

TOWN OF CARRBORO AHSRF APPLICATION SCORE SHEET

APPLICANT: EMPOWERMENT, INC.

PROJECT TYPE: Rehabilitation

AMOUNT REQUESTED: \$11,000

TOWN AH GOALS ADDRESSED: 1.3 A2. Grants for critical home repairs, energy efficiency, up fits to accommodate changing mobility, etc. +opportunities to decrease utility payments.

2.4 Reduce erosion of rental housing quality and affordability.

PROJECT ADDRESS: Hillmont Apartments, 124 Fidelity Street, and Collins Crossing, 502 Jones Ferry Road in Carrboro

PROJECT SUMMARY: The project will renovate 5 affordable rental units in Carrboro –. 4 units in Hillmont and 1 unit located in Collins Crossing. The units are owned by EmPOWERment and leased to households earning 60% AMI or less. The proposed work (bathroom renovation in all units plus new flooring in 1 unit) will help extend the life of the units and reduce water usage. The tenants will not be displaced during renovation and work is expected to be completed by February 2021 unless the pandemic delays work. All EmPOWERment tenants receive supportive services offered by EmPOWERment, including financial counseling.

POPULATION SERVED:

TOTAL NUMBER: 6

AMI 1 <30% 5 31%-60% 61-80% 81-100% 101-115%

RACE/ETHNICITY Asian Black 2 Hisp./Latino Mixed Race 1 Other 3 White

OF SENIORS PRESENT/ESTIMATED 1

OF CHILDREN PRESENT/ESTIMATED

WITH DISABILITY PRESENT

ENVIRONMENTAL IMPACT: Reduction in water usage.

TOWN OF CARRBORO AHSRF APPLICATION SCORE SHEET

- Energy Efficient measures: The renovated units will include low-flow toilets and water saving showerheads.

FUNDING RECOMMENDATION:

- ☒ FULLY FUND
☐ PARTIALLY FUND (Can include suggested amount or %) _____
☐ DO NOT FUND

FUNDING APPLICATION

DATE: October 1, 2020

Section 1: APPLICANT AND PROJECT OVERVIEW

A. Applicant Information

Applicant/Organization's Legal Name: EmPOWERment, Inc

Primary Contact Person and Title: Delores Bailey, Executive Director

Applicant/Organization's Physical Address: 109 N. Graham Street #200, Chapel Hill, NC 27516

Applicant/Organization's Mailing Address: 109 N. Graham Street #200, Chapel Hill, NC 27516

Telephone Number: 919-967-8997

Email Address: empowermentincnc@gmail.com

B. Project Information

Project Name: EmPOWERment, Inc

Total Project Cost: \$13,200

Total Amount of Funds Requested: \$11,000

Please specify which permitted use of funding is being requested (as listed in Section 2: C.1.):

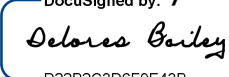
Rehabilitation for owner-occupied or rental.

Proposed Use of Funds Requested (*provide a concise description of proposed project and how it meets the criteria of eligible uses*)

The proposed use of funds will be to upgrade 5 affordable rental units in Carrboro. Four units located in the Hillmont apartment complex on Fidelity Street and one unit located in the

Collins Crossings apartment complex on Jones Ferry Road. These units are owned by EmPOWERment, Inc and currently have families living in them that earn less than 60% Area Median Income (AMI). These families will not be displaced. Renovating these units will extend the life and prevent them from falling into disrepair. This project aligns with the Town of Carrboro's Priority Affordable Housing Goal to help people stay in their homes.

To the best of my knowledge and belief all information and data in this application are true and current. The document has been duly authorized by the governing board of the applicant.

Signature:  Date: 10/1/2020
B22B2C3D6F9E43D...
 Executive Director or other Authorized Signatory

Section 2: PROJECT DESCRIPTION

Please provide a thorough description of the project (by answering the "who," "what," "when," and "where" questions about your project). Do not assume the reader knows anything about the project.

A. Project Name

1. Project Name: EmPOWERment Affordable Rental Renovations

B. "Who"

1. Who is the target population to be served and how will their needs be addressed through this project?

If this is a repair or rehabilitation project, please address how the beneficiary meets eligibility requirements and provide substantiation, such as a deed, homeowner insurance policy statement, etc.

