

**City of High Point
Community Development & Housing
2010-2011 CAPER
Consolidated Annual Performance & Evaluation Report**



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FY 2010 – 2011

CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION REPORT

I. Executive Summary

Required by the U.S. Department of Housing and Urban Development (HUD), the Consolidated Annual Performance & Evaluation Report or CAPER serves as a report card for the City of High Point's Community Development and Housing program. This extensive annual report summarizes and evaluates activities funded for the past fiscal year through the following federal grants:

- Community Development Block Grant (CDBG)
- HOME Investment Partnership Program
- Lead Hazard Control Program
- Neighborhood Stabilization Program
- HUD Section 108 Program
- Shelter Plus Care Program
- Weed & Seed (DOJ)

Each year the Community Development & Housing Department (CDHD) is required by HUD to submit an Annual Action Plan outlining proposed use of funds to be awarded to the City of High Point in the upcoming year, setting goals and performance measures. This CAPER is based on the 2010 – 2011 Annual Action Plan, reviewing accomplishments, evaluating performances, and reporting on activities undertaken by the City of High Point for fiscal year 2010-2011: July 1, 2010 through June 30, 2011.

II. Sources of Funding

For thirty-seven years the City of High Point has been an entitlement City¹, receiving its Community Development Block Grant allocation directly from HUD. The 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 (LMI) individuals and families. 100% of both HOME- and CDBG-funded programs benefitted low to moderate income High Point residents. Projects and activities funded with CDBG funds must meet at least one of the three broad National Objectives; all CDBG-funded projects and activities implemented met one of the national objectives.

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

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

The HOME Investment Partnership program affirms the federal government’s commitment to help provide decent, safe and sanitary affordable housing to LMI citizens. FY 2010-11 marked the sixth year that High Point received its HOME allocation as a PJ, or Participating Jurisdiction². HOME funds require a 25% local match, unlike CDBG funds which are match-free. HOME funds are allocated by formula and must be committed within two years and spent within five years, or they revert to HUD. The HOME program 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

HUD is required by law to set income limits in determining eligibility of applicants for assisted housing programs which use HUD funds. The income guidelines provided to High Point reflect incomes for the Greensboro-High Point Metropolitan Statistical Area (MSA). The table below contains 2010-11 income limits with breakdowns by family size and income categories for High Point. These guidelines form the basis of eligibility criteria for the City’s CDBG and HOME-funded projects. According to the 2010-2014 Consolidated Plan, High Point families with incomes at or below 30% of the area median income are at the greatest risk for housing problems. These families also have the greatest risk of exposure to lead-based paint hazards.

2010-11 Income Levels (Source: HUD)				
Persons In Household	Very Low Income (30% Median)	Low Income (50% Median)	Moderate Income (80% Median)	Area Median Income
1	\$12,200	\$20,300	\$32,500	\$40,625
2	\$13,950	\$23,200	\$37,150	\$46,438
3	\$15,700	\$26,100	\$41,800	\$52,250
4	\$17,400	\$29,000	\$46,400	\$58,000
5	\$18,800	\$31,350	\$50,150	\$62,688
6	\$20,200	\$33,650	\$53,850	\$67,313
7	\$21,750	\$36,000	\$58,000	\$71,938
8	\$23,000	\$38,300	\$61,250	\$76,563

All beneficiaries of the City’s CDBG and HOME programs must meet these income guidelines.

² Jurisdictions are designated by HUD to administer a HOME program after meeting funding thresholds; notifying HUD of intent to participate, and receiving HUD approval of 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 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 2010-11 Action Plan. The City projected a total of \$10,530,210 in available resources for use in HUD programs for the 2010-11 program year. Distribution of those resources comparing the projected versus actual funding is presented in the table below:

<u>FUNDING SOURCE</u>	<u>BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE</u>
2010-11 CDBG	846,750.00	757,975.82	88,774.18
2010-11 HOME PJ	495,136.00	-	495,136.00
Prior year CDBG	61,888.08	61,888.08	-
Prior year HOME PJ	510,321.62	350,854.49	159,467.13
Consortium HOME funds		24,551.73	(24,551.73)
CDBG-R (ARRA)	13,792.50	13,792.00	0.50
Shelter Plus Care funds	111,446.97	62,639.10	48,807.87
Shelter Plus Care Program Income	6,218.00		6,218.00
Lead Hazard Control	1,800,483.85	1,359,886.58	440,597.27
Neighborhood Stabilization Grant	2,223,161.19	1,354,843.87	868,317.32
Health & Human Services	47,000.00	-	47,000.00
Weed & Seed (DOJ)	54,051.67	42,402.04	11,649.63
EAC (General Fund	66,359.00	65,913.16	445.84
CDBG Program Income	144,817.35	144,817.35	-
HOME Program Income	28,057.75	28,057.75	-
HOME Consortium Program Income	24,742.82		24,742.82
2010-11 HOME PJ match	124,590.00	117,335.11	7,254.89
Prior year HOME PJ Excess Match	47,294.03	3,847.96	43,446.07
Section 108 Loans	<u>3,907,935.00</u>	<u>-</u>	<u>3,907,935.00</u>
Total	10,514,045.83	4,388,805.04	6,125,240.79

The City drew down approximately 42% of available resources. The majority of variance is due to the fact that there have been no successful applications for Section 108 loans, so the loan pool funds have not been touched.

IV. Uses of Funding

As outlined in the 2010 – 2014 Consolidated Plan, CD&H proposed the design and implementation of various housing and housing assistance strategies including rehabilitation, down-payment assistance for first-time homebuyers, and affordable housing/new construction as well as lead hazard abatement and emergency repairs. Community and Neighborhood Development activities were designed to assist improvement projects; provide public services; help low/moderate-income residents acquire needed information and skills for capacity-building; provide relocation service; and offer housing for the chronically homeless as outlined in the Guilford County Ten-Year Plan to End Homelessness. The chart on the right outlines expenditures.

HUD Section 108 Loan

Effective September 9, 2010, the City of High Point and the Bank of North Carolina, BB&T, Carolina Bank, High Point Bank, NewBridge Bank, Premier Commercial Bank and Wells Fargo Bank, NA entered into an agreement to commit pro rata to a loan pool of up to \$9,700,000 for maintenance and improvement of the Core City Area. HUD funds are \$3,907,935. Unfortunately, no loans were approved during FY year 2010-2011. The agreement will expire on September 30, 2011; an alternative course of action has not been determined to date.

Neighborhood Revitalization Strategy Area (NRSA)

In the 2007-08 program year the City established a NRSA in the Core City of High Point. In FY 2010-11, 23 low-moderate-income families were assisted; 9,278 LMI persons were assisted by direct benefit activities and 172,805 by *area* benefit activities. Funds totaling \$140,845 were leveraged in the NRSA.

Leveraging

The City was able to leverage private funding for the creation of 22 affordable housing units that were sold to eligible first-time homebuyers. A total of \$655,026 of City funds was used to leverage \$1,960,107 in private funding sources. The leveraging ratio for FY 2010 – 2011 was 1:3. For every dollar of City funds injected into projects, \$3.20 of other funding was leveraged. By leveraging funding, the City is able to make the most use of its valuable resources and complete multiple projects.

Affordable Housing		
Affordable Housing Program Delivery		420,434
Community Housing Development Organizations		64,048
Emergency Repair Program (Funds combined with CDBG-R)		110,291
Homebuyer Assistance		69,870
Individual Development Accounts Program		15,000
Neighborhood Stabilization Program		1,354,844
Lead Hazard Control Program		1,359,887
Southside Revitalization Activities		7,535
Infill		289,757
HOME Rehab/substantial repair		56,123
TOTAL		3,747,789
Community and Neighborhood Development		
Community Capacity-Building Delivery Costs		180,009
Shelter Plus Care Program		62,639
Public Service Grants		39,273
Weed & Seed Program		42,402
Community Outreach (EAC—regular City budget)		65,913
Relocation due to Code Enforcement		19,000
TOTAL		409,236
Program Administration		
Program Administration		231,780
TOTAL		231,780
GRAND TOTAL		4,388,805

Funding Source	Projects	City Funds	Private Funds	Ratio
HOME DPA	13	65,000	1,167,450	18
HOME CHDO	2	58,000	205,000	3.5
HOME PJ	1	9,000	116,500	12.9
NSP New Construction	2	50,000	205,000	4.1
NSP DPA & Rehab	4	65,097	139,877	2.1
Public Service agencies	5	39,273	161,157	4
Lead project leveraging	32	367,629	105,000	.3
		655,026	1,960,107	3.2

V. General Narratives

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

The City of High Point's 2010-14 Consolidated Plan established a unified, coordinated vision for community development actions for a five year period. Key elements of this consolidated plan are its emphasis on citizen participation and the collaborative nature of the process. High Point uses the input from citizens and community development partners to determine its housing and community development needs, to develop strategies for addressing those needs, and to undertake specific actions consistent with those strategies. CDHD completed the first year of the 2010-14 Consolidated Plan (Conplan) which outlined goals and objectives for the City of High Point.

The City of High Point must successfully balance a diverse array of housing and community development issues. Given the range of competing needs, scarce public resources must be invested wisely. Therefore, as a general principle, the City will attempt to expend public funds in a way that leverages the commitment of private sector support and community partnerships whenever possible.

Affordable Housing: Several characteristics of the housing market in High Point directly impact provision of affordable housing. A large percentage of owner-occupied housing belongs to low-income families who do not have the resources to rehabilitate deteriorating conditions. Landlords operating on a narrow profit margin are unlikely to invest substantial amounts of money into property upkeep unless forced to do so by local housing code enforcement. Potential homebuyers also face a lack of decent, affordable housing options. The current economic downturn has further damaged the ability of many families to save money and secure financing. In response to these conditions, through the public participation and consultation process, CD&H Housing priorities and objectives to address the situation are as follows:

1. Increase the supply of safe, sanitary and decent affordable housing:

- **Goal: To increase the supply of decent, affordable housing opportunities, both single-family and multi-family developments, available for the City's lower-income households through coordination with area CHDOs such as Habitat for Humanity, Unity Builders and Triad Economic Development Corporation.**
 - Implement Phase I of the Southside Revitalization Plan
 - Construction of affordable housing through CHDO activities
 - Acquisition/redevelopment of substandard properties to allow new construction of affordable housing units

2. Improve the conditions of existing low-income housing stock

- **Goal: To support families and individuals who already own their homes but are not able to make repairs necessary for critical upkeep and value retention.**
 - Provide emergency housing rehabilitation services to LMI homeowners to improve the quality of existing housing stock
 - Conduct lead hazard control activities

3. Improve accessibility to affordable housing and increase homeownership opportunities

- **Goal: To facilitate increased homeownership opportunities for LMI families and individuals in the City of High Point and expand available options through homebuyer education programs and down payment assistance**
 - Provide assistance to area households for home purchases

4. Assist the City's homeless populations and those at risk of becoming homeless

- **Goal: To provide stability and opportunity to High Point's homeless populations through work with non-profit organizations and other public agencies**
 - Provide permanent housing for homeless people with disabilities

Goal 1 - Increase Supply of Affordable Housing

Objective	Action	FY 2010-2011 Actual	FY 2010-14 Total
Implement Phase I of the Southside Revitalization Plan	Phase I will be implemented through 11 units of affordable housing	1	1
Construction of affordable housing through CHDO activities	Construct 12 affordable homeownership units per year via area CHDOs, including Triad Development Corp, Habitat for Humanity and Unity Builders	4	4
Acquisition and new construction of affordable housing units	The City will promote construction of 10 new units of affordable housing per year through the Infill program	10	10

Goal 2 - Improve the conditions of existing low-income housing stock

Objective	Action	FY 2010-2011 Actual	FY 2010-14 Total
Provide emergency housing rehabilitation services to low-to-moderate income homeowners to improve the quality of existing housing stock	1. Provide emergency housing rehabilitation services to 30 LMI income households per year through the Urgent Repair Program	21	21
	2. Conduct lead hazard control activities on 109 units through funds provided by the Lead Hazard Control grant from HUD	96	96

Goal 3 - Improve accessibility to affordable housing and increase homeownership opportunities

Objective	Action	FY 2010-2011 Actual	FY 2010-14 Total
Provide assistance to area households for home purchases	1. Assist 10 households per year through the Individual Development Accounts program	10	10
	2. Assist LMI homebuyers to purchase 40 homes per year through the City's Homebuyer Assistance Program	13	13

