



TOWN OF CHAPEL HILL

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

**2018-2019 CONSOLIDATED ANNUAL PERFORMANCE AND
EVALUATION REPORT (CAPER)**



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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The Five Year Consolidated Plan is a guide for Orange County and the Town of Chapel Hill to use for its housing, community development, and economic programs and initiatives. This is the third year of the 2015-2019 Consolidated Plan. The progress accomplished towards addressing each Strategic Plan Goals is shown below.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
AM-1 Overall Coordination	Non-Housing Community Development	CDBG: \$	Other	Other	1	1	100.00%	1	0	0.00%
CD-1 Community Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				

CD-1 Community Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
CD-1 Community Facilities	Non-Housing Community Development	CDBG: \$	Other	Other	0	0				
CD-2 Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
CD-3 Public Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	310	62.00%	50	44	88.00%
CD-3 Public Services	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
CD-3 Public Services	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	55		0	22	
CD-3 Public Services	Non-Housing Community Development	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	
CD-4 Code Enforcement	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				

CD-4 Code Enforcement	Non-Housing Community Development	CDBG: \$	Homeowner Housing Added	Household Housing Unit	0	0				
CD-4 Code Enforcement	Non-Housing Community Development	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0				
CD-4 Code Enforcement	Non-Housing Community Development	CDBG: \$	Housing for Homeless added	Household Housing Unit	0	0				
CD-4 Code Enforcement	Non-Housing Community Development	CDBG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0				
CD-4 Code Enforcement	Non-Housing Community Development	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	100	34	34.00%	12	0	0.00%
CD-5 Clearance	Non-Housing Community Development		Buildings Demolished	Buildings	0	0				
CD-6 Revitalization	Affordable Housing Public Housing Non-Housing Community Development	CDBG: \$176527	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				

CD-6 Revitalization	Affordable Housing Public Housing Non-Housing Community Development	CDBG: \$176527	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
CD-6 Revitalization	Affordable Housing Public Housing Non-Housing Community Development	CDBG: \$176527	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
CD-6 Revitalization	Affordable Housing Public Housing Non-Housing Community Development	CDBG: \$176527	Homeowner Housing Rehabilitated	Household Housing Unit	0	0				
CD-6 Revitalization	Affordable Housing Public Housing Non-Housing Community Development	CDBG: \$176527	Buildings Demolished	Buildings	0	0				

CD-6 Revitalization	Affordable Housing Public Housing Non-Housing Community Development	CDBG: \$176527	Other	Other	0	0		7	0	0.00%
ED-1 Employment	Non-Housing Community Development		Jobs created/retained	Jobs	1	1	100.00%			
ED-2 Financial Assistance	Non-Housing Community Development		Businesses assisted	Businesses Assisted	0	0				
ED-3 Redevelopment Program	Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
ED-3 Redevelopment Program	Non-Housing Community Development		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
ED-3 Redevelopment Program	Non-Housing Community Development		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
ED-3 Redevelopment Program	Non-Housing Community Development		Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				

ED-3 Redevelopment Program	Non-Housing Community Development		Facade treatment/business building rehabilitation	Business	0	0				
ED-3 Redevelopment Program	Non-Housing Community Development		Businesses assisted	Businesses Assisted	0	0				
HO-1 Continuum of Care	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	100	0	0.00%			
HO-2 Operation/Support	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	100	66	66.00%			
HS-1 Housing Rehabilitation	Affordable Housing Public Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	15	0	0.00%			
HS-1 Housing Rehabilitation	Affordable Housing Public Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	25	16	64.00%	10	11	110.00%
HS-3 Fair Housing	Affordable Housing		Other	Other	1	0	0.00%			
HS-4 Homeownership	Affordable Housing	CDBG: \$	Homeowner Housing Added	Household Housing Unit	0	1		2	0	0.00%
HS-4 Homeownership	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	20	5	25.00%			

HS-5 Public Housing	Affordable Housing Public Housing Homeless Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
HS-5 Public Housing	Affordable Housing Public Housing Homeless Non-Housing Community Development	CDBG: \$	Rental units rehabilitated	Household Housing Unit	80	0	0.00%			
HS-5 Public Housing	Affordable Housing Public Housing Homeless Non-Housing Community Development	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0				
SN-3 Accessibility	Affordable Housing Non-Homeless Special Needs		Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				

SN-3 Accessibility	Affordable Housing Non-Homeless Special Needs		Rental units rehabilitated	Household Housing Unit	0	0				
SN-3 Accessibility	Affordable Housing Non-Homeless Special Needs		Homeowner Housing Rehabilitated	Household Housing Unit	0	0				

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

2018 CDBG programming included operational support for homeless case management; a summer employment program for LMI youths; code enforcement in specific neighborhood areas in Town (Northside and Pine Knolls); minor home repair for LMI homeowners; support for affordable housing and community development; and support for acquisition to lower the cost of homes to LMI homebuyers and renters.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	9
Black or African American	32
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	41
Hispanic	0
Not Hispanic	41

