



Chapel Hill Public Housing Sustainability Report October 2022



The Town of Chapel Hill Public Housing Department (CHPH)'s commitment to sustainability has never been stronger. Our approach is integrated throughout our business to strive to protect and maintain our portfolio, empower staff and residents, and get results the right way—today and tomorrow. CHPH, in an effort to create a sustainability plan with action steps and metrics to track our progress uses **4 main guiding documents**:

- The Department of Housing and Urban Development (HUD) publishes a list of public information notices that provides Notices, Rules, and Regulations - for Public and Indian Housing (**PIH Notices**).
- The **Public Housing Master Plan** (approved by Council in 2019) establishes goals and objectives for:
 - Housing preservation & Creation
 - Resident programming
 - Core Functions & Organizational Structure
- Our Admissions and Continued Occupancy Policy (**ACOP**) establishes the administrative plan for CHPH. It is a written statement of policies used to carry out the housing program in accordance with federal law, HUD requirements, Chapel Hill Town Council objectives, and tenant request.
- **Internal Performance Indicators** that have been created by our Department's Senior Leadership Team that helps to track how closely our goals and objectives inform our work.

Each of these guiding documents and metrics have helped to create a Sustainability Plan that should outlive the present administration and serve the Town of Chapel Hill as long as it maintains Public Housing. When one thinks "sustainability", we normally think in terms of environment, economic, and social goals. We have employed them also in terms of explaining the plan for CHPH.

- I. **Environmentally** – 100% of CHPH's public housing was built in 1994 or earlier, with **58% before 1978**.
 - Lead-based paints were banned for residential use in **1978**. Homes built in the U.S. before 1978 are likely to have some lead-based paint. When the paint peels and cracks, it makes lead paint chips and dust that is dangerous for its occupants.
 - CHPH has actively pursued refurbishing and renovations to remove all lead-based paints from our units.
 - i. Neighborhoods completed:
 1. North Columbia (2008)
 2. South Roberson (2011)
 3. Lindsay (2001)
 4. Airport Gardens (2006)
 5. Colony Woods West (2014)
 6. Pritchard Park (2002)
 7. South Estes (1997)
 8. Craig-Gomains (1999)

- ii. Neighborhoods with partially completed renovations:
 - 1. Rainbow Heights
- iii. Neighborhoods to be completed in next 3 – 5 years
 - 1. Church Caldwell- countertops/cabinets; refrigerators and stoves
 - 2. Eastwood- countertops /cabinets
 - 3. Oakwood – countertops/cabinets

II. **Economically** - The Town’s existing multi-family portfolio is old, outdated, and expensive to maintain. Several of the appliances and fixtures are no longer produced so it is impossible to locate replacement parts. Since July of 2020, the Town has paid contractors an average of \$80,824 annually to assist in the maintenance of its roof repair, plumbing, electrical, heating and air conditioning, and concrete repair and/or replacement.

- To gain a better understanding of the condition and longevity of our units, we contracted with an engineering firm in 2018 to conduct a comprehensive assessment for each of our properties. Our goal was to collect detailed data that would assist in the development of long-range plans for our housing portfolio. A summary of the evaluation of each of our communities is below.

Community	Year Built	# of Units	Maintenance Costs	Avg. Cost per Unit
Craig Gomains	1967	40	\$1.62 M	\$40,500
Lindsay Street	1967	9	\$0.50 M	\$55,800
North Columbia	1968	11	\$0.44 M	\$40,000
South Estes	1970	44	\$1.96 M	\$44,600
Airport Gardens	1972	26	\$1.34 M	\$51,500
Pritchard Park	1972	15	\$0.74 M	\$49,600
South Roberson	1972	15	\$0.65 M	\$43,000
Colony Woods	1981	30	\$1.63 M	\$54,400
Oakwood	1984	30	\$1.15 M	\$38,300
Caldwell/Church	1986	20	\$0.64M	\$31,900
Eastwood	1986	32	\$1.20 M	\$37,600
Rainbow Heights	1994	24	\$1.34 M	\$57,400
Totals			\$13.21M	\$544,600.00

- The Housing and Urban Development Department (HUD) provides annual Capital funding to build, renovate, and/or modernize the public housing in our community. Our FY 22/23 grant is for \$1,167,218 and will be distributed in the following manner:

Proposed Sources of Funds

Capital Fund Program \$1,167,218.

Proposed Use of Funds

Appliance Replacement Schedule (Range, Refrigerators)	\$300,000
Storm Door Replacement (All Neighborhoods)	\$290,000
Asphalt Assessment & Repair (5-year Plan)	\$260,000
Administrative Costs	\$116,721
Professional Services	\$ 80,279
Cabinet Renovations	\$ 80,218
Training & Development (new staff members)	\$ 40,000

Public Housing Maintenance mechanics conduct three inspections a month (Safety, Preventative, Quality Control) to insure those properties are being maintained well and to identify any areas where additional work needs to be completed.

Socially – Any conversation around sustainability must include a discussion about the people who live in Chapel Hill Public Housing. One of Chapel Hill’s greatest challenges has been increasing housing for lower income households. There are two standards to measure affordable housing. 1) percentage of income below AMI (Annual Median Income) qualifies a household for assistance for affording a home 2) percentage of income going toward housing should be no more than 30% for housing to be considered affordable. The area median income for our metropolitan area (Durham-Chapel Hill) is \$95,500. As one of the largest providers of affordable housing in the Chapel Hill/Carrboro area, our responsibility is not only to provide a roof for our tenants but to find ways to connect them with the larger community surrounding them. We accomplish this goal in through several means:

- a. Monthly newsletter *“In the Loop”* mailed to every tenant household, as well as community partners.
- b. Partner with community agencies to provide tenants information and access to:
 - Sexual assault and domestic violence support
 - Bike rodeos and helmet give-a-ways for children
 - Reading programs for mothers and young children
 - Tutorials and after school activities
 - Assistance with navigating other systems like bill paying and requesting services for our Limited English proficient community members
- c. We hope to secure the services of a Resident Services Coordinator with experience in outreach, case management, and social work to assist tenants in efforts to secure services in:
 - Fiscal literacy
 - Debt management
 - Housekeeping
 - Social services
 - Childcare/rearing
 - Legal aid