

AFFORDABLE HOUSING QUARTERLY REPORT

MID-YEAR REPORT

(JULY 1 – DECEMBER 31, 2020)



Council Meeting Presentation
March 10, 2021



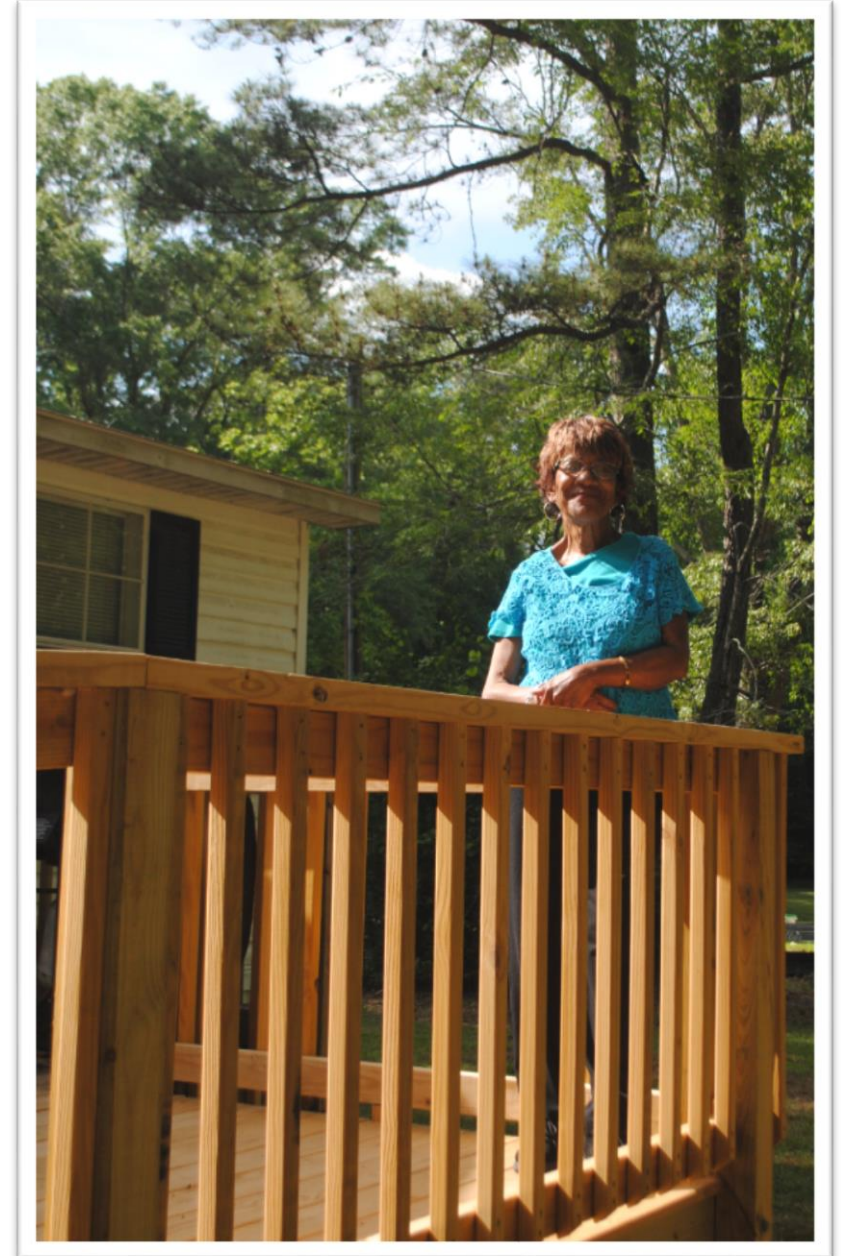
Agenda

1. Quarterly Report Overview

2. Project Highlights

3. Next Steps

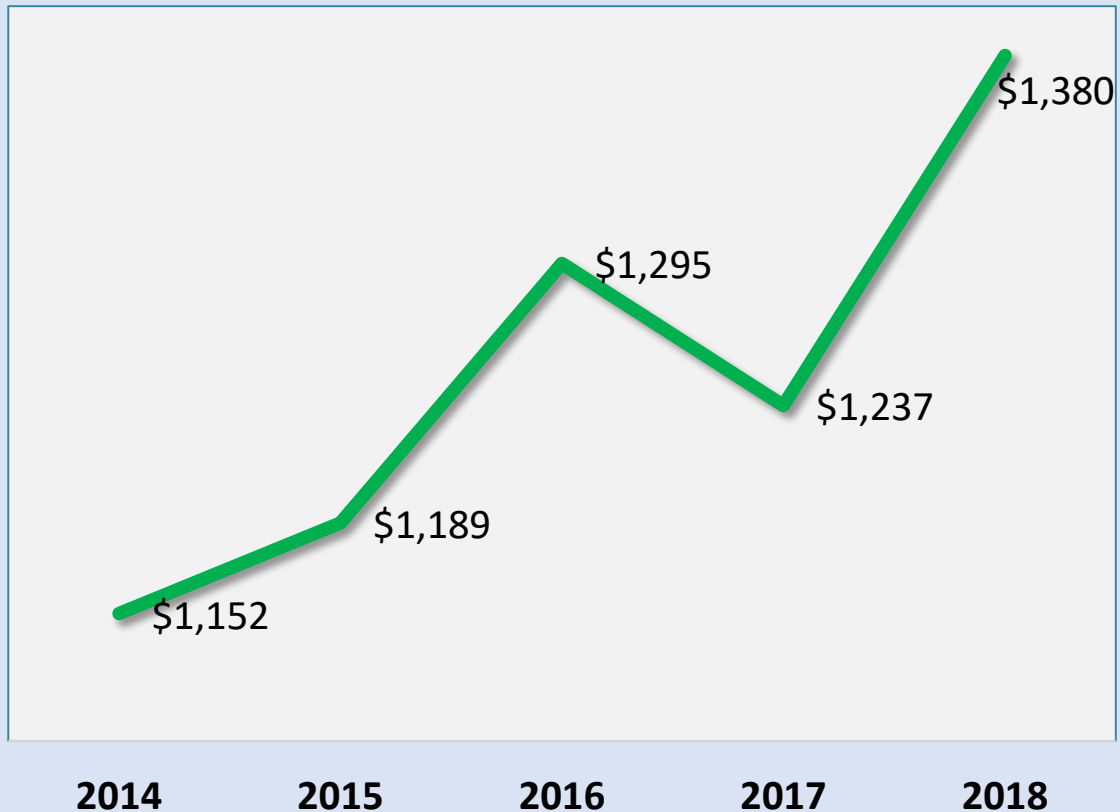
