PRELIMINARY PUBLIC HOUSING MASTER PLAN 2018-19

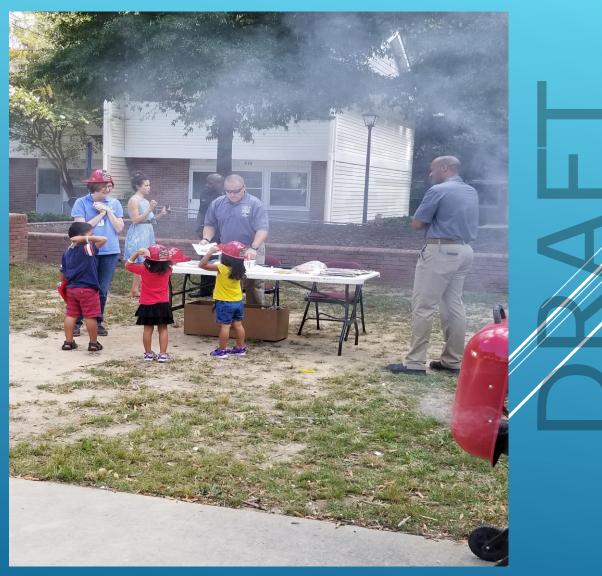


Faith M. Thompson, Public Housing Director May 2, 2018

AGENDA

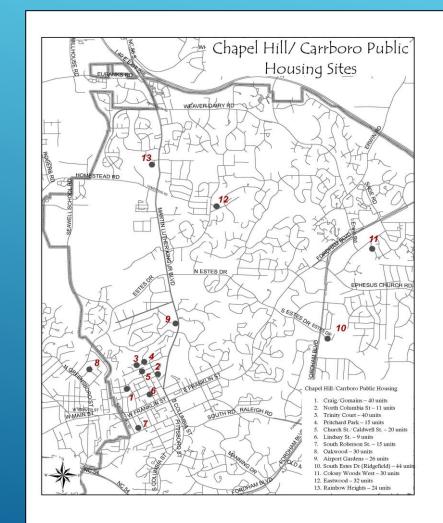
- Our Communities
- Purpose of a Public Housing Master Plan
- Evaluation Process
- Community engagement & outreach
- ► Next steps

No Council action is required



OUR COMMUNITIES

- 336 homes in 12 communities throughout the Town and one in Carrboro
- One bedroom to five bedroom units





PURPOSE OF A PUBLIC HOUSING MASTER PLAN

GOAL: To create a sustainable strategy relative to the maintenance, development, and redevelopment potential of our public housing communities.



PURPOSE OF A PUBLIC HOUSING MASTER PLAN

- Oldest units built in 1967
- Newest Units built in 1994
- Last renovations occurred in 2014
- Increasing need for affordable housing
- Plan needed to help guide us in making decisions related to the rehabilitation, renovation, and/or replacement options available

Refurbish Technologyinput Public options Renovations Age Systemic Replacement Site Process Upgrades Repairs Upgrades Housing Community

EVALUATION PROCESS

- ► HUD REAC
- ► Inspections
- Property Appraisal
- Physical Needs Assessment
- DRA Analysis & Recommendations



COMMUNITY ENGAGEMENT & OUTREACH

► 4 Public meetings

►4 Community meetings

Monthly updates in the Public Housing Resident Newsletter



FROM THE DESK OF THE DIRECTOR:

Happy New Yest? 2018: a basady upon in and har bronghet some challenges and uncesses. One challenge has been the freezing temperatures we have experiseed here in Verifi Carolin. Factors reasons the transformation function that and not open the cohuse door where the pipes are located to allow the heat from the house to keep the pipes warm.

We net volva sheek to a want to start to start to the J you in J you cooperation with the Summit Engineering and Design firm as they work to impect and anywy all of our neighborhoods so that we can hear what structural deficiencies we have. Secondry, I personally want to thank you for preparing your house for impections by the Housing and Urban Development (HUD) impectors. We won't get our scores until later this year, but I have reason to believe that we did pretry well.

I am not sues how many of you are on Facebook. I am on it and often see advertisements for things that I would never buy, but that make me think. One such project is the <u>http:// www.wwintent.org</u>/. This is a project that encourages likeminded people to purchasterinke a brondet with the one word that they want to be constantly reminded of far 2018. I would like to urge all persons reading this letter to choose the word UBUNTU.

UBUNTU??? Yes, Ubumt. Ubumts is a complex word from the Ngmn language with several definitions, all of them difficult to translate inio English. At the heart of each definition, though, is the connectedness that exist or should exist between people. One meaning of ubumts is correct behavior, but correct in this sense is defined by a person's relations with other people. Ubumts refers to behaving well browned others carbing in wyrd headen the basefit the community. Such acts could be as singles a helping a stranger in med, or much more complex ways of relating with others. A person who behaves in these ways her ubumts. He or the is a full person. For some, ubumts is something aking to a coul force aatual metarburgial connection that between people and between people

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which helps us connect to each other. Ubuntu will push one

makes you want to contribute to the community garden so that more people can have fresh produce on their table. That feeling that inspires pride in your self, your family, and your community.

I am not sure how we get that back, but I invite you to think on UBUNTU and share with me @ <u>fhomeson@townofchasehull.org</u> ways that we can help reestablish community in our neighborhoods.

I hope that those of you who have internet access have taken advantage of "NENTDOOR". In the January insue of the newsletter, Janued that the Town of Chapel Hill has recently joined NEXTDOOR. This is a free and private social network for neighborhoods to stray abreast of what is happening in their community. It will also allow the town to context you shout inclement weather or criminal activity. Please take a moment and sign up for NEXTDOOR doty.

Last, but by no means least, we have established a hospitality committee to help us move closer to UBUNTU. If you are interested in participating, send me an email or call me at (919) 968-2850. Let's make 2018 better than 2017!



NEXT STEPS

- Receive feedback from the Council and community
- ► Refine our financial analysis
- Return in the fall with a final Master Plan for Council review



FINANCIAL ANALYSIS AND PRELIMINARY RECOMMENDATIONS

Nora Lake-Brown, David Paul Rosen and Associates