Goal 4 – Assist the City’s homeless populations and those at risk of becoming homeless

Objective	Action	FY 2010-2011 Actual	FY 2010-14 Total
Provide stability and opportunity to homeless populations through work with non-profit organizations and other public agencies	The City will assist 11 chronically homeless persons per year, in partnership with Open Door Ministries through its Shelter Plus Care Program	10	10
Provide operating support and other necessary assistance to local homeless service providers	The City will make public services more available and accessible to LMI income persons by providing operating and other support to area non-profit organizations that serve area homeless populations, including but not limited to Mary’s House Inc., Mercy Outreach Ministries, Open Door Ministries, and West End Ministries	5	5

The Community and Neighborhood Development Division (CNDD) of CD&H is charged with developing and implementing the Department’s non-housing strategies to implement community capacity development activities that promote stronger neighborhoods. CNDD has identified community building activities such as leadership development, youth development, basic skills, and homelessness as priority non-housing needs in High Point. In addition, Division activities include enhancing public services, assisting in homeless activities, and assisting residents required to relocate due to housing code enforcement violations. Following are non-housing, **CNDD** priorities identified for FY 2010-2014:

1. Provide community capacity building programs to City residents

- **Goal:** to facilitate capacity building activities for community-based organizations in the City of High Point
 - The City of High Point will conduct capacity building activities throughout each program year to benefit community-and-neighborhood-based organizations in the City

2. Provide support to low-to-moderate-income residents through public services provided by local community-based organizations

- **Goal:** to provide public services that benefit LMI residents
 - The City will set aside, annually, a portion of its CDBG entitlement to fund public service activities provided by local community-based organizations and non-profits to benefit LMI residents

3. Provide relocation assistance to low-to-moderate residents forced to move due to code enforcement

- **Goal:** to provide relocation assistance to LMI residents forced to move due to code enforcement
 - The City will provide relocation assistance to renters and homeowners who are required to move from their residence due to enforcement of the City’s minimum housing code

4. Specific Special Needs Objectives

- **Elderly/Frail Populations**
 - Provide funds to non-profits organizations delivering services to improve quality of life for elderly/frail
- **Persons with Mental Illness**
 - Facilitate development of transitional and permanent supportive housing for persons with mental disabilities

- Provide funds to non-profit organizations to improve quality of life for persons with mental disabilities
- **Persons with disabilities**
 - Provide assistance to meet supportive service needs for persons with disabilities
- **Persons with Alcohol/Drug addiction**
 - Provide funds to organizations delivering services for persons with alcohol/drug addiction
- **Persons with HIV/AIDS**
 - Provide funds for organizations delivering services for persons with HIV/AIDS

Goal 1 - Provide community capacity building programs to residents

Objective	Action	FY 2010-2011 Actual	FY 2010-14 Total
Conduct capacity building activities to benefit community & neighborhood-based organizations	The City will assist 12 neighborhood organizations through capacity-building activities	13	13

Goal 2 - Provide support for public services by local organizations for LMI residents

Objective	Action	FY 2010-2011 Actual	FY 2010-14 Total
City will set aside, annually, CDBG funds for public service agencies	The City will assist 5 community organizations to provide social, human and homeless services through the CDBG grant program	5	5

Goal 3- Provide relocation assistance for LMI residents force to move due to code enforcement

Objective	Action	FY 2010-2011 Actual	FY 2010-14 Total
Provide relocation assistance to renters and homeowners required to move due to Code enforcement	The City will assist 5 households with CDBG funds through the Relocation Assistance Program	15	15

Goal 4- Provide for specific/special needs

Objective	Action	FY 2010-2011 Actual	FY 2010-14 Total
Improve quality of life for elderly/frail residents	Provision of public service funds to non-profits meeting needs of elderly/frail residents <i>Mobile meals/Senior Resource Center</i>	6	6
Improve quality of life for persons with mental illness	Partner with local non-profits to determine/document needs of persons with mental illness	5	5
Improve quality of life for persons with disabilities	Provide assistance for housing providers who offer supportive housing for those with disabilities	0	0
Improve quality of life for persons with alcohol/drug addictions	Provide funds to non-profits who meeting basic needs of those with alcohol/drug addictions	5	5
Improve quality of life for persons with HIV/AIDS	Provide funds to non-profits who meeting basic needs of those with HIV/AIDS	1	1

B. General Program Administration

Administrative costs that are necessary for program planning and management of the CDBG and HOME programs are charged to Program Administration. CD&H is responsible for ensuring program implementation in compliance with the national objectives of both programs as well as adhering to state and local requirements. Reasonable administrative and planning costs include but are not limited to:

- General management, oversight and coordination
- Salaries, wages and related costs of the participating jurisdiction's staff
- Monitoring progress and compliance with program requirements
- Coordinating the resolution of audit and monitoring findings
- Evaluating program results against stated objectives
- Travel costs incurred for official business in carrying out the program
- Administrative services performed under third party contracts or agreements
- Capacity-building and training activities for staff and non-profits
- Fair housing and activities to affirmatively further fair housing.

Budget - CDBG \$198,313
HOME 33,467
Activity Administration
Source HOME & CDBG
National Objective N/A
Eligibility Citation 24 CFR 92.206, 570.200 (a)(3)(i)

HUD regulations permit the City to use up to 20% of the CDBG grant and up to 10% of its HOME grant for reasonable administrative and planning costs.

C. Affirmatively Furthering Fair Housing

Lender Certification Workshops	\$ 555
Realtor Trainings	26,471
IDA Program	15,000
Homebuyer Education	22,750

As a HOME Participating Jurisdiction, 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, to make them aware of available affordable housing opportunities. PJs have 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, PJs 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 through the 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 HUD-approved curriculum, *NFCC Keys to Home Ownership*. CCCS was responsible for marketing the homebuyer/homeowner education program through public access TV, local newspapers and custom-made brochures/flyers. Two newspaper advertisements are placed in the High Point Enterprise prior to each class. Family Service's marketing director was given some discretion in the scheduling of these ads based on what proved to be most effective for generating participants. 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 dates and location of homebuyer education classes were placed in the numerous locations to maximize circulation:

- Various sites in City Hall (Collections Department Pay Window, CD&H Department and City Hall Bulletin Boards)
- Parks and Recreation Facilities, High Point Public Library
- Community & Neighborhood Development Center

Additionally, flyers and posters were located at the sites of the homebuyer education classes: Southside Recreation Center, Roy B Culler Jr. Senior Center, Community Neighborhood Development Center, Oakview Recreation Center, GTCC, YWCA, Greater First United Methodist Church, local Banks and Local Government Credit Unions and Macedonia Family Resource Center in an effort to ensure that all persons, regardless of race, color, national origin, age, religion, sex, disability or familial status were aware of housing opportunities generated by HOME Program activities.

The City also facilitates an annual Lender's Certification and Realtor Information Workshop which reviews lending criteria to access the City's down-payment assistance program with financial institutions. The City's lending requirements are designed to protect low/moderate income homebuyers from predatory lending practices. Predatory lending practices may include excessively high fees and commissions; misrepresentation of mortgage terms and conditions; high interest rates; and repeated financing of loans and balloon payments. Lenders are notified of the training workshop by means of email invitation and personal reminders. To become a Participating Lender, the institution must provide:

- Loans with origination fees of 1% or less
- No additional fees for providing the loan, i.e. broker fees
- CLTV not to exceed 100% of the appraised value
- A maximum loan that does not exceed the FHA Mortgage limit
- Market interest rate
- Information, education and facilitation of the application process
- Assurance of applicant's eligibility
- Proof of mortgage brokers' license and copy of lender's certification
- Complete document package as required on behalf of the buyer to CD&H

D. Human Relations Department and Fair Housing

The City of High Point Human Relations Department is responsible for the advancement of human/civil rights issues such as fair housing, equal employment, unfair treatment, and equal access to public services/accommodations. The Department receives, investigates and mediates complaints of discrimination. In addition, the Department is charged with maintaining positive human relations for this jurisdiction through programming, civic engagement, conflict resolution, and peaceful solutions. An important aspect of our duties includes supporting and facilitating the work of the Human Relations Commission, a body of 13 citizens appointed by City Council. Our vision, mission, goals, and objectives are:

Vision: Cultural Liberty for High Point and Beyond!

Mission: Provide services advancing human and civil rights for the citizens of High Point.

Goals: 1. Address issues which may impede basic human & civil rights
2. Support the work of the High Point Human Relations Commission

Objectives: 1.1 Provide core services to support human/civil rights:

- A. Advance fair housing & equal employment practices
- B. Provide mediation services to resolve fair housing & landlord/tenant issues
- C. Develop and/or implement fair housing & landlord/tenant training, civic engagement programming, and diversity/multicultural training
- D. Support diversity/multicultural training for City departments as requested by Human Resources
- E. Partner with community groups, NGO's, and government entities on human/civil rights issues
- F. Supply the framework & support for City-wide Title VI compliance

2.2 Provide staff support for Commission initiatives:

- A. Conduct outreach
- B. Review appealed fair housing decisions
- C. Listen to citizen's concerns
- D. Promote goodwill among all people in greater High Point

The High Point Human Relations Commission is comprised of 13 public citizens and 3 City liaisons who review and give recommendations on issues of human & civil rights/relations, organize special events and build public awareness. The four main committees under the Commission are the 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 continue to address equal opportunity housing issues within the jurisdiction through community outreach, education, and enforcement. The Commission and Department direct special emphasis toward prevention of discrimination by education and actively engaging community stakeholders. Points of focus during the past year have been:

- **Technology**

The Human Relations Department renovated its presence on the internet. The new web site includes tools that will assist citizens in accessing staff and resources. The Department has:

- published fair housing pamphlets and a landlord/tenant handbook

- announced and managed fair housing events
- provided online access to presentations and videos that inform and educate the public about Fair Housing issues

- **Public Dialogue and Local Media Convey Message**

During National Fair Housing Month and Community Development Week, Human Relations Department Staff collaborated with other City departments, community groups, and NGO's to provide a month long slate of activities, educational forums, and the High Point Festival of Cultures to highlight and embed the importance of fair housing.

- **Education Is Key to Prevention**

The Human Relations Department seeks to educate and consequently prevent discrimination in housing. To that end, departmental staff provide individual and group training. Staff design and redesign training sessions and materials on a case-by-case basis. The trainer assesses participants ahead of time to determine their current level of knowledge and their personal and professional needs. Based on the assessment, staff presents federal, state, and local laws in an engaging and personable manner that encourages attendees to empathize and identify with others when engaging in housing transactions. Core to these sessions is a practical and working understanding of fair housing law. Individual citizens, local housing authority staff, local housing authority contractors, real estate professionals, community and school groups participated.

- **Reaching Out Gets the Word Out**

Human Relations staff frequently make outreach efforts to small groups and community events. Included in these outreach encounters are a general introduction to the Department and explanation of available services. Particular attention is given to the staff's role as Fair Housing educators and enforcers of the local fair housing ordinance. In conjunction with other local agencies, staff members were featured in a video presentation that gives a brief introduction to fair housing and resources available in the department. The Department has collaborated with High Point University and provided internship opportunities for students. Students learn about the operations of a Municipal Human Relations Department and its functions. A major component of this experience includes specific projects related to Fair Housing Law and education. Students expand their knowledge of Title VIII and state and local fair housing laws.

- **Healthy Homes Support Healthy Children**

Staff members continue to collaborate with Lea Safe High Point, a federally-funded local initiative to identify homes contaminated with lead paint where small children live or frequent. In addition to assisting with outreach efforts, the Department is providing education and support for good fair housing practices so that in the process of helping families, caregivers, housing providers and community members protect children are not discouraged from pursuing housing opportunities.

- **Department Seeks Substantial Equivalence**

The Department has received an evaluation from HUD on our application for substantial equivalence. The High Point City Attorney is in the process of reviewing the High Point Fair Housing Ordinance for revision. These efforts support the jurisdiction's intent that the City become a FHAP (Fair Housing Assistance Program) that supports and enforces Title VIII. As a HUD-designated FHAP, High Point will have access to technology, training, and financial resources to effectively promote Fair Housing practices.

