

**Amy Harvey**

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**From:** Ross Tompkins  
**Sent:** Wednesday, September 19, 2018 9:13 AM  
**To:** Amy Harvey  
**Subject:** FW: Council Meeting Questions and Responses  
**Attachments:** Staff Responses to Council Questions 9-19-18 (002).docx; AHDR Funding Summary FY18 - v01.pdf; 6\_FY 2019 Carryforward Amendment Ordinance 09.19.18.doc; MOU FOR HEALTH SYSTEM PROPERTIES Eastowne Parcel 1 re taxes final.doc; Solar Energy Petition v2.docx; Eastowne Update

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Agenda Packet Process

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**From:** Maurice Jones  
**Sent:** Tuesday, September 18, 2018 6:11 PM  
**To:** Pam Hemminger <[p he mminger@townofchapelhill.org](mailto:phe mminger@townofchapelhill.org)>; Jess Anderson <[j anderson@townofchapelhill.org](mailto:j anderson@townofchapelhill.org)>; Donna Bell <[dbell@townofchapelhill.org](mailto:dbell@townofchapelhill.org)>; Allen Buansi <[abuansi@townofchapelhill.org](mailto:abuansi@townofchapelhill.org)>; Hongbin Gu <[hgu@townofchapelhill.org](mailto:hgu@townofchapelhill.org)>; Nancy Oates <[noates@townofchapelhill.org](mailto:noates@townofchapelhill.org)>; Michael Parker <[mparker@townofchapelhill.org](mailto:mparker@townofchapelhill.org)>; Rachel Schaevitz <[rschaevitz@townofchapelhill.org](mailto:rschaevitz@townofchapelhill.org)>; Karen Stegman <[kstegman@townofchapelhill.org](mailto:kstegman@townofchapelhill.org)>; Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Cc:** Flo Miller <[fmiller@townofchapelhill.org](mailto:fmiller@townofchapelhill.org)>; Mary Jane Nirdlinger <[mnirdlinger@townofchapelhill.org](mailto:mnirdlinger@townofchapelhill.org)>; Ross Tompkins <[rtompkins@townofchapelhill.org](mailto:rtompkins@townofchapelhill.org)>; Ben Hitchings <[bhitchings@townofchapelhill.org](mailto:bhitchings@townofchapelhill.org)>; Judy Johnson <[jjohnson@townofchapelhill.org](mailto:jjohnson@townofchapelhill.org)>; John Richardson <[jrichardson@townofchapelhill.org](mailto:jrichardson@townofchapelhill.org)>  
**Subject:** Council Meeting Questions and Responses

Mayor and Council,

I have attached the responses to the questions we have received so far concerning tomorrow night's agenda. I have also included attachments to support those responses, and the Eastowne responses we sent via email last week as a refresher.

There are one or two outstanding questions that I anticipate having responses to in the morning.

All the Best,  
Maurice

Maurice Jones  
Town Manager  
Town of Chapel Hill, NC  
(919) 968-2743  
[www.townofchapelhill.org](http://www.townofchapelhill.org)

## 09-19-2018 Town Council Meeting Responses

### **ITEM #2: Enact Annual Budget Ordinance to Re-appropriate Funds for Prior Year Encumbrances and Other Obligations**

**Council Question:** What was not spent in the \$414K of the penny for housing money?

**Staff Response:** *In FY 2018, the Affordable Housing Development Reserve (AHDR) was allocated by the Town Council for the following projects (see attached AHDR Funding Summary FY18):*

- |   |           |
|---|-----------|
| - Self Help – Tiny Home                                 | \$65,521  |
| - Community Home Trust – Single Family Home Acquisition | \$165,000 |
| - Northside Neighborhood Initiative                     | \$150,000 |
| - Community Home Trust – Courtyards at Homestead        | \$100,000 |
| - DHIC – Greenfield Senior Housing                      | \$700,000 |
| - Unallocated balance                                   | \$65,000  |

*The remaining unallocated balance of the AHDR will be available to allocate with the FY 2019 AHDR allocation.*

*Therefore, the balance that we are asking Council to carryforward for the Affordable Housing Development Reserve is \$830,452 (\$65,000 unallocated budget + \$765,452 budget that was allocated for particular projects, but as of June 30, 2018 had not yet been spent). Please see the attached ordinance that lists the AHDR fund carryforward as \$830,452. The amount listed in the memo of \$414,253 is the amount of AHDR funds that were not included in the “Encumbrance” section (Town obligation committed to by issuing purchase orders for payments of \$416,199) but needed to be carried forward as an “Other” obligation.*

