

2009-2010 CDBG Application Evaluation Sheet

Applicant	Habitat for Humanity, Orange County, NC, Inc.
Project/Program	Phoenix Place
Use of Funds	Infrastructure for subdivision of 50 single family, affordable homes
Request	\$200,000
Preliminary Funding Recommendation	\$200,000

1. Description (taken from application):

Habitat is building a subdivision of 50 affordable, green, single-family homes on approximately 19.4 acres on Purefoy Drive in the Rogers Road community. This project has received Town Council approval for a Special Use Permit and a Zoning Compliance Permit. Funds would be used for a portion of the infrastructure costs including demolition, earthwork, streets and sidewalk, water lines, sanitary sewer, storm water management, and landscaping.

2. Budget:

- The application projects that the infrastructure will be complete by fall of 2009.
- Total project cost is \$2.4 Million. Total infrastructure cost is \$1,505,000.
- Applicant plans to leverage funding request with \$450,000 of loans and private donations and grants.
- A CDBG funding application was submitted in 2007 and in 2008 for the Phoenix Place infrastructure costs. The application was not recommended during those funding cycles due because a HUD mandated Environmental Review was not completed for this project. The Environmental Review is complete and it was determined that this project will not have a significant impact on the neighborhood.

3. Agency Compliance:

- Agency demonstrates compliance with Federal regulations and Town contract terms and conditions.

4. Preliminary Recommendation: \$200,000

The preliminary recommendation includes \$200,000 for this request.

2009-2010 CDBG Application Evaluation Sheet

Applicant	Housing Department
Project/Program	Rehabilitation of Public Housing Apartments
Use of Funds	Renovations, Refurbishing and Playground Equipment for the Town's Public Housing communities
Request	\$296,670
Preliminary Funding Recommendation	\$150,000

1. Description (taken from application):

The Housing Department requests funding to perform comprehensive renovations on 8 of 15 apartments in the South Roberson community; to continue the five-year Refurbishing Program by completing refurbishing work in 40 apartments; to perform exterior painting for the Craig-Gomains community; and to replace playground equipment.

2. Budget:

- The components of the total request for \$269,270 are as follows:
 - South Roberson Renovations, \$201,770
 - Refurbishing, \$47,500
 - Exterior Painting at Craig-Gomains, \$45,000
 - Playground, \$2,000
- The application places first priority on the South Roberson Renovations project.
- The Housing Department has approximately \$8,700 of available CDBG funds for playground equipment, none of which has been spent in FY 2008-2009.

3. Agency Compliance:

- Department demonstrates compliance with Federal regulations and Town contract terms and conditions.
- In the past, the Housing Department has taken up to three years to spend funds allocated for large rehabilitation projects.

4. Preliminary Recommendation: \$150,000

The preliminary recommendation is based on the costs we believe could be incurred in FY 2009-2010.

We recommend allocating \$150,000 to the Housing Department for the Craig-Gomains Renovations. Based on the priority of funding that was proposed by the Housing Department, we recommend deferring funding for the Refurbishing Program and the exterior painting at Craig-Gomains. As for the request for funds to replace playground equipment, we recommend that the applicant use the Community Development funds currently available for this purpose.

2009-2010 CDBG Application Evaluation Sheet

Applicant	Inter-Faith Council for Social Service (IFC)
Project/Program	Project Community House
Use of Funds	Pre-development and construction costs for new men's residential shelter on UNC property.
Request	\$100,000
Preliminary Funding Recommendation	\$65,000

1. Description (taken from application):

The IFC plans to build Project Community House, a men's residential facility on University of North Carolina land that will be leased to the IFC for a period of 50 years. CDBG funds would be used for pre-development planning and permitting costs associated with architecture schematics, civil engineering, surveying, permitting fees, and legal representation.