4. Public Housing Quarterly Report



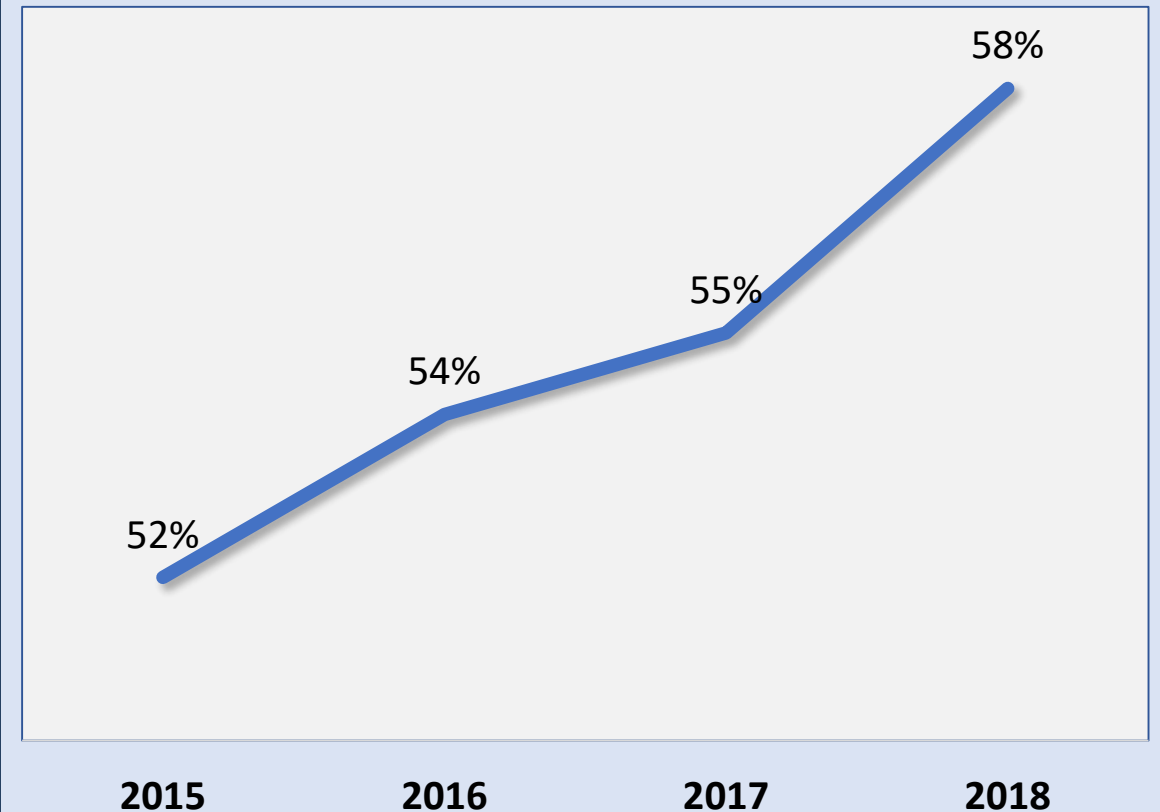
OUR GOAL

To increase access to housing for residents across a range of incomes, and constantly strive for more equitable outcomes and opportunities for historically underserved populations.

