



***The Marian Cheek Jackson Center for Saving and Making History***

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January 16, 2015

To: Nate Broman-Fulks, Assistant to the Town Manager  
& Carrboro's Economic and Community Development Office

From: Hudson Vaughan, Director of Programs, Marian Cheek Jackson Center

Re: Memo requesting grant funds for emergency electrical repair for elderly, low-income resident in Carrboro's section of Rogers Road

Dear Mr. Broman-Fulks,

I am writing to request grant funds from the Affordable Housing Fund for an emergency home repair for 7619 Rogers Road in Carrboro. This house is owned by Lillie Brown, whose mother Addie also lives with her. Both women are both over 65 years of age. They have lived in Rogers Road since the 1960's and have been greatly dedicated to serving this community. We found out this summer that, despite extremely low incomes, their household was having to pay \$455/month for oil based heat—nearly half of their monthly income. We referred them to a program through the IFC that helps install free HVAC systems for elderly and low-income residents of Orange County to increase heat and decrease the cost-burden. That system has been installed. However, we have been notified by the electricians (Bonneville Electric), who have helped install the system, that the current electrical wiring of the house is unsafe. They have shared that updates would greatly increase safety and functioning of the new system and hopefully reduce costs. Unfortunately, the program through the IFC that helps fund the new heating and air systems will not cover emergency electrical repairs.

The Jackson Center is requesting *up to \$3000* to cover the exact cost of the electrical repair to 7619 Rogers Road. As you will see from the following page, the exact amount of the first stage, after a non-profit discount by Bonneville, is \$950. The second stage will depend on what they find in the first stage that is absolutely necessary for the safety of the house. Anything beyond this first stage, we would send to you for final review. We presume it will be less than this total, but we ask that Carrboro Alderman approve *up to this* amount so that there aren't further delays for the safety and affordability of the Brown home and the stage 2 can move forward expeditiously. We realize anything beyond the \$950 would still be approved at the staff level and disbursed for the exact amount documented of the emergency repair.

In terms of how this benefits the goals of affordable housing, there are several ways. The Brown family is under 50% AMI as a household (included documentation in the attachments). They have been incorporated into the Town of Carrboro and are part of the



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Historic 86 parcels that still have not received sewer service (but hopefully that is on its way) and would greatly benefit from this repair both in safety and in overall cost burden. Central to affordable housing is the preservation of existing affordable homeownership and support for quality housing for families who are elderly and struggling to survive financially. Furthermore, the affordable housing fund stipulates availability of funds for emergency home repairs: electrical repairs of this kind would fall into this category for health and safety reasons. This amount is small for the Town but extraordinarily large for this family. We are requesting the funds as grant funds, because the whole point of repairing the heating system was to reduce the cost burden and increase housing quality on an already very low-income family in a part of Carrboro that has lacked full infrastructure. Thanks for your consideration and please let me know if you have any questions.

With Gratitude,

Hudson Vaughan  
Director of Programs  
Marian Cheek Jackson Center

Except from Bonneville clarifying approach, cost:

"We would like to propose that we tackle this job in stages. First we will map the circuits and create an accurate panel schedule. In doing so we will be able to run tests for proper GFI protection, proper breaker sizes, and proper polarity & grounding. We estimate this work to cost \$1200 - \$250 discount = \$950. These tests should give us an idea of where to focus next; safety being our highest priority. At this point we could give you a better idea of what else would be required. How does this sound to you?

We generate our estimates based on our experiences with previous jobs, however when creating the actual invoice for work performed we charge on a time and materials basis. For one technician we charge \$110 for the first hour and \$17.50 each quarter hour after the first. This does not include materials, as they vary depending on the job. We do charge for time spent investigating, consulting, and formulating plans for execution of tasks. In the event that we send more than one technician, you will be charged \$17.50 for each quarter hour they are there. We only send extra technicians on jobs where we feel this to be more cost effective for the client. Because you are working in our community as a non-profit we will discount these labor charges by 20%." -Bonneville Electric, [919-932-6938](tel:919-932-6938)