2. Budget:

- The proposed development schedule prepared by IFC indicates that pre-development planning and permitting will begin in January 2009 and be complete in May 2010.
 - Concept Plan Development and Review is scheduled to take place between March and June of 2009.
 - Town Approval is scheduled to take place in May of 2010.
- Total pre-development cost is \$109,000.
- The application also requests \$300,000 of HOME funds to be used for new construction costs.
- \$75,000 of previously awarded HOME funds are also available.

3. Agency Compliance:

- Agency has been in partnership with the Town since 1990, using the Town's Old Municipal building to house the IFC's Community House.
- Agency demonstrates experience with federally funded projects of similar magnitude.

4. Preliminary Recommendation: \$65,000

The preliminary recommendation is based on the pre-development costs we believe could be incurred during FY 2009-2010. The preliminary HOME Program Plan also includes \$185,000 for this request. If this year's grant is greater than our current projection, we would recommend adding the additional requested funds to this project.

2009-2010 CDBG Application Evaluation Sheet

Applicant	Orange Community Housing and Land Trust
Project/Program	Homeownership Program
Use of Funds	To reduce the price of homes selling in the Land Trust
Request	\$100,000
Preliminary Funding Recommendation	\$53,661

1. Description (taken from application):

The Land Trust homes are becoming less affordable due to rising housing costs and stagnant HUD income limits for homebuyers. The requested funds would be used to assist to provide subsidies to 18-20 eligible homebuyers.

2. Budget:

FY 2008-2009

- Land Trust awarded \$100,000 of CDBG funds; \$13,000 of which has been spent, \$21,000 of which is currently earmarked and approved for specific projects, leaving a balance of \$66,000..
- Land Trust awarded \$100,000 of HOME funds for the purpose of providing subsidies.
- The Town provided the Land Trust \$54,000 from the Affordable Housing Fund and \$145,747 over the past two years for mortgage subsidies.

FY 2009-2010

- The preliminary recommendation for HOME funding includes \$100,000 for the Land Trust for this purpose.

3. Agency Compliance:

- Agency demonstrates compliance with contract terms and conditions.

4. Preliminary Recommendation: \$53,661

The preliminary recommendation is based on the Land Trust's available FY 2008-2009 CDBG and HOME allocations as well as the agency's access to the Town's Affordable Housing Fund and Housing Loan Trust Fund for the purpose of providing subsidies.

2009-2010 CDBG Application Evaluation Sheet

Applicant	EmPOWERment, Inc.
Project/Program	Bynum Street Rental Units
Use of Funds	Purchase of property located at 606 Bynum Street
Request	\$52,000
Preliminary Funding Recommendation	\$0

1. Description (taken from application):

EmPOWERment proposes to purchase a property located at 606 Bynum Street and renovate two houses to be rented to families earning less than 80% of the Area Median Income.

2. Budget:

- The application states that the property has been appraised at \$190,000 and that the asking price is \$174,000.
- The application states that EmPOWERment would secure a \$125,000 loan for the remaining portion of the asking price and use \$17,000 in HOME funds for the rehabilitation of the units.

3. Agency Compliance:

- Agency has not complied with basic Federal regulations and terms and conditions of the Town's Performance Agreements for its existing projects subsidized by the Town (Career Explorers, management of rental properties and operation of the Midway Business Center).
- Town staff has in the past and continues to provide technical assistance to the Agency regarding compliance issues.
- HUD has provided a consultant to work with EmPOWERment on its organizational structure and staff capacity.

4. Preliminary Recommendation: We do not recommend funding this request. At present, EmPOWERment has not demonstrated an ability to comply with basic federal regulations and contract requirements.

In a recent meeting with the Executive Director and staff of EmPOWERment, we understand that the organization has made some changes to the way it functions. The staff understands the importance of compliance with Performance Agreement terms and the quality of work that is expected. We will continue to provide technical assistance to this agency. EmPOWERment is also receiving technical assistance from the HUD Greensboro office to improve its organizational structure and staff capacity. We would consider recommending funding for this agency in the future if terms of the existing Performance Agreements could be met in a consistent and complete manner for a period of one year.

