



Public Housing

Annual Report: July 2021- June 2022



Draft

Guiding Documents

- HUD's Public Housing Assessment System (PHAS)
- Public Housing Master Plan
- ACOP (Admissions & Continued Occupancy Policy)
- Performance Indicators



Public Housing Assessment System

- Physical
- Financial/ Capital Fund
- Management
- Resident Services

Physical Inspection Date: April 2022

- Assessment of properties
- Created list of needed repairs
- Contracted with contractors for additional support in preparing for inspection
- Exterior repairs
- Interior repairs

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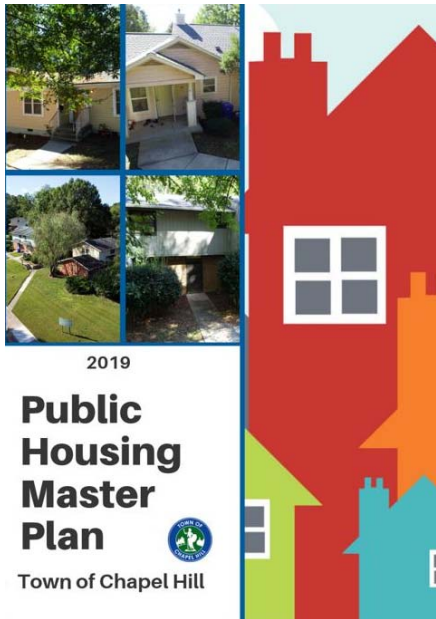
Public Housing Assessment System

- Deficiencies identified and corrected within 24 hours:
 - Tree and bushes touching building, peeling paint, gutter drain disconnected, ground erosion, replacement of exterior stair thread, fence repair, cracked brick, aged siding, clothesline repair, loose facial board
- New score will be reported in late September



MASTER PLAN

- Council Approved in 2019
- THE MASTER PLAN:
 - Reviews housing portfolio and tenant demographics
 - Sets goals and strategies
 - Three categories of goals:
 - Housing Preservation & Creation
 - Resident Programming
 - Core Functions & Organizational Structure
- Who are our Residents?



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Who's in Public Housing?

260 applicants on the waiting list
831 tenants in 290 households

PERCENT OF APPLICANTS WITH "PREFERENCES"



AVERAGES:



Income: \$19,464/ year



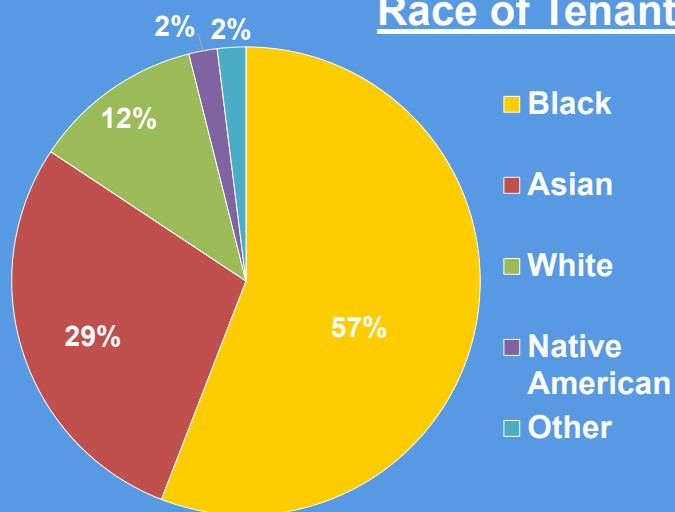
Rent: \$355/ month



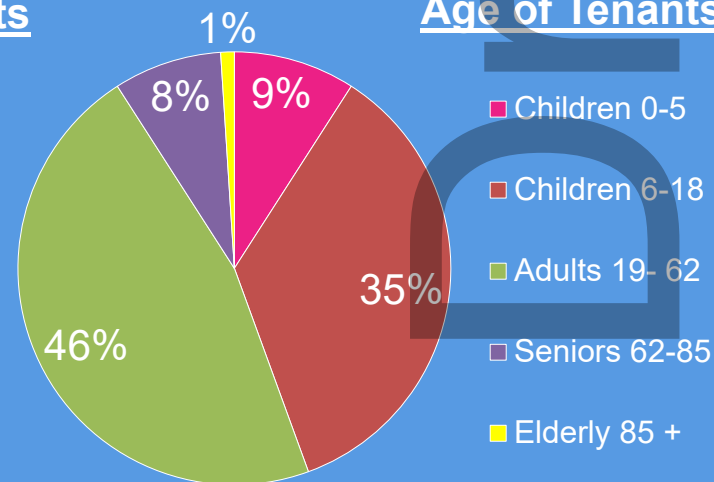
Family size: 3 people



Race of Tenants



Age of Tenants



Housing Preservation & Creation

- Capital Fund

- Application for Trinity Court LIHTC submitted on May 13
- Housing Preservation Plans for \$1.2 M from Capital Grant HUD funds



Resident Programming

- Resident Services



Join The Town of Chapel Hill's
Community Bike Days!

