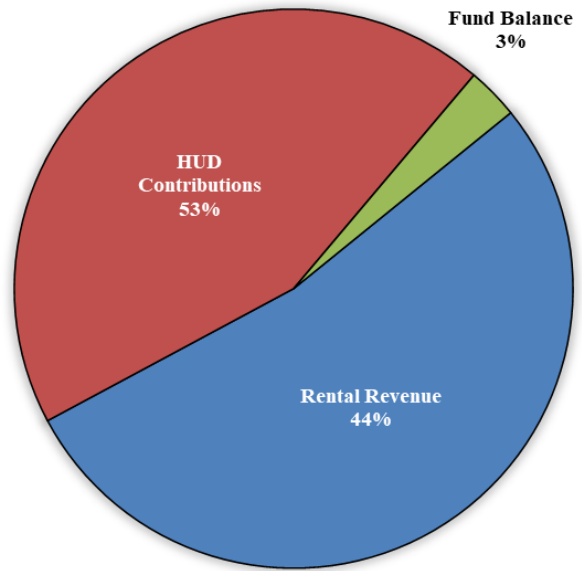


PUBLIC HOUSING FUND

The Public Housing Fund is used to account for federal grants restricted for the Town's public housing programs.

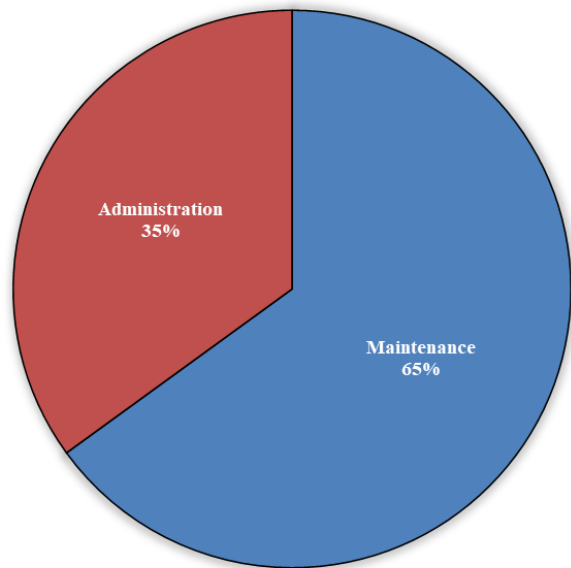
Since those with fewer than 400 units have been exempt each year from HUD's new funding model (AMPs) since 2007-08, we have returned to a simpler budget presentation comprised of Administrative and Maintenance divisions.

PUBLIC HOUSING REVENUES



Total \$2,416,924

PUBLIC HOUSING EXPENSES



PUBLIC HOUSING FUND

MISSION STATEMENT:

The mission of the Department of Public Housing is to create strong, sustainable, inclusive communities and quality affordable homes for all. We also aim to provide programs and services to help public housing tenants improve basic life skills and achieve economic independence.

The Department of Public Housing identified the following primary programs that are included in the adopted budget for 2022-23.

Program	Description
Rental Housing for Low-Income Families	Manage 336 public housing units (13 locations) overseen by the Department of Public Housing. Monitor tenant eligibility and administer rental assistance programs. Calculate and collect rental payments and manage the waiting list of those requesting residency.
Maintenance Services	Respond to requests for repair of rental units, appliances, and fixtures. Respond to emergency repair requests on a 24-hour/7 days per week basis. Manage comprehensive modernization program that retrofits units on a rotating basis, including upgrading electrical systems, replacing doors and windows, installing central a/c and upgrading appliances.
Resident Services	Refer tenants to outside agencies for job training or budgeting assistance when residents have difficulty paying rent. Refer tenants to outside agencies in order to deal with social issues such as alcohol and drug dependency.

PUBLIC HOUSING FUND

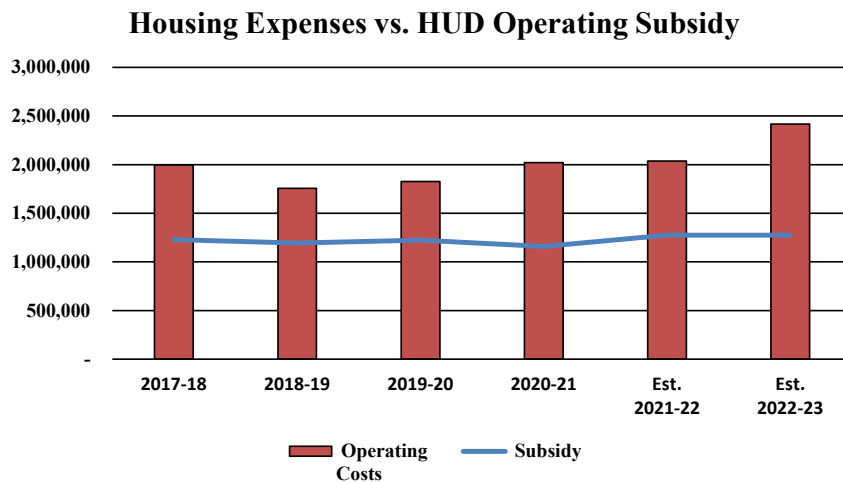
Major Revenue Sources - Descriptions and Estimates