2009-2010 CDBG Application Evaluation Sheet

Applicant	Chapel Hill Police Department
Project/Program	Youth Employment Program
Use of Funds	Summer employment for low-income youth in Chapel Hill
Request	\$36,090.93
Preliminary Funding Recommendation	\$25,000

1. Description (taken from application):
The Chapel Hill Police Department Youth Employment provides job skills, training, work experiences and economic opportunities to youth from low income families in Pine Knolls, Northside and public housing communities.

2. Budget:
 - The budget would provide employment for thirty participants at a rate of \$7.75 per hour.
 - There is approximately \$5,000 in remaining funds from FY 2008-2009 Youth Employment Program that are available for this year's program.

3. Agency Compliance:
 - Agency demonstrates compliance with Federal regulations and Town contract terms and conditions.

4. Preliminary Recommendation: \$25,000
The preliminary recommendation is based on past performance and a positive evaluation of the program.

2009-2010 CDBG Application Evaluation Sheet

Applicant	Housing for New Hope
Project/Program	Homeless Outreach and Housing Support
Use of Funds	Program costs associated with housing support in Chapel Hill
Request	\$20,000
Preliminary Funding Recommendation	\$15,000

1. Description (taken from application):
 The Homeless Outreach and Housing Support program assists the homeless and chronically homeless to improve their lives through obtaining and maintaining permanent housing and supportive services. Funding would be used to pay a portion of the salary for the Homeless Outreach worker.

2. Budget:
 - The total operating expenditures for the Homeless Outreach and Housing Support program is \$194,500.
 - In FY 2008-2009, Housing for New Hope was provided \$15,000 for this program through the Downtown Partnership.

3. Agency Compliance:
 - In cooperation with the Downtown Partnership, this agency demonstrates compliance with Federal regulations and Town contract terms and conditions.

4. Preliminary Recommendation: \$15,000
 The preliminary recommendation is based on past performance and a positive evaluation of the program.

2009-2010 CDBG Application Evaluation Sheet

Applicant	Orange County Family Resource Center
Project/Program	South Estes Afterschool
Use of Funds	To operate a community based elementary school age Afterschool program in the South Estes public housing community.
Request	\$15,000
Preliminary Funding Recommendation	\$10,000

1. Description (taken from application):

The South Estes Afterschool program provides a safe and supervised environment for children after the school day ends; to foster academic performance; to contribute to the healthy development (social, emotional and physical) of children; and to help students be successful in and out of school.

2. Budget:

- The Total Program Cost is \$17,265.
- The budget would provide after school care for fourteen children.

3. Agency Compliance:

- Agency demonstrates compliance with Federal regulations and Town contract terms and conditions.

4. Preliminary Recommendation: \$10,000

The preliminary recommendation is based on past performance and a positive evaluation of the program.

2009-2010 CDBG Application Evaluation Sheet

Applicant	Chapel Hill-Carrboro YMCA
Project/Program	After School Program
Use of Funds	After School Program for youths from the Pine Knolls, Airport Gardens or South Estes Drive public housing neighborhoods
Request	\$15,000
Preliminary Funding Recommendation	\$10,000

1. Description (taken from application):

Funds would be used to provide After School care for twelve children from low-income neighborhoods (South Estes Drive and Airport Gardens public housing neighborhoods and the Pine Knolls neighborhood). The YMCA would offer academic, physical and social enrichment to these children. The program would serve youths from households earning less than 30% of the Area Median Income.

2. Budget:

- The total program cost is \$32,400.
- The budget would provide afterschool care for 12 children.

3. Agency Compliance:

- Agency demonstrates compliance with Federal regulations and Town contract terms and conditions.

4. Preliminary Recommendation: \$10,000

The preliminary recommendation is based on past performance and a positive evaluation of the program.