

PUBLIC HOUSING FUND

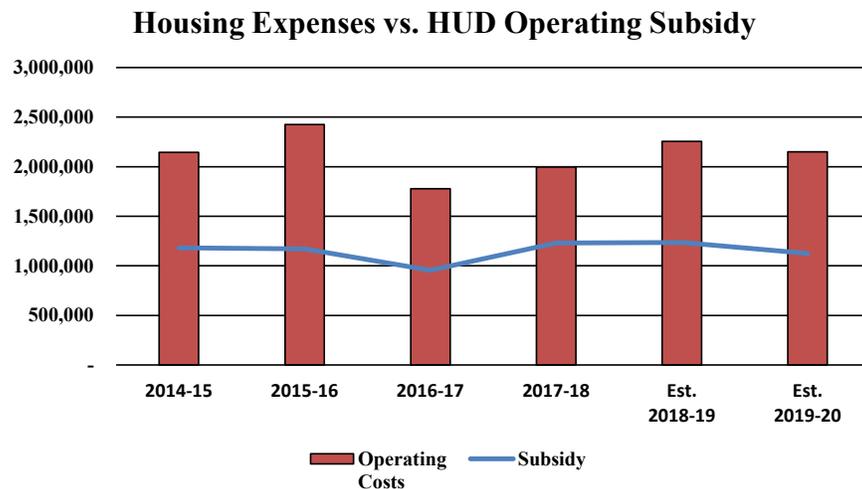
Major Revenue Sources - Descriptions and Estimates

The Town’s Public Housing program provides for the administration and operation of the Town's 336 public housing units, and is funded primarily through federal grants and rents paid by residents.

In 1987, the Chapel Hill Public Housing Authority was abolished by the Chapel Hill Town Council. Since then, the Town’s public housing program has been operated as a Town Department administered by Town staff and a Public Housing Director.

Primary revenue sources include dwelling rents paid by residents and operating grants from the Department of Housing and Urban Development (HUD). In the fall of 2005, HUD adopted a “new Operating Fund final rule” which prescribed a phased series of changes to public housing management and reporting requirements. As a first step of implementation, HUD determined to begin budgeting on a calendar year basis. Difficulty with the new online reporting model delayed funding determination, and HUD has been funding housing agencies for a few months at a time since 2008.

Smaller housing agencies have been allowed to opt out of Asset Management since 2008. HUD has continued to provide the exception to smaller units, one a year at a time. We believe that “opting out” will continue permanently, and so have prepared the budget for 2020-21 under a simpler budget model that more closely reflects the way we are reporting to HUD, eliminating the necessity of separating expenditures into AMPs or Asset Management Projects.



HUD has provided funding estimates for calendar year 2020 but we have no information about calendar 2021. Based on interim allocations, our estimate of HUD’s subsidy for 2019-20 is \$1,374,953, about a 15% increase from the 2018-19 subsidy of \$1,193,827.

The Housing Department estimates dwelling rents, the second largest revenue for the Public Housing Fund, at about \$1,029,048, a slight increase over current year estimates due tenant’s income and subsequent rent requirements.

Major Expenditures and Estimates

Major expenditure categories include about \$1,219,220 for salaries and benefits, \$184,700 for utilities, \$100,500 for liability and flood insurance and about \$517,680 for maintenance of the units.

The personnel costs include a 4% increase in health insurance costs and a 1.2% retirement contribution increase.

	2019-20 Original Budget	2020-21 Recommended Budget	% Change from 2019-20
Salary & Benefits - Administration	\$ 499,595	\$ 488,360	-2.2%
Salary & Benefits - Maintenance	744,300	730,860	-1.8%
Maintenance Costs	521,650	517,680	-0.8%
Utilities	192,000	184,700	-3.8%
Liability & Flood Insurance	92,200	100,500	9.0%
Other Expenses	132,715	154,656	16.5%
Total Budget	\$ 2,182,460	\$ 2,176,756	-0.3%

PUBLIC HOUSING
STAFFING COMPARISONS - IN FULL-TIME EQUIVALENTS

	2018-19 ADOPTED	2019-20 ADOPTED	2020-21 RECOMMENDED
Administration			
Director-Housing	1.00	1.00	1.00
Operations Manager - Housing	1.00	1.00	1.00
Management Analyst	1.00	1.00	1.00
Office Assistant	1.00	1.00	1.00
Housing Officer II	1.00	1.00	1.00
Housing Officer I	1.00	1.00	1.00
Division Totals	6.00	6.00	6.00
Maintenance			
Mechanic Supervisor	1.00	1.00	1.00
Maintenance Mechanic (Repair Worker, I, II, III)	8.00	8.00	8.00
Administrative Assistant	1.00	1.00	1.00
Division Totals	10.00	10.00	10.00
Housing Department Totals	16.00	16.00	16.00

¹ Grant-funded position.