From July 2010 to June 2011 the Human Relations Department did an intake of 118 housing related issues:

Fair Housing Issues:

Total Customers	Inquiries	Complaints	Asian	Black	Latino	Native American	White	FHH
20	11	9	3	10	2	0	5	14

Protected Class: (customers can fall in more than one category)

Total Customers	Race	Color	National Origin	Religion	Sex	Disability	Familial Status
9	6	6	2	1	1	3	2

Landlord/Tenant Contacts:

Total Customers	Inquiry	Complaints	Asian	Black	Latino	Native American	White	FHH
98	51	47	5	21	7	0	14	35

Total Customers	Eviction only	Repairs only	Eviction & Repairs	Unfair Practices	Security Deposits
47	5	9	28	2	3

Resolution of Complaints thru Mediation:

Total	Mediation	Impasse	Court
41	35	6	0

The Human Relations Department and Commission have engaged in activities this past year which affirmatively promoted Fair Housing in our jurisdiction and the Triad. Standard practices continue to be:

- Stocking current information about fair housing in different languages
- Allowing LEP customers to review language ID cards to target language
- Providing training about fair housing to citizens engaging in real estate transactions
- Convening educational forums, seminars, and classes about fair housing
- Receiving and investigating fair housing and landlord tenant complaints
- Providing conciliation/mediation to resolve fair housing and landlord tenant issues
- Sponsoring/attending outreach events to disseminate fair housing information
- Providing a proclamation to the mayor for declaring April as Fair Housing Month
- Recognizing National Fair Housing Month by planning, implementing, and partnering on activities to educate the public on fair housing rights

Established partners in continuing to further affirmative fair housing in High Point are:

- The City of High Point Community Development and Housing Department
- The Latino Family Center of High Point
- The High Point YWCA
- The Housing Coalition of High Point
- The High Point Housing Coalition
- The Greensboro Office of HUD
- The Charlotte-Mecklenburg Community Relations Department
- The City of Winston-Salem Human Relations Department
- The City of Greensboro Human Relations Department
- The High Point Housing Authority
- The Triad Apartment Association
- The High Point Regional Association of Realtors
- US Department of HUD FHEO FHAP Division

The Human Relations Department has moved forward with great support from High Point City Council Liaison, Dr. Jim Corey; HPHRC Chair Rick Johnson; HPHRC Vice Chair Monique Wallace, HPHRC Fair Housing Committee & Chair Milagros Amaro; City Manager Strib Boynton; City Attorney Fred Baggett; Assistant City Attorney JoAnne Carlyle; CDHD Director Mike McNair; High Point YWCA; High Point Housing Coalition; Latino Family Center of High Point; High Point Chapter of the NAACP; HPFD Chief Taylor; HPPD Chief Fealy; High Point 911 Center; Planning & Zoning Director Lee Burnett; IT Communications Director Steve Lingerfelt; Maintenance Operations Director Tim McKinney; Customer Services Interim Director Andy Osborne; High Point/Thomasville Chapter of the American Red Cross.

E. Local Monitoring and Compliance

Community Development Block Grant (CDBG) and HOME funds are primarily disbursed according to two strategies: 1. Acquisition and rehabilitation projects and homeownership opportunities that expand the City's supply of affordable housing 2. Public service grants to implement programs and provide services to LMI residents in the Core City areas and community capacity building activities to help strengthen neighborhoods. The Department determines activities that can be funded and the households or individuals who are eligible to receive these benefits. Special procedures are in place to ensure compliance with applicable regulations. All applicants are required to submit an application that is reviewed by staff.

Once funding is approved for a project, staff coordinates allocation of funds. Organizations receiving funds must enter into a detailed performance contract with the City which describes all applicable federal regulations and defines reporting and project management responsibilities. This contract also states performance goals that the organization is expected to meet. Grantees are required to submit monthly reports; staff makes quarterly on-site visits to each funded project. The project's progress is discussed and records examined. All CDBG funded subrecipient projects are required to demonstrate a minimum of low to moderate-income benefit ratio of 70%. To achieve this, the City requires services to be offered primarily to residents of officially designated community development target areas which have high concentrations of low to moderate-income residents. Sub-recipients are also required to make a mid-year report and/or appear before the CAC at one of its regular meetings to ensure performance measures are being met and funds are expended in a timely manner.

Procedures have been developed by the Department to ensure that all projects and programs funded with CDBG & HOME funds meet required regulations. Households or individuals receiving assistance through a housing program must submit an application that is reviewed by staff to determine eligibility. In the event that funds allocated to sub-recipients are not completely expended during the fiscal year, the CAC may reallocate funds to special emphasis grants. The Special Emphasis Grant Program is designed to assist and facilitate a variety of neighborhood-based public service initiatives, community events, programs, and activities in low-income Core City neighborhoods. SEG funds are used for activities which improve the quality of life in low-income neighborhoods and which discourage adverse conditions such as crime, drug use, violence, vandalism, littering, and social neglect by empowering the community to help renew its neighborhoods through community activism.

IV. Affordable Housing

A. Compliance with URA

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. The City of High Point complies with the Uniform Relocation Act (URA) relative to providing relocation benefits to eligible persons and households displaced through federally assisted programs and activities. The department's acquisition strategy focuses on contiguous properties within the Core City area. Occasionally the Department researches and investigates acquisition opportunities outside those areas to remove a blighting influence. During the past program year, the City acquired one property for redevelopment that was occupied by a family eligible for relocation. Total funds expended for relocation: \$5,720.00

Total Clients	Low Income	Moderate Income	Black	FHH
1	1	0	1	0

Accomplishments:

During the 2010-2011 CAPER reporting period, City completed the relocation of one client as a result of acquisition activities. In accordance with the Uniform Relocation Act, specifically 49 CFR Part 24 Subpart C, relocation assistance was provided.

Relocations	Units
212 N. Martin St.	1

B. PHA Role

The City continues its positive relationship with the High Point Housing Authority, working cooperatively and sharing information for development and stability of neighborhoods. The High Point Housing Authority and the City are collaborating on a project to extend Graves Avenue. This will allow for construction of additional affordable rental multi-family homes adjacent to the newly-constructed Park Terrace apartments. The project was approved in the 2011-12 Annual Action Plan.

C. Community Housing Development Organization (CHDO)



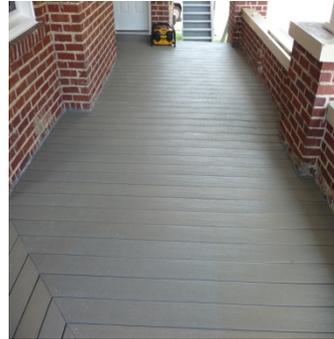
Allocation:	\$ 144,270
Total Expended:	\$ 64,048
Activity:	Construction of Affordable Housing
Source:	HOME Investment Partnerships Program
National Objective:	Affordable Housing
Eligibility Citation:	24 CFR Part. 92.300
Objective:	Provide 12 units of affordable housing
Performance Measures:	Projected number of affordable sites
Outcome:	Construction/sale of three (3) new affordable homes

Community Housing Development Organizations or CHDOs are nonprofit organizations whose purpose is to provide decent and affordable housing to persons of low to moderate income. The City is required to set aside a minimum fifteen percent (15%) of the HOME allocation for CHDO activities. To be certified as a CHDO, a non-profit organization must meet HUD regulatory requirements pertaining to their legal status, organizational structure, capacity and experience. The City of High Point currently partners with three certified CHDOs: Habitat for Humanity of High Point, Trinity and Archdale (Habitat), Triad Economic Development Corporation (Triad), and Unity Builders, Inc. (Unity). Habitat has contracted to build 16 single family homes under the HOMEPI program in the 1700 block of Graves Avenue. Habitat has completed and sold ten homes with CHDO funds; two were completed and sold during the reporting period. Habitat also has a Neighborhood Stabilization Program (NSP) contract to build nine additional homes in the 1700 Block of Graves Avenue. Due to focusing on the NSP contract, Habitat had to divide its resources during the reporting period and was only able to build and sell two CHDO homes. Unity was able to complete the CHDO certification requirements during FY 2010 – 2011 and was officially approved by the Community Development & Housing Department as a CHDO with the City of High Point. After receiving CHDO certification, Unity was awarded a CHDO contract for the completion of seven new homes in Phase II of the Southside Redevelopment project. Triad continues to provide housing, budget, and small business counseling from the Macedonia Community Center. The Department has started discussions with Triad for the construction of two new homes on Windley Street.

Program beneficiaries:

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

D. Urgent/Emergency Repair (CDBG-R (Recovery Act) and CDBG)



Allocation	\$140,410
Total Expended	CDBG, \$96,499 CDBG-R, \$13,792
Activity	Affordable Housing
Source	CDBG-R & CDBG
National Objective	Affordable Housing
Eligibility Citation	24 CFR, 570.202
Goals	Provide housing rehabilitation to LMI homeowners; repair housing emergencies; to improve quality of life for homeowners & extend property economic life; conduct urgent repairs on housing City-wide
Outcome	(20) Urgent repairs; (1) Investor Rehab
Performance Measures	Twenty-one homes repaired

The American Recovery and Reinvestment Act of 2009 (Recovery Act or ARRA) appropriated \$1 billion in Community Development Block Grant (CDBG) funds to states and local governments to carry out, on an expedited basis, eligible activities under the CDBG program. High Point received an allocation of \$208,721 in CDBG-R funds. In order to comply with HUD’s recommendations regarding use of CDBG-R funds, CD&H utilized CDBG-R funds to leverage Lead Hazard Control (LHC) program activities. CDBG-R funds were used to make urgent repairs and replace major systems that had failed such as leaking roofs, non-functioning HVAC, and substandard or unsafe electrical/ plumbing/sewer connections. Upgrading systems with energy-efficient appliances and providing years of stable maintenance improves affordability and overall living conditions.

Rehabilitation services were provided to eligible homeowners and one investor owner whose property had been inspected for lead based paint and had suffered a system breakdown, requiring urgent repairs to maintain safe, sanitary conditions. The City provided construction management services to ensure these needed repairs were performed properly. During the fiscal year of 2010 -2011, 21 urgent repair projects were completed for a total amount of funds expended from both CDBG and CDBG-R (see box above) of \$110,291.00.

Owner beneficiaries:

Clients	Low Income	Moderate Income	Black	White	Hispanic	Other	FHH
20	13	7	16	7	0	0	2

Investor-owner beneficiary:

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

E. Homebuyer Assistance:



Allocation:	\$200,000
Total Expended:	\$ 69,870
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 30 low-to-moderate first time homebuyers.
Outcome:	Affordability
Public Service Access:	N/A
Performance Measures:	Assisted (13) 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 to need. 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, West End and Southside neighborhoods \$7,500 assistance is offered. Basic requirements include:

- Completion of a minimum eight (8) hours of homebuyer education. Homebuyer Education classes offered by Consumer Credit Counseling Services and supported by Community Development & Housing Department
- Obtaining a loan for the purchase of the home from a participating lender³
- Meeting income eligibility requirements established for the program
- Purchasing a home within the city limits of High Point
- Contributing \$500 of their own 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 identify and avoid lenders who participate in predatory lending practices. 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 for the Down Payment and Closing Costs Assistance Program. The City collaborated with the following agencies for lender workshops: High Point Regional Association of Realtors, Guilford County Home Ownership Center, High Point Housing Authority, Consumer Credit Counseling Service, and HUD. Workshops provide lenders with information and forms necessary to submit a complete package for loan underwriting. Certification is granted upon completion of the workshop and is made on an individual, rather than an institutional, basis. Sixteen individual mortgage loan officers from eight

³ Participating Lenders agree not to engage in predatory lending or pre-populate the Department's loan application forms, and require eligible buyers to receive homebuyer education. As a result, prospective homebuyers will only have to fill out one application and timely closing dates are facilitated.

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 access to affordable mortgage products for LMI families.