- For these five units four of the heads-of-households earn 50% AMI and one of the households earn less than 30% AMI. The typical target population that EmPOWERment, Inc. serves is the more vulnerable of Carrboro. These residents are transitioning from homelessness, living at or below the poverty level, veterans, seniors on a fixed income, the disabled, Housing Choice Voucher holders or those with very low income. Each potential client must complete an application and provide proof of household income to qualify for an EmPOWERment unit. When these renovations are completed the upgrades will extend the life of the apartment. All of EmPOWERment Inc's units are insured. Hillmont and Collins Crossing are insured through the HOA. In addition to the HOA coverage, tenants are required to have renter's insurance on their individual belongings.

2. Please indicate the income of the beneficiaries (households) to be served through the proposed project. Please see **Attachment A** for the current income limits for the Durham-Chapel Hill MSA. Please also provide documented income data for the intended recipients, such as the most recent tax return, if submitting on behalf of an individual.

The units are already occupied.

Income Group (Area Median Income)	Number of Beneficiaries	% of Total Beneficiaries
<30% of the AMI	1	17%
31%-60% of AMI	5	83%
61-80% of AMI		
81-100% of AMI		
101-115% of AMI		
TOTAL	6	100

3. **Project Staff.** Please provide names of staff, contractors, and/or volunteers that will be involved with the project. Describe their responsibilities with the project and track record in successful completion of similar projects in the past:

EmPOWERment, Inc. has been in the affordable rental property management business for 24 years. The Property Manager and her team carry out all program activities. All the EmPOWERment, Inc staff, college interns and volunteers are trained to help with the Rental Program. This project is like a project recently started in the Hillmont units that was temporarily halted because COVID-19.

- **Operations Manager, LaTanya Davis**, holds a BA in Business Management, BS in Economics, and a Master's in Business Education. She is also a Broker-in-Charge with over twenty years of experience in the real estate world. Ms. Davis brings her ten years of experience as EmPOWERment Inc's previous property manager to this project. She now oversees the entire rental program and works closely with the Executive Director in procuring acquisitions and managing renovation projects. It is her responsibility to secure and manage this project. This position will work closely with the contractor and the EmPOWERment Inc maintenance supervisor, Jamal Thompson. Recently she managed the renovations at Hillmont #38 and Collins Crossing #E8, similar to this project. She will work with the Executive Director, Delores Bailey to draw down funds for this project.
- **Property Manager, Valencia Thompson** (previous Assistant Property Manager) holds a MBA in Accounting and Finance and has been a Real Estate Broker for ten years. This role includes overseeing the Rental Property Management program which includes: rental counseling, apartment turnovers, maintenance oversight, negotiating with vendors, rent collection, counseling with tenants, handling administrative rental duties, data collection and website management for the Rental Program. She will be responsible for certifying all tenants. The Property Manager is responsible for filing timely reports to the Town of Carrboro. Ms. Thompson will assure households will be minimally affected by the renovations.
- **Lazarus Maintenance and Repair (LMR)** will be the contractor for this project. They were contracted to perform the renovations at #38 Hillmont (see pictures included). LMR has completed many renovations for EmPOWERment, Inc. They have been on budget and on time. They have been in business for over 20 years and are a minority owned business.

C. "What"

1. **Type of Activity.** Please check the category under which your project falls.

- ☐ Acquisition
- ☐ Pre-development costs
- ☐ Rental subsidy
- ☐ Ownership subsidy
- ☐ New construction for homeownership
- ☐ New construction for rental
- ☒ **Rehabilitation for owner-occupied or rental (including urgent repairs - see *)**
- ☐ Land banking
- ☐ Grant to land trust
- ☐ Rental deposit / utility connection assistance (Max \$1,000 - see *)
- ☐ Loan payment or loan subsidy
- ☐ Foreclosure assistance
- ☐ Other (specify):

**Starred items requesting no more than \$5,000 or 15% of the existing fund, whichever is lower, do not have to provide performance measures and can apply outside of the funding cycles. *

2. Project Description. Please provide a general overview of your project, including what you are planning to produce and how you are planning to carry out the project.

- This project includes renovations to 5 affordable rentals. The four located at Hillmont will consists of bathroom repairs: paint, replacing older plumbing fixtures and vanities, installing water efficient toilets; new flooring and the addition of universal design fixtures like grab bars. The unit located at Collins Crossing will receive new flooring in addition to the bathroom renovation. We will work to minimize the inconvenience to tenants. Ultimately these renovations will increase the lifespan of the units. During 20 plus years of managing affordable rental units, EmPOWERment, Inc has renovated multiple spaces throughout Carrboro.
- EmPOWERment, Inc was awarded funds in a previous grant cycle to upgrade units in Hillmont and Collins Crossing. This will be a continuation of that project. EmPOWERment, Inc had planned to host an open house for the community and funding partners, but due to COVID 19, it was cancelled. (Please see attached photos of the unit's complete renovation.)