Rise in Rental Rates

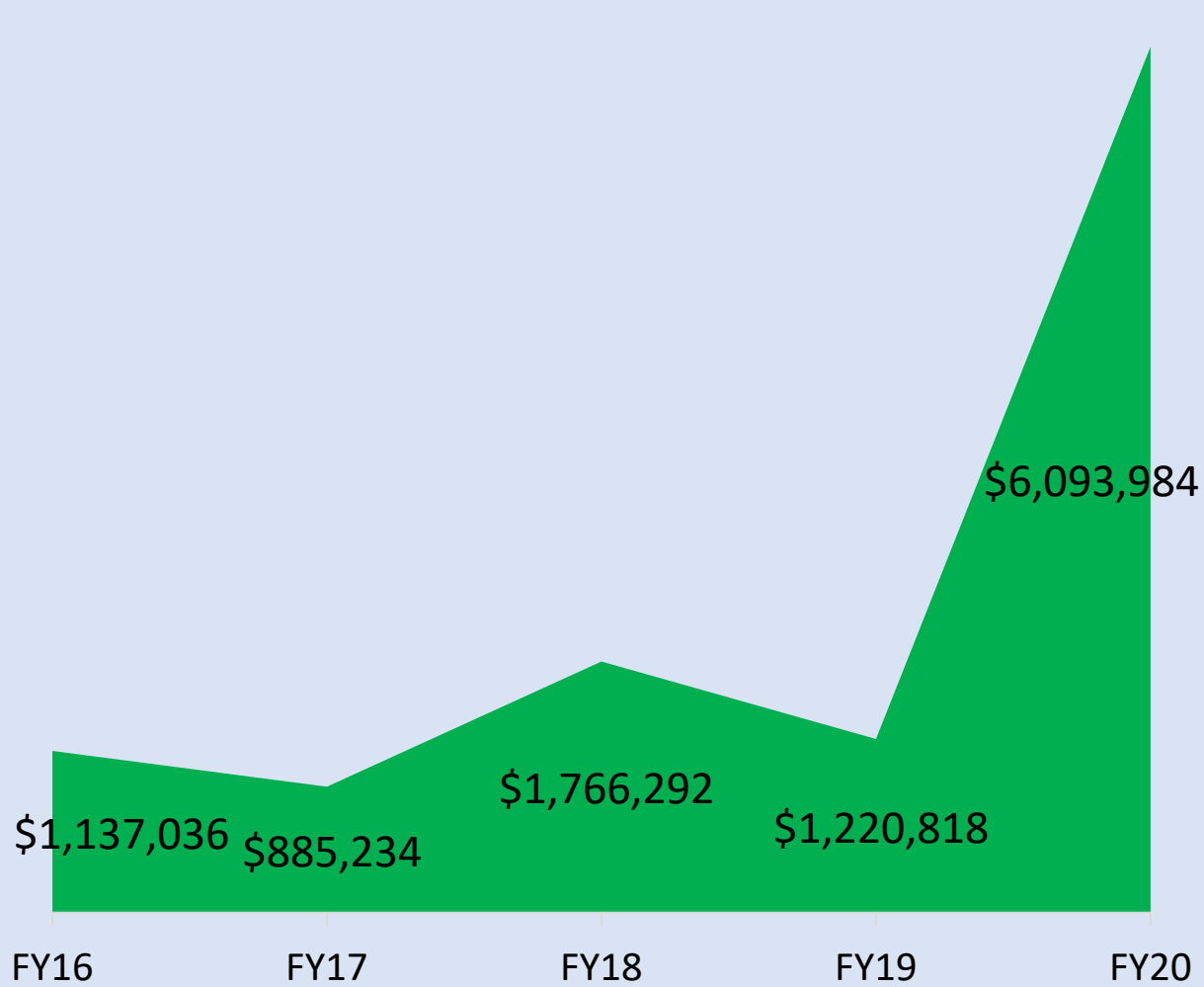


Cost-Burdened Households by Income Level

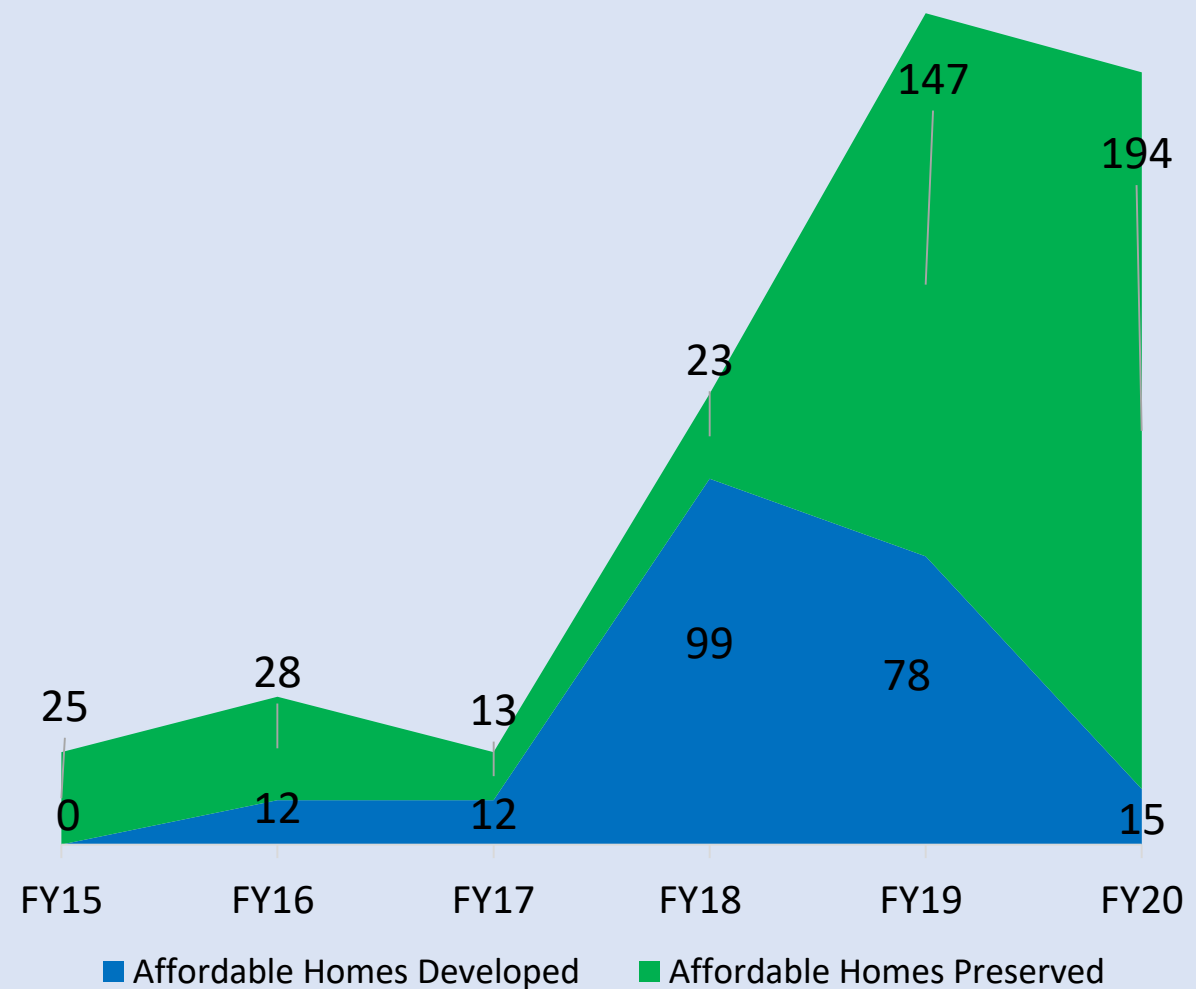


The Town has increased its support for affordable housing:

Funding Awarded to Projects