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

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CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	440,121	

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Northside Neighborhood	3	3	
Pine Knolls Neighborhood	3	3	
Public Housing Neighborhood			
Town-wide	94	94	

Table 4 – Identify the geographic distribution and location of investments

Narrative

2018 CDBG funded activities were provided town-wide, with the exception of focused code enforcement in the Northside and Pine Knolls neighborhoods.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Since fiscal year 14-15, the Town Council has annually allocated over \$688,000 for affordable housing. In March 2015 the Council approved an allocation strategy for this funding, establishing an Affordable Housing Development Reserve (AHDR). The AHDR is dedicated exclusively to the development and preservation of affordable housing. In 2018 the Town approved a \$10 million affordable housing bond referendum to be used for affordable housing development and preservation.

In 2016-2017, the Town identified a Town-owned property (Homestead Road) as a site for affordable housing development. Since then, the Town Council has adopted a resolution formally setting the property aside for affordable housing development; the Town has performed a stream determination and a Phase I Environmental Assessment and Asbestos inspection, and has contracted with a development consultant and architectural design firm. In the winter of 2018, a concept plan for development of this parcel was submitted. The Town is in the process of negotiating a development agreement with developer partners and seeking private grants and additional resources for the development of the site.

In past Community Surveys, the issue of affordable housing consistently receives high dissatisfaction ratings among Chapel Hill residents. The Chapel Hill 2020 Plan set a goal to create a range of housing options for current and future residents. Partnering with nonprofit housing providers like DHIC to develop a low income housing tax credit project on Town-owned land was the top recommendation identified in the Affordable Rental Housing Strategy adopted by the Council in February 2014. The Town has partnered with the Raleigh nonprofit DHIC Inc. to create two rental communities— Greenfield Place, 80 apartments for working families, and Greenfield Commons, up to 69 units for senior citizens, on an approximately 9 acre property located on an undeveloped portion of the Chapel Hill Memorial Cemetery off Legion Road. Greenfield Place and Greenfield Commons are now complete and occupied.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	12	17
Number of households supported through The Production of New Units	75	78
Number of households supported through Rehab of Existing Units	125	147
Number of households supported through Acquisition of Existing Units	4	5
Total	216	247

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The challenge with an aging housing stock is that homes require more repair, which results in higher costs, and sometimes exceeds the scope of services provided by our CDBG subrecipients.

Discuss how these outcomes will impact future annual action plans.

There continues to be an increasing need for homeowner repair. The Town will continue to consider funding applications for homeowner repair programs in the future annual action plans.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	3	0
Low-income	4	0
Moderate-income	4	0
Total	11	0

Table 7 – Number of Households Served

Narrative Information

- (1) <30% AMI homeowners assisted was with home repairs
- (3) 31-50% AMI homeowners were assisted with home repairs
- (2) 51-80% AMI homeowners were assisted with home repairs
- (1) 31-50% AMI homebuyer
- (2) 51-80% AMI homebuyer
- (1) <30% AMI renter in our Transitional Housing program
- (2) 31-50% AMI renters in our Transitional Housing program
- (14) <30% AMI youth employed for the summer
- (4) 31-50% AMI youth employed for the summer
- (4) 51-80% AMI youth employed for the summer

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Through the Town's CDBG program, funding was allocated to the Inter-Faith Council to support homeless case management. Throughout the 2018 program year, over 1,726 hours of case management services were provided, and 22 homeless women and families were assisted with shelter, securing housing, and connecting with support services.

Addressing the emergency shelter and transitional housing needs of homeless persons

In 2015, with ongoing support from the Town, the Inter-Faith Council opened a 52-bed men's transitional Community House facility. The Inter-Faith Council also operates Project HomeStart, a shelter for homeless women and their children located a half-mile from Community House

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The Inter-Faith Council helped enroll 22 homeless women and families in ongoing case management including connecting them to mental health services, primary care, mainstream benefits, and assist them in successfully securing affordable housing (through Rapid Rehousing and Permanent Supportive Housing programs), in the 2018 program year.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Effective May 1, 2015, the Town's public housing admissions policies were modified to include Homelessness persons as a local preference priority for public housing applicant selection.

Consistent with the Council’s goal statement of the Affordable Housing Strategy, (“increase the affordability of and access to housing for households and individuals with a range of incomes, from those who are homeless to those in middle-income households.”) we have added “homeless” individuals and families to the local preference selection criteria for the public housing waiting list. This addition to the local preference policy would allow homeless individuals and families to receive priority on the housing waiting list along with applicants who are employed, elderly or disabled. Though this change may not house applicants immediately, it could provide housing to households that are experiencing homelessness more quickly than the Town’s current admissions policy provides.