PUBLIC HOUSING BUDGET SUMMARY

The Town's public housing units are funded primarily through federal grants from the U.S. Department of Housing and Urban Development and rents paid by residents. HUD's funding formula changed to implement Asset Based Budgeting in 2007-08, but each year, HUD has waived many Asset-based requirements for housing authorities of our size. We believe it is likely the waiver will be made permanent, so the budget for 2020-21 retains a simpler model that includes an Administrative Division and a Maintenance Division.

The 2% decrease in personnel is the result of a 4% increase in health insurance and a 1.2% retirement increase, which if offset by turnover. The budget for 2020-21 reflects an estimate of the HUD subsidy anticipated for calendar year 2019. The Town anticipates a 1.7% increase in HUD subsidies and a 1.1% increase in rental revenues. Due to these minor increases, the town is anticipating it will have a higher fund balance appropriation in 2020-21.

REVENUES

	2018-19 Actual	2019-20 Original Budget	2019-20 Revised Budget	2019-20 Estimated	2020-21 Recommended Budget	% Change from 2019-20
Revenue Summary						
HUD Contributions	\$ 1,193,827	\$ 1,126,092	\$ 1,126,092	\$ 1,374,953	\$ 1,145,793	1.7%
Rental Revenue	1,017,155	1,017,881	1,017,881	1,028,956	1,029,048	1.1%
Other Revenues	4,820	200	200	41,490	200	0.0%
Interest Income	1,701	1,680	1,680	1,715	1,715	2.1%
Appropriated Fund Balance	-	36,607	48,584	-	-	-100.0%
Total Revenues	\$ 2,217,503	\$ 2,182,460	\$ 2,194,437	\$ 2,447,114	\$ 2,176,756	-0.3%

EXPENDITURES

	2018-19 Actual	2019-20 Original Budget	2019-20 Revised Budget	2019-20 Estimated	2020-21 Recommended Budget	% Change from 2019-20
Personnel	\$ 898,295	\$ 1,243,895	\$ 1,218,895	\$ 987,659	\$ 1,219,220	-2.0%
Operating	856,674	938,565	975,542	987,269	949,893	1.2%
Contribution to Reserve	462,534	-	-	472,186	7,643	N/A
Total	\$ 2,217,503	\$ 2,182,460	\$ 2,194,437	\$ 2,447,114	\$ 2,176,756	-0.3%

COMMUNITY DEVELOPMENT PROJECT ORDINANCES
U.S. Department of Housing and Urban Development
Community Development Program
Summary of Activities

The Town became an "entitlement" Community Development city in 1984, which means that the Town is entitled to receive Community Development grant funds annually upon submission of a final statement. Community Development grants awarded by Housing and Urban Development are implemented pursuant to grant project ordinances authorized by General Statute 159-13.12. Budgets are adopted throughout the year as the grant awards are received.

The 2014 project ordinance budgets a \$403,505 grant and \$7,338 program income, for public housing improvements, homeownership assistance, code enforcement, after school programs, community and homelessness outreach, and youth skills development programs.

The 2015 project ordinance budgets a \$404,761 grant and \$7,338 program income, for public housing improvements, homeownership assistance, code enforcement, after-school programs, summer youth employment programs, and youth skills development programs, community and homelessness outreach, homeowner housing improvements.

The 2016 project ordinance budgets a \$387,702 grant and \$7,338 program income, for public housing improvements, homeownership assistance, homeowner housing improvement programs, code enforcement, neighborhood revitalization activities, summer youth employment programs, homelessness outreach and case management, youth skills development and community literacy programs.

The 2017 project ordinance budgets a \$380,825 grant and \$38,046 program income, for public housing improvements, homeownership assistance, homeowner housing improvement programs, code enforcement, neighborhood revitalization activities, summer youth employment programs, and homelessness case management.

The 2018 project ordinance budgets a \$418,344 grant and \$21,777 program income, for public housing improvements, homeownership assistance, homeowner housing improvement programs, code enforcement, neighborhood revitalization activities, summer youth employment programs, and homelessness case management.

The 2019 project ordinance budgets a grant of \$386,584 for homeownership assistance, housing improvement programs for homeowners, code enforcement, neighborhood revitalization activities, the summer youth employment program, youth counseling services,, and homelessness case management.