D. "Where"

1. Project Location. Please be as specific as possible.

- The renovation upgrade will be in Carrboro at 124 Fidelity Court (Hillmont Apartments) and 501 Jones Ferry Road (Collins Crossing).
- The renovations will be in the following units:
 - Hillmont #4 - Bathroom renovation
 - Hillmont #8 - Bathroom renovation
 - Hillmont #45 -Bathroom renovation

- Hillmont #26 - Bathroom renovation
- Collins Cr #P8 - Bathroom renovation and new flooring throughout the unit

2. Project Size (if applicable). Please provide the size of development site: N/A acres

Please attach the following:



Site map showing lot boundaries, locations of structure(s), and other site features
General location map (at least ½ mile radius)

E. "When"



Attach a **detailed** timetable showing when each work task will be completed (e.g., planning; obtaining financial commitments; design; environmental review; bidding; loan closing; key milestones in construction; marketing; final inspection; occupancy; etc.)

This project will not require additional funding. We will carefully schedule with each tenant to minimize inconvenience. The project is projected to start mid to late November and be completed by February 2021. Timing of this project is heavily dependent on COVID-19.

F. Project Details

If the questions below are not applicable or the requested information is not currently available, please insert N/A.

1. Property Acquisition.

- a. Has your agency acquired real property in order to carry out the project, or is property acquisition planned? EmPOWERment owns these units.

- b. Is the property currently occupied? If so, attach a description of your plan to relocate.
Tenants will not have to be relocated for this particular renovation.
- c. Please attach an appraisal of the property. May need to show one of these to show the value of the properties.

2. Construction/Rehabilitation Detail.

- a. How many units will be newly constructed? 0
- b. How many units will be rehabilitated?
 - 5- units (bathroom renovations only)
 - 1- unit (bathroom and flooring)

c. What is the square footage of each unit?

560- 650 square feet

d. What is the number of bedrooms in each unit?

1 Bedroom Hillmont

2 Bedrooms Collins Crossing

e. What is the number of bathrooms in each unit? 1

f. How many units will have full ADA accessibility? 0

g. Is the proposed project located in Carrboro Town limits, ETJ, or transitional area? Yes

h. Please attach the following:

☒ Floor plan(s)

☐ Elevation(s)

☒ List of Energy Efficiency measures included in the project (if applicable)

☒ List of Universal Design principles included in the project (if applicable)

- Energy Efficient measures: The renovated units will include low-flow toilets and water saving showerheads.
- Universal Design principles: Grab bars will be added in the bathrooms to meet the universal design principles.

3. Design, Affordability, Marketing, and Supportive Services.

a. Describe any methods to ensure long-term affordability of housing units, including subsidy recapture, equity sharing, deed restrictions, etc.

- EmPOWERment, Inc will follow the HUD guidelines for assuring long-term affordability. We will continue to ensure housing affordability by capturing and serving low income families. These funds will be fully leveraged to help EmPOWERment, Inc recapture subsidies and maintain long-term affordability. The following documents will ensure long-term affordability of these rental housing units:
 - Deed Restrictions
 - Performance Agreements
 - Development Agreement

b. What are the proposed rents (including utility costs) or sales prices for completed units?

- The rent at these locations range from \$500.00 to \$683.00 per month. The water is included and the electric bill averages between \$85.00 and \$125.00 per month.

- c. Explain your agency's process for marketing to ensure an adequate pool of income-eligible renters to buyers:

- Although these units are occupied, EmPOWERment, Inc currently has a wait list of individuals that are looking for 1-bedroom and 2-bedroom apartments. Our waitlist continues to grow throughout this COVID pandemic of individual's experiencing layoffs and reduced hours of employment, that are seeking affordable units as well as second chance landlords. We continue to work closely with clients of Community Empowerment Fund and are listed on that database. Since aiding the homeless is a priority, EmPOWERment, Inc works closely with the Project to End Homelessness, the Interfaith Council and other housing and community service organizations which assist Carrboro residents find housing.

- d. Describe the use of energy efficient principles, universal design, and/or materials with extended life span.

