

Summary of Amended 2023-2024 CDBG Annual Action Plan

This document summarizes the Amended Community Development Block Grant (CDBG) Annual Action Plan for \$683,841 in 2023-2024 CDBG funding. This includes a 2023-2024 CDBG grant award of \$419,225, \$257,278 in prior years' CDBG grants to be reallocated, plus \$7,338 in program income. The program income is received from the annual repayment of a loan made in 2008 to support development of the Dobbins Hill Low Income Housing Tax Credit development.

Recommended CDBG Funding Plan Amendment

Program	Approved Plan	Amended Plan	Change
Affordable Housing			
Community Home Trust - 204 Carver St. Acquisition	\$ 70,000	\$ 70,000	\$ -
EMPOWERment Inc. - 104 Grant St. Acquisition	\$ 240,000	\$ 240,000	\$ -
Community Empowerment Fund - IDA Program	\$ 36,000	\$ 36,000	\$ -
Rebuilding Together of the Triangle Home Repairs	\$ 119,258	\$ 119,258	\$ -
Rehabilitation of Town-owned Transitional Housing Units	0	\$ 53,949	\$ 53,949
Total	\$ 465,258	\$ 519,207	\$ 53,949
Community Development			
Transplanting Traditions Community Farm Microenterprise Development	\$ 15,338	\$ 15,338	\$ -
Total	\$ 15,338	\$ 15,338	
Services - 15% Cap of \$63,984			
Town's Summer Youth Employment Program	\$ 20,000	\$ 20,000	\$ -
Inter-Faith Council - Homeless Case Management	\$ 31,984	\$ 31,984	\$ -
Refugee Community Partnership Crisis Case Management	\$ 12,000	\$ 12,000	\$ -
Total	\$ 63,984	\$ 63,984	\$ -
Administration - 20% Cap of \$85,312			
Total	\$ 85,312	\$ 85,312	\$ -
Total	\$ 629,892	\$ 683,841	\$ 53,949

*Federal Regulations cap the amount of CDBG funding used for **public services at 15%** of the Town's current year grant plus program income equaling an estimated \$63,984 for FY23-24. **Administration is capped at 20%** of current year grant plus program income equaling an estimated \$85,312 for FY23-24.

Affordable Housing

1. Community Home Trust – Single-Family Home Acquisition and Rehabilitation: \$ 70,000

Description: Acquire and rehabilitate a single-family home located on Carver St. and currently held in the Northside Land Bank. The home will be resold to a qualified household earning 60-80% of the area median income at an affordable price, with costs not to exceed 30% of their gross monthly income. The unit will be sold with a renewable 99-year ground lease to maintain long-term affordability. This project also frees up Land Bank funds to preserve more units for affordable housing. This project was referred to apply for CDBG after it was not funded with other [Affordable Housing sources in Fall 2022](#).

2. **EMPOWERment Inc. – Affordable Rental Duplex Acquisition and Rehabilitation: \$ 240,000**

Description: Acquire and rehabilitate a rental duplex located on Grant St. in Pine Knolls and currently held in the Land Bank. Both units are currently vacant and will be rehabilitated into a 3-bedroom unit for a household earning 50% of the area median income or below and a 2-bedroom unit for a household earning below 30% of the area median income. The units will remain affordable to future households for 99-years, creating 2 units of permanently affordable rental housing and freeing up Land Bank funds to preserve more units for affordable housing. This project was referred to apply for CDBG after it was not funded with other Affordable Housing sources in Fall 2022.

3. **Community Empowerment Fund – First-Time Homebuyers Program: \$ 36,000**

Description: \$4,000 will be used to provide financial literacy education and personalized one-on-one financial coaching to support 8 low-income residents work toward purchasing their first home.

\$32,000 will provide 2-to-1 matches up to \$4,000 each for those 8 program participants' savings accounts to be used for closing costs and down payment.

4. **Rebuilding Together of the Triangle – Rehabilitation Services & Home Repairs: \$ 119,258**

Description: \$26,600 for Rehabilitation Services to support the work of the Orange County Home Preservation Coalition (OCHPC), providing applicant intake, home assessments, work scopes, bid preparation, and project management of low-income homeowner repair and accessibility modification projects.

\$92,658 for repair projects identified through Rehabilitation Services to be completed by an OCHPC member agency/agencies and coordinated by Rebuilding Together. This program will serve at least 7 households earning up to 80% of the area median income.

5. **Town of Chapel Hill – Rehabilitation of Transitional Housing Units: \$ 53,949***

Description: The amended program plan recommends allocating \$53,949 in prior year Grant funds to complete substantial rehabilitation of 2-3 Transitional Affordable Housing units owned by the Town. The work needed on these units is outside of the normal scope for maintenance and repair and are necessary for the health and safety of residents.

*New activity added in the proposed amendment

Economic Development

1. Transplanting Traditions Community Farm - Microenterprise Development: \$ 15,338

Description: Microenterprise development through an 8-10 week intensive business, marketing and agricultural course called Growers School offered to low-income refugee farmers as they grow small agricultural businesses. The course includes monthly technical assistance as well as marketing and customer support. Transplanting Traditions anticipates up to 13 businesses owned and run by 22 refugee farmers in Chapel Hill will participate, creating new jobs and providing more sustainable income and livelihood security.

Public Services

Public service activities, such as programs focusing on employment, childcare, healthcare, and education are eligible to be funded through the CDBG program. Federal regulations cap the amount of CDBG funding used for public services at 15% of the Town's Current Year grant plus program income equaling an estimated \$63,984 for FY 23-24.

1. Summer Youth Employment Program: \$ 20,000

Description: The Town of Chapel Hill offers job training and paid employment to youth ages 14-18 in Chapel Hill households earning less than 80% of the Area Median Income. Every summer, the hired youth work 20 hours a week for 8-10 weeks in a variety of Town departments and outside agencies. This funding will allow the Town to hire 14 Chapel Hill youth, in addition to 6 Carrboro youth funded by Carrboro Human Services funding applied for through their outside agency process.

2. Inter-Faith Council for Social Service (IFC): \$ 31,984

Description: Case Manager for IFC's residential programs to assist households experiencing homelessness in obtaining shelter, securing permanent affordable housing and accessing outside resources.

3. Refugee Community Partnership (RCP) –Crisis Case Management: \$ 12,000

Description: Staff positions to provide crisis case management and resource referral for refugee and migrant households that are experiencing homelessness or are at risk of homelessness through community-based, on-call interpretation/translation and accompaniment for non-English speaking residents in Karen, Arabic, Burmese/Chin, and Dari/Pashto. The goal is to increase access to existing safety net services that would

otherwise be inaccessible due to linguistic and cultural barriers.

Program Administration: \$ 85,312

The CDBG Annual Program Plan allocates funds to meet oversight requirements of the CDBG and related affordable housing and community development programs, including Town staff salaries.