

**A RESOLUTION APPROVING A REQUEST FOR FUNDS  
FROM THE AFFORDABLE HOUSING SPECIAL REVENUE FUND  
TO MAKE EMERGENCY REPAIRS AT 105 COBB STREET  
Resolution No. 24/2008-09**

WHEREAS, the Board of Aldermen on, June 27, 2007, by the adoption of resolution no. 244/206-07, created the Affordable Housing Special Revenue Fund; and

WHEREAS: the creation of the fund is another way in which the Board can advance its goal of increasing and maintaining the stock of affordable housing within the Town and its planning jurisdiction; and

WHEREAS, the Affordable Housing Special Revenue Fund was also designed to provide emergency housing repair for Carrboro residents without the means to do it on their own; and

WHEREAS, Empowerment, Inc. has made an application to the Town to use \$8,250.00 from the fund to repair a collapsed sewer line on property owned by Truphenia Kelly at 105 Cobb Street so that she can continue to live in the unit; and

WHEREAS, Empowerment, Inc. has submitted the appropriate information describing the project, certifying the applicant's income status as being below 80% of the area median income for its family size, and providing estimates for the repair; and

WHEREAS, the town staff has reviewed the application and determined that it meets the criteria set forth in the Affordable Housing Special Revenue Fund and recommends that the Board approve the deferred loan for the repair for a term of 15 years where the loan will be forgiven at an amount \$550 per year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO:

Section 1. The Board of Aldermen approves this deferred loan in the amount of \$8,250 for 15 years to be forgiven in the amount of \$550 per year and to be secured by a lien against the property until the debt is satisfied as a third position on the property.

Section 2. This resolution shall become effective upon adoption.

## ATTACHMENT B

### AN ORDINANCE AMENDING FY'2008-09 BUDGET ORDINANCE

WHEREAS, the Town Board of the Town of Carrboro on June 3, 2008 adopted the annual budget for the fiscal year beginning July 1, 2008 and ending June 30, 2009 and

WHEREAS, it is appropriate to amend the expense accounts in the funds listed to provide for increased expenses for the reasons stated.

NOW, THEREFORE, BE IT ORDAINED, that in accordance with authority contained in G.S. 159-15, the following expense and revenue accounts are amended as shown and that the total amount for the funds are herewith appropriated for the purposes shown:

| FUND   | ACCOUNT TITLE                                       | INCREASE<br>(DECREASE) | AMOUNT   | FROM        | TO          |
|--|---|------------------------|----------|-------------|-------------|
| <b>General Fund</b>                            |   |                        |          |             |             |
| <b>Revenues</b>                                | Appropriated Fund Balance                           | INCREASE               | \$48,000 | \$2,614,882 | \$2,662,882 |
| <b>Expenditures</b>                            | Transfer to Affordable Housing Special Revenue Fund | INCREASE               | \$48,000 | \$936,930   | \$984,930   |
|  |   |                        |          |             |             |
| <b>Affordable Housing Special Revenue Fund</b> |   |                        |          |             |             |
|  | ACCOUNT TITLE                                       | INCREASE<br>(DECREASE) | AMOUNT   | FROM        | TO          |
| <b>Revenues</b>                                | Transfer From General Fund                          | INCREASE               | \$48,000 | \$0         | \$48,000    |
| <b>Expenditures</b>                            | 105 Cobb St. Repair                                 | INCREASE               | \$ 8,250 | \$0         | \$ 8,250    |
|  | Future Housing Expenses                             | INCREASE               | \$39,750 | \$0         | \$39,750    |

REASON: Appropriate budget for repair work on Cobb Street.



*Reclaiming the POWER of our Communities*

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September 20, 2008

To: Economic and Community Development Department  
From: EmPOWERment Inc.

Re: Use of Affordable Housing Special Revenue for Homeowner at 105 Cobb Street, Carrboro, NC

**Purpose:** EmPOWERment Inc. is requesting funding from The Affordable Housing Special Revenue funds for Ms. Truphenia Kelley a homeowner that lives at 105 Cobb Street Carrboro, NC. Ms. Kelley's sewer line collapsed and must be replaced before she can continue to live in it.

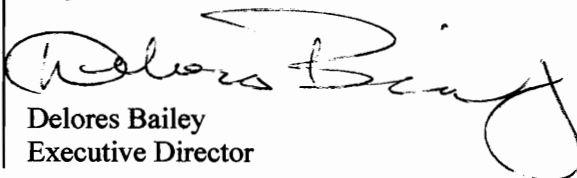
**Description:** In 2004, Ms. Kelly and her family of three, purchased a home renovated for resale by EmPOWERment Inc. Ms. Kelley met all the income and residential guidelines to qualify for second mortgage assistance to purchase the affordable home. She still qualifies as such. Ms. Kelly has had a problem with her sewer line for a few years. She had no idea on the extent of damage to sewer line until several months ago. The problem became so unbearable; she and her family were forced to move out of the home they had owned for four years. She contacted EmPOWERment in June. Our construction manager, Tom Ganter, began to investigate the problem. After much research we were told Ms. Kelley's sewer line, composed of Orangeburg piping, had collapsed and was inoperable.

**How this project qualifies:** Ms. Kelley is a single mother raising three children on a modest income (2008 Income Verification Forms included in this packet). This is the first home she has owned. Ms. Kelley has maintained her home and her taxes for all the years she has owned it. This expense to repair the line of \$8,250 would place Ms. Kelley in significant financial hardship. Ms. Kelley did apply to the State Credit Union for a loan and was denied. This loan will be used to cover the expenses required to replace the sewer line.

I have also included a copy of the Ms. Kelley's Verification of Employment Form and the Statement of Credit Denial form.

Please review the submitted documentation at your earliest convenience. If you have questions or concerns, please contact me 919-967-8779. Thank you in advance for your attention.

Regards,

  
Delores Bailey  
Executive Director