Increase in Units Developed and Preserved



FY21 Projection

15

Development

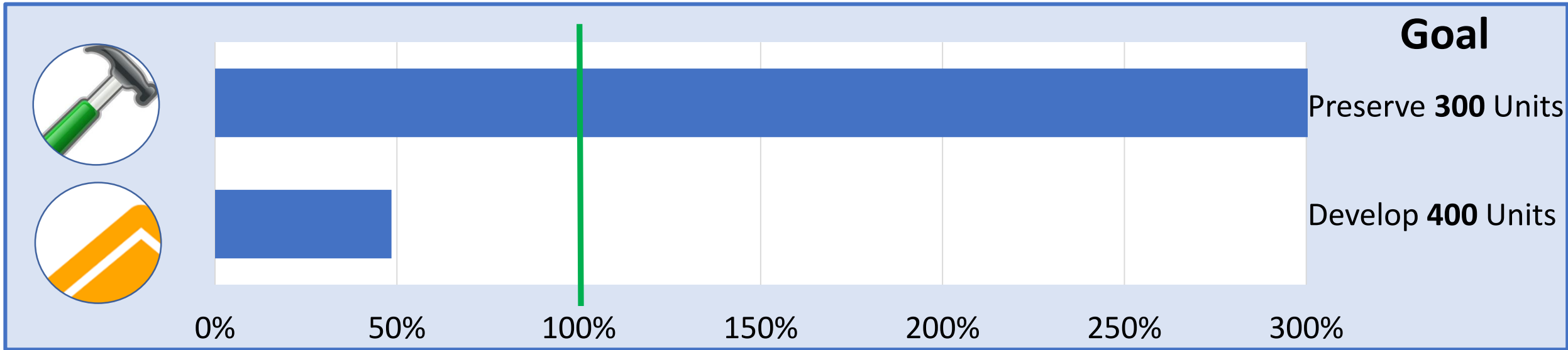


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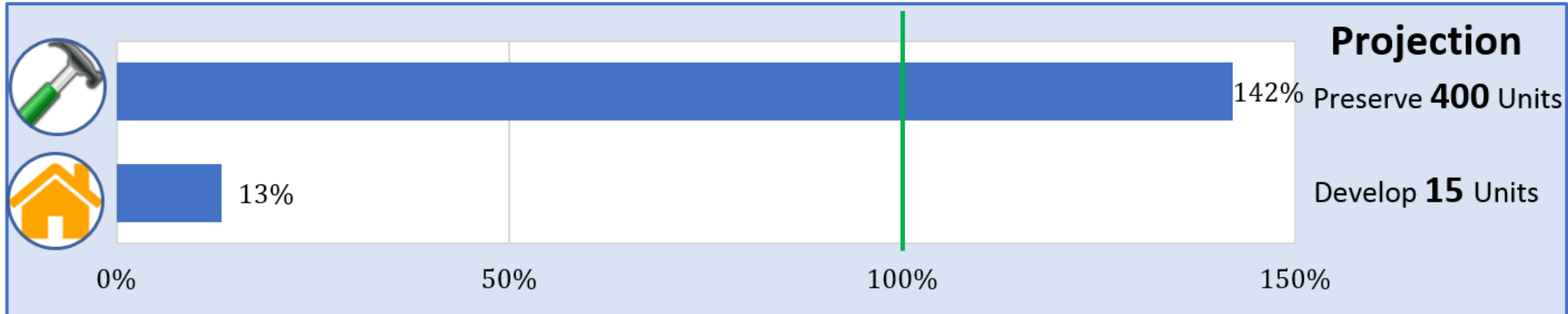
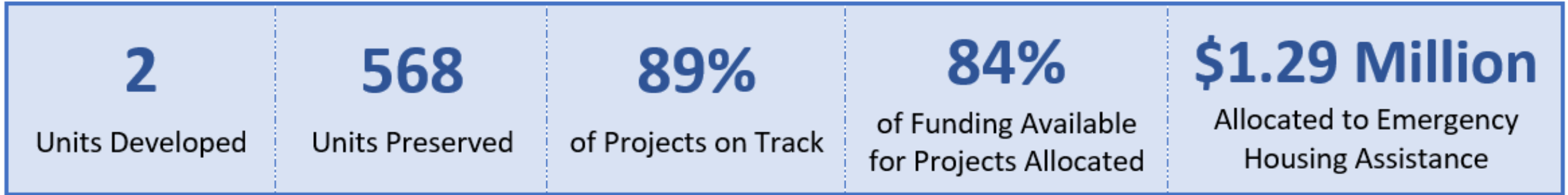
Preservation