Participating Lenders: Bank of America, RBC, SunTrust Mortgage, Coastal Mortgage Services, American South Lending, Trademark Mortgage, Wells Fargo Home Mortgage, and W. R. Starkey Mortgage. The Department also sponsors homebuyer education workshops using the HUD approved curriculum, "The Keys to Homeownership." Workshops are offered monthly in rotating locations throughout High Point to assist 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, Community & Neighborhood Development Center, Oakview Recreation Center, and Greater First United Baptist Church. Consumer Credit Counseling Service has been a partner with the City of High Point to offer this valuable information. The eight-hour classes are free to the public, and participants receive a certificate on completion which becomes a part of their application for down payment assistance. In this program year, 10 classes were offered; 199 participants attended. Other notable statistics include:

- 100% of participants reported an increase of knowledge on the topics presented to the participants in the workshop
- Gender breakdown: 28% male and 77 % female
- Low income attendees represented 48% and moderate income attendees represented 52%
- Average annual household income for attendees was \$25,2515.00
- Average household size was 2 people

Ethnic breakdown:

- African American – 76%
- Caucasian – 10%
- Hispanic – 10%
- Asian – 3%
- Multi-racial – 1%

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

Fair Housing Act - <http://www.hud.gov/offices/fheo/FHLaws/>

Fair Housing Complaint Processing - http://www.access.gpo.gov/nara/cfr/waisidx_09/24cfr103_09.html

Fair Housing Literature 1-800-767-7468

The 8-hour class familiarizes participants with a few of the major laws that regulate the lending and real estate industry and protects them as consumers. A portion of the training concentrates on the Consumer Credit protection Act covering the Truth-In-Lending Act, Fair Credit Reporting Act, Equal Credit Opportunity Act and Fair Debt Collection Practices Act. Additional emphasis is placed on the Fair Housing Act (Official Name - Title VIII of the Civil Rights Act of 1968) which prohibits discriminatory acts against people attempting to rent or purchase a home. This training also helps participants appreciate the protection they receive as consumers against disparate treatment. The Fair Housing training provides the tools to identify actions that demonstrate abuse of the law in housing, such as blockbusting; and in mortgage lending, such as redlining.

Testimonials

The workshop really gave me the confidence and information I needed to decide whether or not to buy a house. The presenters know their facts and really care about the job they do. My husband and I have learned so much regarding the closing process. Thanks for conducting these classes.

John & Denise Wiles

I really like the class. The speakers gave me exactly the information I needed in a way I could understand it...for free, just because they care. Had we attended this class before we were under contract, we would have better understood the process in buying a house. Thanks for everything.

Jacqueline & Zachary Callicut

Thanks for preparing me for home-buying. The class assisted me in realizing my dream. Thanks for taking the time and preparing me with the resources to do so.

Jasmine Johnson

The homebuyer education class had excellent speakers who spoke at a level which everyone understood. Personally, the class helped me to understand what all is involved in buying a home. I would like to attend a refresher class before purchasing a home. I was excited about information that was provided to me. Information is knowledge. I had no idea the City of High Point could be so involved with people.

Dale Goss

During 2010-2011 fiscal year, the Housing Division took advantage of several opportunities to educate other industry professionals and the community regarding housing programs available to first time, income eligible buyers. The Lender Certification Workshop provided training to local lenders on the down payment assistance program. Presentations on the NSP Program and Homebuyer Assistance Program were held at the High Point Association of Realtors and Greensboro Regional Realtors Association to local real estate agents. A special request was made by Temple United Methodist Church for a presentation of the Lead Safe High Point Program and other Housing programs. Additional program marketing was presented at the High Point Housing Authority's annual Housing Fair and Back to School Jam. Additionally, we were able to participate in a panel discussion moderated by the City of High Point Human Relations Department along with the Inspections Department and Legal Aid at YWCA. Throughout the year, additional presentations were conducted at individual local realty firms. The housing team also participated in two Affordable Housing Bus Tours in collaboration with High Point Housing Coalition.

Accomplishments: During the program year, the Department completed 13 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:

1203 Wise St	544 Forrest Ave.	930 Norton St	2140 Burton Run Rd	909 First Tee Dr
4229 Sunburst Dr.	911 First Tee Drive	3300 Crestview Dr	1205 Turney Court	913 First Tee Dr
925 Norton St	2301 Rivershore Dr	926 Norton St.		

Evaluation: The Homebuyer Assistance Program successfully increased the level of homeownership for High Point's LMI citizens, assisting 13 families to purchase homes by providing down payment assistance. Breakdown of homeowners included two homebuyers with income limits between 30%-50% AFMI, and eleven with income limits between 50%-80% AFMI.

F. Individual Development Accounts



Allocation:	\$57,500
Total Expended:	\$15,000
Activity:	Housing counseling and financial literacy education
Source:	CDBG
National Objective:	Low-Mod Benefit
Eligibility Citation:	570.201(e)
Goal:	Assist 10 families obtain a home
Outcome:	Improve financial literacy of 9 families
Public Service Access:	Improved
Performance	Improved financial literacy/increased wealth/home ownership for 10
Measures:	

According to the NC Housing Coalition, the idea for Individual Development Accounts was created by author Michael Sherraden in his 1992 book, *Assets and the Poor*, and was further advanced by the Corporation for Enterprise Development in the mid 1990s. One half of all Americans own less than \$1,000 in net financial assets, and one third of American children grow up in households with zero or negative financial assets. IDAs are part of an “asset building” strategy concentrating on building family security by improving long-term economic well-being and emphasizing beneficial behaviors, rather than merely offering temporary assistance. IDAs can be used to reward the monthly savings of working-poor families who are building towards purchasing an asset - most commonly, buying their first home, paying for post-secondary education, or starting a small business. The City’s focus with IDA has been on homeownership. Department records indicate most graduates of the homebuyer education program have not purchased a home over the last four years. This indicates that additional financial training is needed to help potential low to moderate-income homebuyers in High Point. The City has partnered with Guilford County Homeownership Center to establish an IDA program in High Point. Participants usually have credit challenges. Monthly lecture-style sessions complemented the required one-on-one sessions, an effective pairing in assisting participants reach their homeownership goals. Classes were held at the Macedonia Family Resource Center at 401 Lake Drive. After four years, the success rate remains high, with 80% of graduates credit-ready to purchase a home, despite current prevalent economic issues. Nationally, IDA graduates continue to save money and have a less than 1% foreclosure rate. Post-purchase tracking demonstrated that participants continue sound financial practices that include emergency funds and preventative home maintenance activities.

Accomplishments The IDA Program successfully increased the level of homeownership for LMI citizens. Participants purchased homes in High Point and surrounding areas. Three participants partnered with Habitat for Humanity to purchase a new home. IDA match reduced their out-of-pocket expenses and home loan amount.

Total Clients	Low Income	Mod Income	Black	Other	FHH
10	4	6	9	1	9

Evaluation: The IDA program enabled financial literacy training in the form of credit counseling, budgeting and preparation to buy a home. Remaining participants are scheduled to graduate from the program in September, 2011. These individuals demonstrated a high level of accountability for personal financial choices. By choosing to participate regularly in the program, they invest in their future. Guest speakers included a banking specialist who offered banking information, and stressed the importance of establishing a relationship with a financial institution. Other guest speakers included real estate professionals who familiarized participants with documents essential to real estate transactions. Financial services professionals taught money management through use of coupons and efficient grocery shopping. Class orientation included a formerly homeless guest speaker from HRR Consulting who chronicled his personal experience and shared how he improved his quality of life through becoming financially fit. He encouraged financial fitness as a “family affair.” Children should be a part of the planning process---involving children at an early age equips them with financial skills they will need later in life for sound financial decisions.

G. Neighborhood Stabilization Program



Allocation:	\$ 2,101,462
Total Expended:	\$ 1,354,844
Activity:	Purchase/redevelop foreclosed/abandoned residential properties
Source:	Neighborhood Stabilization Program
National Objective:	Provide Decent Housing
Eligibility Citation:	24 CFR Part 570
Goal:	Stabilization of communities suffering foreclosures and abandonment
Outcome:	9 rehabs; 2 new construction & sold

On July 30, 2008, Congress passed the Housing and Economic Recovery Act of 2008 to assist communities devastated by foreclosures. The legislation recognized that unoccupied foreclosed homes can lead to declines in neighboring house values, increased crime, and significant disinvestment. To mitigate these harmful effects, Congress appropriated \$3.92 billion to communities hardest hit by foreclosures and delinquencies in order to allow city governments and non-profits the ability to acquire and redevelop abandoned and foreclosed properties. HUD was tasked to design a program and distribute funds to states and local governments. The Neighborhood Stabilization Program (NSP) was developed as a result of the legislation. North Carolina was allocated approximately \$52.3 million in NSP funds which were distributed to local governments and non-profit agencies. The Division of Community Assistance (DCA) is the state agency charged with administration and allocation of NSP funds. High Point was awarded \$2.625 million.

The City of High Point obligated NSP funds for the acquisition and redevelopment of foreclosed or vacant properties, down payment assistance for acquisition of foreclosed properties by NSP-eligible first-time homebuyers, rehabilitation of foreclosed properties purchased by NSP-eligible first-time homebuyers, and financing of a housing tax credit project. At the end of FY 2011 several outcomes were accomplished with NSP funds. One NSP-eligible first-time homebuyer received down payment assistance for the purchase of foreclosed property. Eight foreclosed properties purchased by NSP-eligible first-time homebuyers were rehabilitated with NSP funds. Six blighted and vacant properties were acquired for future redevelopment. Nine foreclosed properties were purchased by CD&H and rehabilitated for the sale to households below 50% of Area Median Income. Habitat for Humanity built and sold 2 new affordable housing properties in Graves Avenue Redevelopment Area.

The City also committed NSP funds towards a LIHT development, Admiral Pointe. Unfortunately the application was not approved, and as a result the City's NSP allocation was reduced by \$523,538.00.

H. In-Fill Housing Program



Allocation:	\$204,590
Total Expended:	\$ 289,757
Activity:	Affordable Housing (New Construction)
Source:	General Funds
National Objective:	Affordable Housing
Eligibility Citation:	24 CFR 92.205(a)(1)
Goal:	Core City infill housing development
Outcome:	Affordability
Performance Measures:	2 new affordable houses; 10 acquisitions

The purpose of infill housing development is to provide decent, safe and affordable housing to persons of low to moderate income in areas where new housing construction opportunities have been overlooked. The Community Development and Housing Department continued to build on past successes to foster infill development in the Core City. To foster redevelopment, the Department acquired substandard structures in targeted areas and subsequently demolished them to mitigate blighting influences. CD&H’s acquisition strategy targets land and properties 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 NC DENR abatement protocols. Project Managers are versed in the regulatory environment; properties are demolished and cleared in accordance with all applicable federal and state statutes.

During FY 2011 reporting period, ten properties were acquired for infill development with HOME funds. Five substandard units were acquired in the Southside Redevelopment area for redevelopment by Unity Builders, Inc. Four blighted properties were acquired in the Graves Avenue Redevelopment area to continue the efforts of Habitat for Humanity of High Point, Archdale, and Trinity. One property was acquired at 815 Randolph Street for the planned Grimes Street extension that will be adjacent to the Park Terrace development. A total of \$308,851 was spent on acquisition, demolition, and relocation costs during FY 2011 to further infill efforts in High Point.

10 Acquisitions:

Southside	Graves Avenue	Grimes Street Extension
610 Vail Avenue	315 Murray Street	815 Randolph Street
813 Tryon Avenue	216 N. Hoskins Street	
705 Tryon Avenue	1724 Brooks Avenue	
804 George Place	212 N. Hoskins Street	
806 George Place		

Evaluation: Two properties were built and sold to first-time homebuyers through the infill program; ten properties were acquired for infill development efforts. CD&H was resourceful in using all available redevelopment tools and was able to maintain momentum in the designated neighborhoods where funds were budgeted for development of new affordable housing.

I. HUD Lead-Based Paint Hazard Control Program Grant in Privately-Owned Residential Housing

On October 15, 2008, the CD&H was awarded a \$3,000,000 HUD Lead-Based Paint Hazard Control Program Grant to carry out a lead-based paint remediation program on private residential housing serving low to very-low-income families.

The primary objective of the program is to reduce the risk of lead-based paint poisoning in targeted core-city neighborhoods by implementing the following activities: 1) conduct lead hazard control activities in 229 residential housing units, 2) promote increased blood lead level screening of children under six, 3) educate the public (including bilingual translations for non-English speaking persons) about the dangers of lead poisoning and explanation of actions owners can take to protect occupants, 4) train and certify building owners and contractors and their employees on how to conduct lead safe work practices, 5) fund an Environmental Health Specialist position in the Guilford County Department of Public Health to focus exclusively on High Point, and 6) create a *Lead Safe High Point* web site, which includes a lead safe housing registry. Accomplishments during this report period:

- 99 residential housing units were recruited and enrolled
- 99 residential housing units received lead inspections and risk assessments (LIRA)
- 96 residential housing units received lead hazard remediation and environmental clearance.

