



Legislation Details (With Text)

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File created: 4/14/2020 In control: Town Council
On agenda: 5/6/2020 Final action: 5/6/2020
Title: Adopt Recommended 2020-2021 Capital Fund Program Plan for Public Housing Renovations.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Summary of 2020-2021 recommendations for Capital Fund, 2. Council Questions with Staff Response, 3. A RESOLUTION APPROVING ACTIVITIES FOR THE 2020-2021 CAPITAL FUND PROGRAM (2020-05-06/R-2), 4. AN ORDINANCE ESTABLISHING THE 2020-2021 CAPITAL FUND PROGRAM PROJECT ORDINANCE (2020-05-06/O-1)

Table with 5 columns: Date, Ver., Action By, Action, Result. Row 1: 5/6/2020, 1, Town Council, adopted, Pass

Adopt Recommended 2020-2021 Capital Fund Program Plan for Public Housing Renovations.

Staff: Loryn Clark, Executive Director; Faith M. Brodie, Director
Department: Housing and Community; Public Housing

Overview: We expect to receive funding from the U.S. Department of Housing and Urban Development (HUD) for the Public Housing Renovations Program. Based on conversations with the Greensboro Regional Office, and recommended amounts published by the Capital Fund Program at HUD, we anticipate an award of \$886,583 although we have not yet received formal notification of the 2020-2021 Capital Fund Grant amount. We have prepared our recommendations based on this \$886,583 estimate.

Recommendation(s):

- That the Council:
1. Adopt the resolution approving the recommended 2020-2021 Capital Fund Program for Public Housing renovations.
2. Enact the project ordinance to establish the Capital Fund Program Budget for the 2020-2021 program.

Key Points:

- In February 2020, Housing staff met with Public Housing residents to receive comments and suggestions on the use of the Capital Fund grant. Forty-four residents and three interpreters attended the meeting.
Public Housing residents were mailed a survey inviting them to suggest uses for the Capital Fund.
Thirty-six surveys were returned. Sixteen in Karen, eleven in English, six in Burmese, and three in Arabic.
Comments received from the meeting and the survey along with relevant portions of the Public Housing Master Plan were considered in developing the Proposed Capital Fund Program.

Fiscal Impact/Resources:

Public Housing Renovations	\$350,583
○ Concrete replacement/repair	
○ Parking lot resurfacing	
○ Step repair and replacement	
○ Exterior repairs	
○ Improved Signage	
Building Improvements	356,000
○ Electrical upgrades	
○ Appliance upgrades	
○ Window and door replacement	
Professional Services	100,000
Administrative Costs	80,000
Total (based on estimate)	886,583

Summary of Recommended Plan

Last year, we invested significant money and time in implementing the Public Housing Master Plan. This Master Plan took into consideration the continuous aging of our portfolio, the need for increased funding for renovating and rehabilitating our property at Trinity Court, and the expansion and re-visioning of our property at Craig Gomains, under the HUD approved RAD Conversion Plan.

Our RAD conversion efforts focused on research and acquiring data on all of our communities so we could make fiscally responsible decisions about our neighborhoods under the Master Plan.

The Public Housing Master Plan guides a strategic renovation schedule for repairs and renovations, with a first focus on the older units and the most densely occupied neighborhoods.



Attachments:

- Resolution
- Ordinance
- Summary of 2020-2021 Recommendations for Capital Fund

A RESOLUTION APPROVING ACTIVITIES FOR THE 2020-2021 CAPITAL FUND PROGRAM (2020-05-06/R-2)

WHEREAS, the Town has not yet received confirmation of the 2020-2021 Capital Fund Grant by the U.S. Department of Housing and Urban Development, and;

WHEREAS, the 2020-2021 Capital Fund Program grant will provide an estimated \$886,583 for the renovation of Chapel Hill Public Housing properties.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that based on the Town's estimated allocation of \$886,583 of Capital Fund Program funds the Chapel Hill Town Council approves the following 2020-2021 Capital Fund Program:

<u>Proposed Uses of Funds</u>	
• Public Housing Renovations	\$350,583
• Building Improvements	\$356,000
• Professional Services	\$100,000
• Administrative costs	<u>\$ 80,000</u>
TOTAL	\$886,583

BE IT FURTHER RESOLVED that the Council authorizes the Town Manager to submit this 2020-2021 Annual Action Plan to the U.S. Department of Housing and Urban Development.

This the 6th day of May, 2020.

**AN ORDINANCE ESTABLISHING THE 2020-2021 CAPITAL FUND PROGRAM PROJECT
ORDINANCE (2020-05-06/O-1)**

BE IT ORDAINED by the Council of the Town of Chapel Hill that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following grant project ordinance is hereby established:

"SECTION I

The project authorized is the Housing Capital Fund Project budget as approved by the Council on April 29, 2020. .

SECTION II

The Town Manager of the Town of Chapel Hill is hereby directed to proceed with the project within the terms of the Contract document(s), the rules and regulations of the U.S. Department of Housing and Urban Development, and budget contained herein.

SECTION III

The following revenue is anticipated to be available to complete the project:

Capital Fund Program	\$ 886,583
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SECTION IV

Public Housing Renovations	\$ 350,583
Building Improvements	356,000
Professional Services	100,000
Administrative Costs	<u>80,000</u>

Total	\$ 886,583
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SECTION V

The Finance Officer of the Town of Chapel Hill is hereby directed to maintain within the Project Fund sufficient specific detailed accounting records to provide the accounting to the U.S. Department of

Housing and Urban Development as required by the Annual Contributions Contract and federal regulations.

SECTION VI

Funds may be advanced from General funds for the purpose of making payments as due. Reimbursements requests should be made to HUD in an orderly and timely manner.

SECTION VII

The Manager is directed to report annually on the financial status of each project in Section IV and on the total revenues received.

This the 6th day of May, 2020.

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

By adopting the resolution, the Council approves the recommended 2020-2021 Capital Fund Program for Public Housing renovations; by enacting the ordinance, the Council establishes the Capital Fund Program Budget for the 2020-2021 program.