

COVER PAGE

Organization Contact Information

Legal Name: EMPOWERment,INC

Tax ID Number: 56-1965772

Physical Address: 109 N. Graham Street, Chapel Hill, NC 27516

Mailing Address: Same

Organization's Website: empowermentinc.org

Date of Incorporation: 1996

Executive Director Name: Delores Bailey

Telephone Number: 919-967-8779

E-Mail: empowermentincnc@gmail.com

Funding Request

Project Name: 707 Gomains/ North Street

Total Number of Units Included in

Funding Request: 1

Total Project Cost: \$ 215,529.00

Total Amount of Funds Requested: \$61,111.00

Please specify the **type** and **amount** of funding requested:

Affordable Housing Bond: \$_____

Grant Loan

Affordable Housing Fund: \$_____

Grant Loan

Affordable Housing Development Reserve: \$61,111.00

Grant Loan

****New this year.** If you're not requesting a loan, describe reasoning (the Town will analyze project financials, including debt coverage ratio, to explore the project's ability to support a loan): _____

EMPOWERment (EI) is requesting a grant for this project rather than a loan. Grants allow EI to keep the units affordable for those families earning 60% AMI and below. Grant funding is passed on directly to the tenants which allows EI to serve the most vulnerable populations including housing choice vouchers, disabled, veterans, and the homeless.

Loan Terms Requested, if applicable, (provide a concise description, including interest rate, term length, amortization schedule): N/A

Proposed Use of Funds Requested (provide a concise description, not to exceed 100 words): **The proposed use of the AHDR funds is to relocate a house donated by the Town to EMPOWERment to a vacant lot owned by EMPOWERment in the Northside Community. This property will be totally renovated (new foundation, new roof, new efficiency windows, grab bars, and Energy Star appliances). EI has prepared the lot by demolishing the former home and grading the lot in anticipation for the new home.**

1. **Type of Activity.** Please check the category under which your project falls.

- Acquisition
- Predevelopment activities
- Infrastructure/site improvements**
- New construction for homeownership
- New construction for rental housing
- New construction of emergency shelter

- New construction of transitional/supportive housing
- Rental housing subsidy
- Homeownership assistance
- Owner-occupied rehabilitation
- Rental rehabilitation**
- Other (specify): _____

To the best of my knowledge and belief all information and data in this application is true and current. The document has been duly authorized by the governing board of the applicant.

Signature:  Executive Director 10-1-21 Date

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST AND NON DISCRIMINATION CLAUSE

Are any of the Board Members or employees of the organization which will be carrying out this project, or members of their immediate families, or their business associates:

YES NO

- a) Employees of or closely related to employees of the Town of Chapel Hill?
- b) Members of or closely related to members of the governing bodies of the Town of Chapel Hill?
- c) Current beneficiaries of the program for which funds are being requested?
- d) Paid providers of goods or services to the program or having other financial interest in the program?

If you have answered YES to any question, **please provide a full explanation below.**

Mr. Jabe Hunter is a member of the EMPOWERment, Inc. Board of Directors. He is employed by the Town of Chapel Hill as an Assistant Chief of Police. Council member Tai Huynh is an Ex-Oficio member of the EI board.

NON-DISCRIMINATION

Provider agrees as part of consideration of the granting of funds by funding agencies to the parties hereto for themselves, their agents, officials, employees and servants agree not to discriminate in any manner of these basis of race, color, gender, national origin, age, handicap, religion, sexual orientation, gender identity/expression, familial status or veterans status with reference to any activities carried out by the grantee, no matter how remote.

To the best of my knowledge and belief all of the above information is true and current. I acknowledge and understand that the existence of a potential conflict of interest does not necessarily make the program ineligible for funding, but the existence of an undisclosed conflict may result in the termination of any grant awarded.