Evaluation during this report period (department goals as specified in the HUD grant benchmark schedule):

- Recruitment & Enrollment: **107 Units**
- Lead Inspection Risk Assessment: **101 Units**
- Hazard Remediation and Environmental Clearance: **109 Units**.

Allocation	\$ 1,879,144
Total Expended	\$ 1,359,887
Activity Source	Lead-Based Paint Hazard Control Grant Office of Healthy Homes and Lead Hazard Control, HUD
National Objective	Identification and Control of Lead-Based Paint Hazards in Privately- Owned Housing
Eligibility Citation Objective	24 CFR Part 85 Recruitment 107 Units; LIRA 101 Units; Completed & Cleared 109 units
Performance Measures	Recruitment 107 Units; LIRA 101 Units; Completed & Cleared 109 Units
Outcome	Recruitment 99 Units; LIRA 99 Units; Completed & Cleared 96 Units

Total Clients	Low Income	Moderate Income	Black	White	Hispanic	Other	FHH	Vacant
82	59	26	50	27	1	4	9	15

Although 96 units received remediation, some units were unoccupied, accounting for the discrepancy between that and total clients. All benchmark requirements were met.

Staff from the CD&H department attended the HUD Lead and Healthy Homes Grantees Conference in February 2011. The conference was mandatory for Lead Hazard Control Grantees and included the following topics: Program Management and HUD Grantee Best Practices; Methods To Stretch Limited Resources; Sustaining Lead Poisoning Prevention in Housing Programs, and Changes in 24 CFR Part 35 Lead Hazard Control and Objectives.

Department staff attended the **2011 National Healthy Homes Conference in June 2011**. Two staff members were invited as presenters: Dr. Tom Tricot (*Geographic Information Services Department*) and Ed Brown (Community Development & Housing Department) presented *Mapping Neighborhood Characteristics: Utilizing GIS for Maximizing Resources and Directing Funding at the Municipal Level*.

As of August, 2011, the Department is within 90 days of concluding 2008 HUD Lead-based Paint Hazard Control Program grant requirements . Department Objectives were modified to focus staff efforts and remaining grant funding from multi-family projects to single-family residential projects. In June 2011 the Department submitted a 3.15 MM 2011 HUD Grant Application; an award of \$2.475 was received September 2011.



Before lead hazard remediation...



...and after.

In the Spring of 2009, City of High Point formed a partnership with United Way to assist with the marketing efforts related to the 2008 HUD grant. As a result, a committee of people concerned about the dangerous effects of lead was formed. The group is called Lead Safe High Point (LSHP) and is comprised of leaders from City of High Point, Guilford County Public Health, United Way, and several non-profit organizations. During FY 2010 – 2011, Lead Safe High Point conducted neighborhood walks in Core City areas to distribute information regarding the dangers of lead. In addition, LSHP participated in several school related functions, health fairs, and community events. At these events, LSHP utilized a lead exhibit and provided valuable information on child lead testing. As a result of LSHP efforts, Guilford County Public Health reported a significant increase in the number of children being screened for lead poisoning.

Please see the following websites for further information:
www.highpointnc.gov/cd/lead_safe_high_point/index.cfm or www.unitedwayhp.org

J. Southside Revitalization Plan



Allocation:	\$239,352
Total Expended:	\$7,535
Activity:	Affordable Housing Development
Source:	HOME Consortium, HOME PJ, CDBG
National Objective:	Affordable Housing
Eligibility Citation:	24 CFR 92.205(a) (1), 570.201 (e)
Objective:	Provide affordable housing opportunities
Goals:	Implement Phase I of the Southside Revitalization Plan with 11 units
Objectives:	Provide decent, safe, affordable housing
Outcome:	Affordability
Performance Measures:	Increase units of affordable housing

Phase I of the Southside Revitalization Plan included acquisition of vacant land and substandard properties, placement of infrastructure and construction of new homes on underutilized infill lots in Southside. Properties adjacent to the traffic roundabout at Vail & Cassell streets were acquired. Phase II of the Southside Revitalization Plan involves the construction of 11 single family home that are to be sold to first-time homebuyers below 80% of Area Median Income. Most of the Infill activity, page 25, took place in the Southside community.

During FY 2011, the Department was able to acquire 5 properties in the Southside Neighborhood. The properties acquired will be redeveloped during Phase II of Southside redevelopment. Each home constructed was third-party certified EnergyStar® compliant with guaranteed utility bills for three years upon receiving a Home Energy Rating and a Certificate of Occupancy. At the end of FY 2010, Unity Builders, Inc. (UBI) was beginning construction of a sixth home in Phase II. UBI continues to explore opportunities to further market its services and properties to citizens of High Point. Properties acquired during FY 2011 for future infill development in Southside are:

705 Tryon Avenue
813 Tryon Avenue
804 George Place
806 George Place
610 Vail Avenue

Accomplishments:

Unity Builders, Inc. sold a fifth affordable housing unit and began initial construction of 2 new units to be sold to first-time homebuyers. 5 properties in the Southside neighborhood were acquired in FY 2010 - 2011.

II. Community and Neighborhood Development Division



The Community and Neighborhood Development Division (CNDD) is tasked with developing and implementing the Department's non-housing strategies to promote healthy neighborhoods and economic development. CNDD office had approximately 6,000 visits from July 1, 2010 – June 30, 2011.

CNDD continues its commitment to capacity building opportunities and organizing neighborhoods within the City. Capacity building efforts have begun reshaping neighborhoods and energizing residents to become more proactive. CNDD programs and services are designed to help low to moderate-income residents acquire needed skills to serve on numerous committees/boards as they relate to the programs and services listed; enhance provision of public services; assist in homeless activities; and provide relocation

assistance to residents who are required to relocate due to housing code enforcement. Following are a few services and programs provided at the center or sponsored at other sites this year:

- Volunteer Income Tax Assistance (4 sites)
- Computer Training (4 sites)
- Resource information and referrals
- Meeting spaces for community workshops/meetings for the citizens of High Point
- Neighborhood Association meetings
- Citizens Advisory Council (CAC) meetings
- Weed & Seed Steering Committee meetings
- Small Business Entrepreneurship Workshops
- Youth Council Initiative
- Neighborhood Leaders Council Meetings
- Services as needed by the citizens
- Shelter Plus Care program

In addition, services and programs were provided to thirteen neighborhoods and to homeless individuals. Fourteen computer classes (about 70 student this year) were conducted. National Community Week served at least 1,500 individuals. 417 income tax customers were served at 4 locations: Community and Neighborhood Development Center; West End Community Center; Macedonia Resource Center; and R.C. Baldwin Education Center. Relocation assistance was given to fifteen residents who were displaced due to housing code enforcement violations. The Division continued to work with and provided staff support to the homeless population through Partners Ending Homeless, Shelter Plus Care, Guilford Interfaith Hospitality Network, Community Resource Network, and High Point Homelessness Prevention Rapid Re-housing Program. The High Point Weed & Seed Youth Leadership Council is in the rebuilding stages with a goal of reorganizing youth councils in each Weed & Seed neighborhood.

The Center continues to be used daily for GED classes, resource coordination, reading, job searches, relocation, meetings and computer use. The Center was also used as a Volunteer Income Tax Assistance Center during the tax season along with the three satellite locations.



Twenty-five members of the Neighborhood Leaders Council completed a 12-week series on Capacity Building 101. This program was implemented in partnership with the City of High Point's Community Development & Housing Department, High Point University's Nonprofit Leadership Enhancement Program and the Hayden-Harman Foundation. The Division is working to revitalize neighborhoods by enhancing the capacity of Neighborhood Association in High Point. The enhanced capacity of the Neighborhood Association was needed to equip them to lead and engage in decision-making processes promoting the best interests of their community. The Neighborhood Association work along with the Weed & Seed program which aims to prevent, control and reduce violent crime, drug abuse, and gang activity in targeted high-crime neighborhoods across the country. The desire of the Neighborhoods is to have a better quality of life, safer neighborhoods and to participate in the decision making process that affects their community.

Capacity building training included workshops, skill-building and development activities focused on how to better manage the functions of neighborhood associations. By providing training and technical assistance to the neighborhood association staff has :

- Focus on leadership and organizational development
- Provide technical assistance, support, training, and professional coaching relative to leadership and organizational development
- Improve the administrative infrastructure
- Coach and mentor community leaders
- Assist with skill development of new community leaders to support diversification of leadership
- Educate elected officers of Neighborhood Associations

CNDD has provided technical and analytical support to the Citizen's Advisory Council, the Weed and Seed Steering Committee, Neighborhood Leaders and sub-recipients who received HUD and/or DOJ funds.



A. Guilford/High Point/Greensboro Task Force on Ending Homelessness

Partners Ending Homelessness is the planning and coordinating agency responsible for securing and administering major funding with continuous oversight for homeless service delivery in Greensboro, High Point and Guilford County. The Partnership is responsible for implementing, evaluating and updating Guilford County's Ten-Year Plan to End Chronic Homelessness, and serves as lead agency for Guilford County's federally designated Continuum of Care. Further information, including membership, can be found at www.partnersendinghomelessness.org.

Partners Ending Homelessness is also a groundbreaking collaborative organization that includes over 200 community agencies working to generate housing, strengthen prevention and supportive service efforts, and increase coordination, collaboration and access through the Continuum of Care. Its mission is to encourage public understanding of the causes and conditions of homelessness and provide a strong, stable system of care for individuals and families to reduce homelessness in Guilford County. Two events of note in the past year were: (1) participation in the Homeless Veterans Stand Down, which provided clean clothes, food, dental care, first aid and job assistance for veterans September 17 at the National Guard Armory in Greensboro; and (2) the annual Homeless Persons' Memorial event held in High Point December 16 with over 400 residents attending to recognize homelessness. Throughout the year several training sessions sponsored by HUD and local non-profit agencies were offered:

- Fair Housing and the Homeless Delivery System
- Fair Housing: Landlord Responsibility & Tenants
- Cultural Competency---Understanding the Experience
- How to Help Clients Protect Their Investment Before and After They Borrow
- Understanding Housing for Tenants with Disabilities
- The State of Housing in High Point Bus Tour
- Homeless Management Information System training

A total of 1024 homeless individuals were counted in Guilford County, Greensboro and High Point for the 2011 Point in Time Count. 107 chronically homeless individuals were counted; those with serious mental illness decreased from 115 in 2010 to 46 in 2011. In Guilford County there were 1717 homeless children last year, up 39% over 2009.

Point in Time Count

	Emergency Shelter	Unsheltered	Total
Persons in Families	341	7	348
Single Persons	559	117	676
Chronically Homeless	107	17	124

B. 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. The CAC is appointed by the Mayor and City Council; terms 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. Current members are listed below:

Jerry Mingo (Appointed by the Mayor) Chair	Yvonne Short, At Large
Stephanie Coggins, Vice Chairman Ward 5	Jeffery Golden, Ward 1
Jermaine Dawson, Ward 2	Vacant Ward 3
Roger Perrine, Ward 4	Samantha Klemme, At Large
Jason Ewing, Ward 6	Foster Douglas, Council Liaison

C. National Community Development Week

In partnership with the Neighborhood Leader's Council, a group of 13 neighborhoods, Community Development & Housing sponsored National Community Development (CD) Week April 25-30, 2011. The Leaders used their skills and information attained through Capacity Building 101 classes to plan this event. This annual celebration is designed to bring local and national attention to the numerous outstanding accomplishments of the Community Development Block Grant (CDBG) program over the past 37 years and of the HOME Investment Partnerships (HOME) Program over the past 20 years. The Leaders organized a working group, assessed the community, identified CDBG and HOME constituencies and successfully planned CD Week. These events were planned and organized by the Neighborhood Leader's Council. This year, the following events were held in six neighborhood recreation centers or churches resulting in over 1, 500 individuals attending the events:

Monday - 4/25 at RC Baldwin Education Center, 1202 Leonard Ave

Topics: Safe Sex, Peer Pressure, GED, and Truancy

Tuesday - 4/26 at Highland Mills United Methodist Church, 1015 Mill Ave

Topics: Hazardous Waste Disposal, Fire Safety, Lead Paint, and Code Enforcement

Wednesday - 4/27 at Macedonia Family Resource Center, 401 Lake Ave

Topics: Avoid Foreclosure, Re-modification Loan, and Reduce Debt, Saving for Retirement

Thursday - 4/28 at West End Community Center, 901 English Road

Topics: Community Resource Network, Avoid Foreclosure, Adult & Youth Obesity

Friday - 4/29 at Southside Community Center, 901 Taylor Ave

Topics: Domestic Violence/ Child Abuse, High Point CAV, Law Enforcement, Gang Awareness

Saturday - 4/30 Washington Terrace Park, 101 Gordon Street

Topics: Business Development Workshops/Small Business and Entrepreneurs, Library Resources for Nonprofits/ Online Foundation Funding



Celebration in the Park and Community Health Fair, Saturday April 30



Twenty-five sub-recipients and four other agencies who had received CDBG or HOME funds displayed their services. Lots of entertainment was provided by local organizations.