Progress to Council's Five-Year Affordable Housing Goals

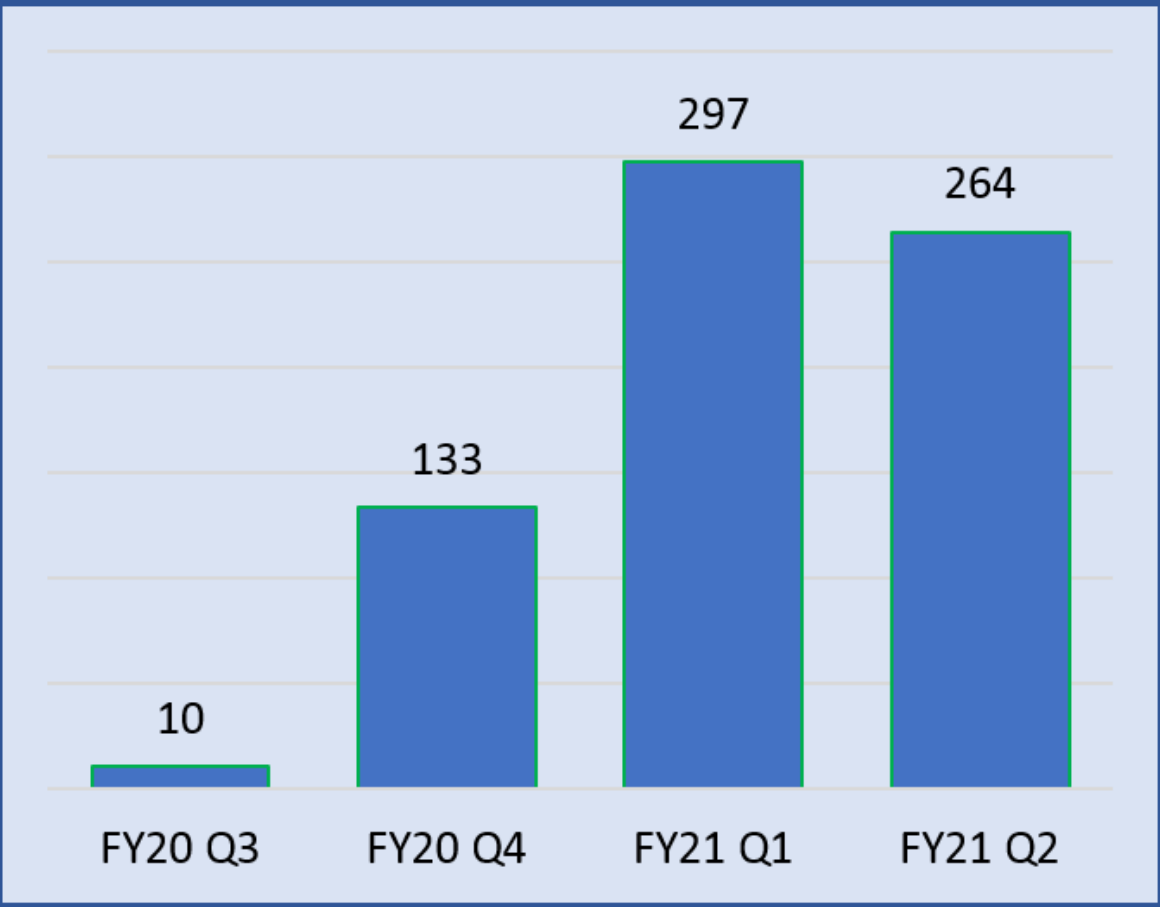


FY21 Progress

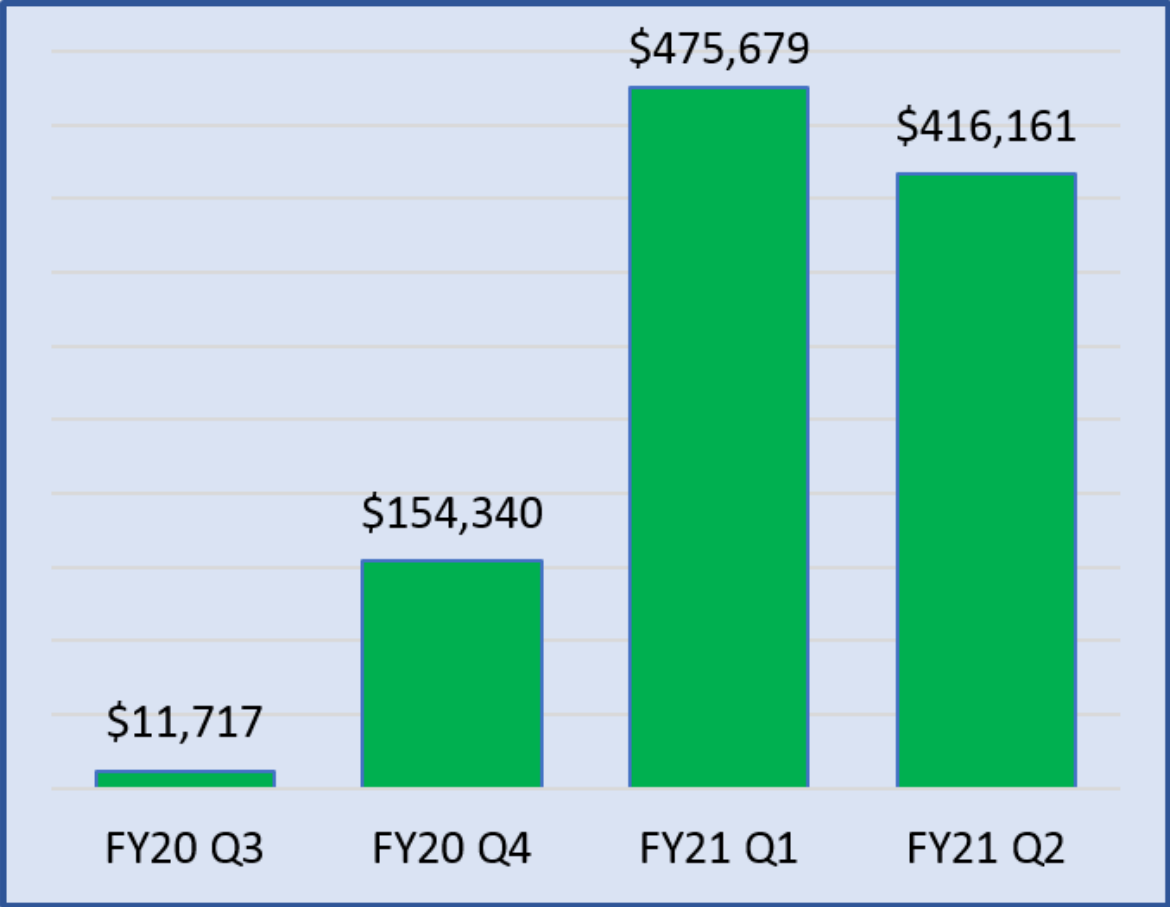


Emergency Housing Assistance Program

Households Provided Emergency Housing Assistance



Amount of Assistance Provided



Community Home Trust Home

- Northside
Neighborhood
- Permanently affordable
- Serving household
below 115% AMI



Development on Town-Owned Land

- 2200 Homestead
 - Submitted development application in October
 - Town Council and Advisory Boards review in spring
- Jay Street
 - Executed MOU with selected partner
 - Concept planning and engagement kicking off
- Bennett Road
 - Proposed visioning process for Council review in spring



What's Ahead – Development Pipeline

- ~500 new affordable homes
- \$13.8 million in Town subsidy


Project	2021	2022	2023	2024	2025	2026	Total
Merrit Mill		Construction	Occupancy				24
Weavers Grove		Construction	Construction	Construction / Occupancy			100
2200 Homestead	Approvals	Construction	Occupancy				120
Jay Street	Visioning	Approvals	Construction	Occupancy			50
Trinity Court		Visioning	Approvals	Construction	Occupancy		60
Bennett Road		Visioning	Approvals	Construction	Occupancy		60
Peach Apartments	Visioning	Approvals	Construction	Occupancy			10
Craig Gomains		Visioning	Approvals	Construction	Occupancy		70
Units Delivered		24	270	130		70	494
Town Subsidy	\$5.1M	\$4M	\$3.5M	\$1.2M			\$13.8M

What's Ahead

1. Continue providing Emergency Housing Assistance
2. Council review CDBG, HOME Annual Plans
3. Continue Implementing Manufactured Home Strategy based on Council guidance
4. Increase housing inventory for Transitional Housing Program and create opportunities in Employee Housing Program