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CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

We have reorganized the Public Housing department to improve our capacity to carry out our mission and better align staff functions. We have a new director in place, as well as additional management and maintenance staff, filling previously vacant positions. The inter-departmental Resident Services Team has continued to develop and provide programming for our public housing residents. We continue to offer programs such as computer literacy, cooking classes, and family reading, after school programming at the Community Connect Center in the South Estes Drive community. We have also focused our efforts on launching the Resident Leadership Team that would serve as a liaison between public housing residents and our staff. We also have a Public Housing Master Plan underway, which will include an evaluation of our portfolio of public housing units and options for redevelopment. We anticipate presenting the master plan to the Town Council in the winter of 2018.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The Transitional Housing program is designed to prepare public housing families for the move to homeownership and private market housing. The basic design builds upon the concept of putting a family into a house and replicating the private market environment. During a family's tenure in the program, they are responsible for many of the tasks they will encounter when they move out of subsidized housing. However, during their tenure, the Housing Department provides a safety net of resources to enhance their ability to successfully make and prepare for the transition. The Town of Chapel Hill has purchased three homes for the program. The homes are located outside of the Town's conventional public housing neighborhoods, as will all homes purchased for use in the program. Program participants have up to 5 years to prepare for the move to the private market. The Town's goal is to have 10 homes over the course of 5 years. The Town added 1 single-family residence to the program in 2017-2018, and anticipate adding at least 4 more units in 2018-2019.

Actions taken to provide assistance to troubled PHAs

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

- Conducting a review and rewrite of the Town's Land Use Management Ordinance
- Instituted a few waiver policy for affordable housing development
- Created a new zoning district to allow more flexibility for affordable housing development
- Increase the educational opportunities and provide training relating to Fair Housing through workshops, forums and presentations
- Target specific protected groups for fair housing information
- Continue to consult with local lending institutions
- Provide training to housing providers and consumers about their obligations and rights.
- Continue to work with the County and Town governments to develop appropriate legislation and ordinances to assist with the development of affordable housing
- Monitor and track the Inclusionary Zoning Ordinance enacted by the Town of Chapel Hill for effectiveness in the development of affordable housing and utilize as a model ordinance for adoption by the Towns of Carrboro and Hillsborough and Orange County for implementation if positive results are determined.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

with the Town has conducted a market and needs analysis, an analysis of available financial resources and strategies for housing development, an affordability gap analysis, options for new revenue sources for affordable housing, and an economic impact analysis and policy recommendations. From this analysis, we have implemented a Work Plan to to guide our efforts to address obstacles. Several key accomplishments and actions taken from this include:

- \$10 million Affordable Housing Bond
- Utilizing Town-owned land for affordable housing development
- Creating an affordable housing performance measurement system
- Evaluating Town policies and procedures to better incentivize affordable housing development
- Creating programs to assist in the preservation of affordable housing

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Since fiscal year 14-15, the Town Council has annually allocated over \$688,000 for affordable housing. In March, 2015 the Council approved an allocation strategy for this funding, establishing an Affordable Housing Development Reserve (AHDR). The AHDR is dedicated exclusively to the development and preservation of affordable housing. This year the Town now has access to a \$10 million affordable housing bond for the development and preservation of affordable housing in town.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

We have reorganized the Public Housing department to improve our capacity to carry out our mission and better align staff functions.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Our relationship with our affordable housing partners is stronger than ever. We are working together in different ways to further the Town's affordable housing goals. We continue to be an active participant in the Orange County Affordable Housing Coalition and we have engaged local housing providers in different ways. We have renewed our commitment to work closely with our partners in a coordinated manner and we look forward to the exciting projects that we will accomplish together. In collaboration with the Coalition, we recently developed a county-wide inventory of all subsidized housing. For the first time, we have detailed information about all subsidized units throughout Orange County. We are currently exploring ways to share this data with the community and use this information to inform future affordable housing priorities and opportunities for collaboration.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Throughout the year, Town staff monitored and evaluated individual programs' progress towards contracted goals and expenditures. Agencies are required to submit regular quarterly or semi-annual program activity, financial, and contract compliance reports. This information was used to monitor program activity and contract compliance with all regulations, including administrative, financial, and programmatic operations. Timely expenditure of funds was a component of these monitoring activities.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The Town of Chapel Hill's draft CAPER is being made available to the public September 4-20, 2019, along with instructions about how to provide input. A notice was published in the newspaper on August 21, 25, 28 and September 1, 2019 and published on the Town's website. Any public comments received during the comment period will be included in the final document. A final copy of the CAPER will be posted on the Town's website.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The Town of Chapel Hill made no significant changes to its program objectives from its 2018 Action Plan.

CDBG activities that have had a substantial impact on identified needs are the public services and homeowner repair activities which were identified as high priority projects in the 2015-2020

Consolidated Plan. The indicators for CDBG need are identified by the type and number of applications received for funding in 2018. The Town has seen an increase in demand for the CDBG program funding. This increase of demand is reflected in the number of applications received, which totaled amounts that exceeded the entire annual Entitlement allocation. Based upon the number of applications received, public services, homeownership assistance and housing rehabilitation are of the highest need.

2018 Funded activities include: public service programs, housing rehabilitation programs, homeownership assistance program, code enforcement, and administration.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

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