D. 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.

E. Relocation Assistance



Allocation: \$10,000
Total Expended: \$19,000
Activity: CDBG Public Service Subrecipient
Source: CDBG
National Objective: Low to Moderate-Income
Eligibility Citation: 570.201(1) and 570.606(d)
Goal: Assistance for 10 households affected by Minimum Housing Code

Outcome: Assisted 15 households

Public Service Access: Availability/Accessibility
Performance Measures: Number served: 15

The City of High Point has a Relocation Assistance Plan that ensures uniformity in aiding persons displaced by Minimum Housing Code Enforcement. Under the Minimum Housing Code, owners and property managers have 90 days to repair 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 (30 days to vacate). Correspondence and a Relocation Assistance brochure explaining the program are given to displaced households applying for assistance to ensure they understand their rights concerning the relocation process. Relocation Assistance is available to renters and homeowners required to move from their homes due to enforcement of the City’s Minimum Housing Code. Funds may be used for moving expenses and/or rental security deposits. The number of rooms in the substandard unit determines relocation benefits; benefit amounts are consistent with moving expenses defined in the Uniform Relocation Act. Relocation due to code enforcement is a direct benefit provided without regard to family income. (See chart on page 4 of this document.) The number of persons served was significantly higher than anticipated due to mandatory evacuation of an entire apartment complex which was condemned by the City.

Accomplishments: The Relocation Assistance Program provided valuable services to 15 High Point residents who were forced to move from units declared unfit for human habitation by the City’s Minimum Housing Code Enforcement.

Area Benefit: Census Tracts 136.01,136.02,138,139, 140,142,143,144.06, 144.08,145.01,145.02,146

Evaluation: The Relocation Assistance Program exceeded its goal by assisting 15 participants forced to move from an apartment complex which was ordered closed by the City’s Code Enforcement Division. The Relocation Assistance Program relies on referrals from the Minimum Housing Code Enforcement Division. CNDD is in the process of reviewing Relocation Policy & Procedures.

Total clients	Low Income	Mod Income	Black	White	Hispanic	Other	FHH
15	15	0	13	2	0	0	8

F. Community Resource Program



Allocation	\$188,773
Total Expended	\$180,009
Activity	Public Service
Source	CDBG
National Objective	Low/Mod Income
Eligibility Citation	570.201 (p); 570.208 (a)(2)
Goal	Facilitate capacity-building activities by June 2011
Outcome	Sustainability
Public Service Access	Improved
Performance Measure	Provide capacity building activities in census tracts 136, 138, 139, 140, 142, 143, 144, 145, 146

Project Description: This program is designed to coordinate community capacity-building services designed to help increase neighborhood stability and viability. Division staff provided technical assistance to neighborhood groups, helping them organize and become catalysts for neighborhood revitalization. The budget for this program includes program delivery costs (operating and personnel) needed to implement CNDD activities. Coordinating multiple programs from HUD and the Community Capacity Development Office in one place allows the Department to optimize effectiveness to benefit LMI neighborhoods.

Accomplishments: This program was designed to offer a variety of community capacity-building services to increase neighborhood stability. Community and Neighborhood Development staff provided technical assistance to neighborhood groups and associations to help revitalize their neighborhoods. Capacity building programs included 11 computer classes, technical services to 12 neighborhoods, *Capacity Building 101* for 25 neighborhood leaders. CNDD staff served over 6,000 individuals who visited the Center in FY 2010-11.

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

Evaluation: The programs addressed needs identified by the community which will improve their quality of life and afford them opportunities to set and achieve goals. This past year neighborhood leaders used newly acquired skills to plan and execute the Department's National Community Development week activities. Over 1,500 attended events throughout the week.

G. Public Service Grants

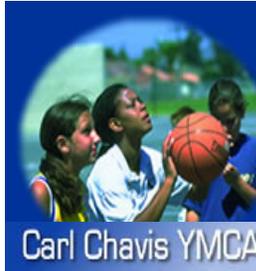
A portion of the City’s CDBG entitlement funds is allocated for public service activities provided by local community-based organizations to benefit of low to moderate-income residents. Eligible activities include labor, supplies and materials; employment; crime prevention; child-care; health; anti-drug abuse information; education; fair housing counseling; and energy conversation. Funds are allocated through a competitive process. The CAC reviews applications and makes recommendations to the City Council. Six applications were submitted for funding; the following five public service grants were recommended.

Allocation: \$40,300
Total Expended: \$39,273
Activity: CDBG Public Service grants
Source: CDBG
National Objective: Low to Moderate Income Limited Clientele
Eligibility Citation: 570.201.(e), 570.208 (a)(1), 570 (a)(2)
Goal: Assist Community Organizations
Outcome: Sustainability
Public Service Access: Improved
Performance Measures: Projected Census Tracts to be served – 136.01, 136.02,138,139, 140,142,143,144.06, 144.08, 145.01,145.02,146

Project	Allocated	Spent	Goal	Accomplishments
Carl Chavis YMCA	\$15,000	\$15,000	20 youth write/publish life experiences	22 participated
Helping Hands	6,000	6,000	Emergency food, rent, utility assistance for 3,000	Assisted 9,111
Mary’s House	7,200	7,200	Permanent housing for 6 homeless mothers & children	Provided homes & counseling for 5 mothers
Piedmont Health Services	6,100	5,073	10 health sessions in Southside	10 sessions, 134 attended
Senior Resources	6,000	6,000	Mobile Meals for 5 senior citizens	6 seniors received meals
Totals	\$40,300	\$39,273		

In-depth descriptions and accomplishments of the programs are on the following pages.

➤ Carl Chavis YMCA



Allocation:	\$15,000
Total Expended:	\$15,000
Activity:	CDBG Public Service Subrecipient
Source:	CDBG
National Objective:	Low to Moderate Income Persons
Eligibility Citation:	570.201(e); 570.208(a)(1); 570.208(a)(2)
Goal:	20 youth participants
Outcome:	Availability/accessibility
Public Service Access:	Improved
Performance Measures:	22 youths participated

The Carl Chavis YMCA serves low-to-moderate income youth and families. Their mission is to build strong kids, families and communities by providing programs and activities that build healthy spirits, minds and bodies. This project, **Just 4 Real**, provided 20 young women (middle & high school age) the opportunity to write and publish magazine articles documenting their life experience. The magazine was self-published and marketed in the Triad area. CDBG funds were used for software, magazine printing, 2 computers and partial salaries for 4 staff members.

Accomplishments: Participating youth increased their social, writing and marketing skills. They were able to meet with journalists and news reporters, and completed the agency’s first **Just 4 Real** magazine in February 2011. A second magazine was printed in June 2011.

Area Benefits: Census Tract 145.022

Evaluation: The YMCA exceeded its goal by two. The program was so successful that the group was able to publish a second magazine in June.

Total Clients	Low Income	Moderate Income	Black	White	Hispanic	FHH
22	16	6	21	0	1	0

➤ **Helping Hands Ministry**

Helping Hands



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(a)(1), and 570.208(a)(2)
Goal: Provide rent/utilities for 3,000 families/individuals
Outcome: Availability/accessibility
Public Service Access: Improved
Performance Measures: Assisted 9,111 with financial aid and food

Helping Hands Ministry has served the High Point area since 1996 providing food, emergency rent funds, and emergency utility funds. It is a partner agency in the Community Resource Network. This project funded 15 hours per week of the Capital Income Coordinator position which coordinates distribution of services and researches additional funding.

Accomplishments: The agency exceeded its goal assisting 9,111 persons with food, financial help for rent or utilities, or prescriptions. Helping Hands Ministry partnered with the Department of Social Services to distribute/administer emergency assistance and collaborated with Senior Resources of Guilford County for client assessment.

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

Evaluation: Helping Hands Ministry was able to assist a total of 9,111 individuals and families.

Total Clients	Low Income	Moderate Income	Black	White	Hispanic	Middle Eastern	FHH
9,111	7,289	1,822	4,593	3,912	441	165	2,733

Allocation: \$7,200
Total Expended: \$7,200

➤ **Mary's House**



Activity: CDBG Public Service Subrecipient
Source: CDBG
National Objective: Low to Moderate Income Persons
Eligibility Citation: 570.201(e), 570.208(a)(1), and 570.208(a)(2)
Goal: Assist 6 recovering mother & their children
Outcome: Affordability
Public Service Access: Improved
Performance Measures: 5 mothers assisted

Mary's House is a fully licensed therapeutic agency that provides transitional and permanent housing, life skills, training and a supportive community for homeless women who are in recovery from substance abuse. The program is one of few in the United States that assists women to raise their children while in treatment for addiction. This project, *Mary's Homes-High Point*, is an expansion project that provided permanent housing vouchers for homeless recovering mothers and their children. CDBG funds were used for office supplies, vehicle fuel, bus passes, storage space, and 15% of a case manager's salary.

Accomplishments: Three of the mothers enrolled in college for the summer of 2011. One mother completed a job training program sponsored by the Welfare Reform Liaison Project, and one mother regained custody of her children. Parenting classes were implemented and met twice a month. Financial management classes are scheduled to begin in July 2011. All five mothers entered the program drug-free.

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

Evaluation: The project fell one short of its goal to assist 6 women; however, several individuals were on the waiting list at the end of the fiscal year.

Total Clients	Low Income	Moderate Income	Black	White	Hispanic	FHH
5	5	0	5	0	0	5

Allocation: \$6,000

➤ **Senior Resources of Guilford County**



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(a)(1), and 570.208(a)(2)
Goal: Provide nutritious meals to 5 seniors
Outcome: Availability/accessibility
Public Service Access: Improved
Performance Measures: 6 seniors received Mobile Meals

Senior Resources of Guilford County serves a diverse community of older adults and their families by advocating and providing supportive services which enhance the independence, health and quality of life for older adults. This grant provided nutritious home-delivered meals to 6 homebound senior citizens aged 60 or older. All were assessed and deemed eligible due to their inability to shop or prepare a meal for themselves, and did not have a responsible person in their life willing or able to assist them. CDBG funding was critical to the agency's ability to provide those meals.

Accomplishments: A total of 1256 meals were delivered to 6 homebound senior citizens in High Point.

Area Benefits: census tracts served: 136.01, 136.02, 138, 139, 140, 142, 143, 144.06, 144.08, 145.01, 145.02, 146.

Evaluation: Senior Resources of Guilford County exceeded their goal and provided nutritious meals for 6 homebound senior citizens.

Total Clients	Low Income	Moderate Income	Black	White	FHH
6	6	-0-	6		6

➤ **Piedmont Health & Sickle Cell Agency**



Allocation:	\$6,100
Total Expended:	\$5,073
Activity:	CDBG Public Service Subrecipient
Source:	CDBG
National Objective:	Low to Moderate Income Persons
Eligibility Citation:	570.201(e), 570.208(a)(1), 570.2008(a)(2)
Goal:	Provide services to 100 individuals
Outcome:	Availability/Accessibility
Public Service Access:	Improved
Performance Measures:	Assisted 134

Piedmont Health Services and Sickle Cell agency provides outreach, education, screening and case management for people with high-risk health problems. This project, **Lunch & Learn to Prevent Illness**, presented 10 education sessions on the third Thursday of each month in the Southside Neighborhood. Topics covered health issues such as HIV, Hepatitis C, diabetes, heart disease, cancer, mental illness and nutrition. CDBG funds were used for educational materials, medical supplies, screening fees, staff mileage, office supplies, printing, and lunch.

