



PUBLIC HOUSING QUARTERLY REPORT FY23 ANNUAL / FY24 Q1



TOPICS

- HUD Recovery Agreement
- PHAS Indicators
 - Management
 - Capital Funds
 - Physical
 - Financial
- Residents & Programming
- Goals & Next Steps

HUD RECOVERY AGREEMENT

85% COMPLETE – Occupancy still an issue

- **Thank you, Council Members,** for completing the Lead the Way Training
- Developer(CHP) planning to break ground Fall 2023



MANAGEMENT

Occupancy Rate

- Less than 92% with Trinity still a part of the portfolio.

Rent Collection

	Jul-23	Aug-23	
# Tenants on Rent Roll	284	283	
Less Tenants w/ credit rents	(41)	(42)	
# Tenants billed for rent	243	241	
# Receipts Received	186	184	
(from the time I close the month until late notices are mailed)			
% Tenants that pay on time	77%	76%	

- Administrative Vacancies
 - Management Analyst
 - Housing Officer

CAPITAL GRANT FUNDS

HUD Rule: all funds must be totally expended within 4 years of receipt.

% encumbered and/or expended

- FY19: 100%
- FY20: 70%
- FY21: 35%
- FY22: 13%

PHYSICAL / PROPERTIES

- **Physical enhancements**
 - Landscaping
 - Siding repair
 - Playground improvements
- **Inspection schedule**
 - Quarterly Safety
 - Monthly Pest control
 - Annual Preventative Maintenance
- **Public Housing Master Plan**
 - Appliance replacement
 - Gas to electric range conversion (Complete for S. Roberson)

FINANCIAL ASSESSMENTS

- **Adequacy of reserves** – ability to maintain operations for 3 months without a HUD subsidy.

- **Capacity to cover debt** – ability to meet contractual obligations for a six-month period without a HUD subsidy.
- **Liquidity** – fund balance equal to 10% of annual subsidy.



We are fiscally healthy.

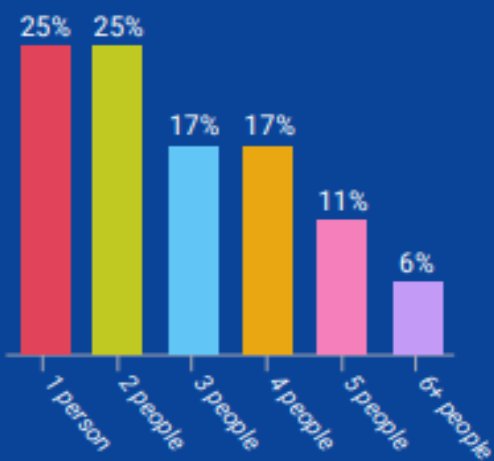
Objective: to provide services and plan events to meet residents where they are and encourage the development of self-sufficiency and community

Chapel Hill Public Housing Resident Snapshot

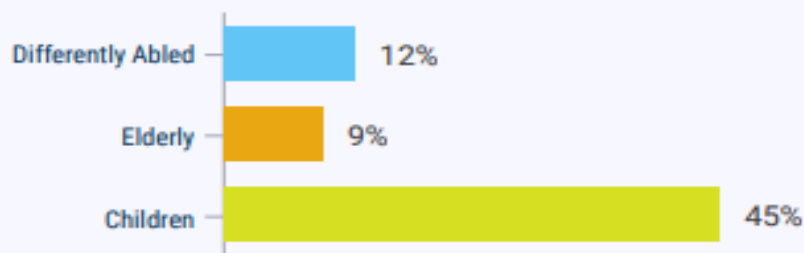
July 1, 2023

802 Residents
281 Households

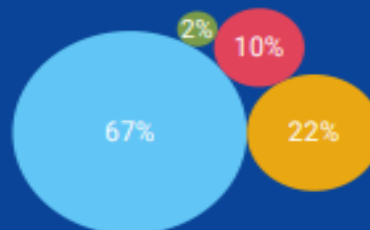
Household Size



Percentage of Residents:

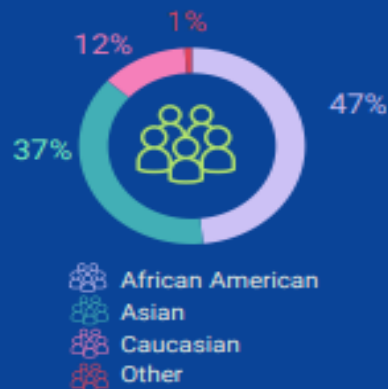


Income Level of Residents Based on AMI of \$95,500



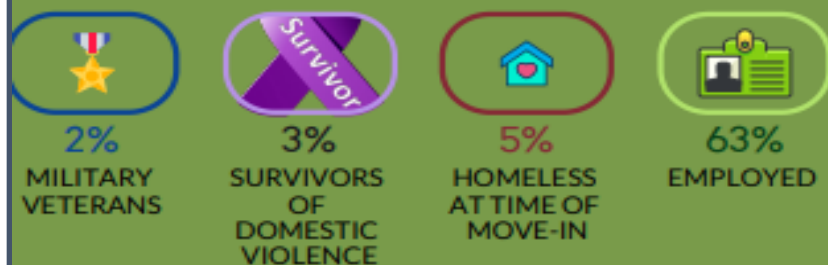
- ★ Extremely Low Income
- ★ Very Low Income
- ★ Low Income
- ★ Above "Low Income"

Race of Tenant



AVERAGE HOUSEHOLD

Annual Income: \$23,350
Monthly Rent: \$367
Family Size: 3
of Children: 1



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, Bright Sun Place 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.



Goals & Next Steps for FY24

- Increase % of rent collected on due date (5th of the month)
- Successful HUD annual inspection
- Full capacity staff
- Portfolio preservation
- Reviewing all operations through DEIB lens