

# TOWN OF CHAPEL HILL PUBLIC HOUSING MASTER PLAN

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**Faith M. Thompson,  
Public Housing Director  
April 10, 2019**

# Agenda

1. Public Housing Overview

2. Overview of Public Housing Master Plan

3. Receive Council Feedback



2019

## Public Housing Master Plan



Town of Chapel Hill



# Public Housing Overview

- Budget
- Funding
- Current status
- Challenges
- Strategies

# PRELIMINARY BUDGET

- HUD Operating Subsidy \$1,126,092
  - Daily Operations
  
- Capital Fund Grant \$ 782,242
  - Apartment Renovations

# FUNDING SOURCES

- Operating Subsidy
- Capital Fund Grant
- Tenant rents
- Community Development Block Grant (CDBG)
- Local Affordable Housing Funds
- Grants



# STATUS

- December 2018: Designated Troubled by HUD based on a Public Housing Assessment System (PHAS) Score

Deficiency	Steps taken
Tenant account receivables	Incentivized on-time rent payments and increased tenant account receivables
Failure to obligate Grant Funds within prescribed time	<ul style="list-style-type: none"><li>- Improved communication with Housing accountant</li><li>- Completed physical needs assessment; revamped appliance replacement schedule and obligated 100% of 2016 Grant funds prior to April 12, 2019 deadline</li></ul>
Occupancy	Increasing number of Unit Turn around companies to better schedule multiple turn overs simultaneously to improve occupancy rate

# CHALLENGES & STRATEGIES

CHALLENGES	STRATEGIES
Age of units / Maintenance	Replacement schedule / hiring an additional maintenance mechanic
Staff vacancies / tasks unassigned	3 staff members by May 2019: Maintenance Mechanic. Office Assistant, Management Analyst
Community Engagement / Resident Council	Newsletter, Community Pop-up, Community Clean Ups, Partnerships

# Connection to Council Strategic Plan

**Strategic Plan Goal:** To increase access to housing for individuals across a range of incomes, and to constantly strive for more equitable outcomes and opportunities for historically underserved populations.

Affordable Housing Work Plan FY18-20

PROJECTS	FY 2018				FY 2019				FY 2020			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
<b>DEVELOPMENT</b>												
Develop Town-Owned Property at 2200 Homestead Road				★		★						
Pursue Affordable Housing on Prioritized Town Properties		★		★		★						
Acquire Properties for Affordable Housing Development		★										
<b>PRESERVATION</b>												
Implement Manufactured Home Communities Strategy			★	★		★						
Naturally Occurring Affordable Housing (NOAH) Preservation Strategy												
Acquire and Rehab Properties for Affordable Housing Preservation					X							
<b>POLICY</b>												
Explore the Creation of Employee Housing Incentives			★			★						
Participate in the LUMO Re-Write Project						★						
Develop a Payment-in-Lieu Formula for Rental Housing			★									
Update Payment-in-Lieu for Homeownership Units												
Explore Affordable Housing Incentive Options						★						
<b>FUNDING</b>												
Implement Investment Plan for Affordable Housing - Affordable Housing Bond	★	★				★	★					
Manage the Affordable Housing Development Reserve	★	★	★		★		★	★				
Manage the Affordable Housing Fund												
Jointly Manage the HOME Program				★				★				★
Manage the Community Development Block Grant Program		★	★	★		★	★	★				
<b>MANAGING TOWN-OWNED HOUSING</b>												
Create and Implement a Public Housing Master Plan		★		★	★	★						
Manage Public Housing Inventory					★							
Manage Transitional Housing Inventory												
<b>MEASUREMENT &amp; REPORTING</b>												
Provide an Affordable Housing Quarterly Report		★	★	★	★	★	★	★	★	★	★	★
Provide an Annual Housing & Community Report	✓				★				★			
Update the County-wide Affordable Housing Database					X			X				X
Implement the Loans and Grants Tracking Tool			✓									
<b>COLLABORATIONS</b>												
Expand Collaboration with Developers, Providers, and Regional Partners												
Participate in the Affordable Housing Collaborative		★		★				★				★
Engage UNC, the School System, and UNC Health Care												
Serve as a Partner on the Northside Neighborhood Initiative			★									
<b>COMMUNICATIONS</b>												
Implement a Communications and Marketing Strategy				★								

