities. The Weed and Seed Safe Sites include the following sites with a brief description of activities this past grant year.

Macedonia Family Resource Center - Provided free computer classes for 10 residents, conducted GED Classes for 13 residents and had over 120 youth participate in the Macedonia Baseball League.

Brentwood Crossing Apartments - Provided free computer classes for 8 residents; recruited 18 residents for GED classes; saw over 38 youth participate in Boys and Girls Program; conducted maternity classes for expectant mothers; and held several women's self defense classes.

Morehead Recreation Center - Provided after school program for over 45 youth; had 30 youth participate in summer camp; conducted Mid-Night Basketball which assisted over 120 youth. Adult Recreational leagues were very successful.

Fairview Resource Center - Provided youth services, computer classes, GED classes and Parenting Classes for over 700 residents throughout the year.

New Gate Apartments - Provided free computer classes for residents; had 33 youth participate in summer Enrichment Camp; had 20 youth attend after school program; held back-to-school giveaway; held Thanksgiving lunch for seniors; and conducted free reading program for residents.

West End Community Center - Provided free computer classes; VITA Program; youth programs/teen center; provided field trips for senior citizens.

NIA Community Action Center - Provided HIV awareness and counseling services for over 650 High Point residents; conducted 6 Making the Positive Choice classes; and conducted 10 workshops with women from the Department of Social Services.

Ambassador Court Apartments - Provided free computer/internet access for residents; held a Resident Appreciation Week; held several food drives for needy residents; and conducted informational pool parties for residents.

Washington Terrace Park - Provided structured youth and adult recreational activities for residents; held an youth forum that brought area youth to discuss community issues; held Black History Program with Omega Psi Phi Fraternity called "Bridging the gap between Generations;" and hosted Stone Soul Picnic activities.

Weed and Seed VITA (Volunteer Income Tax Assistance Program) Program

The Weed and Seed VITA program completed another successful year in providing free tax preparation to High Point residents. The VITA program offered free tax help to people who could not afford professional assistance. VITA volunteers prepared basic tax returns for taxpayers with special needs, including persons with disabilities; those with a low/limited income; non-English speaking persons; elderly taxpayers; and prepared stimulus rebate returns. The VITA program partnered with several key agencies that provided services to those taxpayers participating in VITA including the United Way of Greater High Point; High Point Housing Authority; Family Service of the Piedmont; Guilford County Homeownership; Bank of America; and SunTrust Bank.

The VITA program helped families whose average Adjusted Gross Income was $12,135 or less with the following: $125,463 in Earned Income Credit (EITC); $35,074 in Child Tax Credit (CTC); $3,776 in Education Tax Credit; and $39 in Elderly Credit. Total refund to taxpayers was $259,165 with over 378 residents filling taxes through the VITA program. In addition, the free tax preparation saved taxpayers approximately $49,200 preparation and transmission fees. The resulting total of $308,365 represents funds that probably will be spent in the area, serving to improve and increase the local economy.

Neighborhood Leaders Council

The Neighborhood Leaders Council is composed of neighborhood leaders throughout High Point. They meet monthly to discuss issues in their respective neighborhoods as well as issues affecting the City as a whole. This Council also gives community leaders the ability to organize on citywide issues and collectively develop a plan of action.

VII. Appendix

Announcement

Public Comment Period
For the CDBG and HOME Program
Consolidated Annual Performance and Evaluation Report (CAPER) for
Fiscal Year July 1, 2007 – June 30, 2008

The City of High Point announces a fifteen-day public comment period to review the draft Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) and HOME programs. The purpose of the CAPER is to allow the public an opportunity to review and comment on progress, achievements and expenditures of the federal CDBG and HOME programs in the City of High Point.