Signature: Walter Bunge
Executive Director

10-1-21
Date

ORGANIZATION INFORMATION

1. Organization Mission (*no more than a few sentences*):

EMPOWERment, Inc. 's (EI) mission is to empower individuals and communities to achieve their destiny through community organizing, affordable housing, and grassroots economic development. EMPOWERment's affordable housing mission is to reduce or remove housing barriers for the most vulnerable populations in Chapel Hill and give them priority in receiving aid.

2. Organization Staff: Please provide names of staff, contractors, and/or volunteers that will be involved with the project. Describe their responsibilities with the project and track record in successful completion of similar projects in the past.

3.

Delores Bailey (EMPOWERment Executive Director)

- Ms. Bailey will provide oversight to the project.
- Ms. Bailey has experience managing new construction of six homes and twenty major rehab projects throughout Orange County during her tenure with EMPOWERment.
- Under her leadership, EMPOWERment has increased rental inventory from 12 to 58 units, including two manufactured homes.
- Her latest rehab project was in Hillsborough, NC. Orange County donated an older home to EMPOWERment for renovation.
- This renovation required relocating the house, several stages of rebuilding from a foundation to the roof, replacing flooring, walls and everything in between.
- Ms. Bailey negotiated and coordinated several layers of financing to create the budget for this project.
- Upon completion, the house became an affordable rental home for a veteran and his family.
- Ms. Bailey has a long history of working closely with town and county government departments and staff.

La Tanya Davis (EMPOWERment Operations Manager)

- Ms. Davis has been part of the EMPOWERment staff for 13 years.
- For the 320 Lindsey project, Ms. Davis will manage timelines and budgets.
- Ms. Davis will be responsible for management of administrative duties pertaining to the project, i.e. timetables, project costs and financial duties.
- Ms. Davis has previously served as EMPOWERment's finance manager and as rental property manager.
- In her roles as rental property manager and operations manager, Ms. Davis has extensive experience developing budgets and overseeing the day-to-day work of rehabilitation and acquisition projects.
- In addition to her experience and training, Ms. Davis brings extensive knowledge of EMPOWERment's tenant base to the project.

Greg Mann (Contractor)

- Mr. Mann is a licensed North Carolina general contractor and NC state certified appraiser
- Mr. Mann has over 20 years of comprehensive construction management experience including commercial, custom residential, design build projects, renovations and multi-use structures.
- Mr. Mann is accountable for all operations of the project from surveying, site preparation, handling invoice approvals and acceptance and responsibility of work performed

- Mr. Mann is responsible for design and structural changes, working with clients on their design needs and negotiating costs
- Mr. Mann makes estimates on the value of the property and preparing detailed reports that include legal and physical description of the property, photographs, plans, and an explanation of the estimates

Philip Post (Owner of Philip Post Engineering)

- Mr. Post has been the Civil Engineering for several projects in Chapel Hill. He is the Civil Engineer for 707 Gomains. He will provide oversight of the surveying team -Billings Land Surveying
- Mr. Post did the survey on the Trilogy Apartments, Fordham Blvd., Chapel Hill
- Mr. Post was the surveyor on plans for Amity Station Project, Rosemary Street, Chapel Hill (Still in Development)
- Mr. Post is the surveyor of record for The Barn of Chapel Hill at Wild Flora Farm
- Mr. Post is also the civil engineer for EI's P.E.A.C.H project.

of FTE – Full-Time Paid Positions: 4

of FTE Part-Time (less than 40 hours/wk) Paid Positions: 3

4. **Agency Track Record:** Briefly describe three relevant and substantially similar affordable housing development or preservation projects completed by the organization in the last 10 years (preferably 5 years). The project description should include:
- a. Location
 - b. Scope and scale of project
 - c. Total development budget and financing sources
 - d. Indication of whether the projects were completed on budget and on time. If not completed on budget and on time, please describe why.
 - e. Photos/illustrations of completed project


EMPOWERment has a long history of renovation projects throughout Orange County. EI partnered with Orange County on a very similar project to what we are trying to achieve through this grant. The units displayed below are some of our most recent renovation projects.