According to the EPA, toilets are by far the main source of water use in the home, accounting for nearly 30 percent of an average home's indoor water consumption. Older, inefficient toilets that use as much as 6 gallons per flush also happen to be a major source of wasted water in many homes. The units at Hillmont and Collins Crossing are over 25 years old and have these old inefficient toilet and showerheads. Utilizing these measures will not only reduce water consumption and by reducing water consumption will reflect saving for the Hillmont HOA community and extend the life span of these affordable rental properties to delay this expense being passed on to the tenants. EmPOWERment will install the following:

- Grab bars will be added in the bathrooms to meet the universal design principles.
- Installing water saving efficient toilets and showerheads.

- e. What supportive services, if any, will be provided through this project?

- Rental counseling to include HUD certified Housing Counselors to provide financial planning to potential tenants so they can understand what they can afford to pay in rent. We also work with tenants once they are in the unit to prepare a budget so that they can manage their income and expenses.
- Utility supportive fund known as "The MOM Fund" that will help with up to \$200 on an electric, gas or water bill.
- Community outreach programs that include quarterly meetings to keep tenants and the community updated on programs and policies that are relevant to them as citizens.
- EmPOWERment, Inc. Rental staff perform annual visits as well as an annual survey to assess tenant needs and concerns.
- Tenant Association meetings are held semiannually to bring tenants together

and provide updated information and guest speakers on topics that directly affect them as rental residents.

- COVID outreach assistance that includes monthly phone calls to each family to ascertain the well being of the family and to see how EmPOWERment, Inc's staff can be of service to them.
- Liaison between Orange County Emergency Assistance Fund and recipient's in need of housing/utility resources Our staff has also connected tenants that are experiencing financial difficulties with local resources that have been able to assist with rent and utility payments.

Section 3: PERFORMANCE MEASUREMENTS

A. Goals and Objectives

Please complete the following chart with information about the project's goals and objectives.

Goal/Objective	Measurement
<i>Ex: Provide housing for low- to moderate-income households.</i>	<i>Ex: By 2020, build ten units that are affordable to households earning less than 80%AMI.</i>
To Rehab/update older existing affordable rental units to extend the efficiency and lifespan of these units.	Rehab 4 units in Hillmont and 1 unit at Collins Crossing.

B. Alignment with Town Goals and adopted affordable housing strategies.

Please explain how the proposed project aligns with the Board of Aldermen Goals and adopted affordable housing strategies.

EmPOWERment, Inc's rental program and this project fully embodies the Town of Carrboro Affordable Housing Goals and Strategies. All these units are located on the transit route making it less expensive to get to work and lessens the need to have an automobile. Goal 2.4 speaks to "providing more quality, safe affordable rental housing in Carrboro in an attempt to stop affordable rental inventory from eroding away". This project will expand the lifespan of 5 units, giving tenants better quality homes to live in.

Section 4: PROJECT BUDGET AND PRO-FORMA

A. Project Budget

☒ Attach a **detailed project budget** in Excel format showing all sources and uses of funds. Indicate which funds are committed or pending and include the % of committed funds toward this project. Attach funding commitment letters where available or copies of funding applications previously submitted.

☒ Has an appraisal been conducted? If so, please attach.

B. Terms of Project Funding

Please specify the type of funding request for which you are applying:

☒ Grant ☐ Loan

C. Pro-forma (for rental property only)

☒ If you are developing a property for rent, please attach a 20-year pro-forma showing estimated income, expenses, net operating income, debt service, and cash flow.

Section 5: ORGANIZATION DESCRIPTION

A. Organization

What is your organization's . . .

1. Mission statement?

EmPOWERment, Inc's mission is to empower individuals and communities to achieve their destiny through community organizing, affordable housing and grass roots economic development. EmPOWERment, Inc's affordable housing mission is to reduce or remove housing barriers for the most vulnerable populations in Chapel Hill. Priorities are given to that populations.

2. Incorporation date (Month and Year)? March 1996
3. Estimated Total Agency Budget for this fiscal year? \$ 970,000.00
4. Total number of agency staff (full time equivalents): 4

B. Organization Track Record and Community Support

Please describe your organization's experience and ability to carry out the proposed project, including:

1. Evidence of coordination of this application with other organizations to complement and/or support the proposed project

Many of our existing properties are old and EmPOWERment, Inc continues to make repairs and upgrades to units to extend the life of these properties and alleviate displacement of families. Staff uses reports of the growing need of affordable housing for the extremely low income (ELI) citizens of Orange County to stay abreast of the need. EmPOWERment, Inc collaborates with several of the local housing non-profits to understand utility costs for residents. We meet monthly with representatives of these groups in the Orange County Affordable Housing Coalition to discuss the need to acquire more affordable units that are usually in need of renovations. That is why this project is necessary.

