

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: 320 Lindsay Street, Carrboro, NC 27510

Funding Request: 2

Total Number of Units Included in

Total Project Cost: \$247,000.00

Total Amount of Funds Requested: \$187,000.00

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

Affordable Housing Bond: \$_____

Grant Loan

Affordable Housing Fund: \$_____

Grant Loan

Affordable Housing Development Reserve: \$187,000.00

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 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 requested will be used to purchase a duplex unit held by the Land Bank. This duplex will provide housing for those below 30% and 60% AMI, housing choice voucher holders, disabled, veterans, and homeless and increase the affordable rental inventory. One of the units will be designated**

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.

Delores Bailey (EmPOWERment Executive Director)

- Ms. Bailey will provide oversight to the project.
- Ms. Bailey has experience managing construction of six new homes and twenty major rehab projects throughout Orange County during her tenure with EmPOWERment.
- Ms. Bailey has increased rental inventory from 12 to 58 units, including two manufactured homes.
- Ms. Bailey's 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.
- 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.
- Ms. Davis, as rental property manager and operations manager, has extensive experience developing budgets and overseeing the day-to-day work of rehabilitation and acquisition projects.
- Ms. Davis brings extensive knowledge of EmPOWERment's tenant base to the project.

of FTE – Full-Time Paid Positions: 4


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

- 3. 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. The units displayed below are some of our most recent renovation projects, including our most recent acquisition and totally upgrade, ADA compliant renovation: 338 McMasters.


1. 338 McMasters Street

Property	
Location	338 McMaster Street, Chapel Hill
Scope/Scale of Project	Total renovation of single-family homes. 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

2. 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

3. 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.
Completion Year	2018

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

6. **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 will consist of acquiring a newly renovated two bedroom duplex in the Northside community from the Land Bank. This acquisition will add to EMPOWERment's affordable rental stock and will provide housing opportunities to the most vulnerable populations such as Housing Choice Voucher holders, homeless, seniors, adults with disabilities, and veterans. One of the duplexes will be designated to serve the population below 30% AMI and the other unit will serve the 60% and below the AMI. \$60,000 has already been secured from the Oak Foundation to support this acquisition.

7. **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 by capturing the cash flow from the project and subsidizing units further so that we can serve low income families. Orange County and Town of Chapel Hill funds will be fully leveraged to help EMPOWERment recapture subsidies and maintain long-term affordability. The following documents will ensure long-term affordability of these rental housing units:

- Deed Restrictions
- Performance Agreements
- Development Agreement

8. Leverage: How much funding is committed at the time of submission of this application? **\$70,000**
 What percentage of funding for the proposed project would be leveraged from sources other than the Town? **29%** (Please provide documentation of how you calculated leverage as well as funding commitment letters if applicable).
 This calculation was done by using the Oak & EI subsidy divided by the total project cost. **70,000/247,000=29%**. See attached letter for funding subsidy commitments and worksheet calculation.

9. Project Profile *Insert project information below*

Location <i>(insert address if available)</i>	<u>320 Lindsay Street Unit 1 and 2</u>				
Size <i>(insert acreage of development site)</i>	<u>.27</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>500-600</u>	<u>500+200=800</u>
Two-bedroom	<u>1</u>	<u>1</u>	<u>832</u>	<u>800-900</u>	<u>900+200=1100</u>
Four-bedroom					
Area Median Income Served <i>(insert # of units by AMI)</i>					
<30%	<u>1</u>				
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 (specify)	<input type="checkbox"/>
ADA Accessibility (insert # of total units)	0
Total Development Cost Per Unit	\$123,500/unit
Per Unit Subsidy	\$93,500 / unit
Town Planning Approvals Received (as of the date of application)	<input type="checkbox"/> Yes No x <input type="checkbox"/> NA

10. 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:
These units were renovated by Self-Help. Energy efficient appliances were installed in both units.

11. Universal Design: Please briefly describe the universal design features included in the proposed project. These units are older. Self Help did not include Universal Design features. EI will add grab bars in the showers.

12. Social Equity

a. Please describe how you have involved the intended beneficiaries of the proposed project in the planning and design process (in 100 words or less).

Our intended beneficiaries include prospective tenants on our waitlist. EI has collaborated with the Jackson Center, Interfaith Council, and CEF center to aid a prospective tenant interested in this property. EI has been attentive to their need for affordable housing. Prospective tenants and the broader community have remained updated on the status of this property through social media. EI also partnered with The Jackson Center Compass Group in acquiring this property.

b. 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 we serve are primarily minorities. EI has 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 or 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 to not promote 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. We have 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.