1. 507 Terrell Road

Property	
Location	507 Terrell Road, Hillsborough
Scope/Scale of project	Relocating house in partnership with Orange County and total renovation of single family. The renovations consisted

	of a new foundation, new roof, and total demolition of the interior.
Budget/Sources	The home was donated by Orange County. Budget: \$110,000 - \$60,000 HOME; County Funds; \$25,000; EmPOWERment Inc; \$25,000
Project completed on budget	No
Project completed on time	No. The process of relocating the home took more time than projected and cost exceeded projections.
Completion Year	2018


2. 338 McMasters Street

Property	
Location	338 McMaster Street, Chapel Hill
Scope/Scale of Project	Total renovation of single-family home. The renovation consisted of a new roof, total demolition of interior, ADA compliant and handicap accessible.
Budget/Sources	Budget: \$140,00 - \$104,869 (HOME); \$35,131(EmPOWERment)
Project completed on budget	Yes
Project completed on time	Yes
Completion Year	2017


3. 121 Cole Street

Property	
Location	121 Cole Street, Chapel Hill
Scope/Scale of Project	Acquisition of property held by the Northside Neighborhood Initiative's land bank
Budget/Sources	Budget: \$150,000 - \$145,000 (HOME); \$5,000 (EmPOWERment)
Project completed on budget	Yes
Project completed on time	No. Closing of project was delayed due to Environmental Review.
Completion Year	2020

4. 124 Fidelity Street Units 24 & 45 Carrboro

Property	
Location	124 Fidelity Street Units 24 & 45 Carrboro
Scope/Scale of Project	Acquisition of 2 condo units in Carrboro Hillmont community
Budget/Sources	Budget: \$150,000 - \$145,000(HOME); \$5,000 (EMPOWERment)
Project completed on budget	Yes
Project completed on time	Yes
Completion Year	2020

5. 606/608 Bynum Street, Chapel Hill

Property	
Location	606/608 Bynum Street, Chapel Hill
Scope/Scale of Project	Acquisition of two single family homes for affordable rental
Budget/Sources	Budget- \$264,400 - Orange County Funding
Project completed on budget	Yes
Project completed on time	Yes
Completion Year	2018

For all projects for which you have received Town funding within the last 5 years, please provide the information below.

Project Name	Project Type	Amount of Funding Approved	Is the Project Completed? (Yes/No)
320 McMasters Street	Single family	\$54,128	Yes
338 McMasters Street	Single Family	\$27,000	Yes
PEACH Apartments	Multi Family	\$301,000	No

**Add rows as needed to reflect additional projects that have received Town funding within the last 5 years.*

PROJECT INFORMATION

5. Project Description: Please provide a general overview of your project, including what you are planning to produce and how you are planning to carry out the project. *(in 100 words or less).*

This project is a unique partnership with the TOCH and EI. The Town is donating a 2 bedroom house to EI which will increase the affordable rental inventory and directly support the Town's affordable housing goals. EI will relocate this home to 707 Gomains, a lot purchased with HOME funds, demolished and prepared by EI for a new home in the Northside Conservation District. This home will be completely renovated for a family earning 60% or below the AMI. EI has contracted with New Start Development and engineer Phil Post to ensure seamless completion of this project.

6. Affordability Term. Is the proposed project permanently affordable *(99 year affordability term)*?

- Yes
- No

If no, what is the affordability term of the proposed project?

Briefly describe any methods to ensure long-term affordability of housing units, including subsidy recapture, equity sharing, and deed restrictions.

This property is designated to remain affordable permanently for 99 years. We will be ensuring housing affordability and ensure long-term affordability with deed restrictions, performance agreements, and development agreements. Orange County, Town of Chapel Hill and EMPOWERment funds used to create this project will serve to deepen the subsidy for the rental home.