**Council Question:** Where can I find out more about the \$2.6 million Elliott Road Storage Facility?

**Staff Response:** *In 2008, Town Council approved the Stormwater Master Plan that includes studying all of the subwatersheds within the Town. The first subwatershed was the Lower Booker Creek that includes the Elliott Road/Eastgate area. The study concluded with several recommended projects to mitigate flood water within the subwatershed. On [January 18<sup>th</sup>, 2017](#), the Town Council approved staff to proceed with design and construction of five prioritized projects, including the Elliott Road Flood Storage Project. These five projects represent the planned spending for the \$5.9 million in Stormwater bonds that were approved by voters in November 2015. The 2018 bond sale that was approved by Council and sold in April 2018, included \$2.7 million in bond proceeds that were budgeted for this project. As of June 30, 2018, \$136,886 has been spent on design for the project.*

*The project consists of enlarging the “green area” behind Eastgate Mall to allow for additional flood waters to be temporarily stored for a short period of time. Unlike a stormwater pond, it will completely drain over a period of time at a flow rate that is similar to the current flow of the downstream stream. The benefit to the Town is a substantial reduction in the flood elevation to the land owners upstream. The facility will also include a walking path, walking bridges, landscaping, and a lookout. Art is also incorporated in the project.*

## **09-19-2018 Town Council Meeting Responses**

*Currently, construction plans are nearing completion and federal permits are being applied for. The project is anticipated to begin within the next few months and completed by the end of summer 2019.*

*Staff are working on updating the Capital Program Report and updated project information will be available by Wednesday morning (09/19/18) on the Town's website at the following link: <https://www.townofchapelhill.org/town-hall/departments-services/business-management/capital-improvements-program/capital-program-report>*

**AN ORDINANCE TO AMEND “THE ORDINANCE CONCERNING APPROPRIATIONS AND THE RAISING OF REVENUE FOR THE FISCAL YEAR BEGINNING JULY 1, 2018” FOR ENCUMBRANCES AND CARRYOVERS (2018-09-19/O-)**

BE IT ORDAINED by the Council of the Town of Chapel Hill that the Budget Ordinance entitled “An Ordinance Concerning Appropriations and the Raising of Revenue for the Fiscal Year Beginning July 1, 2018” as duly adopted on June 13, 2018 is hereby amended as follows:

**ARTICLE I**

<b>APPROPRIATIONS</b>	<b>Current Budget</b>	<b>Increase</b>	<b>Decrease</b>	<b>Revised Budget</b>
<b>GENERAL FUND</b>				
Mayor/Council	\$ 426,968	\$ 250	\$ -	\$ 427,218
Town Manager/CaPA	2,632,332	37,638	-	2,669,970
Human Resource Dev't	1,768,953	212,399	-	1,981,352
Business Management	2,254,949	-	-	2,254,949
Technology Solutions	2,333,858	14,360	-	2,348,218
Attorney	351,379	-	-	351,379
Planning & Sustainability	2,115,477	317,039	-	2,432,516
Inspections	1,752,861	2,384	-	1,755,245
Housing & Community	833,548	-	-	833,548
Public Works	12,777,850	264,545	-	13,042,395
Police	13,453,216	18,086	-	13,471,302
Fire	9,393,617	18,724	-	9,412,341
Parks and Recreation	7,365,091	26,656	-	7,391,747
Library	3,402,158	25,260	-	3,427,418
Non-Departmental	5,494,743	440,406	-	5,935,149
<b>GENERAL FUND TOTAL</b>	<b>\$ 66,357,000</b>	<b>\$ 1,377,747</b>	<b>\$ -</b>	<b>\$ 67,734,747</b>
<b>OTHER FUNDS</b>				
Grants Fund	\$ 384,640	\$ 132,019	\$ -	\$ 516,659
Affordable Housing Development Reserve	688,395	830,452	-	1,518,847
Library Gift Fund	140,076	240,830	-	380,906
Capital Improvement Fund	322,260	499,192	-	821,452
Vehicle Replacement Fund	1,120,130	419,426	-	1,539,556
Vehicle Maintenance Fund	1,438,300	-	-	1,438,300
Computer Replacement Fund	150,875	-	-	150,875
On-Street Parking Fund	716,810	32,444	-	749,254
Off-Street Parking Fund	1,990,020	382,965	-	2,372,985
Public Housing Fund	2,204,372	4,530	-	2,208,902
Stormwater Management Fund	2,724,400	3,743,250	-	6,467,650
Transit Fund	23,768,295	1,774,850	-	25,543,145
<b>Total all funds</b>	<b>\$ 102,005,573</b>	<b>\$ 9,437,705</b>	<b>\$ -</b>	<b>\$ 111,443,278</b>

