

The background image shows a brick building with a porch, surrounded by lush green trees under a clear blue sky. The building has a white roof and a stone pillar on the porch. The address numbers 500B and 500A are visible above the porch. A white car is parked on the street to the right.

Public Housing Program Board Primer & Update

**Town Council Work Session
March 5, 2025**

Agenda

- Overview of Model & Our Program
- Where We've Been
- What's Ahead



Overview of Public Housing Model & Our Program

What is Public Housing

- Provides affordable, safe rental housing for low-income families, seniors, and people with disabilities
- Funded through the U.S. Department of Housing and Urban Development (HUD)
- Serves households below 80% of the Area Median Income at time of application
- HUD assessments annually

Role of the Board

- Provide Leadership
- Provide Oversight
- Conduct Board Meetings

Our Neighborhoods

- 296 total units
- Built between 1967-1992
- 1-5 bedroom duplexes, triplexes, townhomes
- 250 households on waiting list

Our Residents

745 Total Residents

15 Languages Spoken

\$337 Average Rent

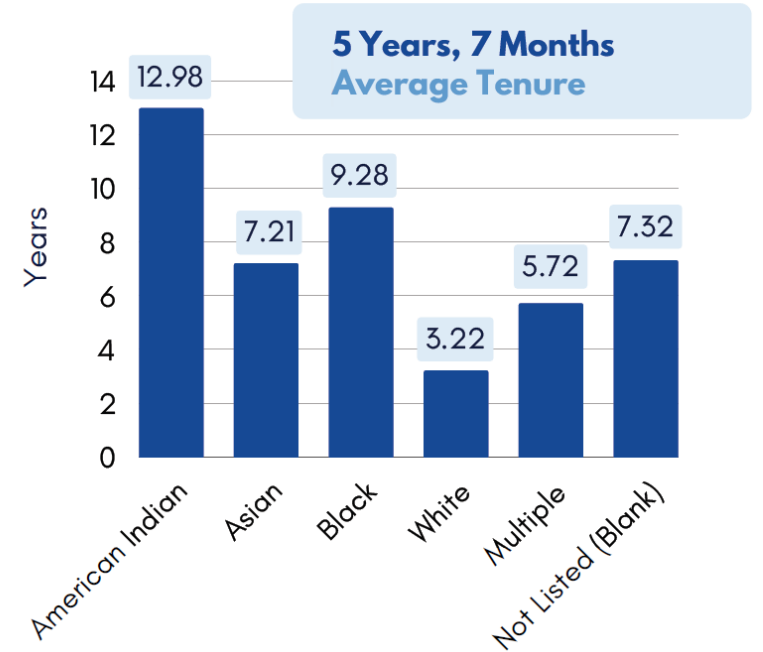
13 Countries Represented

\$2,118 Median Monthly Income

35 Average Age

\$25,418 Median Annual Income

Average Tenure by Race



Our Team



**Ryan
Campbell**
Assistant
Director



**Ian
Dalton**
Maintenance
Mechanic



**Che
Downs**
Maintenance
Mechanic



**Marus
Edwards**
Maintenance
Mechanic



**Angela
Gerald**
Housing
Officer



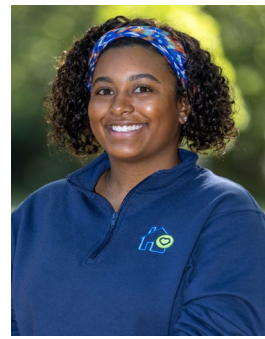
**Juan
Gonzalez-Jaime**
Maintenance
Mechanic



**Felts
Lewis**
Public Housing
Manager



**Andrea
Mebane**
Housing
Officer



**Marasia
Moss**
Resident Services
Coordinator



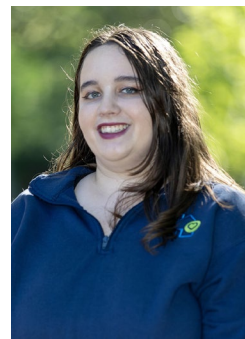
**Bernadine
O'Connor**
Administrative
Coordinator



**Derrick
Parrish**
Maintenance
Supervisor



**Sarah
Viñas**
Director



**Anna Lynn
Wicker**
Administrative
Assistant

A photograph of a two-story brick house with white siding on the upper level, set against a backdrop of lush green trees and a clear blue sky. A large, semi-transparent green rectangular overlay is centered over the image, containing the text "Where We've Been" in a bold, white, sans-serif font. The house has a concrete walkway leading to the front door, and several blue recycling bins are visible in the yard. A black metal fence runs along the right side of the property.

Where We've Been

Our units are aging and have significant maintenance needs.

Available funding is not expected to meet our needs.

We have long-standing compliance issues.

