

## Summary of 2023-2024 CDBG Funding Requests and Application Review Committee Recommendations

This document summarizes the Community Development Block Grant (CDBG) Application Review Committee’s recommendation for \$629,892 in 2023-2024 CDBG funding. This includes a 2023-2024 CDBG grant award of \$419,225, \$203,329 in prior years’ CDBG grants to be reallocated, plus \$7,338 in program income. The program income is received from the annual repayment of a loan made in 2008 to support development of the Dobbins Hill Low Income Housing Tax Credit development.

### Application Review Committee Recommended Funding Plan

| Program   | Requested         | Recommended Plan  | % of Request |
|---|-------------------|-------------------|--------------|
| <b>Affordable Housing</b>   |                   |                   |              |
| Community Home Trust - 204 Carver St. Acquisition                   | \$ 70,000         | \$ 70,000         | 100%         |
| EMPOWERment Inc. - 104 Grant St. Acquisition                        | \$ 240,000        | \$ 240,000        | 100%         |
| Community Empowerment Fund - IDA Program                            | \$ 50,000         | \$ 36,000         | 72%          |
| Rebuilding Together of the Triangle Home Repairs                    | \$ 165,600        | \$ 119,258        | 72%          |
| <b>Total</b>  | <b>\$ 525,600</b> | <b>\$ 465,258</b> |              |
| <b>Economic Development</b>   |                   |                   |              |
| Transplanting Traditions Community Farm Microenterprise Development | \$ 21,375         | \$ 15,338         | 72%          |
| <b>Total</b>  | <b>\$ 21,375</b>  | <b>\$ 15,338</b>  |              |
| <b>Public Services - 15% Cap of \$63,984</b>                        |                   |                   |              |
| Town's Summer Youth Employment Program                              | \$ 20,000         | \$ 20,000         | 100%         |
| Inter-Faith Council - Homeless Case Management                      | \$ 133,943        | \$ 31,984         | 24%          |
| Refugee Community Partnership Crisis Case Management                | \$ 50,000         | \$ 12,000         | 24%          |
| Exchange Club's Family Center                                       | \$ 4,239          | \$ -              | 0%           |
| <b>Total</b>  | <b>\$ 208,182</b> | <b>\$ 63,984</b>  |              |
| <b>Administration - 20% Cap of \$85,312</b>                         |                   |                   |              |
| <b>Total</b>  | <b>\$ 85,312</b>  | <b>\$ 85,312</b>  |              |
| <b>Total</b>  | <b>\$ 819,094</b> | <b>\$ 629,892</b> |              |

\*Federal Regulations cap the amount of CDBG funding used for **public services at 15%** of the Town's current year grant plus program income equaling an estimated \$63,984 for FY22-23. **Administration is capped at 20%** of current year grant plus program income equaling an estimated \$85,312 for FY22-23.

### Affordable Housing

- Community Home Trust – Single-Family Home Acquisition and Rehabilitation: \$ 70,000**  
Requested Amount: \$70,000

**Proposed Use:** Acquire and rehabilitate a single-family home located on Carver St. and currently held in the Northside Land Bank. The home will be resold to a qualified household earning 60-80% of the area median income at an affordable price, with costs not to exceed 30% of their gross monthly income. The unit will be sold with a renewable 99-year ground lease to maintain long-term affordability. This project also frees up Land Bank funds to preserve more units for affordable housing. This project was referred to apply for CDBG after it was not funded with other [Affordable Housing sources in Fall 2022](#).

**Committee Recommendation:** \$70,000 to fully fund the request.

2. **EMPOWERment Inc. – Affordable Rental Duplex Acquisition and Rehabilitation: \$ 240,000**

Requested Amount: \$240,000

**Proposed Use:** Acquire and rehabilitate a rental duplex located on Grant St. in Pine Knolls and currently held in the Land Bank. Both units are currently vacant and will be rehabilitated into a 3-bedroom unit for a household earning 50% of the area median income or below and a 2-bedroom unit for a household earning below 30% of the area median income. The units will remain affordable to future households for 99-years, creating 2 units of permanently affordable rental housing and freeing up Land Bank funds to preserve more units for affordable housing. This project was referred to apply for CDBG after it was not funded with other Affordable Housing sources in Fall 2022.

**Committee Recommendation:** \$240,000 to fully fund the request.

3. **Community Empowerment Fund – First-Time Homebuyers Program: \$ 36,000**

Requested Amount: \$50,000

**Proposed Use:** \$4,000 will be used to provide financial literacy education and personalized one-on-one financial coaching to support 8 low-income residents work toward purchasing their first home.

\$32,000 will provide 2-to-1 matches up to \$4,000 each for those 8 program participants' savings accounts to be used for closing costs and down payment.

**Committee Recommendation:** \$36,000 to fund 8 households of the 10 households proposed. After the two acquisition projects for permanently affordable housing were fully funded, the committee developed this recommendation by dividing the remaining balance available for Affordable Housing and Economic Development projects proportionally.