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 2022-23



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 2022 but we have no information about calendar 2023. Based on interim allocations, our estimate of HUD’s subsidy for 2021-22 is \$1,274,426, about a 10% increase from the 2020-21 subsidy of \$1,158,865.

The Housing Department estimates dwelling rents, the second largest revenue for the Public Housing Fund, at about \$1,062,060, which is in line with current year estimates.

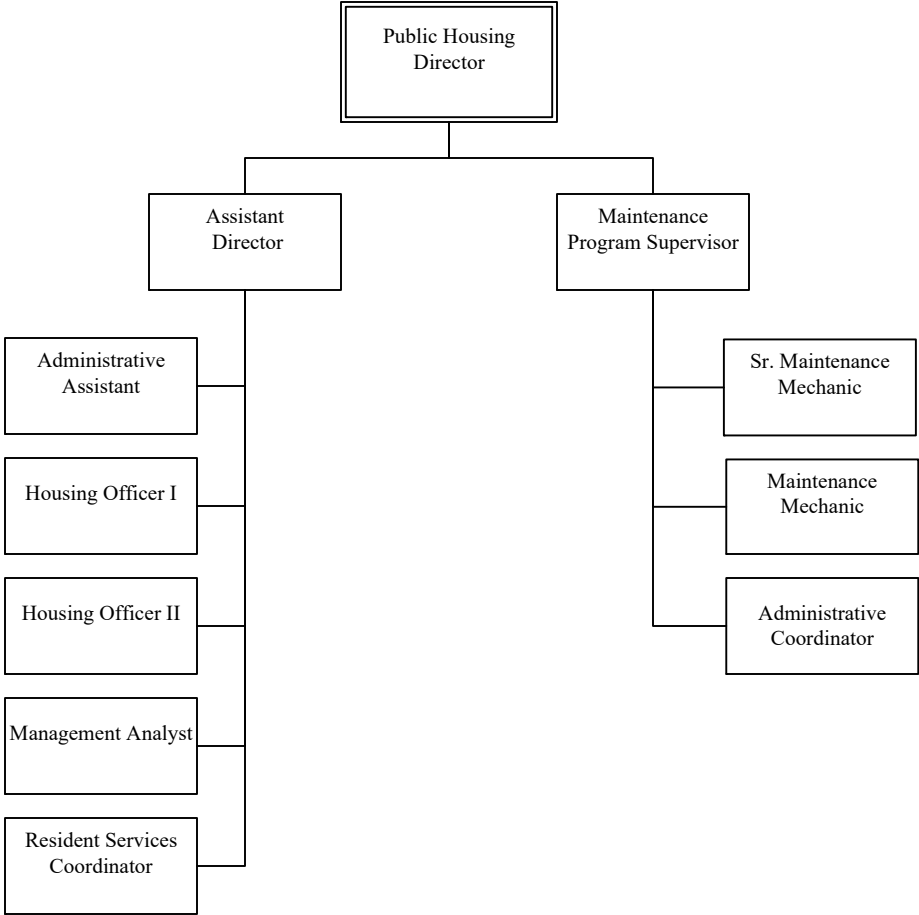
Major Expenditures and Estimates

Major expenditure categories include about \$1,444,995 for salaries and benefits, \$213,400 for utilities, \$75,000 for liability and flood insurance and \$555,994 for maintenance of the units.

The personnel costs include a 2% increase in health insurance costs, a 4/5% of market pay increase, and a 0.75% retirement contribution increase.