Affordable Housing Work Plan FY21-23

PROJECTS	FY 2021				FY 2022				FY 2023			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
DEVELOPMENT												
Develop Town-Owned Property at 2200 Homestead Road				★		★						
Pursue Affordable Housing on Prioritized Town Properties	★		★		★		★		★			
Identify Properties for Affordable Housing Development	★											
PRESERVATION												
Implement Manufactured Home Communities Strategy												
Create Preservation Strategy				★								
Develop Short Term Strategies for NOAA Resident Displacement												
Acquire and Rehab Properties for Affordable Housing Preservation												
POLICY												
Implement the Employee Housing Program				★								
Participate in the LUMO Re-Write Project												
Create Goals for Affordable Housing in Rental Developments												
Develop Home Repair Policy												
Explore Affordable Housing Incentive Options		★										
FUNDING												
Implement Affordable Housing Investment Plan - Affordable Housing Bond			★					★				
Manage the Affordable Housing Development Reserve	★	★	★		★	★	★		★	★	★	
Manage the Affordable Housing Fund												
Jointly Manage the HOME Program				★				★				★
Manage the Community Development Block Grant Program		★	★		★	★		★		★		★
MANAGING TOWN-OWNED HOUSING												
Create and Implement a Public Housing Master Plan								★				
Manage Public Housing Inventory												
Manage Transitional Housing Inventory												
COLLABORATIONS												
Convene Teams and Committees												
Serve as a Partner on Committees and Boards			★				★					★
Expand Collaboration with Key Partners												