To encourage public input in this review process, the CAPER will be made available for public review from September 1 – 15, 2008. After the review period, the CAPER will be finalized and submitted to HUD on or about September 25, 2008. Copies of the draft CAPER will be available for review and comment at the following locations:

High Point City Hall, 211 S. Hamilton Street, Room 312
High Point Public Library, 901 N. Main Street, 2nd Floor Research Services
Community & Neighborhood Center, 201 Fourth Street
Fairview Resource Center, 401 Taylor Avenue
City Hall at the Mall, 921 Eastchester Drive
Macedonia Family Resource Center, 401 Lake Avenue
Morehead Recreation Center, 101 Price Avenue
West End Community Center, 901 English Road
ARK of Safety Daycare, 1411 Montlieu Avenue
Carl Chavis YMCA, 2357 Granville Street

Any citizen who has a question about or comment on any information in the CAPER may attach their comments to the draft report at these public access sites, or may submit written comments to the Community Development and Housing Department, PO Box 230, High Point, NC, 27261, or email beth.workman@highpointnc.gov. For more information, call Beth Workman at (336) 883-3351.

Community Comments, Issues & Concerns, FY 2007-2008

West End Community:

- Slow response time from police when called
- Sonnie's Place has major prostitution occurring, 204 Phillips Street
- 1008 Tipton and 1100 Campbell should be rehabilitated
- A drug house is located on Kennedy Street
- Grey house directly across from English Road Baptist Church needs rehabilitation
- We need library activities in the area & other activities for boys & girls to participate
- A door knocking should take place in the neighborhood to inform residents of the different programs available
- Satellite Police station in the neighborhood
- Retail businesses in the area
- Acquire apartments on Chestnut Street and put up a strip mall

Five Points Community:

- How do we get rid of prostitution
- Break-ins
- Pantry Store is an issue in 5 Point. Hanging out; drugs.
- JC Morgan (boarded up houses, gang markings)
- East Central-Burns Hill, 75 boarded up houses in the area
- Attitude of City employees
- Is "officer/teacher next door" program in the works
- Kivett Drive/Beach Street/Lamb Street break-ins and truancy. Possibility of organizing a Watch group in area
- Late night gunfire in Oneka area
- How can communities address these issues (Call 883-3324 for crime issues; be more visible in neighborhood; come to neighborhood meetings; know your neighbors)
- East Central-Burns Hill, Section 8 houses are problem houses
- Grace Lutheran area/expansion of High Point University into neighborhoods is an issue

Macedonia Community:

- Strip mall on Centennial
- Additional parks & recreational facilities
- Satellite police stations
- Police response time slow
- Incentives to bring citizens to meetings. Any funds?
- Bring programs to the neighborhood

- (need to) conduct neighborhood survey
- Cultural diversity in neighborhood (need more?)
- (need) employment opportunities in area
- Traffic calming devices

Financial Information*

Rehabilitation Delivery Costs

FY 07-08

Activity Delivery Cost	$313,294.18
Production - units completed	456,393.00
TOTAL	$769,687.18

ITEM	CDBG	HOME	OTHER	TOTAL
Units completed	36	9	0	45
Cost of units completed	154,595	301,798		456,393
HOME Program Income				

Type of Loan	**# loans**	**Loan Balance**
Loan Breakdown	57	1,031,652
Purchase Rehab	24	177,317
Deferred	55	222,352
First Time Homebuyer	330	949,346
Rental rehab	31	825,429
Economic Development	5	21,404
Housing rehab, HOME	8	366,748
	510	3,594,248

*Disclaimer Notice

Expenditures reported in this document do not reflect the City of High Point's FY audit, which had not been completed by the time this document was printed. Therefore, financial reports should not be considered final as they are subject to further revision.

