

Summary of Amended 2022-2023 CDBG Annual Program Plan

This document summarizes the Staff's recommendation for amending the 2022-2023 Community Development Block Grant (CDBG) Annual Program Plan. The Amended Plan allocates a total of \$715,483, an increase of \$39,147 from the plan approved by Council in June. The additional amount is program income that the Town received in August 2022 from the payoff of a second mortgage..

Recommended Amended Funding Plan

Program	Approved Plan	Amended Plan	Change in Funding
Affordable Housing			
Community Home Trust - 223 Graham St. Acquisition	\$ 60,000	\$ 60,000	\$ -
Community Home Trust - Down Payment Assistance	\$ 20,000	\$ 20,000	\$ -
Community Home Trust - Legion Rd. repairs	\$ 25,000	\$ 25,000	\$ -
Community Empowerment Fund - IDA Program	\$ 90,000	\$ 90,000	\$ -
Rebuilding Together of the Triangle Home Repairs	\$ 165,600	\$ 165,600	\$ -
Neighborhood Revitalization	\$ 163,637	\$ 202,784	\$ 39,147
Total	\$ 524,237	\$ 563,384	\$ 39,147
Public Services - 15% Cap of \$65,185			
Town's Summer Youth Employment Program	\$ 25,000	\$ 25,000	\$ -
Inter-Faith Council - Homeless Case Management	\$ 34,935	\$ 34,935	\$ -
Exchange Club's Family Center	\$ 5,250	\$ 5,250	\$ -
Refugee Community Partnership Interpreters	\$ -	\$ -	\$ -
Total	\$ 65,185	\$ 65,185	\$ -
Administration - 20% Cap of \$86,914	\$ 86,914	\$ 86,914	\$ -
Total	\$ 676,336	\$ 715,483	\$ 39,147

*Federal Regulations cap the amount of CDBG funding used for **public services at 15%** and **administration is capped at 20%**.

Recommended Amended Activity

1. **Town of Chapel Hill - Neighborhood Revitalization Activities: \$ 202,784**

Current Allocation: \$163,637

Uses: A flexible pool of funding to be used for Affordable Housing and Community Development projects identified throughout the year. Activities include: second mortgage assistance; property acquisition and/or renovation; code enforcement; demolition; public housing improvements; public improvements such as installation of sidewalks; or parks and recreation facilities such as a community garden.

The Town Manager would approve projects, which must demonstrate compliance with Town policies and federal regulations.

Recommendation: Allocate the increased amount for future identified projects to allow flexibility to address needs as they arise.

Approved 2022-2023 CDBG Annual Program Plan

Affordable Housing

2. **Community Home Trust – Single-Family Home Acquisition and Rehabilitation: \$ 60,000**

Use: Acquire and rehabilitate a single-family home located on Graham 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.

3. **Community Home Trust – Homebuyer Down Payment Assistance: \$ 20,000**

Use: The Community Home Trust requests funding for its Homebuyer Assistance Program. These funds would be used to make Home Trust homes more affordable to households earning 80% of the area median income or less.

4. **Community Home Trust – Legion Road Townhome Repairs: \$ 25,000**

Use: Complete emergency repairs for up to 14 townhomes on Legion Road originally constructed by Community Home Trust in 2001 and currently occupied by low-to-moderate income homeowners. Repairs to the crawlspaces and exteriors are necessary to prevent worsening moisture damage and mold, ensuring structural integrity and safety of the units.

5. **Community Empowerment Fund – First-Time Homebuyers Program: \$ 90,000**

Uses: \$10,000 will be used to provide financial literacy education and personalized one-on-one financial coaching to support 20 low-income residents work toward purchasing their first home.

\$80,000 will provide 2-to-1 matches up to \$4,000 each for those 20 program participants' savings accounts to be used for closing costs and down payment.

6. **Rebuilding Together of the Triangle – Rehabilitation Services & Home Repairs: \$ 165,600**

Uses: \$38,100 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.

\$127,500 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 12 to 15 households earning 80% of the area median income or less.

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% equaling an estimated \$65,185 for FY 22-23.

1. **Summer Youth Employment Program: \$ 25,000**

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. With ongoing uncertainty around Covid-19, we will offer employment for around 15 youth this summer.

2. **The Exchange Club's Family Center of Alamance County: \$ 5,250**

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.

3. **Inter-Faith Council for Social Service (IFC): \$ 34,935**

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

Program Administration: \$ 86,914

Funding supports oversight of the CDBG and related affordable housing programs including Town staff salaries.