	2021-22 Original Budget	2022-23 Adopted Budget	% Change from 2021-22
Salary & Benefits - Administration	\$ 492,874	\$ 597,993	21.3%
Salary & Benefits - Maintenance	720,581	847,002	17.5%
Maintenance Costs	549,564	555,994	1.2%
Utilities	213,400	213,400	0.0%
Liability & Flood Insurance	75,000	75,000	0.0%
Other Expenses	125,337	127,535	1.8%
Total Budget	\$ 2,176,756	\$ 2,416,924	11.0%

PUBLIC HOUSING



PUBLIC HOUSING
STAFFING COMPARISONS - IN FULL-TIME EQUIVALENTS

	2020-21	2021-22	2022-23
	ADOPTED	ADOPTED	ADOPTED
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
Resident Services Coordinator	0.00	0.00	1.00
Division Totals	6.00	6.00	7.00
Maintenance			
Mechanic Supervisor	1.00	1.00	1.00
Maintenance Mechanic (Repair Worker, I, II, III)	8.00	8.00	7.00
Administrative Assistant	1.00	1.00	1.00
Division Totals	10.00	10.00	9.00
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 2022-23 retains a simpler model that includes an Administrative Division and a Maintenance Division.

The 19.1% increase in personnel is the result of a 2% increase in health insurance, a 0.75% retirement increase, and a salary increase. The budget for 2022-23 reflects an estimate of the HUD subsidy anticipated for calendar year 2022. The Town anticipates increases in HUD subsidies and rental revenues. The town also anticipates it will have a higher fund balance appropriation in 2022-23.

REVENUES


	2020-21 Actual	2021-22 Original Budget	2021-22 Revised Budget	2021-22 Estimated	2022-23 Adopted Budget	% Change from 2021-22
Revenue Summary						
HUD Contributions	\$ 1,158,865	\$ 1,145,793	\$ 1,145,793	\$ 1,274,426	\$ 1,274,426	11.2%
Rental Revenue	955,697	1,029,048	1,029,048	1,062,060	1,062,060	3.2%
Other Revenues	107	200	200	400	400	100.0%
Interest Income	666	1,715	1,715	1,715	1,715	0.0%
Cares Act	48,247	-	113,922	113,922	-	N/A
Appropriated Fund Balance	-	-	361	-	78,323	N/A
Total Revenues	\$ 2,163,582	\$ 2,176,756	\$ 2,291,039	\$ 2,452,523	\$ 2,416,924	11.0%

EXPENDITURES

	2020-21 Actual	2021-22 Original Budget	2021-22 Revised Budget	2021-22 Estimated	2022-23 Adopted Budget	% Change from 2021-22
Personnel	\$ 1,071,159	\$ 1,213,455	\$ 1,242,471	\$ 960,115	\$ 1,444,995	19.1%
Operating	949,330	963,301	1,048,568	1,077,543	971,929	0.9%
Contribution to Reserve	143,093	-	-	414,865	-	N/A
Total	\$ 2,163,582	\$ 2,176,756	\$ 2,291,039	\$ 2,452,523	\$ 2,416,924	11.0%

PUBLIC HOUSING

Performance Measures

 AFFORDABLE HOUSING	Strategic Objectives ➤ To provide decent, safe, and well maintained affordable rental housing for low-income residents
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Core Business Program	Performance Measure	FY20 Actual	FY21 Actual	FY22 Actual	FY23 Target
Public Housing	HUD's PHAS rating	73%	58%	58%	70%
	Average number of days to complete a routine work order	1.8	2.2	10.5	2
	% of work orders initiated by residents	32%	28%	38%	25%
	% of Public Housing units with access/use to free High-Speed Wi-Fi	*	*	*	*
	% of work orders initiated by Public Housing Staff	67%	34%	31%	75%
	% of vacant units occupied within 20 days or less	0%	0%	0%	50%
	Average # of calls received via the after-hour line monthly	N/A	85	74	30
	Average number of persons attending a food bank in Public Housing	N/A	873	520	3,000
	% of Public Housing Residents employed	45%	64%	50%	40%
	% of new admissions homeless at the time of admission	17%	3%	7%	20%

* This is a new measure. Data for previous reporting periods is not available.

** Food bank numbers were very high due to increased food insecurity during COVID-19 pandemic.

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.

The 2020 project ordinance budgets a \$417,591 grant and \$7,339 program income, for homeownership assistance, homeowner housing improvement programs, emergency housing assistance, the summer youth employment program, youth counseling services,

and homelessness case management. There were also two COVID-19 related CDBG-CV ordinances in 2020:

- The Coronavirus funding round 1 project ordinance budgets a grant of \$245,693 for emergency housing assistance and homelessness case management.
- The Coronavirus funding round 3 project ordinance budgets a grant of \$290,902 for remote learning scholarships, neighborhood support centers and staffing and supplies for the food bank.

The 2021 project ordinance budgets a \$418,300 grant and \$7,339 program income, for affordable rental acquisition and rehabilitation, homeowner housing improvement programs, neighborhood revitalization activities, youth counseling services, and homelessness case management.