Accomplishments: The program provided monthly sessions for 10 months to a total of 134 low-to-moderate income individuals.

Area Benefit: Census Tract 138.00, block grant 138.02.

Evaluation: The program exceeded its goal, educating 34 more than planned. The most dramatic success involved prostate cancer screening, resulting in 2 men being referred for further treatment. During the course of the year 12 referrals were made to local physicians, 7 for high blood pressure and 3 for domestic violence issues.

Total Clients	Low Income	Moderate Income	Black	White	Hispanic	FHH
134	98	36	110	23	-0-	78

H. Shelter Plus Care



The Shelter-Plus-Care program provides permanent housing assistance to homeless people with disabilities. The Department of Housing and Urban Development (HUD) funds this program to assist a population that has been hard to reach. The program targets homeless people with disabilities such as severe mental illness, chronic substance abuse, dual diagnoses (co-occurring mental illness and substance abuse), and/or HIV/AIDS.

Allocation	\$106,176
Total Expended	\$62,639
Activity	Permanent Supportive Housing for the homeless
Source	Homeless Assistance Programs
National Objective	Low-Mod Income
Eligibility Citation:	24 CFR 570.201(p); 208(a)(2) & 582
Goal	Provide permanent shelter for Homeless individuals for 5 years
Outcome	Sustainability
Public Service Access	Improved
Performance Measures	Served 10

The program builds on the premise that housing and services need to be linked to ensure stability of housing for this hard to serve population. The City of High Point, as the grantee, has partnered with Open Door Ministries, the service provider, to offer the chronic homeless housing and supportive services. The supportive services must match, with equal value, the housing funding. The Shelter-Plus-Care component the City sponsors is Tenant-Based Rental Assistance (TRA).

Accomplishments: The Community Development and Housing Department has re-inspected each of the ten residences and any discrepancies were noted. The pro-rated rent for clients who receive disability income from Social Security was re-evaluated according to HUD regulations. Open Door Ministries provided supportive services and day-to-day case management clients

This past year, three Shelter Plus Care clients volunteered at several community events. One client also participated in an area art show where his artwork received honorable mention.

Total clients	Low Income	Moderate Income	Black	White	Hispanic	Other	FHH
10	10	-0-	4	4	0	2	-0-

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

Evaluation: The Shelter-Plus-Care program worked with the ten people identified by Open Door Ministries as chronically homeless and disabled. These ten people have received supportive services and are closely monitored. The supportive services that Open Door Ministries provides have met the matching requirements for the program. The Housing Support Team and the City of High Point work well together to keep documents current and address clients' needs.

I. Neighborhood Associations

CNDD staff work closely with neighborhood Associations, facilitating meetings as requested, and ensuring communication between the City and residents for initiatives, training and other capacity-building opportunities. Reports on the Neighborhood Associations are as follows:

Oakview Citizen's Council

The Oakview Citizen's Council is a newly organized group of concerned homeowners, business owners and apartment residents in the Johnson Street/James Road area of High Point. This group was formed from the Chatman Woods Apartment Neighborhood Watch group and has expanded to the surrounding area.

Several Oakview Citizens Council members attended the Capacity Building/Leadership training this past year and also attended the monthly Neighborhood Leader's Council meetings. Through the training/meetings, members learned how to better engage, mobilize and increase their capacity for organizing residents. As a result these members were able to identify the following areas of concerns and addressed their concerns to the High Point Police Department and their City Council representative:

- Overgrown property....an abandoned church on James Road. Property harbors negative activities that residents are working hard to remove.
- Speeding cars through the school zone near Oakview Elementary school.

In the upcoming year the group will focus of strengthening their organizational structure by electing board members and developing a mission statement. They will also work to establish goals and form committees to help with the growth and success of the Oakview Citizen's Council. They meet on the 3rd Thursday of the month at the Oakview Recreation Center at 6:30 PM.

Burns-Hill Neighborhood Association

The Burns Hill Neighborhood Association has seen a small decrease in membership and participation of monthly meetings/events over the past year. To increase membership for the next year, members are planning several door knockings to survey the neighborhood and poll homeowners for the best meeting day and time. Members will continue to work diligently to bring awareness to residents of East Central of their vision, mission and goals.

The pressing issues which concern Burns Hill residents are the boarded up housing and after-hour liquor houses. These boarded up houses are an eyesore to the neighborhood and residents are fed up with the appearances of these properties. The President of the Association wrote letters to the area landlords and encouraged them to take better care of their properties. He also invited the City of High Point's Inspection Department to come out and address the housing issues and vacant lots.

The Burns Hill Neighborhood Association leaders attended monthly Capacity Building/Leadership training and Neighborhood Leader's Council meetings that taught them capacity building skills and how to effectively organize their residents. Several members attended Weed and Seed meetings, High Point Community Against Violence meetings and Violence Crime Call-Ins. The Neighborhood Association planned and organized the following events/activities:

- Neighborhood beautification projects
- Youth step team and activities



- Membership recruitment meetings
- Neighborhood 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, which acknowledged those residents in the East Central area doing the right thing for the neighborhood
- Conducted a workshop on organizing a successful neighborhood watch group, which gave residents the training needed to become an active successful watch group
- Participated in National Night Out, which brought awareness to neighborhood issues and also was used to recruit new Neighborhood Association members
- Community Health Walk, which allowed residents to walk and patrol the neighborhood while engaging in a fitness activity
- Volunteer Income Tax Assistance Site (VITA), which allowed residents to have free income taxes preparation

The Burns Hill Neighborhood Association meets on the 1st and 3rd Monday of the month at the R.C. Baldwin Education Center at 6:00 PM.

Macedonia Neighborhood Association

The Macedonia Neighborhood Association has seen a large decrease in membership and participation of monthly meetings/events over the past year. The Association leaders attended monthly Capacity Building/Leadership training and Neighborhood Leader’s Council meetings. They plan to utilize their training and skills from the training/meetings to increase their capacity for strengthening their neighborhood. This year the association has been in a refocusing and rebuilding mode.

Some of the issues facing Macedonia residents include:

- dangerous dogs running loose in the neighborhood
- boarded up housing
- break-ins
- parked cars in front of houses
- vandalism

Residents are encouraged to attend the Association’s monthly meeting to speak on these issues and address them with the High Point Police Department and other City Departments.

Association members continue to be involved with the Macedonia Baseball League, which is designed to offer a quality sports program for a low income youth at an affordable cost. Members of the Association volunteered at the park working the concession stands as well as cleaning up after each game. The High Point Weed and Seed program funded the Macedonia Baseball League again this year with a grant for \$10,000. These funds paid for umpire fees and equipment.



The Macedonia Family Resource Center also provided daily programs to address the needs of those living in the Macedonia area, such as:

- Free computer classes
- VITA (Volunteer Income Tax Assistance) Program that offered free tax preparation to low income residents in the Macedonia area
- GED classes

- Technology Access Point (TAP) which allows residents to access the main library database, check out books and have them delivered to the Center
- Youth-centered programs and activities
- English as Second Language classes
- Food Pantry provided food for those in need
- Macedonia Moms Program that assists new mothers with parenting skills and training
- Community Garden that allows Macedonia residents to plant and harvest fresh vegetables they grow themselves
- The Work First Program that taught job skill training to those seeking employment

The Macedonia Neighborhood Association meets on the 2nd Tuesday of the month at the Macedonia Family Resource Center at 6:00 PM.

Broadstone Village Concerned Citizens

The Broadstone Village Concerned Citizens group did not meet this past year due to the final completion of the Homeowner's Association merger. The board has indicated that they will soon meet with homeowners and their new management company who will assume responsibility of hosting the monthly meetings. Broadstone residents are facing many issues that will be the focus once monthly meetings resume, including:

- Vandalism to area signs
- Cars parked on the side of the road
- Youth being disrespectful toward homeowners
- Speeding cars throughout neighborhood
- Lack of lawn care/maintenance
- Gang presence in the area.



Springbrook Meadows

Springbrook Meadows is a Hope IV development and an example of the collaborative relationship between the City and the High Point Housing Authority. Residents are in the process of organizing a neighborhood watch. The Springbrook Meadows neighborhood is located in the Granville Street/Brentwood area of High Point. Last fall the High Point Police Department and CNDD staff starting meeting with several residents to assist with efforts to organize. After several neighborhood watch meetings, a leader emerged, and CNDD staff encouraged her to attend monthly leadership meetings. In attempts to involve more residents with the neighborhood watch, CNDD staff and watch members went door-to-door with surveys to gather information on neighborhood needs and best times to conduct monthly meetings. Issues of concern were cars parked on the streets, vandalism, gang members congregating in a vacant lot, loud music and overgrown yards.



Habitat Woods Neighborhood Watch

In August 2010, Habitat Woods held its first National Night Out celebration, sharing a cookout with surrounding neighbors. Currently the Habitat Woods Neighborhood Watch is not meeting monthly. Their president has expressed interest in merging with a nearby watch group in the fall of 2011.

Highland Mills Neighborhood Association

The Highland Mills Association began the year with a new president who is a native of the area and very knowledgeable about neighborhood problems and concerns. Deteriorating housing and overgrown, vacant lots with trash and debris are of paramount concern. Members took an active role by contacting the City's Minimum Housing Code division, requesting an information session on procedures for complaints. The Division Supervisor agreed to work with the Association concerning complaints.

Highland Mills Associations met the second Monday at 7 PM at Highland United Methodist Church, 1015 Mills Avenue. The Association participated in National Night Out activities with food, activities and a new members drive. Meetings are attended by a police officer who gives a monthly crime report and encourages residents to communicate with each other and report suspicious activity. Association members participated in building CNDD's float for the annual Christmas parade and were active in planning and conducting the entire National Community Development week's activities and celebration. Following are additional activities:

- Capacity 101 Leadership building/training
- Veterans Administration Training for disabled veterans
- Neighborhood clean-ups
- Homeless Persons Memorial Day



Southside Neighborhood Association

The Southside Neighborhood Association met on the first Thursday of each month to discuss concerns and problems in the neighborhood and how best to resolve them. The Association has been very active with the High Point Police Initiative. Reports were given monthly to members on the number of arrests, calls for service, drug trafficking, prostitution and other illegal activities by a police officer assigned to the area.



Association leaders also participated in planning of National Night Out activities with the Neighborhood Leaders Council, Police Department, the City's Community and Neighborhood Development Division and the Fairview Family Resource Center. Activities were held at the Southside Recreation Center on Tuesday, August 3, 2010. Local area youths and residents celebrated the afternoon with fun filled recreational activities, food, games and a Fire Truck, courtesy of the High Point Fire Department.

The Association was active in developing the Community Garden (pictured, left) in partnership with Guilford County Cooperative Extension, Family Service of the Piedmont, the City's Community Development & Housing Department and Parks & Recreation. Several residents signed up met monthly to plan and prepare for the Garden. Spring and summer vegetables were planted in April and May. The

garden produced an abundance of lettuce, tomatoes, onions, kale, strawberries and cabbage. Additional meetings were held at the Community Garden site to train and educate members on procedures for planting a fall /winter crop of potatoes, collards and turnip greens.

Southside Association members were active in planning the National Community Development Week activities with the Neighborhood Leaders Council. Several members met weekly to discuss and plan; a total of thirteen members worked diligently to initiate a successful “Celebration in the Park Day” honoring Community Development Week.

The Association acknowledged five years of the Southside Drug Initiative. A decrease in drugs, crime, prostitution and illegal weapons has made the area a safe and growing neighborhood. The Association continues to work closely with the Police Department, residents, schools, businesses and churches to support this ongoing effort.

Listed are activities the Association participated in:

- National Night Out activities to involve residents to assist in reducing crime
- National Family Night Out to initiate youth and family participation
- National Community Development Week activities in selected neighborhoods
- “You Got Talent” event with the local school, Fairview Family Resource Center and area youths
- Developing a Community Garden within the neighborhood



Washington Street Neighborhood Association

The Washington Street Neighborhood Association met monthly to discuss neighborhood concerns, drug activities, crime and homelessness. The Association participated in a series of meetings involving Washington Street residents and businesses. The meeting topics included government, funding availability, presentations, and obtaining a non-profit status. The Association completed by-laws and scheduled an election date for January 2011. Elections were held at the first meeting of 2011. The former President was honored for his dedication in keeping the Association active.

