

TOWN OF CHAPEL HILL PUBLIC HOUSING MASTER PLAN

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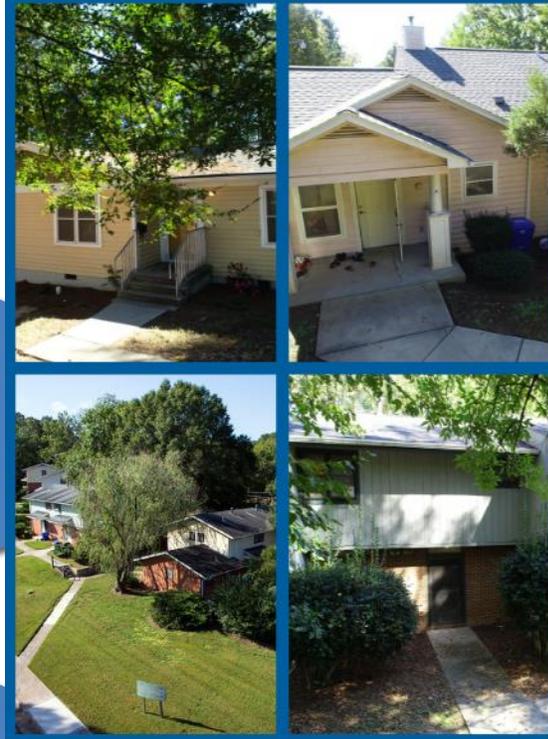


Faith M. Thompson,
Public Housing Director
April 10, 2019

Agenda

1. Overview of Public Housing Master Plan

2. Receive Council feedback



2019

Public Housing Master Plan



Town of Chapel Hill



Overview of Public Housing

- Budget
- Funding sources
- Current status
- Challenges
- Strategies

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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

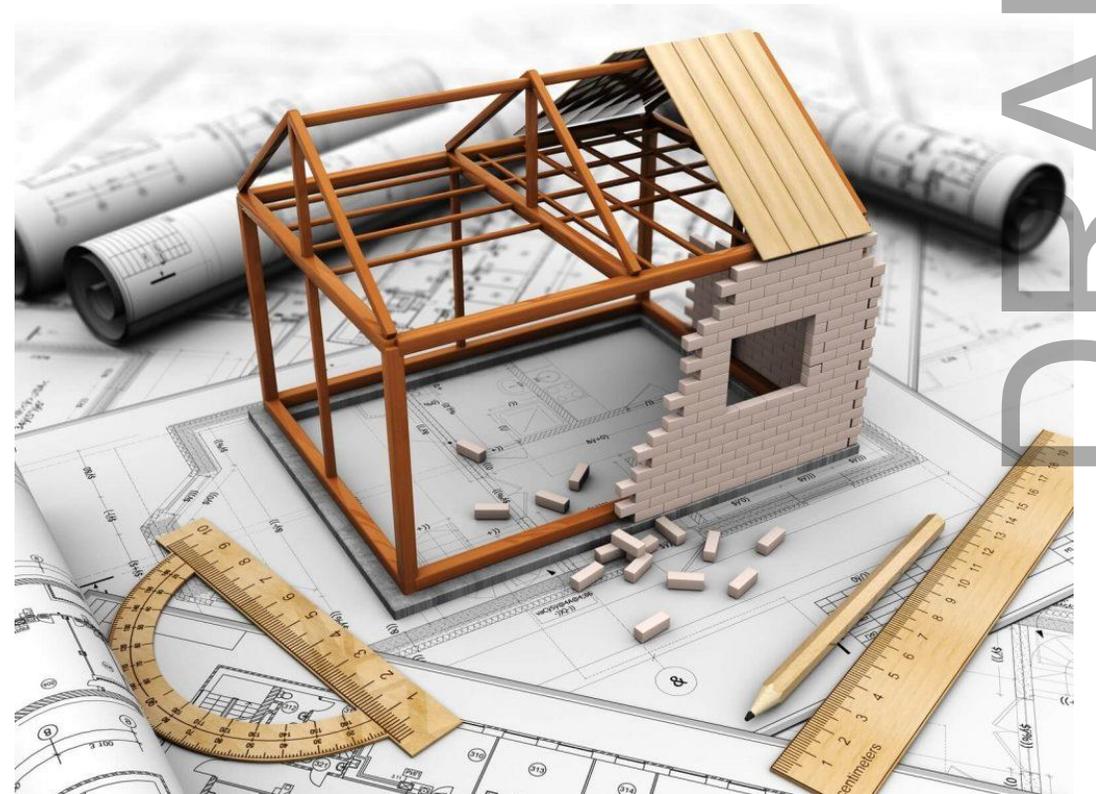
PROJECTS	FY 2018				FY 2019				FY 2020			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
DEVELOPMENT												
Develop Town-Owned Property at 2200 Homestead Road				★		★						
Pursue Affordable Housing on Prioritized Town Properties		★		★		★						
Acquire Properties for Affordable Housing Development		★										
PRESERVATION												
Implement Manufactured Home Communities Strategy			★	★		★						
Naturally Occurring Affordable Housing (NOAH) Preservation Strategy												
Acquire and Rehab Properties for Affordable Housing Preservation					X							
POLICY												
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						★						
FUNDING												
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		★	★	★		★	★	★				
MANAGING TOWN-OWNED HOUSING												
Create and Implement a Public Housing Master Plan		★		★	★	★						
Manage Public Housing Inventory					★							
Manage Transitional Housing Inventory												
MEASUREMENT & REPORTING												
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			✓									
COLLABORATIONS												
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			★									
COMMUNICATIONS												
Implement a Communications and Marketing Strategy				★								