2. Involvement of intended beneficiaries of the project in the planning process.

Since EmPOWERment owns these units, the beneficiaries of this project are the current tenants. The Property Manager stays in regular contact with the residents. They keep her aware of the condition of their apartments. They are very involved in this process.

3. Past achievements in carrying out similar projects and evidence of successful record of meeting proposed budgets and timetables

Since 2016 EmPOWERment, Inc has increased its affordable rental stock from 40 to 58 units. EmPOWERment, Inc has built and renovated over 100 single family homes and created a small subdivision during its 24 years of services. Renovation budgets on projects have ranged from \$2,000 to \$100,000. The Operations Manager manages projects of this size frequently using her experience from apartment renovations and turn overs including her oversight of the recent renovations in # E8 Collins Crossing and #38 Hillmont. EmPOWERment, Inc's Rental Program has a proven track record of implementing safe, clean, and affordable places for low to moderate income families.

4. Collaborative relationships with other agencies,

EmPOWERment Inc. collaborates with the Department of Social Services, Habitat for Humanity, Jackson Center, Community Home Trust, Interfaith Council, Family Success Alliance, Club Nova, UNC Chapel Hill School of Medicine's Department of Psychiatry and Community Empowerment Fund to help place qualified residents in affordable rental units. EmPOWERment, Inc has partnerships with faith-based organizations and local business owners to inform us of rental needs amongst their members and employees.

5. Plans to develop linkages with other programs and projects to coordinate activities so solutions are holistic and comprehensive

EmPOWERment Inc.'s mission is about the entire community. Not only does the organization work to promote affordable housing, EmPOWERment, Inc also works to support the communities where the houses are located. In addition, we partner with the school systems that educate the children. We are fortunate to have relationships with the places of employment where the heads-of-households work (UNC, the hospital, and local businesses). EmPOWERment, Inc works constantly with the area police departments, in our Community Outreach meetings. We work with UNC Students and administrators to address the needs of underserved individuals in our community through program assistance and information sharing. EmPOWERment, Inc continues to search for funding sources for emergency assistance programs for community members. In 2017 the M.O.M utility fund was established at EmPOWERment, Inc from funding from supporters, local non-profits, and churches. This fund has helped over 150 families with utility payments when they are experiencing financial hardships. EmPOWERment, Inc continues to partner with The Partnership to End Homelessness to transition homeless individuals into permanent housing through "home sharing" as housemates when possible.

6. Any other features relating to organization capacity that you consider relevant, (i.e. property management experience, including accepting Section 8 Vouchers, etc.).

EmPOWERment, Inc. has created a one-stop shop for affordable rental management programs and services that aid the communities throughout Orange County. EmPOWERment, Inc. is the one of the primary providers of much needed affordable rental resources. We accept housing choice vouchers as well as a wide field of income ranges, extremely low to moderate. EmPOWERment, Inc is the organization that worked with Orange County officials and staff to create a rental program for displaced mobile home families. We have assisted three families with new locations and new homes. EmPOWERment, Inc will continue to tailor the services of its Affordable Rental Program. This program currently consists of 58 rental units throughout Orange County and is growing. Unfortunately, the waiting list for affordable rentals moves very slowly. Families are forced to live in expensive units they cannot afford or in sub-standard apartments with little recourse. The EmPOWERment, Inc Rental Property Management Program is intentional about our units and the families we serve. We continue to strive to keep our units updated and safe while keeping them available to our most vulnerable population.