4. **Rebuilding Together of the Triangle – Rehabilitation Services & Home Repairs: \$ 119,258**

Requested Amount: \$165,600

**Proposed Uses:** \$26,600 for Rehabilitation Services to support the work of the Orange County Home Preservation Coalition (OCHPC), providing applicant intake, home assessments, work scopes, bid preparation, and project management of low-income homeowner repair and accessibility modification projects.

\$92,658 for repair projects identified through Rehabilitation Services to be completed by an OCHPC member agency/agencies and coordinated by Rebuilding Together. This program will serve at least 7 households earning up to 80% of the area median income.

**Committee Recommendation:** \$119,258 to allow the OCHPC to serve at least 7 households with repairs. After the two acquisition projects for permanently affordable housing were fully funded, the committee developed this recommendation by dividing the remaining balance available for Affordable Housing and Economic Development projects proportionally.

## **Economic Development**

1. **Transplanting Traditions Community Farm - Microenterprise Development: \$ 15,338**  
Requested Amount: \$21,375

**Proposed Use:** Microenterprise development through an 8-10 week intensive business, marketing and agricultural course called Growers School offered to low-income refugee farmers as they grow small agricultural businesses. The course includes monthly technical assistance as well as marketing and customer support. Transplanting Traditions anticipates up to 13 businesses owned and run by 22 refugee farmers in Chapel Hill will participate, creating new jobs and providing more sustainable income and livelihood security.

**Committee Recommendation:** \$15,338 to partially fund the request. After the two acquisition projects for permanently affordable housing were fully funded, the committee developed this recommendation by dividing the remaining balance available for Affordable Housing and Economic Development projects proportionally.

## **Public Services**

Public service activities, such as programs focusing on employment, childcare, healthcare, and education are eligible to be funded through the CDBG program. Federal regulations cap the amount of CDBG funding used for public services at 15% of the Town's Current Year grant plus program income equaling an estimated \$63,984 for FY 23-24.

1. **Summer Youth Employment Program: \$ 20,000**  
Requested Amount: \$20,000

**Proposed Use:** The Town of Chapel Hill offers job training and paid employment to youth ages 14-18 in Chapel Hill households earning less than 80% of the Area Median Income. Every summer, the hired youth work 20 hours a week for 8-10 weeks in a variety of Town departments and outside agencies. This funding will allow the Town to hire 14 Chapel Hill youth, in addition to 6 Carrboro youth funded by Carrboro Human Services funding applied for through their outside agency process.

**Committee Recommendation:** \$20,000 to fully fund the Town's program.

2. **Inter-Faith Council for Social Service (IFC): \$ 31,984**

Requested Amount: \$133,943

**Proposed Use:** Case Manager for IFC's residential programs to assist households experiencing homelessness in obtaining shelter, securing permanent affordable housing and accessing outside resources.

**Committee Recommendation:** \$31,984 to mostly fund 1 of the 3 requested full-time equivalent case manager staff positions. After the Town's Summer Youth Employment program was funded, the committee developed this recommendation by dividing the remaining balance available for Public Services proportionally between the two projects providing services to households experiencing homelessness or housing instability in line with the Town's consolidated plan goals.

3. **Refugee Community Partnership (RCP) –Crisis Case Management): \$ 12,000**

Requested Amount: \$50,000

**Proposed Use:** Staff positions to provide crisis case management and resource referral for refugee and migrant households that are experiencing homelessness or are at risk of homelessness through community-based, on-call interpretation/translation and accompaniment for non-English speaking residents in Karen, Arabic, Burmese/Chin, and Dari/Pashto. The goal is to increase access to existing safety net services that would otherwise be inaccessible due to linguistic and cultural barriers.

**Committee Reasoning:** \$12,000 to fund the crisis case management portion of their funding request. After the Town's Summer Youth Employment program was funded, the committee developed this recommendation by dividing the remaining balance available for Public Services proportionally between the two projects providing services to households experiencing homelessness or housing instability in line with the Town's consolidated plan goals.

**Program Administration: \$ 85,312**

The Committee recommends the Council allocate funds to meet oversight requirements of the CDBG and related affordable housing and community development programs, including Town staff salaries.

**Application Not Recommended for Funding**

1. **The Exchange Club's Family Center of Alamance County**

Requested Amount: \$4,239 in Public Services funding

**Proposed Use:** The Children's Parents program provides parenting classes to families at-

risk for and/or involved in child abuse or neglect. Professionally trained instructors use tested curricula to teach the parents, and trained childcare workers provide trauma-informed care and instruction to the children.

**Committee Recommendation:** There was not enough Public Services funding to fund all requests, and the Committee prioritized projects that met the needs of households experiencing homelessness or housing insecurity.

### **CDBG Application Review Committee Members**

Mychal Weinert (Human Services Advisory Board)

Tony Williams (Housing Advisory Board)

Shenekia Weeks (Town of Chapel Hill Diversity, Equity and Inclusion Officer)

Anita Badrock (Town of Chapel Hill Senior Ombuds)

John French (Town of Chapel Hill Parks and Recreation Supervisor of Hargraves Center)

Sarah Poulton (Town of Chapel Hill Senior Special Projects Manager)

Staff Liaisons: Megan Culp, Community Development Program Manager

Nate Broman-Fulks, Assistant Director of Affordable Housing and Community Connections