Home Match Log FY 2007-2008

Project Number (1)	Date Project Committed (2)	Project Address (3)	Project Type (4)	HOME Funds Expended (5)	Date HOME $ Expended (6)	Match Liability Incurred (7)	Value of Match Contribution (8)	Type of Match (9)	Date Match Recognized (10)	Comments (11)
379	8/12/07	506 Lake Ave	HOME	35,573	7/30/08	11,858	11,858	Cash	7/30/08	
380	2/14/08	1107 Cedrow	HOME	65,173.05	7/30/08	21,724.35	21,724.35	Cash	7/30/08	
368	2/25/08	905 Norton	HOME	3,760.50	7/30/08	1,253.50	1,253.50	Cash	7/30/08	
369	9/24/07	416 Macedonia Way	HOME	5,635.50	7/30/08	1,878.50	1,878.50	Cash	7/30/08	
370	7/31/07	2719 Alpha St	HOME	3,760.50	7/30/08	1,253.50	1,253.50	Cash	7/30/08	
371	9/21/07	730 Hendrix	HOME	3,585.43	7/30/08	1,195.14	1,195.14	Cash	7/30/08	
372	9/14/07	307 Edgeworth	HOME	3,760.50	7/30/08	1,253.50	1,253.50	Cash	7/30/08	
373	7/5/07	217 Windley	HOME	3,750.00	7/30/08	1,250.00	1,250.00	Cash	7/30/08	
374	7/31/07	901 Gordon	HOME	2,732.25	7/30/08	910.75	910.75	Cash	7/30/08	
375	12/31/07	231 Windley	HOME	11,260.50	7/30/08	3,753.50	3,753.50	Cash	7/30/08	
376	11/30/07	1608 S. Norwood	HOME	3,738.00	7/30/08	1,246.00	1,246.00	Cash	7/30/08	
377	7/19/07	2920 Station	HOME	3,750.00	7/30/08	1,250.00	1,250.00	Cash	7/30/08	
378	5/30/08	2004 Logan	HOME	3,345.51	7/30/08	1,115.17	1,115.17	Cash	7/30/08	
			Subtotal	149,825.00		49,942.00	49,942.00			

Home Match Log FY 2007-2008

Project Number (1)	Date Project Committed (2)	Project Address (3)	Project Type (4)	HOME Funds Expended (5)	Date HOME $ Expended (6)	Match Liability Incurred (7)	Value of Match Contribution (8)	Type of Match (9)	Date Match Recognized (10)	Comments (11)
339	3/10/08	Habitat-Graves	HOME	56,586.78	7/30/08	18,862.26	18,862.26	Cash	7/30/08	
389	3/14/08	Murray/ Hoskins	HOME	64,166.18	7/30/08	21,388.73	21,388.73	Cash	7/30/08	
385	7/27/07	508 White Oak	HOME	12,642.31	7/30/08	4,214.10	4,214.10	Cash	7/30/08	
386	7/19/07	803 Amos	HOME	6,802.79	7/30/08	2,267.60	2,267.60	Cash	7/30/08	
387	9/7/07	502 White Oak	HOME	16,048.13	7/30/08	5,349.38	5,349.38	Cash	7/30/08	
388	9/7/07	504 White Oak	HOME	18,455.25	7/30/08	6,151.75	6,151.75	Cash	7/30/08	
383	9/12/07	1388 Bailey Circle	HOME	11,756.33	7/30/08	3,918.78	3,918.78	Cash	7/30/08	
381	9/12/07	1306 Bailey Cir.	HOME	12,056.00	7/30/08	4,018.67	4,018.67	Cash	7/30/08	
382	9/12/07	1423 Bailey Cir.	HOME	5,790.78	7/30/08	1,930.26	1,930.26	Cash	7/30/08	
384	9/12/07	120-1D James Rd	HOME	15,397.38	7/30/08	5,132.46	5,132.46	Cash	7/30/08	
393	2/7/08	Edgeworth	HOME	360.00	7/30/08	120.00	120.00	Cash	7/30/08	
			Subtotal	220,061.93		73,353.99	73,353.99			
			Balance Forward	149,825.00		49,942.00	49,942.00			
			Total	**369,886.93**		**123,295.99**	**123,295.99**			

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Contract and Subcontract Activity

U.S. Department of Housing and Urban Development

OMB Approval No.: 2535-0117 (exp. 11/30/2009)

Public Reporting Burden for this collection of information is estimated to average .50 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This information is voluntary. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB Control Number.

