

Rebecca,

Thanks for your email. I have taken a crack at your questions below, though if they need more detail, I'm happy to talk by phone or in person.

Thanks,

Dan

Dan Sargent
Rebuilding Together of the Triangle, Inc.
919-996-0999

From: Rebecca Buzzard [<mailto:rbuzzard@townofcarrboro.org>]

Sent: Friday, August 17, 2018 12:39 PM

To: 'Dan Sargent'; Julie Eckenrode

Subject: RE: Housing Repair Funding Request - 8/6/2018

Hi Dan,

The Affordable Housing Advisory Commission reviewed your application on Weds. the 15th and have a few follow-up questions before they make a recommendation to the Board of Aldermen regarding your funding request. We are in the process of reworking our funding process and hopefully in the future these questions will be addressed in our application procedure. But in the meantime, could you please respond to the following questions:

1. Have you sought out other funding for this project? If so, from whom and in what amount?
 - a. This is the first place we went for funding – we have spoken to the county, but their list is very long. We may be able to reach out to some other corporate partners, but we don't have any asks pending at this point.
2. Is it possible to prioritize the absolute necessities? Or are all of the items interrelated?
 - a. All of the most expensive items are really essential. We can pull the tree trimming off, but nearly everything else is connected to the kitchen, plumbing and HVAC issues. We did get word back that the existing electrical panel is in acceptable condition, so we should be able to remove the electrical upgrade from the scope, now that it has been confirmed that we can use what is there safely.

3. How do you go about determining the costs? Do you receive multiple bids? (I know Julie already asked you for quotes)
 - a. We do an annual bid process to create a pre-screened pool of contractors that is refreshed each year. That allows us to take the most competitive and responsive bidders without doing three bids for each trade on all 100 homes we work on around the Triangle each year. This process allows us to do outreach to new contractors each year to encourage them to bid, and ensures that the costs we are paying remain competitive. We cycle through the contractors who we select from the group that submit bids so that each gets a chance a work in a rotation in an effort to create a system that is both equitable, efficient and cost-effective.
4. When choosing subcontractors, do you have a policy regarding minority and women owned businesses?
 - a. We actively recruit MWBE contractors through the above process. We have varying degrees of success in the different trades from year to year, but we remain committed to encouraging these companies to take an active part in this work.
5. How critical/time sensitive is this project?
 - a. It is serious. The lack of central HVAC is driving up electric bills in the winter, and the house has been dangerously hot in the summer without AC. The home is currently without a kitchen, the homeowner is using a microwave and hot plate. And the plumbing situation is risking both environmental contamination and serious health hazards if we do not address it. We also have some resources that came available in the form of volunteers from the UNC MPA program that would like to work on the landscaping and a few of the smaller repairs next Saturday, which we plan to pay for out of pocket, because we don't want to lose the opportunity. They do not have funding available to help with the significant cost issues.
6. Do you have a short handout about your organization that explains who you are and what you do?
 - a. I have attached a summary, if you need more detail, please let me know.

Thanks for your attention to these questions,

Rebecca Buzzard, MPA
Project Manager

Rebuilding Together of the Triangle

Program Summary

Rebuilding Together of the Triangle (RTT) makes a sustainable impact on preserving and revitalizing homes and communities, assuring that low-income homeowners, from the elderly and disabled to families with children, live in safe, healthy homes.

The program utilizes volunteers and donated funding and materials to provide low-income homeowners with critical home repairs, disability modifications and home performance upgrades in Wake, Durham, Orange and Chatham counties of North Carolina. We address repair needs that threaten the health and safety of low-income homeowners. Some of our most frequent services include:

- Roof Replacement
- Subfloor and Flooring Repairs
- Bathtub to Shower Conversions for Accessibility
- Porch, Stair and Railing Repairs
- HVAC Replacement
- Plumbing Leak Repair
- Removal of Electrical Hazards

A typical project brings together volunteers, contractors, building materials and funding resources to a home that needs repair. RTT oversees the project from start to finish, assessing the needs of the home and homeowner, determining the materials, necessary permits, number of volunteers and timeline that will be needed to complete each project, and organizing the logistics of the home improvements. RTT representatives are onsite to train and direct volunteers and all aspects of construction. A small investment in materials and labor can, for example, make the difference between a disabled military veteran being able to stay in his own home versus having to move in with a caretaker or to an assisted-living facility. Rebuilding Together served over 100 clients in 2017, and we are on track to expand the program to serve even more families in 2018.