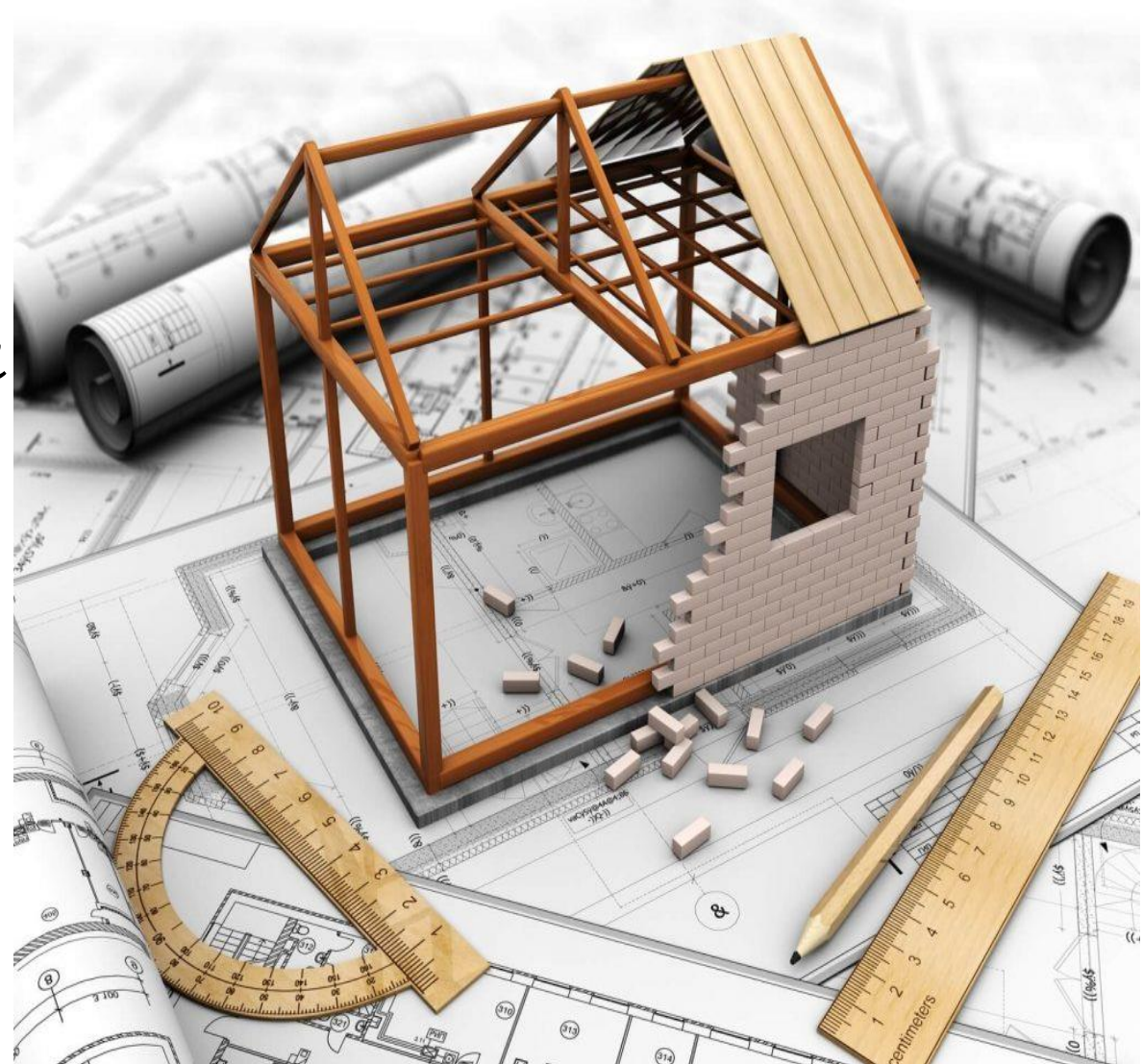
★ Council Item Scheduled  
 ★ Council Item Heard and/or Action Taken





# Components of the Master Plan

- Preservation & Creation
- Community Programming & Engagement
- Organizational Structure
- Implementation