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



Components of the Master Plan

- Vision
- Preservation & Creation
- Community Programming & Engagement
- Organizational Change(s)
- Implementation Plan



Summary

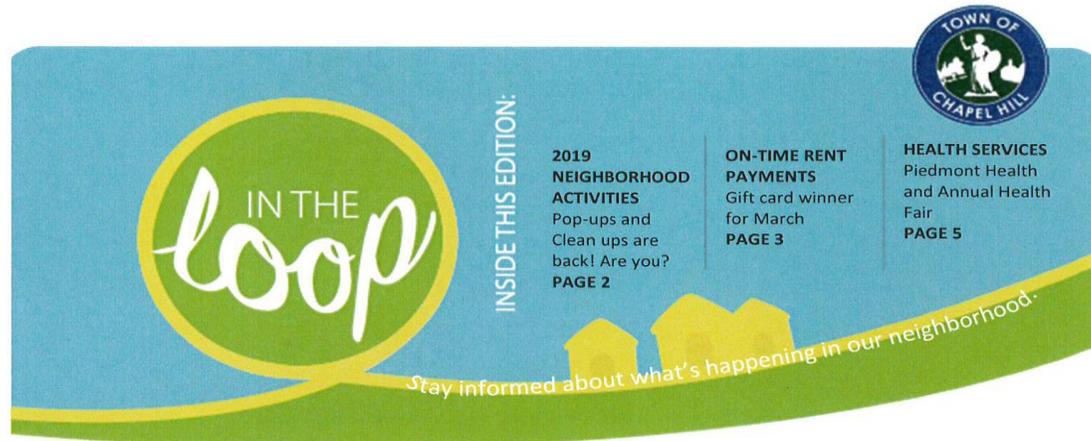
- Community Profile
- Housing Profile
- Assessment of Present Stock



Estimated Rehabilitation Costs

Development Name	Total Estimated Rehab Costs
Airport Gardens	\$1,338,480.00
Caldwell/Church Street	\$633,330.00
Colony Woods West	\$1,630,889.00
Craig-Gomains	\$1,752,970.00
Eastwood	1,555,889.00
Lindsay Street	1,316,036.00
North Columbia	\$501,995.00
Oakwood	\$330,800.00
Pritchard Park	\$744,150.00
Rainbow Heights	\$1,378,128.00
South Estes	\$1,959,380.00
South Roberson	\$645,370.00

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COMMUNITY RESOURCES

FOOD BANK SITES

	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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Recommendations

Master Plan Implementation

- Housing Preservation & Creation
 - RAD
 - Redevelopment / Renovation
 - Identify resources

- Community Engagement
 - Training – Section 3
 - Job skills – Contractors

- Organizational excellence
 - Staff Training
 - New hires

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QUESTIONS?