The Washington Street Neighborhood Association participated in planning meetings for National Night Out with the High Point Police Department, the City’s Community and Neighborhood Development Division and the Neighborhood Leaders Council. The event included a visit from the High Point Police Department, entertainment, food and volunteers from local residents and businesses. The Association, local businesses, churches, vendors, residents and the City of High Point participated in a Fall Festival sponsored by a new non-profit in the area, Changing Tides Cultural Center. The opening of new businesses in the Center; Hayden-Harmon Foundation, High Point University, High Point Arts, City Project and Word of Reconciliation were also recognized and the Vice President of the Washington Street Association welcomed over 400 in attendance.



The Association recognized the first anniversary of the Washington Street Drug Initiative in the neighborhood. Members of the Association gave recognition to the Police Department for the decrease in drug activity, removal of drug houses and increased arrests in the area. The High Point Community Against Violence and Community Development & Housing Department were also recognized for their participation.

A Home Repair Grant was introduced to the Washington Street Association, offering home repairs to homeowners in the neighborhood. Sponsored by the Hayden-Harmon Foundation and Share, Inc , total cost of repairs could not to exceed \$3,000. Four homeowners received repairs to their homes. Washington Street held its first Black Men and Women Business Association (BMWBA) meeting on March 10, 2011 at the Changing Tide Cultural Center, 613 E. Washington Street. All neighboring businesses and churches were invited and 15 business women, men and clergy attended. The Association plans to work closely with the BMWBA in the future.

Other Washington Street Neighborhood Association activities included:

- National Night Out activities to assist in eliminating crime
- Door to Door Knocking to increase membership and inform residents of upcoming events
- Eliminating drugs, loitering, and crime in the neighborhood
- Planning a neighborhood park
- National Community Development Week activities in selected neighborhoods
- Neighborhood Clean Up with area residents & a local school

J. Weed and Seed Program

The High Point Weed and Seed Program continued to work toward crime reduction and neighborhood organization within the core-city target areas. Neighborhoods within the core-city areas are organizing their associations, which are in turn working to stabilize their communities. The Steering Committee continued to make decisions, develop policies, and guide the implementation of the site strategy to establish a healthy and stable crime-free community. They also continue to collaborate with law enforcement, social service agencies, community- based organizations, churches and local businesses to empower and sustain positive change in the Weed and Seed core areas. Sub-committees worked in the areas of youth, marketing, sustainability, governmental issues, crime reduction, and awareness.

The High Point Weed and Seed Program is in its final year of funding through the Department of Justice. However, many of the previous funded programs will remain as a part of the Community Development Block Grant program for residents of High Point. The Weed and Seed Steering Committee will continue to meet with partners on a monthly basis to discuss collaborative efforts and provide programs in the target areas. The committee will seek other funding opportunities to sustain programs.

Weed and Seed funded an array of programs and activities that served residents in the Weed and Seed target areas. The Steering Committee allocated funds that provided capacity building programs to residents in the core-city areas. The programs and projects that were funded this year included:

➤ **Wing's Computer Solutions-\$9,360.00**

Wings Computer Solutions conducted beginning, advance computer classes and software training for over 70 residents this past year. The classes included:

- Introduction to the Internet (covers several Internet-related skills, including typing in web page addresses, conducting searches on the Internet, and printing).
- Introduction to Computers (covers very basic computing skills, including computer vocabulary, identifying items on your computer, using a mouse and keyboard, basic and advance word processing, and Internet skills).
- Introduction to Microsoft Office Applications (introductions to MS Word, Excel, PowerPoint, Access, and Publisher and other new classes).

➤ **Capacity Building/Leadership Training for ECC Residents-\$5,400**

The Capacity Building/Leadership Training was provided to residents within 12 High Point neighborhoods throughout the year. These classes focused on capacity building skills for neighborhood leaders with the associations and watch groups. The capacity building activities included:

- Monthly meetings with neighborhood leaders and teaching them how to better organize and mobilize their neighborhood.
- Collaborated with High Point University to conduct Leadership 101 for the neighborhood leaders.
- Engaged citizen's to become involve and leverage resources in their neighborhoods.

➤ **Macedonia Baseball League \$10,000**

The Macedonia Baseball League is designed to offer quality and affordable sport leagues for youth. The funds were used to purchase uniforms, equipment and to pay the umpire fees for the season. Over 260 youth ages 9-12 participated in the Macedonia Baseball league this past year. The league had 16 teams that consisted of low to moderate income youth throughout High Point.

Weed & Seed Youth Council

The Weed and Seed Youth Council is in the process of reorganizing its council due to a change in adult leadership. The Neighborhood Leader's Council is working to identify adults who are committed to working with the youth. Three out of four of the youth who was eligible to attend college are now in their senior and sophomore year of college.

Weed and Seed Volunteer Income Assistance Program (VITA)

The High Point Weed and Seed program continued to offer free tax preparation to low-to moderate-income individuals during the tax season. The VITA Centers were open seven days a week to provide tax service free of charge to residents of High Point and surrounding areas. The VITA program offered free tax help to people that could not afford professional assistance. The VITA volunteers prepared 417 basic tax returns for taxpayers with special needs, including persons with disabilities, those with a low to limited income, non-English speaking persons and elderly taxpayers.

The VITA program helped families whose Average Adjusted Gross Income was \$14,740 with the following tax credits: \$236,249 with the Earned Income Credit (EITC), \$83,840 with the Child Tax Credit (CTC). The total federal refund to taxpayers was \$546,725. The High Point



VITA program has been very successful in the first 5 years of providing free tax preparation to taxpayers in the High Point area.

The VITA programs had 4 active sites this year that provided free tax preparation for residents. Those sites include: Macedonia Family Resource Center, West End Ministries, R.C. Baldwin Education Center and the Community Neighborhood and Development Center. The partners for VITA this past year included: Wachovia Bank who provided free checking accounts for VITA participants and free financial planning, Untied Way of High Point who marketed the VITA program through various media outlets and Guilford Technical Community College who provided students for tax preparation. At the end of tax season the VITA volunteers and partners are acknowledged through an awards luncheon and presented certificates by the IRS and the U.S. Attorney's Office at a City Council meeting.

	Total Returns	Federal Refunds	EITC	Average Adjusted Gross Income	Child Tax Credit
2006-07 Year 1	151	\$130,811	\$ 53,153	\$13,496	\$16,037
2007-08 Year 2	378	\$259,165	\$125,463	\$12,135	\$35,074
2008-09 Year 3	320	\$330,565	\$141,582	\$12,567	\$38,873
2009-10 Year 4	341	\$457,804	\$183,006	\$14,329	\$60,939
2010-11 Year 5	417	\$546,725	\$236,249	\$14,740	\$83,840
Totals	1,607	\$1,725,070	\$739,453	\$13,453 <i>5-yr Average</i>	\$234,763

Weed and Seed Safe Sites

The Weed and Seed Safe Sites continued to provide activities and programs for adults and youth throughout the Weed and Seed target areas. The Weed and Seed Safe Sites includes the following sites with a brief description of activities conducted this year.

Macedonia Family Resource Center-Provided free computer classes for 8 residents; conducted GED Classes for 9 residents; 18 mothers participated in the Macedonia Moms program; 10-15 residents participated in the Community Garden; over 50 families benefited from the Macedonia Food Pantry; 195 residents participated in the VITA (Volunteer Income Tax Assistance) program; and 260 youth participated in the Macedonia Baseball League that provides a quality sports league for an affordable price.

Brentwood Crossing Apartments-Provided After School program for over 15 youth; 12 residents participated in monthly with Bingo; 8 residents participated in the Exercise/Fitness classes; 10-15 youth participated in Movie Day and Arts and Classes; and over 25 residents participated in Social Day at Brentwood.

Morehead Recreation Center- Provided After School Program for over 53 youth; 39 youth participated in summer camp; Mid-Night Basketball Program involving over 175 youth; and Youth and Adult Recreational leagues.

Fairview Resource Center- Provided youth services; computer classes; and GED classes for residents.

New Gate Apartments-Provided free computer classes for residents; 43 youth participated in Summer Enrichment Camp; 13 youth attended After School program; 15 residents participated in Adult Bingo; 8 residents participated in the New Gate Apartments Housekeeping Classes; Adult Bowling for seniors on Tuesday; and 5 seniors participated in the Senior Grocery Day.

West End Community Center- Provided free computer classes; VITA (Volunteer Income Tax Assistance) Program provided free tax preparation to over 53 residents; over 50 youth participated daily in the Kid's Café; 20 residents participated in monthly Bingo; over 50 residents participated in the Let's Talk Life Skills classes including 25 senior citizens.

Washington Terrace Park- Washington Terrace Park provided dance classes for 15 adults and 19 youth; provided free health screenings for those at high risk of strokes and high blood pressure; hosted Community Development Day that provided food and entertainment to over 500 residents; provided structured after school programs for over 20 youth; and provided recreational activities throughout the park on a daily basis.

VIII. Appendix

Announcement

Public Comment Period
For the CDBG and HOME Program
Consolidated Annual Performance and Evaluation Report (CAPER) for
Fiscal Year July 1, 2010 – June 30, 2011

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 August 31– September 15, 2011. After the review period, the CAPER will be finalized and submitted to HUD on or about September 28, 2011. 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
Parks & Recreation Dept., 136 Northpoint Avenue
Community & Neighborhood Center, 201 Fourth Street
Fairview Resource Center, 401 Taylor Avenue
Washington Terrace Community Center, 108 Gordon Street
Macedonia Family Resource Center, 401 Lake Avenue
Morehead Recreation Center, 101 Price Avenue
High Point Housing Authority, 500 East Russell
West End Community Center, 901 English Road
ARK of Safety Daycare, 1411 Montlieu Avenue
Carl Chavis YMCA, 2357 Granville Street
Oakview Recreation Center, 503 James Road

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.

NOTE: No comments were received on the 2010-2011 CAPER

Checklist/Table of Contents

General Requirements

<u>X</u>	Evidence of public notice for CAPER review.....	52
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<u>X</u>	Assessment of progress toward one-year goals.....	7
<u>X</u>	Impediments to Fair Housing and Actions to overcome them.....	13
<u>X</u>	Affordable housing actions for extremely low, low/moderate income renters/owners	
	• Actions taken & accomplished to meet worst case needs.....	17-28
	• Actions and accomplishments to serve people with disabilities.....	42
	• Number of Section 215 housing opportunities created.....	N/A
<u>X</u>	Continuum of care progress to help homeless people	
	• Actions to meet supportive housing needs include HIV/AIDS.....	N/A
	• Actions to plan and/or implement continuum of care.....	31,42
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	• Reduce poverty.....	23
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CDBG

Financial Information

<u>X</u>	Relationship of expenditures to priority needs.....	7
<u>X</u>	Low/moderate income benefit.....	7
<u>X</u>	Amendments and other changes to programs.....	N/A
	Completion of planned actions to:	
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	• Certify consistency for local applicants for HUD funds.....	35
	• Support Consolidated Plan goals.....	7
N/A	National Objective failures, if any	
<u>X</u>	Actions taken to avoid displacement.....	34
<u>X</u>	Compliance with URA.....	17
N/A	If jobs were filled with over-income people	
	• What was done to give low/moderate income first priority	
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	• CDBG expenditures for rehabilitation.....	57
	• Other funds invested.....	57
	• Delivery costs.....	57
<u>X</u>	Neighborhood Revitalization Strategy area, if any.....	6
	• Progress against established benchmarks.....	6

**Rehabilitation Delivery Costs
FY 10 - 11**

Activity Delivery Cost	\$420,434
Cost of completed units	1,490,697
TOTAL	<u>1,911,131</u>

	<u>CDBG/CDBG-R</u>	<u>HOME</u>	<u>Lead</u>	<u>TOTAL</u>
Units Completed	21	4	96	121
Cost of Units Completed	111,022	34,466	1,345,209	\$ 1,490,697
HOME - Program Income	24,743			24,743
HOME - PJ Program Income	28,058			28,058

LOAN BREAKDOWN

<u>Loan Type</u>	<u># of Loans</u>	<u>Loan Balance</u>
Housing Rehab	131	2,294,567
Housing Rehab - Home	30	1,030,776
Purchase Rehab	23	173,414
Emergency Repair	81	177,572
First-Time Homebuyer	396	1,481,442
Rental Rehab	28	880,127
Economic Development	5	21,404.00
TOTAL		<u>6,059,302</u>