Aging Units

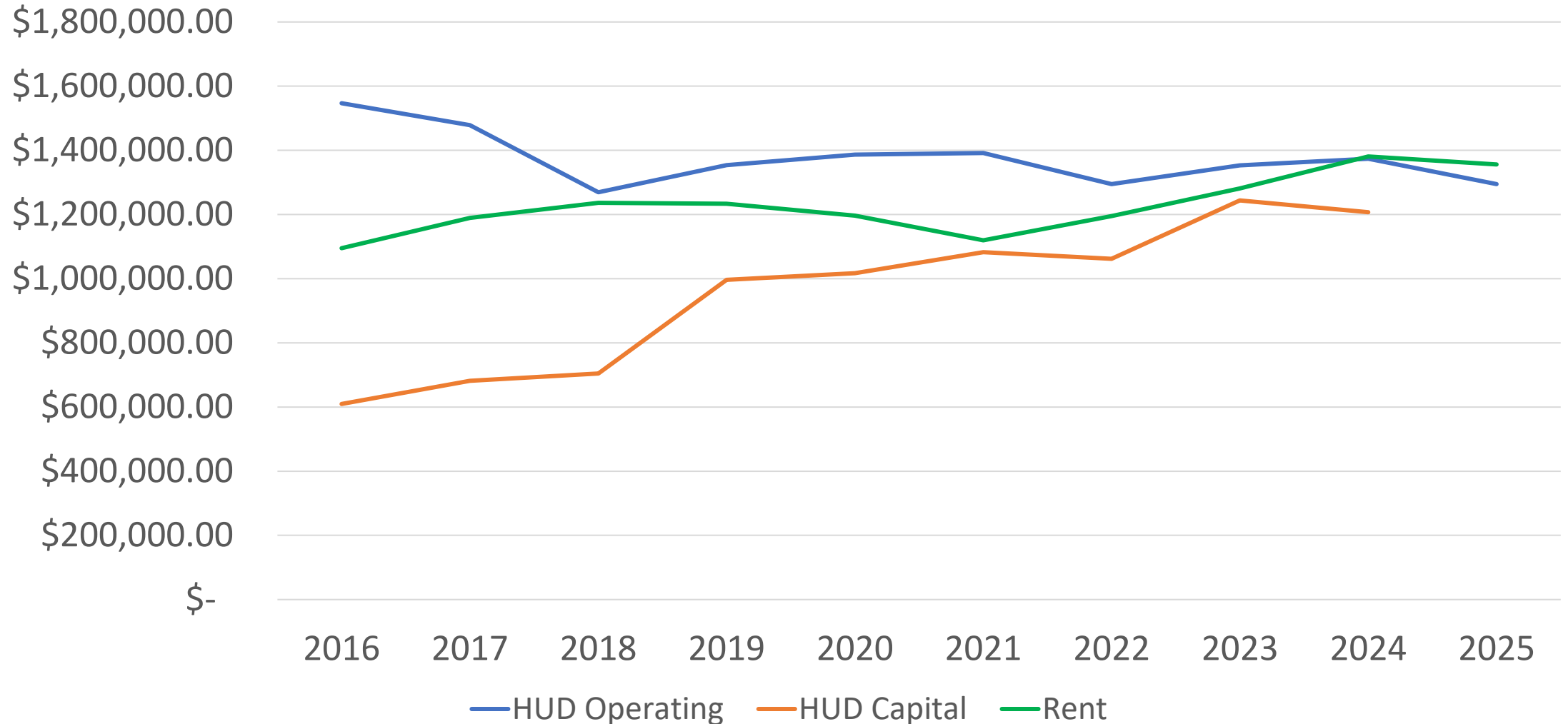
- Majority of our units built in 1960-70s
- Backlog of maintenance and repair needs
- Examples include flooring, foundations, siding, HVAC and plumbing

Funding Challenges

- HUD funding has not kept up with market forces
- Rental revenue stagnant
- Limited federal funding for renovation and redevelopment
- Accumulated resources
 - \$3 Million in capital funding
 - \$3.5 Million in fund balance

Public Housing Funding Over Time

Funding Controlled for Inflation



Compliance

- Troubled status since 2018 due to low PHAS score (52)
- Recovery Agreement focused on:
 - Capital Fund
 - Governance
 - Physical Condition
 - Management

What's Ahead



We're addressing urgent maintenance needs.

We're working to spend down existing resources, address compliance issues, and engage residents.

We need a plan for the future.

Address Immediate Maintenance Needs

- Completed 17 major repair and renovation projects
- Addressing supply and equipment needs
- Filling vacant Maintenance Mechanic positions
- Transitioning to new software system to address workflow challenges



Redevelopment Of Trinity Court

- RAD Conversion approved in 2018
- Developing 54 units of affordable housing
- Construction underway
- Town maintaining ownership of land
- Community Housing Partners managing buildings