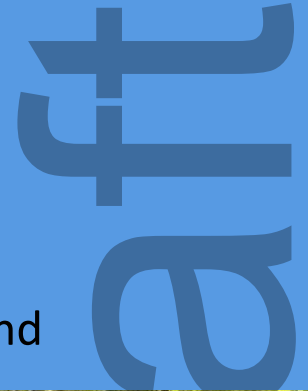
For Youth 3 - 10 years

- Bike Safety Tips
- Bike Helmets Youth Fittings
- Bike Rodeo— Bring Your Bicycle & Have Fun!

Logos for Chapel Hill, gochapellhill.org, and Chapel Hill Fire Rescue.



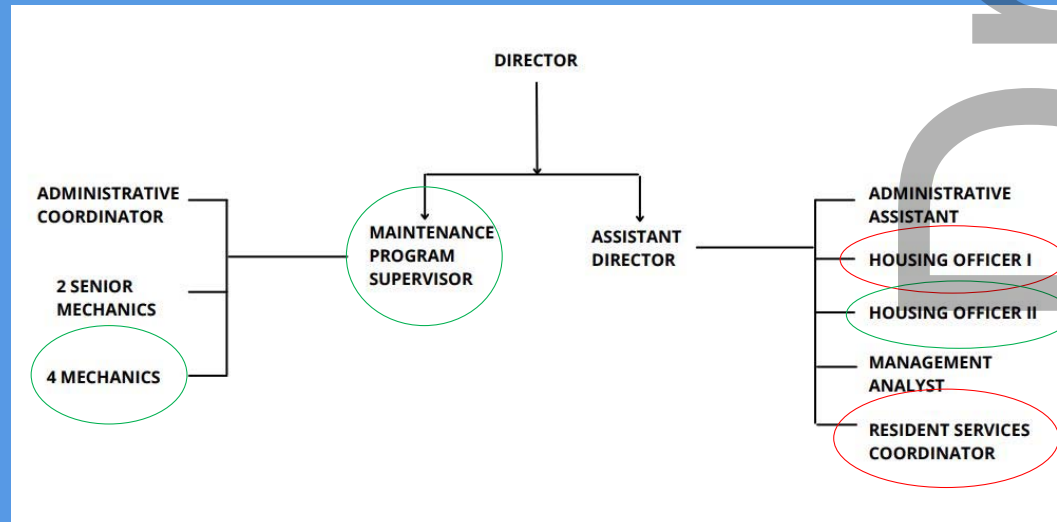
- Monthly newsletter
- Community Engagement with partners:
 - Orange County Rape Crisis Center
 - Family Reading Partners
 - New Bike Racks
 - Bike Rodeos with Planning Dept.
- Tutoring & after school activities
- Translations with Language Line, CHICLE and Refugee Community Partners
- Mural at S. Estes from Molly Freeman



Core Functions & Organizational Structure



- Change Operations Manager to Assistant Director
- New Maintenance Programs Supervisor
- 2 Senior Maintenance Mechanics retired
- 1 Maintenance Mechanic promoted to Senior Maintenance Mechanic
- 2 new Maintenance Mechanics (and 2 more in Q1 of FY23)
- Housing Officer I promoted to Housing Officer II
- Created position of Resident Services Coordinator
- Capital Improvement Projects
- Updating Policies/ Procedures



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- Hire 1 more Maintenance Mechanic
- Hire Housing Officer I & Resident Services Coordinator
 - Asphalt Plan with Public Works to replace sidewalks
 - Plan for demolition of Trinity Court
 - Install bike racks at Lindsay St, Pritchard Park, S. Estes and Craig/Gomains
 - Fully transition data to YARDI
 - Replace refrigerators and stoves in Church/Caldwell & N. Columbia
 - Replace countertops and cabinets at Oakwood

Goals for FY 2023

THANK YOU



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