

**I, Brittney Hunt, Town Clerk of the Town of Chapel Hill, North Carolina, hereby certify that the attached is a true and correct copy of (2026-04-15/R-3) adopted by the Chapel Hill Town Council on April 15, 2026.**



**This the 16th day of April, 2026.**

*Brittney N. Hunt*

**Brittney Hunt  
Town Clerk**

**A RESOLUTION APPROVING THE 2024-2025 AND 2025-2026 PUBLIC HOUSING CAPITAL FUND PROGRAM PLANS (2026-04-15/R-3)**

WHEREAS, the Town receives annual Capital Fund allocations from the U.S. Department of Housing and Urban Development (HUD) for modernization of the Town's public housing units and for programs that provide services to residents; and

WHEREAS, HUD has allocated \$1,209,694 of 2024-2025 Capital Grant funds and \$1,085,302 of 2025-2026 Capital Grant funds to support the Town's public housing program.

NOW, THEREFORE, BE IT RESOLVED that the Council of the Town of Chapel Hill adopt the 202-2025 and 2025-2026 program plans included in the April 15, 2026 meeting materials.

This the 15<sup>th</sup> day of April, 2026.

# Proposed 2024-2025 Public Housing Capital Fund Grant Program

## Proposed Sources of Funds

Capital Fund Program	\$1,209,694
<b>Total</b>	<b>\$1,209,694</b>

## Proposed Use of Funds

Professional Services	\$50,000
Vacant Unit Modernization (Turnaround)	\$813,725
Administrative Cost (Salaries)	\$120,969
Appliance Upgrades / Replacement Schedule	\$150,000
Relocation Costs	\$75,000
<b>Total</b>	<b>\$1,209,694</b>

### **1. Professional Services: \$50,000**

Funds will be used to secure professional contracts for comprehensive environmental testing. These assessments will identify asbestos, mold, lead, and other hazardous substances across our neighborhoods, ensuring safety standards are met before any remedial work commences. Funds will also be used to work with a consultant to develop a public housing repositioning plan.

### **2. Unit Modernization: \$813,725**

Perform essential modernization and structural repairs to ensure units are sound, safe, and energy-efficient. Scope of work includes flooring, tiling, replacement of siding, plumbing, and electrical upgrades, as well as necessary hazardous material abatement.

### **3. Administrative Costs: \$120,969**

Administrative costs represent the indirect expenses necessary to manage sponsored activities. These funds will support the coordination, tracking, and implementation of all Capital Fund initiatives.

### **4. Appliance Upgrade / Replacement: \$150,000**

This initiative focuses on replacing refrigerators, ranges, furnaces, and water heaters with Energy Star-certified models. Ongoing efforts include transitioning from gas to electric ranges to improve efficiency and safety. Priority for this funding cycle will be given to completing upgrades in the Craig Gomains and Lindsay Street neighborhoods.

### **5. Relocation Costs: \$75,000**

Allocated funds will cover temporary relocation expenses, such as local hotel accommodations, for families displaced during essential repair or abatement work.

## Public Housing Capital Fund Grant Program for 2025-26

### Proposed Sources of Funds

Capital Fund Program	\$1,085,302
<b>Total</b>	<b>\$1,085,302</b>

### Proposed Use of Funds

Professional Services	\$50,000
Vacant Unit Modernization (Turnaround)	\$425,334
Administrative Cost (Salaries)	\$109,368
Management Improvement	\$45,000
Appliance Upgrades / Replacement Schedule	\$70,000
Fleet Replacement	\$325,600
Technology Replacement	\$10,000
Relocation Costs	\$50,000
<b>Total</b>	<b>\$1,085,302</b>

#### **1. Professional Services: \$50,000**

Funds will be used to secure professional contracts for comprehensive environmental testing. These assessments will identify asbestos, mold, lead, and other hazardous substances across our neighborhoods, ensuring safety standards are met before any remedial work commences.

#### **2. Unit Modernization: \$425,334**

Perform essential modernization and structural repairs to ensure units are sound, safe, and energy-efficient. Scope of work includes flooring, tiling, plumbing, and electrical upgrades, as well as necessary hazardous material abatement.

#### **3. Administrative Costs: \$109,368**

Administrative costs represent the indirect expenses necessary to manage sponsored activities. These funds will support the coordination, tracking, and implementation of all Capital Fund initiatives.

#### **4. SAS Software Implementation: \$45,000**

Implementation of a comprehensive enterprise resource planning (ERP) system to modernize PHA operations. This includes the deployment of modules for Tenant and Applicant Management (waiting list and occupancy), Compliance Automation to ensure alignment with HUD 50058 reporting requirements, and integrated Financials and Accounting systems. Additionally, the software will centralize Maintenance and Inspections tracking to ensure property standards meet current NSPIRE guidelines.

**5. Appliance Upgrade / Replacement: \$70,000**

This initiative focuses on replacing refrigerators, ranges, furnaces, and water heaters with Energy Star-certified models. Ongoing efforts include transitioning from gas to electric ranges to improve efficiency and safety. Priority for this funding cycle will be given to completing upgrades in the Pritchard Park neighborhood and provide on-site inventory of ranges and refrigerators for quick replacement as needed.

**6. Fleet Replacement: \$325,600**

Replacement of obsolete maintenance fleet: (2) Service Trucks, (1) Small Dump Truck, (1) Mechanic Van, and (1) Staff Sedan. Upgrading aged inventory (11–20 years) to support specialized housing operations and service delivery.

**7. Technology Replacement: \$10,000**

Replacement of six (6) obsolete staff laptops. Upgrading hardware that has exceeded its recommended lifecycle per Technical Services Unit standards to maintain operational efficiency and data security.

**8. Relocation Costs: \$50,000**

Allocated funds will cover temporary relocation expenses, such as local hotel accommodations, for families displaced during essential repair or abatement work.