Maximize Existing Resources & Leverage More

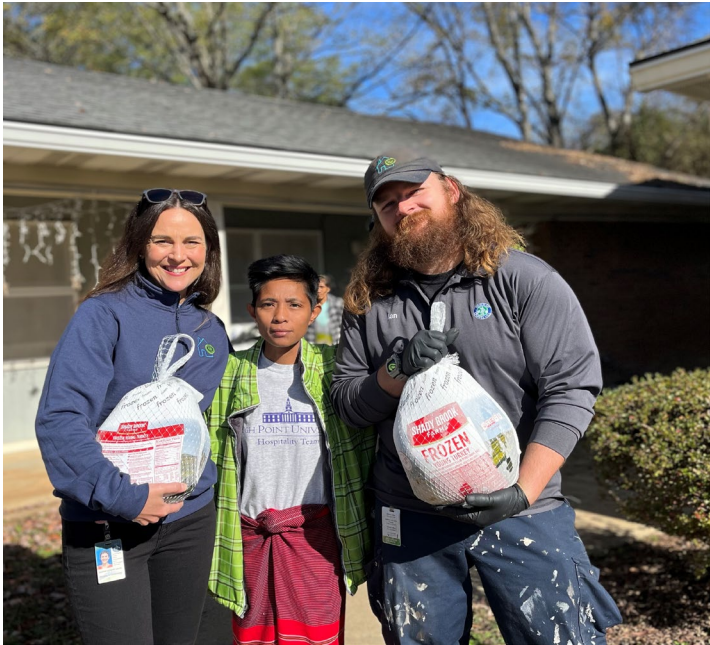
- Spend capital funding on high priority projects
- Leverage fund balance and general fund
- Apply for grants, if available
- Consider current and future bond funding to address needs

Address Compliance Challenges

- Closely following Recovery Agreement
- Updating required Plans & Reports
- Convening Council as PHA board more often
- Prioritizing staff training & development
- Resuming lease enforcement

Focus on Resident Engagement

- Developing new programs and services based on resident survey
- Relaunched Resident Leadership Team
- Resumed resident newsletter
- Reactivating and updating community centers as hubs of engagement
- Expanding Cookies & Community
- Strengthening language access efforts



Create Plan for Future

- Developing contingency plans given uncertainty of federal funding
- Creating Repositioning Plan for entire portfolio

Upcoming Council Actions & Opportunities

- Council approve Annual and 5-Year Plans (April)
- Council approve Capital Plan (May)
- Council approve policies and procedures – ACOP (June)
- Annual Update (September)
- Trinity Grand Opening (December)
- Convene Council as board of PHA (as needed)

Council Discussion



Unit Conditions



Old, deteriorating cast iron sewer lines throughout housing stock



Majority of 296 units need new, PVC sewer lines installed to ensure sanitation standards are met

Unit Conditions



All electrical meters need replacing



Over 140 units across four communities need new siding that is easy to maintain

Bathroom Vanity Lights



Before



After

Interior LED Lights



Before



After

Examples of Before and After Renovations



383 South Estes



345 South Estes

What is RAD?

- RAD stands for Rental Assistance Demonstration
- It helps housing agencies get private and public funding to fix and improve public housing
- Units move to long-term Section 8 contracts, keeping them affordable forever
- Residents keep key rights, like paying 30% of their income and having the right to return
- Properties stay under public or non-profit control after conversion

What is RAD?



Site plan for Trinity Court affordable housing development in Northside; Town retains land ownership



Groundbreaking Day: 06/24/2024



Trinity Court new currently under construction



Public housing units demolished; new construction being erected



U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Public Housing Assessment System (PHAS) Score Report for Interim

Report Date: 02/14/2025

PHA Code:	NC046
PHA Name:	Town of Chapel Hill Department of Housing
Fiscal Year End:	06/30/2023

PHAS Indicators	Score	Maximum Score
Physical	42	80
Financial	RAD	Excluded
Management	RAD	Excluded
Capital Fund	10	20
Late Penalty Points	0	
PHAS Total Score	52	100
Designation Status:	Troubled	
Published	02/14/2025	Initial published 02/14/2025

Financial Score Details	Score	Maximum Score
Audited/Single Audit		
1. FASS Score before deductions	N/A	N/A
2. Audit Penalties		
Total Financial Score Unrounded (FASS Score - Audit)	N/A	N/A

Capital Fund Score Details	Score	Maximum Score
Timeliness of Fund Obligation:		
1. Timeliness of Fund Obligation %	90.00	
2. Timeliness of Fund Obligation Points	5	5
Occupancy Rate:		
3. Occupancy Rate %	83.33	
4. Occupancy Rate Points	0	5
Total Capital Fund Score (Fund Obligation + Occupancy Rate):	5	10

Notes:

1. The scores in this Report are the official PHAS scores of record for your PHA. PHAS scores in other systems are not to be relied upon and are not being used by the Department.
2. Due to rounding, the sum of the PHAS indicator scores may not equal the overall PHAS score.
3. "0" FASS Score indicates a late presumptive failure. See 902.60 and 902.92 of the Interim PHAS rule.
4. "0" Total Capital Fund Score is due to score of "0" for Timeliness of Fund Obligation. See the Capital Fund
5. PHAS Interim Rule website - <http://www.hud.gov/offices/reac/products/prodphasinrule.cfm>

PHAS Score

Capital Funding Spent by Year of Spend