Section 6: DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

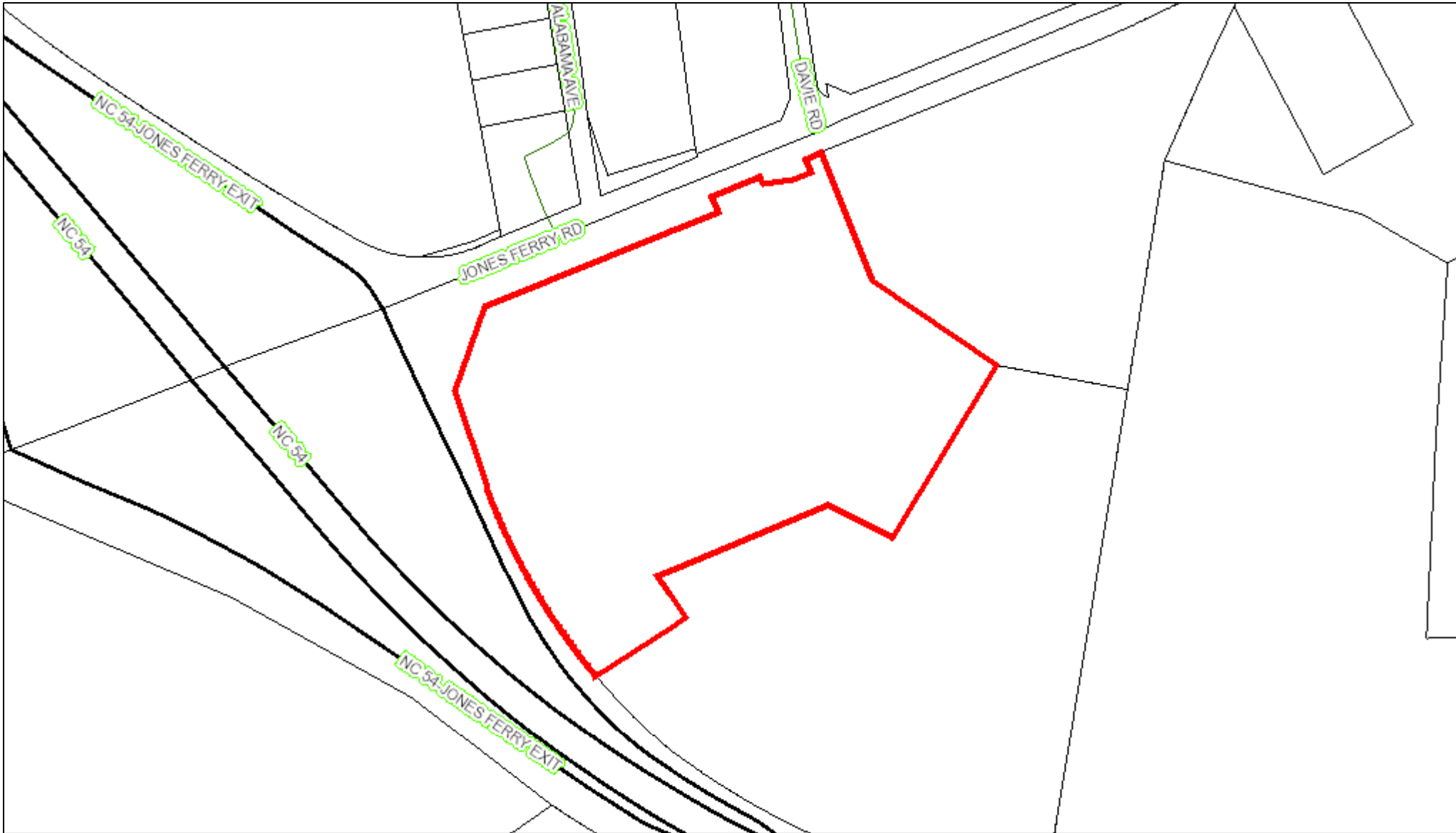
Are any of the Board Members or employees of the agency which will be carrying out this project, or members of their immediate families, or their business associates

- a) Employees of or closely related to employees of the Town of Carrboro
☐ YES ☒ NO
- b) Members of or closely related to members of the governing bodies of Carrboro?
☐ YES ☒ NO
- c) Current beneficiaries of the project/program for which funds are requested?
☐ YES ☒ NO
- d) Paid providers of goods or services to the program or having other financial interest in the program?
☐ YES ☒ NO

If you have answered YES to any question, **please explain below**. The existence of a potential conflict of interest does not necessarily make the project ineligible for funding, but the existence of an **undisclosed** conflict may result in the termination of any grant awarded.



Orange County



March 31, 2020

This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deed, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

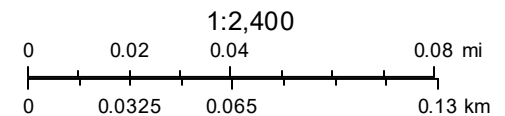
The county and its mapping companies assume no legal responsibility for the information on this map.

