

## 09-16-2020 Town Council Meeting Responses to Council Questions

### **ITEM #4: Receive an Update on Public Housing Activities**

**Council Question:**

What is the timetable for filling the vacancies for 2nd Lead Mechanic and a maintenance mechanic?

**Staff Response:**

*The 2nd Lead Mechanic will be filled internally by February 2021. We are preparing the job announcement, interview questions, and assessment center activities to fill the maintenance mechanic position in the spring of 2021.*

**Council Question:**

What is the status of the residential advisory councils in public housing?

**Staff Response:**

*We have made several appeals for members through the monthly newsletter, emails, and personal contact. We have not been able to attract a sufficient number of interested parties. We are making a new appeal in the September issue of the newsletter and believe that residents may be more willing to serve knowing that the meetings will be virtual and that translation services will be available if needed.*

**Council Question:**

By what date should Council, Director and Staff participate in HUD trainings?

**Staff Response:**

*The “**Lead the Way**” training is a free, self-paced, on-line training that is available at your convenience. When HUD offers additional trainings, the information will be provided to you through the Manager’s Office.*

**Council Question:**

By when is the disposition/demolish application for Trinity to HUD expected to be processed?

**Staff Response:**

*The disposition/demolition application was submitted to the U.S. Department of Housing and Urban Development (HUD) in June 2020 and approved in August 2020. The Rental Assistance Demonstration (RAD) Conversion application is connected to the application and we will submit the financial and “re-imagining” plans to HUD in November 2020.*

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**Council Question:**

Can you resend the most recent quarterly report?

**Staff Response:**

Our last report to Council was in [May 2020](#)<sup>1</sup> and dealt primarily with the “re-imagining” of Trinity Court. The first of the Public Housing Quarterly Reports will cover Quarters 1 and 2 and will be shared with the Council in February 2021.

**Council Question:**

It is not clear from the draft presentation what the status of our standing with HUD currently is. Could you please provide a summary of where we are in terms of our current rating as well as a timeline over the last 3 years of our PHS scores by category and overall?

**Staff Response:**

We are still listed as “**Troubled**”. Due to COVID-19 no assessments and/or inspections have been completed since March of 2020. Information from HUD indicates that inspections will resume in spring of 2021.

**PHAS Scores for last 3 years by category & Overall:**

<b>Category</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>Maximum Score</b>
<i>Physical</i>	32	19	25	<b>40</b>
<i>Financial</i>	25	25	25	<b>25</b>
<i>Management</i>	9	1	3	<b>25</b>
<i>Capital Fund</i>	7	5	5	<b>10</b>
<b>Overall</b>	<b>73</b>	<b>50</b>	<b>58</b>	<b>100</b>

**Scoring:**

<b>High Performer</b>	90% or higher
<b>Standard Performer</b>	61% to 89%
<b>Substandard</b>	Overall at least 60% with a 5 in Capital Fund
<b>Troubled</b>	Less than 60% overall

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<sup>1</sup> <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4538867&GUID=47086D8A-D3BF-4B65-A8D2-0D6179EB4874>

## 09-16-2020 Town Council Meeting

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**Council Question:**

Could we please plan to walk through the recovery agreement at the meeting so we can fully understand the weaknesses HUD identified and what steps we have or need to take to fully address them?

**Staff Response:**

*Yes, our plan is to outline the steps required to be in compliance with the agreement and to identify what steps we have already taken.*

**Council Question:**

Once Trinity Court is no longer counted towards vacancies, do we expect that our management score will be in an acceptable range?

**Staff Response:**

*Yes, we expect that our management score will increase because our vacancies will be in alignment with HUD's expectations (96%).*

**Council Question:**

Is HUD giving PHAs leeway on rent collection ratings during COVID?

**Staff Response:**

*Yes, the "leeway" is that assessments are not being done at this time in order to allow the economy to recover and enable public housing residents to locate gainful employment if they had suffered loss of jobs or hours during COVID-19.*