★ Council Item Scheduled

★ Council Item Heard and/or Action Taken







Public Housing

Quarterly Report/ FY2021 Q2/ October- December

PURPOSE OF TONIGHT'S PRESENTATION

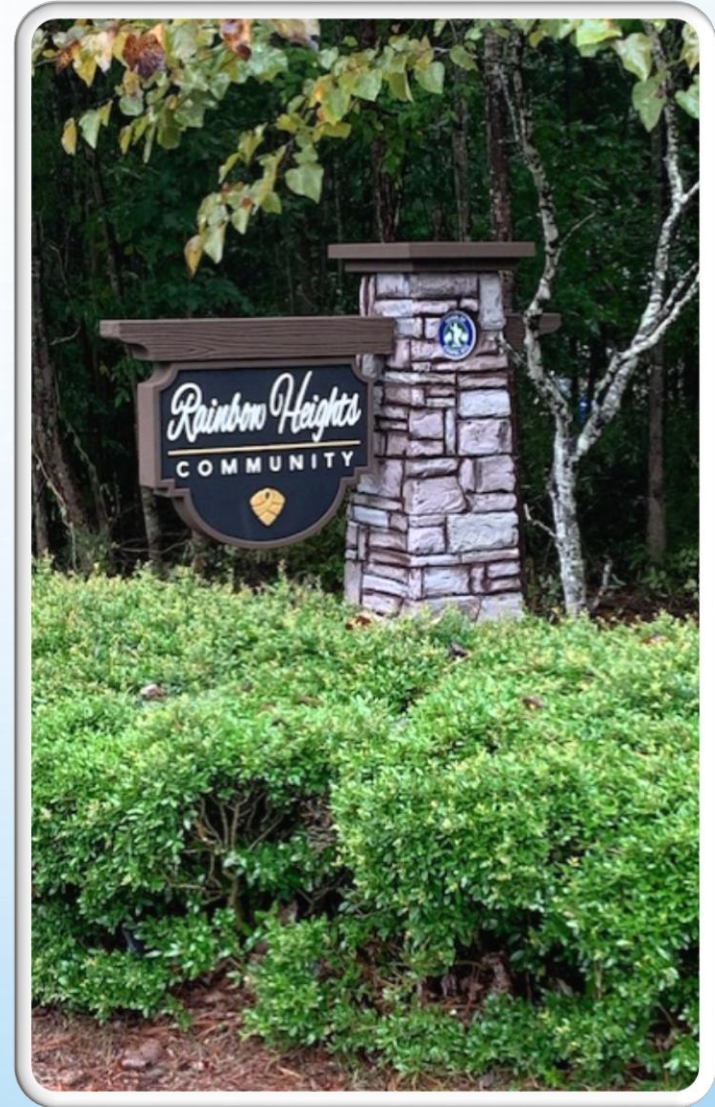
- During council's fall work session, we promised that we would make an effort to keep council informed of our activities to improve the public housing assessment score (PHAS) that we received from the Department of Housing and Urban Development (HUD)

And

- Provide Quarterly Reports to better familiarize Council with elements of the Public Housing Master Plan

And

- Share information of our efforts to further engage all residents of Chapel Hill Public Housing



Metrics

To track our progress and success, We have used HUD's metrics in the PHAS score.

These metrics are:



Physical Condition



Financial Condition



Management Operations



Capital Fund



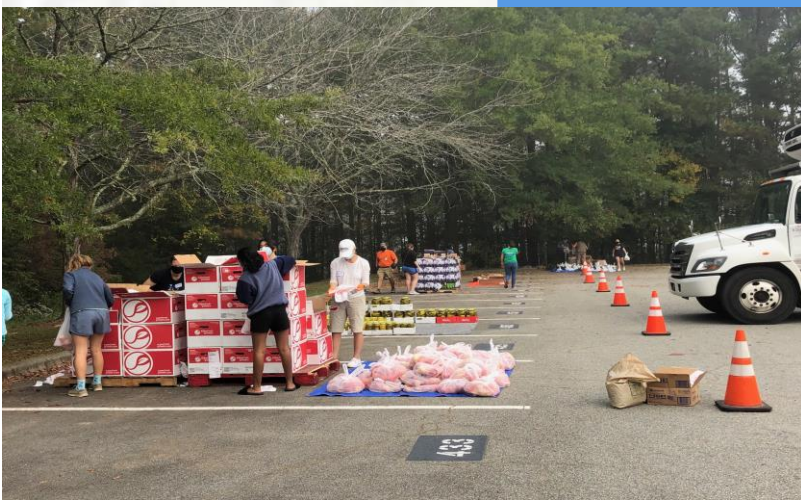
Community Engagement





Operations during COVID-19

- HUD suspended the annual PHAS inspection
- Relocated Food distribution to central location (Touchless)
- We suspended Monthly Residential Preventative Maintenance
- Responded to Emergency Work Orders during this quarter
- Implemented pre-screening process (Staff, Residents, & Applicants)
- Distributed masks to all Public Housing Residents





Physical Condition of Properties

HUD evaluates site, building exterior, interior, and general condition of neighborhood

Repair of brick wall at Craig Gomains playground

Reroofing at Craig Gomains and Lindsay Street (total of 19 buildings)

Regrading of Oakwood sidewalk

Rebuild of Oakwood units damaged by fire



New roofs



Oakwood





Physical Condition of Properties

- Monthly Pest Control and Filter Changes restarted in Nov
- Included COVID pre-screening of residents by phone
- November: **45.9%** of units were inspected and treated for pests
- December: **45.3 %** of units were inspected and treated for pests
 - Goal is for 100% of units to be treated. Goal was not reached this quarter because some residents were unable to respond to COVID screening questions.
- Unable to inspect if we could not reach resident



179
Emergency
Work
Orders

176
closed
within 24
hours



Financial Operations

FY	Liquidity	Adequacy of Reserves	Adjusted Operated Income	% of Money owed to vendors
2019	8.45%	23.37%	\$327,947	2.23907
2020	12.83%	26.63%	\$474,541	1.26168