## ARTICLE II

REVENUES	Current Budget	Increase	Decrease	Revised Budget
<b>GENERAL FUND</b>				
Other Revenues	\$ 63,260,114	\$ -	\$ -	\$ 63,260,114
Fund Balance Appropriated	<u>3,096,886</u>	<u>1,377,747</u>	<u>-</u>	<u>4,474,633</u>
GENERAL FUND TOTAL	\$ 66,357,000	\$ 1,377,747	\$ -	\$ 67,734,747
<b>OTHER FUNDS</b>				
Grants Fund	\$ 384,640	\$ 132,019	\$ -	\$ 516,659
Affordable Housing Development Reserve	688,395	830,452	-	1,518,847
Library Gift Fund	140,076	240,830	-	380,906
Capital Improvement Fund	322,260	499,192	-	821,452
Vehicle Replacement Fund	1,120,130	419,426	-	1,539,556
Vehicle Maintenance Fund	1,438,300	-	-	1,438,300
Computer Replacement Fund	150,875	-	-	150,875
On-Street Parking Fund	716,810	32,444	-	749,254
Off-Street Parking Fund	1,990,020	382,965	-	2,372,985
Public Housing Fund	2,204,372	4,530	-	2,208,902
Stormwater Management Fund	2,724,400	3,743,250	-	6,467,650
Transit Fund	<u>23,768,295</u>	<u>1,774,850</u>	<u>-</u>	<u>25,543,145</u>
Total all funds	\$ 102,005,573	\$ 9,437,705	\$ -	\$ 111,443,278

This the 19<sup>th</sup> day of September, 2018.

## Affordable Housing Development Reserve (AHDR) Funding Summary

UPDATED 9/17/18

**FY15 (first year, only one cycle)**

	Request	Approved	Total Available Budget	Notes
Habitat for Humanity - Northside Land Acquisition and Second Mortgage Assistance Project	\$270,000	\$270,000		
Empowerment Inc. - Home Purchase	\$27,000	\$27,000		
Opportunity Fund	\$68,395	\$68,395		
Self Help - Northside Neighborhood Initiative	\$100,000	\$100,000		
	<b>\$465,395</b>	<b>\$465,395</b>	<b>\$688,395</b>	

**FY16**

Jackson Center - Promise of Home Home Repair Program	\$75,000	\$75,000		
Community Home Trust - Ramsley Development	\$57,000	\$57,000		
DHIC - Greenfield Commons	\$450,000	\$450,000*		*Alternate Source Identified FY16 Installment Financing
Habitat for Humanity - Affordable homeownership	\$55,000	\$55,000		
Habitat for Humanity - A Brush with Kindness	\$25,000	\$0		
Empowerment - Purchase of eight affordable rental units on Shepherd Lane	\$250,000	\$0		
Self Help - Northside Neighborhood Initiative	\$150,000	\$150,000		
	<b>\$1,062,000</b>	<b>\$337,000</b>	<b>\$688,395</b>	

**FY17**

Habitat - Affordable homeownership	\$55,000	\$55,000		
Church of the Advocate - Tiny house development	\$70,000	\$70,000		
CASA - Merrit Mill Rd multi-family development	\$330,810	\$330,810		
Empowerment - Purchase of affordable rental home in Northside	\$54,128	\$54,128		
Rebuilding Together - Home repair program	\$40,000	\$0		
Self Help - Northside Neighborhood Initiative	\$200,000	\$200,000		
	<b>\$749,938</b>	<b>\$709,938</b>	<b>\$688,395</b>	

**FY18**

Community Home Trust - Single Family Home Acquisition	\$165,000	\$165,000		
Self Help - Tiny Home	\$60,521	\$60,521		
Self Help - Northside Neighborhood Initiative	\$150,000	\$150,000		
DHIC - Greenfield	\$700,000	\$700,000		
Community Home Trust - Courtyards	\$100,000	\$100,000		
	<b>\$1,175,521</b>	<b>\$1,175,521</b>	<b>\$688,395</b>	

**Total Allocation Amount FY15-18**

**\$2,687,854**

**Total Budget of AHDR FY15-18**

**\$2,753,580**

**Current Balance of AHDR**

**\$65,726**