



PUBLIC HOUSING QUARTERLY REPORT

FY23 Quarter 1: July 2022 – September 2023



INTRODUCTION

Fiscal Year 2023 began with a positive trajectory for Public Housing. This report will highlight progress made in

- preservation of our rental units,
- utilization our U.S. Department of Housing and Urban Development (HUD) Capital Grant funds,
- fulfillment of our core functions, and
- successes in our resident programming.

As additional attachments, we are providing updated infographics about our residents and applicants.

PRESERVATION OF PUBLIC HOUSING RENTAL UNITS

RE-IMAGINING TRINITY COURT

Objective: To demolish the existing 40 units (20 two bedrooms, 20 three bedrooms) at Trinity Court and re-develop those 40 units and add an additional 14 units with a development partner (Community Housing Partners).

Progress:

- **Trinity Court was awarded the 9% Low-Income Housing Tax Credit award!** This is a major success and will provide up to 75% of the funding needed for the demolition and new construction of Trinity Court. We are especially excited about the addition of one-bedroom rental units in this development since our waiting list shows a great need for low-income one-bedroom rental units.

REPAIRS AND MAINTENANCE OF UNITS

Objective: To close emergency work orders in 1 day; urgent in 3 days; routine in 7 days

Objective: To replace major appliances in accordance with our Public Housing Master Plan and department's appliance replacement schedule

Progress:

- Total of 2,836 work orders were opened this quarter
 - 80% of the work orders were resolved and closed on time
 - The delays to close the other 20% were due to staff shortage and contractor delays
 - Over the summer, staff replaced furnaces at Rainbow Heights, Lindsay Street and S. Estes, as well as decks at Rainbow Heights
 - We will begin the conversation about asset management budgeting during the fall
 - Monthly safety inspections and pest control occurred in each unit each month

UNIT TURNAROUNDS

Objective: That a unit will be vacant for no longer than 20 days between when the exiting tenant turns in their keys and the new tenant signs their lease

Progress:

- 7 units were successfully re-leased, with an average of 93 days between tenants
- The delays were due to contractor scheduling, material delays and staff shortage
- We will soon go out for bids for a new contractor to decrease the time it takes to make repairs and lease up the vacant unit

HUD CAPITAL GRANT FUND EXPENDITURES

RE: BUDGET

Objective: To utilize Capital Grant funds received from HUD to preserve affordable housing

Progress:

- The Public Housing Department's Business Plan 2023 shares strategic goals for the upcoming fiscal year and plans for Capital Fund grant expenditures such as:
 - Furnace Replacements
 - Tub reglazing
 - Countertops and Cabinet Replacements
 - Security Storm Doors

CAPITAL FUND EXPENDITURES

Objective: To effectively plan for the use of Capital Grants and to efficiently expend no later than 4 years from their date of receipt to preserve and restore public housing units

The FY 2018-19 Capital Grants was for: \$789,318 and was expended on the following activities during its 4 years' expenditure time:

Capital Grant FY18-19 uses:

- Appliance replacement
- Tub reglazing
- Professional development for Maintenance Team
- Pest Control

In our subsequent quarterly reports, we will continue to share additional grant year activities.

CORE FUNCTIONS

OPERATIONS

Objective: To fill all vacancies and streamline workflows so our tenants are best served, and affordable housing units are preserved

Progress:

- Hired new staff, including two Maintenance Mechanics and one Housing Officer
- A Resident Services Coordinator will join our staff in November

CRIME REPORTS

Objective: To monitor, record, and work to reduce crime in Public Housing neighborhoods. Crime data is provided by the Chapel Hill Police Department. This allows us to connect with the Town's Crisis Unit and other community partners to assist tenants.

NEIGHBORHOOD	DESCRIPTION
AIRPORT GARDENS	COMMUNICATING THREATS -INTIMIDATION, NON PHYSICAL THREAT
AIRPORT GARDENS	PHYSICAL SIMPLE ASSAULT-NON AGGRAVATED
AIRPORT GARDENS	FOUND PROPERTY
AIRPORT GARDENS	FOUND PROPERTY
AIRPORT GARDENS	FIGHTING/ AFFRAY
COLONY WOODS WEST	IDENTITY THEFT
COLONY WOODS WEST	DISCHARGING FIREARM
COLONY WOODS WEST	DOMESTIC SIMPLE ASSAULT
COLONY WOODS WEST	ASSAULT ON FEMALE
COLONY WOODS WEST	HARASSMENT
COLONY WOODS WEST	COMMUNICATING THREATS -INTIMIDATION, NON PHYSICAL THREAT
COLONY WOODS WEST	INDECENT LIBERTIES WITH A CHILD
CRAIG/ GOMAINS	SUSPICIOUS CONDITION
CRAIG/ GOMAINS	DOMESTIC SIMPLE ASSAULT
CRAIG/ GOMAINS	STRANGULATION – investigation continues by CHPD
CRAIG/ GOMAINS	SUSPICIOUS CONDITION
CRAIG/ GOMAINS	SUICIDE THREATS
CRAIG/ GOMAINS	TRESPASSING
CRAIG/ GOMAINS	ASSIST DURHAM PD
EASTWOOD	SUSPICIOUS CONDITION
EASTWOOD	SUSPICIOUS CONDITION
EASTWOOD	REPORT OF GUNSHOTS
EASTWOOD	INFORMATION
N COLUMBIA ST	TRESPASSING
S ESTES DR	HIT AND RUN
S ESTES DR EXT	PHYSICAL SIMPLE ASSAULT-NON AGGRAVATED
S ESTES DR EXT	DOMESTIC DISTURBANCE/NO ASSAULT
S ESTES DR EXT	FRAUD-ALL OTHER
S ESTES DR EXT	UNDISCIPLINED CHILD
S ESTES DR EXT	DOMESTIC DISTURBANCE/NO ASSAULT
S ROBERSON ST	VANDALISM / DAMAGE TO PROPERTY (WILLFUL)
S ROBERSON ST	SUSPICIOUS CONDITION
TRINITY CT	TRESPASSING

RESIDENT PROGRAMMING

Objective: To provide services and plan events to meet residents where they are and encourage the development of self-sufficiency and community

Progress:

- Monthly newsletter mailed to every household each month
- Domestic violence/ sexual assault resources and support groups on site each week at Airport Gardens Community Center
- Boys & Girls Club on site at Craig/ Gomains Community Center
- After-school tutoring at S. Estes Community Center
- National Night Out Celebration held in Oakwood, Rainbow Heights and S. Estes in August
- Superintendent of CHCC School system held a “WALK & TALK” event at the South Estes Community; another scheduled for November in the Craig/ Gomains community
- Tenant Survey to gauge community satisfaction levels mailed to every household in four languages (English, Arabic, Burmese, and Karen) and posted on our website