

**A RESOLUTION APPROVING A REQUEST FOR FUNDS
FROM THE AFFORDABLE HOUSING SPECIAL REVENUE FUND
TO MAKE EMERGENCY REPAIRS AT 109 JONES FERRY ROAD
Resolution No. 93/2008-09**

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, Orange County Housing and Community Development has made an application to the Town to use \$28,000.00 from the fund to support a planned rehabilitation project at 109 Jones Ferry Road that exceeds the limits of the limits of the CDBG program but are repairs that are necessary to render this unit to be safe and decent and to keep it in the affordable housing stock of Carrboro. These funds will be used to completely replace the roof and to repair two chimneys that are pulling away from the structure; and

WHEREAS, Orange County Housing will participate in the project at a cost of approximately \$72,000.00 and has submitted the appropriate information describing the project, certifying the applicants income status as being below 80% of the area median income for its family size and providing estimates for the repair; and

WHEREAS, 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 \$1,866.67 per year; and

WHEREAS, a budget amendment is required is required to expend these funds for the purpose proposed.

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 \$28,000.00 for 15 years to be forgiven in the amount of \$1,866.67 per year and to be secured by a lien against the property until the debt is satisfied as a first position on the property.

Section 2. This resolution shall become effective upon adoption.

**Orange County****Housing and Community Development**

Date: February 10, 2009
To: James Harris, Town of Carrboro
From: Tara L. Fikes
Subject: 109 Jones Ferry Rd., Carrboro, NC

This correspondence is written as a follow-up to our conversation and site visit last week to the above property owned by Delores Clark. Ms. Clark is a retired elderly homeowner with two grandchildren residing in her home. Her annual income is below 50% of area median income which is \$32,100 for a family of three.

As you aware, this property contains numerous code violations and is in need of extensive structural rehabilitation. This house was targeted for repair as a part of our 2007 Scattered Site Housing Rehabilitation CDBG Program. Thus, our Housing Rehabilitation Specialist James Hutcherson has visited this site numerous times in order to prepare detailed work specifications. We have also had lead-based paint and asbestos testing done at the property as well with test findings concluding that there is a presence of asbestos and lead on the property. The result of these efforts has yielded an estimated total cost of repair near \$100,000. This amount far exceeds the limits of the CDBG Program, thus there is a need to "cobble" together various sources of funding to complete this work.

If the Town of Carrboro has funds available, perhaps it would be best be used to complete repairs to the roof and chimneys on the house. The estimated cost of repairs is approximately \$28,000. I have previously provided a copy of the work specifications for this property which contains additional detail regarding the necessary roof repairs.

As you consider this request, we will continue to explore other funding possibilities in an effort to maintain this important piece of Carrboro history as recorded in the Town's Architectural and Historic Inventory while providing a decent, safe, and sanitary dwelling for the Clark family. If you need additional information, please feel free to contact me.

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 (DECREASE)	AMOUNT	FROM	TO
<u>Affordable Housing Special Revenue Fund</u>					
	ACCOUNT TITLE	INCREASE (DECREASE)	AMOUNT	FROM	TO
<u>Expenditures</u>	109 Jones Ferry Road Repair	INCREASE	\$28,000	\$0	\$28,000
	Future Housing Expenses	DECREASE	\$28,000	\$39,750	\$11,750

REASON: Appropriate budget for repair work on Jones Ferry Road.