PIN: 9778540436

OWNER 1:
OWNER 2:
ADDRESS 1:
ADDRESS 2:
CITY:
STATE, ZIP:
LEGAL DESC:

SIZE:
DEED REF:
RATECODE:
TOWNSHIP
BLDG SQFT:
YEAR BUILT:

BUILDING COUNT:
LAND VALUE:
BLDG_VALUE:
USE VALUE: \$0
TOTAL VALUE:
DATE SOLD:
TAX STAMPS:




ORANGE COUNTY
NORTH CAROLINA

HILLMONT/COLLINS CROSSING

Renovation Timeline

September – October 2020

- Apply for Funding
- Working with tenants on scheduling

November 2020 – February 2021

- Complete Renovation Project



October- November, 2020

- Funding approval
- Begin renovations

INVOICE	DATE	REFERENCE
19-15491	2/5/2019	Oldenburg

[illegible]

Action Appraisal (919) 967-3338
Form NIL - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

APPRAISAL OF REAL PROPERTY



LOCATED AT

124 Fidelity St Apt 14
Carrboro, NC 27510

FOR

Empowerment
109 N Graham St., Chapel Hill, NC 27516

OPINION OF VALUE

75,000

AS OF

2/5/2019

BY

Terry S Tickle
Action Appraisal, Inc
605 NC Hwy 54 W
Chapel Hill, NC 27516
919.967.3338 FAX 919.967.3380
actionappraisalnc@gmail.com

Action Appraisal, Inc
605 NC HWY 54 W
CHAPEL HILL, NC 27516
919.967.3338 FAX 919.967.3380

02/05/2019

Empowerment
109 N Graham St., Chapel Hill, NC 27516

Re: Property: 124 Fidelity St Apt 14
Carrboro, NC 27510
Borrower: Empowerment
File No.: 19-15491

Opinion of Value: \$ 75,000
Effective Date: 2/5/2019

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,

Terrence S. Tickle



Terry S Tickle
License or Certification #: A2876
State: NC Expires: 06/30/2019
actionappraisalnc@gmail.com

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	124 Fidelity St Apt 14
	Legal Description	B-20 Hillmont Condominiums PB 33/13
	City	Carrboro
	County	Orange
	State	NC
	Zip Code	27510
	Census Tract	0107.03
	Map Reference	20500
SALES PRICE	Sale Price	\$ n/a
	Date of Sale	
CLIENT	Borrower	Empowerment
	Lender/Client	Empowerment
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	511
	Price per Square Foot	\$
	Location	Hillmont
	Age	54
	Condition	avg
	Total Rooms	4
	Bedrooms	1
	Baths	1
APPRAISER	Appraiser	Terry S Tickle
	Date of Appraised Value	2/5/2019
VALUE	Opinion of Value	\$ 75,000