Executive Order 12421 dated July 14, 1983, directs the Minority Business Development Plans shall be developed by each Federal Agency and that these annual plans shall establish minority business development objectives. The information is used by HUD to monitor and evaluate MBE activities against the total program activity and the designated minority business enterprise (MBE) goals. The Department requires the information to provide guidance and oversight for programs for the development of minority business enterprise concerning Minority Business Development. If the information is not collected HUD would not be able to establish meaningful MBE goals nor evaluate MBE performance against these goals. While no assurances of confidentiality is pledged to respondents, HUD generally discloses this data only in response to a Freedom of Information request.

Privacy Act Notice - The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, United States Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. It will not be disclosed or released outside the United States Department of Housing and Urban Development without your consent, except as required or permitted by law.

1. Grantee/Project Owner/Developer/Sponsor/Builder/Agency: **City of High Point**

Check if: PHA ☐ IHA ☐

2. Location (City, State, ZIP Code): **211 S. Hamilton Street, High Point, NC 27260**

3a. Name of Contact Person: **Michael E. McNair**

3b. Phone Number (Including Area Code): **(336) 883-3349**

4. Reporting Period: ☑ Oct. 1 - Sept. 30 (Annual-FY)

5. Program Code (Not applicable for CPD programs.) See explanation of codes at bottom of page. Use a separate sheet for each program code.

6. Date Submitted to Field Office

Grant/Project Number or HUD Case Number or other identification of property, subdivision, dwelling unit, etc. 7a.	Amount of Contract or Subcontract 7b.	Type of Trade Code (See below) 7c.	Contractor or Subcontractor Business Racial/Ethnic Code (See below) 7d.	Woman Owned Business (Yes or No) 7e.	Prime Contractor Identification (ID) Number 7f.	Sec. 3 7g.	Subcontractor Identification (ID) Number 7h.	Sec. 3 7i.	Contractor/Subcontractor Name and Address 7j. Name	Street	City	State	Zip Code
M-07-MC-37-0205	25,309	1	1	N	56-1488519				Breece Enterprises	2203-105 EASTCHESTER DR	High Point	NC	27262
M-07-MC-37-0205	28,645	1	1	N	56-1488519				Breece Enterprises	2203-105 EASTCHESTER DR	High Point	NC	27262
M-07-MC-37-0205	89,091	1	1	N	55-0345840				Sharpe Brothers	PO BOX 35387	Greensboro	NC	27425

CPD:
1 = New Construction
2 = Education/Training
3 = Other

7c: Type of Trade Codes:

Housing/Public Housing:
1 = New Construction
2 = Substantial Rehab.
3 = Repair
4 = Service
5 = Project Mangt.
6 = Professional
7 = Tenant Services
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7d: Racial/Ethnic Codes:
1 = White Americans
2 = Black Americans
3 = Native Americans
4 = Hispanic Americans
5 = Asian/Pacific Americans
6 = Hasidic Jews

5: Program Codes (Complete for Housing and Public and Indian Housing programs only):
1 = All insured, including Section 8
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Previous editions are obsolete.

Contract and Subcontract Activity

U.S. Department of Housing and Urban Development

OMB Approval No.: 2535-0117 (exp. 11/30/2009)

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Executive Order 12421 dated July 14, 1983, directs the Minority Business Development Plans shall be developed by each Federal Agency and that these annual plans shall establish minority business development objectives. The information is used by HUD to monitor and evaluate MBE activities against the total program activity and the designated minority business enterprise (MBE) goals. The Department requires the information to provide guidance and oversight for programs for the development of minority business enterprise concerning Minority Business Development. If the information is not collected HUD would not be able to establish meaningful MBE goals nor evaluate MBE performance against these goals.
While no assurances of confidentiality is pledged to respondents, HUD generally discloses this data only in response to a Freedom of Information request.

