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2002-2003 Community Development Plan

Approved by the Chapel Hill Town Council on April 22, 2002

The U. S. Department of Housing and Urban Development awarded the Town \$445,000 of Community Development funds in fiscal year 2002-2003. The budget also includes \$12,000 of program income received in the 2001-2002 program year. We anticipate that we will receive an additional \$4,000 of program income during 2002-2003 from repayment of mortgages and a small business loan. Therefore, we propose activities for a total of \$461,000.

1. Rehabilitation of Public Housing: \$170,000

The Council budgeted \$115,000 of Community Development funds for the rehabilitation of twenty-six units at the Airport Gardens public housing community. Community Development funds will be used for architectural work related to renovation. The Council allocated \$15,000 for a portion of the Assistant Housing Directors' salary for oversight of the renovation project. Housing Capital Grant funds will be used for renovation expenses for the community. Proposed renovation work will include the abatement of lead-based paint and asbestos, replacement of windows and screens, replacement of interior and exterior doors, replacement of furnaces, replacement of floor tiles, replacement of bathtub liners and surrounds, bathroom fixtures, plumbing and electrical upgrades, interior and exterior painting, and drainage improvements to the site.

The Council also budgeted \$55,000 of Community Development funds to continue the public housing refurbishing program. This program provides for repairs and limited modernization at public housing.

2. Neighborhood Revitalization: \$168,500

The Council budgeted \$153,500 of Community Development funds to continue neighborhood revitalization activities; and \$15,000 for staff costs related to the implementation of this program, especially for activities in the Sykes Street area. We will continue to concentrate use of funds in the in Northside, Pine Knolls, and public housing neighborhoods, with special emphasis on the Sykes Street area. Funds could be used for second mortgage assistance, property acquisition or renovation, code enforcement, demolition of unsafe and un-repairable houses, public improvements, or community service activities. Activities must serve households earning less than 70% of the HUD published area median income.

The Council approved an increase in these funds this year to support improvements in the Sykes Street area of Northside. We will maintain our efforts in this area by continuing interdepartmental effort with the Police Department, Planning, Inspections, and Public Works to improve the neighborhood environment. We will continue to work with the residents of the Sykes Street neighborhood to determine the feasibility of and interest in

building sidewalks in the area. We will also continue to work with the residents to identify possible solutions for improving the Sykes/Nunn/Whitaker Street intersection.

The Council continued to authorize the Manager to approve specific projects for use of these funds. We also recommend that the Council authorize the Manager to approve converting Neighborhood Revitalization funds into grants to Orange Community Housing and Land Trust as opportunities appear to achieve long term affordability for housing projects.

3. Habitat for Humanity: \$17,000

The Council allocated \$17,000 to Habitat for Humanity to acquire property adjacent to land Habitat currently owns on Rusch Road, off Rogers Road or for infrastructure improvements at this site. Habitat intends to develop sixteen houses on the land for households earning less than 50% of the area median income. Acquisition of the additional property would allow Habitat to develop a larger subdivision.

4. Community Services: \$30,500

The Council budgeted \$30,500 for three community service activities that meet the Community Development regulations:

1. \$13,500 to the Chapel Hill-Carrboro YMCA to continue operation of after school programs for children living in the Pine Knolls neighborhood and the South Estes Drive public housing community.
2. \$11,500 to the Orange County Literacy Council to continue to operate computer-based literacy programs for public housing residents and other lower income Chapel Hill residents.
3. We propose that the Council budget \$5,500 to the Chapel Hill Police Department to sponsor a summer work program for youths living in the Pine Knolls, Northside and public housing communities. The youths would work approximately twenty hours per week in various Town Departments including Police, Housing, Public Works, Parks and Recreation, Fire, Town Clerk and the Library.

5. Program Administration: \$75,000

The Council budgeted \$75,000 for general administration of the Community Development program. General administration expenses include: implementation, administration and monitoring of Community Development program activities, administration of the Housing Loan Trust Fund; coordination of efforts with non-profit organizations that receive Community Development funding from the Town; coordination of activities with the HOME Program Consortium; and coordination with the U.S. Department of Housing and Urban Development to achieve compliance with