7. Leverage: How much funding is committed at the time of submission of this application? **\$154,418.00**
 What percentage of funding for the proposed project would be leveraged from sources other than the Town? **72%** *(Please provide documentation of how you calculated leverage as well as funding commitment letters if applicable).*

See attached leveraging spreadsheet and funding sources commitment letter

8. Project Profile *Insert project information below*

Location <i>(insert address if available)</i>	<u>707 Gomains Avenue, Chapel Hill, NC</u>				
Size <i>(insert acreage of development site)</i>	<u>.13</u>				
Total Number of Units					
	# of Total Housing Units	# of Bathrooms	Square Footage	Proposed Rent or Sale Price Per Unit	Projected Cost Per Unit Including Utilities
Studios					
One-bedroom					
Two-bedroom	<u>1</u>	<u>1</u>	<u>832</u>	<u>900</u>	<u>900+200=1100</u>
Three-bedroom					
Four-bedroom					

Area Median Income Served <i>(insert # of units by AMI)</i>					
<30%					
31-60%	<u>1</u>				
61-80%					
81-100%					
>100%					
Target Population <i>(check all that apply)</i>					
Families	x				
Older Adults (Age 55+)	x				
Disabled	x				
Homeless	x				
Veterans	x				
Other <i>(specify)</i>	<input type="checkbox"/>				
ADA Accessibility <i>(insert # of total units)</i>	N/A				
Total Development Cost Per Unit	\$215,529				
Per Unit Subsidy	\$61,111				
Town Planning Approvals Received <i>(as of the date of application)</i>	x yes <input type="checkbox"/> NA				

9. **Energy Efficiency:** Will the proposed project meet the standards and requirements of [Energy Star 3.0](#) or standards outlined in the latest [NCHFA QAP](#) as verified by an independent, third party expert?

- Yes
 No

If not, please briefly describe the energy efficiency features included in the proposed project:

EI will include Energy Star 3.0 appliances, Energy efficient windows, crawl space insulation and new roof with insulation.

10. **Universal Design:** Please briefly describe the universal design features included in the proposed project: **Per recommendation of architect, the age of the house prohibits additional Universal Design. The new renovation will include grab bars and ADA compliant toilets.**

11. Social Equity

- Please describe how you have involved the intended beneficiaries of the proposed project in the planning and design process *(in 100 words or less)*.
The intended beneficiaries include prospective tenants on EI's waitlist. EI has been attentive to their need for affordable housing and informed them that 707 Gomains will be available after the relocation/renovations. EI has remained in touch with these tenants and the broader community on this project through social media to ensure community members remain updated on the status of the property.
- How has your organization incorporated racial equity goals into your organizational goals?
As an affordable housing non-profit, EI understands that the wealth and income status of individuals can be directly traced to racial discrimination and bias. As a result, the populations served are primarily minorities. We have created an infrastructure to achieve

racial equity goals for renters by supplying housing counseling, financial literacy and strategic partnerships that help people of color thrive, thus reducing racial disparities between this population and the more privileged. EI prioritizes the most underserved populations such as applicants that are homeless, disabled, veterans and housing choice voucher holders.

c. Please fill in the below questions and provide any additional context on the racial composition of the organization and board leadership:

- i. % of staff that are people of color: 100%
- ii. % of board that are people of color: 75%
- iii. % of staff that have attended racial equity training: 95%

d. Please describe any additional activities your organization is doing to address racial equity.

The chief barrier to success in the Black community is the lack of access to financial counseling and education. The first way EMPOWERment has addressed this issue is through providing housing counseling to those struggling financially, and successfully keeping tenants from being evicted and facing foreclosure as a result of the economic downturn from the COVID-19 virus. In April 2020, EMPOWERment, Inc also realized that local business owners needed help to research and apply for funding because of COVID19. Funding sources are often structured against racial equity. Weekly ZOOM conferences have directly led to businesses being awarded grants from the SBA. EMPOWERment, Inc has provided minority-owned businesses a way to participate in programs that have demonstrated bias against them. EI has also helped to bring about racial equity for minority small business owners in our surrounding communities and through the Midway Business Center: a small business incubator owned by EMPOWERment to provide affordable business spaces for minority business owners.