Operational Fund

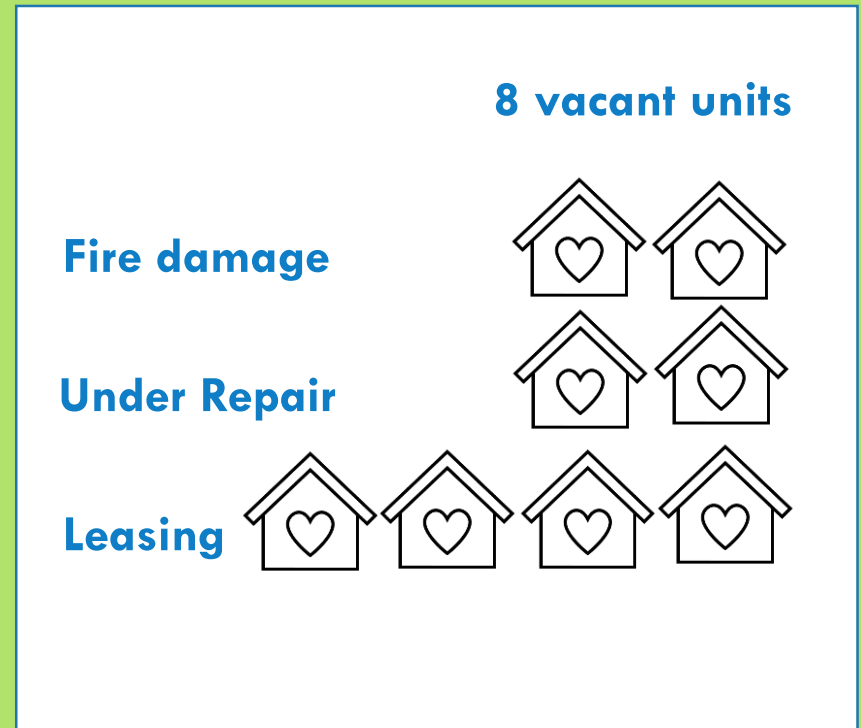
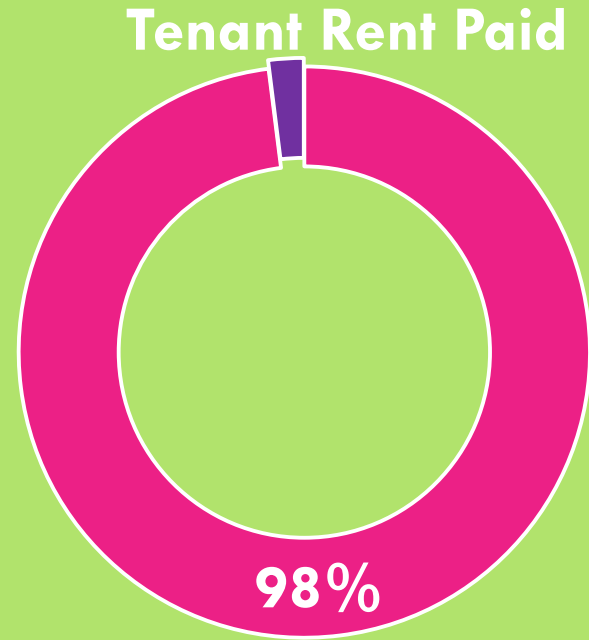
HUD evaluates whether the Housing Agency has sufficient financial resources and is managing those resources effectively

- Data represents values from Annual Financial Data Schedule collected at FY end (6/30/20)
- Improvements were made in each Financial category from 6/30/19 to 6/30/20



Management Operations

HUD is assessing the effectiveness of the Housing Agency's Management in terms of **Occupancy, Tenant Account Receivables, and Accounts Payable**



98% of tenants paid their rent

There are 8 vacant units: 2 are under repair for fire damage, 2 are under repair for leasing, and 4 are being leased.



Capital Fund Grants



Grant Funds can be used for:

1. Development
2. Financing
3. Modernization
4. Management Improvement

HUD evaluates the time it takes to use the funds designated for Building Improvements. All Grant Funds must be spent within 4 years of receipt.

	Awarded	Portion of Staff Salaries	Spent	Available
FY18	\$549,598	\$54,000	\$495,895	\$53,703
FY19	\$789,318	\$78,224	\$333,778	\$455,540
FY20	\$825,913	\$82,000	\$50,260	\$775,653
FY21	\$886,583	\$80,000	\$0	\$886,583
TOTALS	\$3,051,412	\$294,224	\$879,933	\$2,171,479



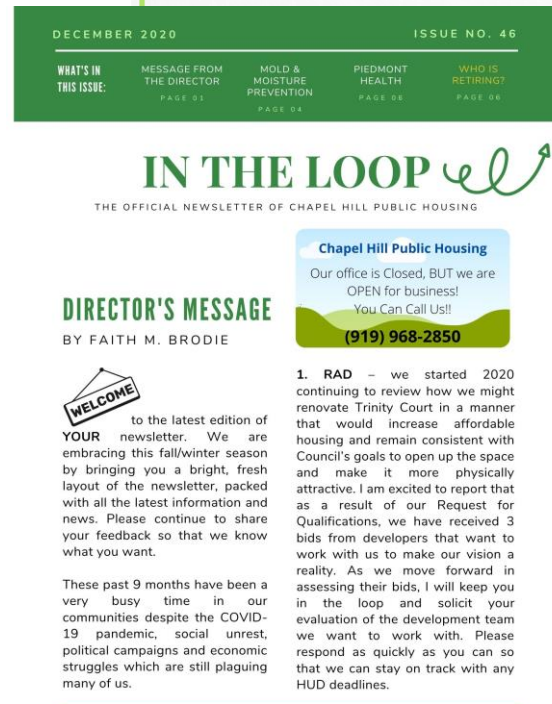
Community Engagement



Number of People served by Weekly Food Distribution



Added to better track efforts towards resident engagement



3
Monthly newsletters



2,500
Face Masks Distributed

- Resident Council Kick-Off Meeting was held January 2021
- 2021 Calendars mailed to residents; including reminders to pay rent and info on community resources



What's Ahead?

Goals for next quarter

Negotiate development contract for Trinity Court



Share Budget Goals for Capital Fund Program



Assist Council Members as they complete the "Lead the Way" training

Increase programming for Residents



Continue providing food through weekly food distribution

Fill Public Housing employment vacancies



Build our Resident Council



THANK YOU

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