Privacy Act Notice - The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, United States Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. It will not be disclosed or released outside the United States Department of Housing and Urban Development without your consent, except as required or permitted by law.

1. Grantee/Project Owner/Developer/Sponsor/Builder/Agency: **City of High Point**

Check if: PHA ☐ IHA ☐

2. Location (City, State, ZIP Code): **211 S. Hamilton Street, High Point, NC 27260**

3a. Name of Contact Person:

3b. Phone Number (Including Area Code): (336) 883-3349

4. Reporting Period: ☑ Oct. 1 - Sept. 30 (Annual-FY)

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M-07-MC-37-0205	86,258	2	5	N	56-1822623	N			Ideal Construction Corporation	211 Arcadia Avenue	Winston-Salem	NC	27127
M-07-MC-37-0205	66,540	2	1	N	56-1736347	N			Cassell Builders and Renovators	8600 Spearman Road	Reidsville	NC	27320
M-07-MC-37-0205	81,857	2	5	N	56-1822623	N			Ideal Construction Corporation	211 Arcadia Avenue	Winston-Salem	NC	27127
M-07-MC-37-0205	2,224	2	1	N	56-1736347	N			Cassell Builders and Renovators	8600 Spearman Road	Reidsville	NC	27320
M-07-MC-37-0205	4,280	2	5	N	56-1822623	N			Ideal Construction Corporation	211 Arcadia Avenue	Winston-Salem	NC	27127
M-07-MC-37-0205	16,075	2	1	N	56-1736347	N			Cassell Builders and Renovators	8600 Spearman Road	Reidsville	NC	27320
M-07-MC-37-0205	7,721	2	1	N	56-1736347	N			Cassell Builders and Renovators	8600 Spearman Road	Reidsville	NC	27320
M-07-MC-37-0205	15,675	2	1	N	56-1736347	N			Cassell Builders and Renovators	8600 Spearman Road	Reidsville	NC	27320
M-07-MC-37-0205	20,530	2	1	N	56-1736347	N			Cassell Builders and Renovators	8600 Spearman Road	Reidsville	NC	27320

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form HUD-2516 (8/98)

Contract and Subcontract Activity

U.S. Department of Housing and Urban Development

OMB Approval No.: 2535-0117 (exp. 11/30/2009)

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B-07-MC-37-0008	51,065	3	1	N	239-37-3926	N			Tim Kilby Construction	405 Montlieu Ave.	High Point	NC	27265
B-07-MC-37-0008	17,046	3	1	N	56-1994463	N			Callahan & Callahan	723 Knightdale Ave.	High Point	NC	27263
B-07-MC-37-0008	19,937	3	5	N	56-1822623	N			Ideal Construction Corporation	211 Arcadia Avenue	Winston-Salem	NC	27127
B-07-MC-37-0008	8,822	3	1	N	56-1688457	N			Ford's Siding & Remodeling Co.	1525 Friendly Chapel Road	Greensboro	NC	27406
B-07-MC-37-0008	38,110	3	1	N	56-1736347	N			Cassell Builders and Renovators	8600 Spearman Road	Reidsville	NC	27320
B-07-MC-37-0008	1,798	3	1	N	56-0993444	N			Economy Plumbing Services Co.	2621 Dallas Ave.	High Point	NC	27265
B-07-MC-37-0008	16,657	3	1	N	56-1080129	N			All Seasons Comfort Inc.	PO Box 4097	High Point	NC	27263
B-07-MC-37-0008	6,575	3	1	N	239-33-3487	N			Dennis Heating & Air	170 Taft Hedrick Rd.	Thomasville	NC	27360
B-07-MC-37-0008	700	3	1	N	56-1613338	N			Tim Causey Grading & Demolition	1299 Jericho Rd.	Asheboro	NC	27205

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