# Preservation: Renovation

Development Name	Total Estimated Renovation Costs
Airport Gardens	\$1,338,480
Caldwell/Church Street	\$633,330
Colony Woods West	\$1,630,889
Craig-Gomains	\$1,752,970
Eastwood	1,555,889
Lindsay Street	1,316,036
North Columbia	\$501,995
Oakwood	\$330,800
Pritchard Park	\$744,150
Rainbow Heights	\$1,378,128
South Estes	\$1,959,380
South Roberson	\$645,370
<b>Total</b>	<b>\$14M</b>

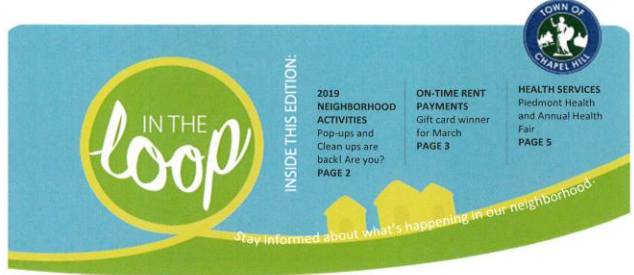
# Community Engagement

**Section 3 (of the Housing and Urban Development Act of 1968).**

Section 3 is designed to ensure that preference for employment, training and contracting opportunities generated from the expenditure of certain HUD funds is directed to local low and very low-income persons.

## Monthly Newsletter

TOWN OF CHAPEL HILL PUBLIC HOUSING RESIDENT NEWSLETTER Twenty Sixth Edition – April 2019



**INSIDE THIS EDITION:**

- 2019 NEIGHBORHOOD ACTIVITIES  
Pop-ups and Clean ups are back! Are you?  
PAGE 2
- ON-TIME RENT PAYMENTS  
Gift card winner for March  
PAGE 3
- HEALTH SERVICES  
Piedmont Health and Annual Health Fair  
PAGE 5

**COMMUNITY RESOURCES**

FOOD BANK SITES		
Week	Neighborhood	Coordinator
Week 1	Eastwood	Shirley Bynum
Week 2	S. Estes	Betty Williams
Week 3	Colony Woods West	Louise Mitchell
Week 4	Craig Gomains	Louise Mitchell
Week 5	Oakwood	Ottieree Farrington

**The Voice of the Housing Director-Faith M. Thompson**

On behalf of the dedicated staff of the Chapel Hill Public Housing Department, welcome to another issue of "In the Loop".

In December, 1967, the Chapel Hill Housing Authority housed its first residents in Craig-Gomains; by February 1975, the last public housing community was created at 751 Pritchard Extension. That is a long time!

Our promise then and our goal now is to eliminate unsafe and insanitary dwellings by promoting the creation of safe, decent and affordable housing. This promise drives our commitment to meet the affordable housing needs of our community.

Through our daily service to over 250 families, we recognize that housing is the beginning step toward transforming families. With your help, we want to work together to establish and maintain resident services that provide access to social services and educational opportunities. It is through our partnerships with community stakeholders that we are able to provide continued self-sufficiency and mobility opportunities.

Our present partnership with the Boys and Girls Club as well as the Food Bank of Central & Eastern North Carolina has helped to provide academic and recreational activities for our youth as well as provide nutritional and delicious food in our community every Wednesday.

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## Other Engagement activities:

- Boys & Girls Club after School programs
- Community Clean ups
- Community Pop-ups
- Neighborhood meetings
- Community Partnerships

# Organizational Structure



- Filling vacancies
- Tasks not titles
- Performance measures
- Staff development
- Including Residents in Staff Orientation



What you  
can expect  
to see:

# Implementation Plan

## Ongoing:

- Section 3 Training for residents
- Staff development
- Resident Council
- Quarterly reports with performance measures
- Community Engagement

## 1 to 3 years [2020 – 2022]:

Rental Assistance Demonstration (RAD) conversion for Trinity Court (Phase I)

Continued renovations of existing properties

- Appliance upgrades
- Lighting upgrades
- Parking lot resurfacing
- Neighborhood Signage

## 3 to 5 years [2022 – 2025]:

Rental Assistance Demonstration (RAD) conversion for Craig Gomains (Phase II)

Continued renovations of existing properties:

- Energy efficient windows
- Heating/AC upgrades
- Exterior door replacement
- Cabinetry upgrades
- Landscaping plan



**QUESTIONS?**