INDIVIDUAL CONDOMINIUM UNIT APPRAISAL REPORT

Oldenburg

File No. 19-15491

Property Address 124 Fidelity St Apt 14		City Carrboro		State NC		Zip Code 27510						
Legal Description B-20 Hillmont Condominiums PB 33/13		County Orange		Unit No. 14								
Assessor's Parcel No. 9778 56 1748.044		Tax Year 2018		R.E. Taxes \$ 1,366		Special Assessments \$ 0						
Project Name/Phase No. Hillmont Condos		Map Reference 20500		Census Tract 0107.03								
SUBJECT	Borrower Empowerment		Current Owner Oldenburg		Occupant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant							
	Property rights appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold		Monthly Home Owners' Association Unit Charge \$ 95									
	Sales Price \$ n/a		Date of Sale									
Lender/Client Empowerment		Description and \$ amount of loan charges/concessions to be paid by seller										
Appraiser Terry S Tickle		Address 109 N Graham St., Chapel Hill, NC 27516										
		Address 605 NC Hwy 54 W., Chapel Hill, NC 27516										
NEIGHBORHOOD	Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural		Predominant single family occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant		Single family housing PRICE \$ (000) AGE (yrs)		Condominium housing PRICE \$ (000) AGE (yrs)					
	Built up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%				185 Low 1		45 Low 2					
	Growth rate <input checked="" type="checkbox"/> Rapid <input type="checkbox"/> Stable <input type="checkbox"/> Declining				950 High 95		550 High 55					
	Property values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining				Predominant		Predominant					
	Demand/supply <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In balance <input type="checkbox"/> Over supply				Vacant (0-5%)		Vacant (0-5%)					
	Marketing time <input checked="" type="checkbox"/> Under 3 mos. <input type="checkbox"/> 3-6 mos. <input type="checkbox"/> Over 6 mos.				Vacant (over 5%)		Vacant (over 5%)					
	Present land use %: One Family 70, 2-4 Family 5, Apartments				Condominium 15, Commercial 15, Industrial		Vacant, Other					
	Land use change: <input checked="" type="checkbox"/> Not likely <input type="checkbox"/> Likely <input type="checkbox"/> In process to											
	Note: Race and the racial composition of the neighborhood are not appraisal factors.											
	Neighborhood boundaries and characteristics: N. to Chapel Hill/Carrboro city limits, east to Durham County line, south to Chatham County line and west to Alamance County line											
Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.):												
Subject is part of a 48 unit condo complex four blocks from downtown Carrboro. Subject is within walking distance of most Carrboro events centers as well as recreational and shopping facilities. Hillmont is a project of one bedroom units appealing to students and young professionals. There is a pool on-site.												
Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the project and neighborhood, description of the prevalence of sales and financing concessions, etc.):												
Market has been very active with low inventories in many market segments. Homes have been selling at or above asking. The last 6 weeks have seen a less active market but a trend has not been established.												
SITE	Specific zoning classification and description R75		Zoning compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (Grandfathered use) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning		Topography level							
	Highest and best use as improved <input checked="" type="checkbox"/> Present use <input type="checkbox"/> Other use (explain)				Size average							
	Utilities Public Other		Off-site improvements Type		Density average							
	Electricity <input checked="" type="checkbox"/>		Street paved <input checked="" type="checkbox"/>		View residential units/cemetery							
	Gas <input checked="" type="checkbox"/>		Curb/gutter conc <input checked="" type="checkbox"/>		Drainage appears good							
	Water <input checked="" type="checkbox"/>		Sidewalk conc <input checked="" type="checkbox"/>		Apparent easements none noted							
	Sanitary sewer <input checked="" type="checkbox"/>		Street lights overhead/pole <input checked="" type="checkbox"/>		FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
	Storm sewer <input checked="" type="checkbox"/>		Alley none <input type="checkbox"/>		FEMA Zone X Map Date 11/17/2017							
					FEMA Map No. 37135C9778K							
	Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.): Subject's location across street from city cemetery does not appear to have any negative affect on value.											
PROJECT IMPROVEMENTS	No. of Stories 2		Exterior Walls brick		If Project Completed:		Subject Phase:					
	No. of Elevator(s) 0		Roof Surface shingle		Total No. of Phases 48		Total No. of Planned Phases					
	Existing/Proposed exist		Total No. of Parking 60		Total No. of Units 48		Total No. of Planned Units					
	If conversion, orig. use 0		Ratio (spaces/units) 1.25		Total No. of Units for Sale 0		Total No. of Units for Sale					
	Date of Conversion 0		Type pad		Total No. of Units Sold 48		Total No. of Units Sold					
	Age (Yrs.) 54		Guest Parking yes		Total No. of Units Rented 35		Total No. of Units Rented					
	Effective Age (Yrs.) 54		Data Source		Data Source		Data Source					
	Project Type: <input checked="" type="checkbox"/> Primary Residence <input type="checkbox"/> Second Home or Recreational <input type="checkbox"/> Row or Townhouse <input checked="" type="checkbox"/> Garden <input type="checkbox"/> Midrise <input type="checkbox"/> Highrise											
	Condition of the project, quality of construction, unit mix, appeal to market, etc.: average quality											
	Are the heating and cooling for the individual units separately metered? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, describe and comment on compatibility to other projects in market area and market acceptance:											
Common elements and recreational facilities: in-ground pool, clubhouse												
Are the common elements completed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Is the Builder/Developer in control of the Home Owners' Association? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No												
Are any common elements leased to or by the Home Owners' Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, attach addendum describing rental terms and options.												
SUBJECT UNIT	ROOMS Foyer Living Dining Kitchen Den Family Rm. Rec. Rm. Bedrooms # Baths Laundry Other Area Sq. Ft.											
	Basement											
	Level 1 x x x 1 511											
	Level 2											
	Finished area above grade contains: 4 Rooms: 1 Bedroom(s): 1 Bath(s): 511 Square Feet of Gross Living Area For Unit											
	GENERAL DESCRIPTION		HEATING		KITCHEN EQUIP.		AMENITIES		CAR STORAGE		INSULATION	
	Floor No. 1		Type BB		Refrigerator		Fireplace(s) # 0		None <input checked="" type="checkbox"/>		Roof	
	No. of Levels 2		Fuel elec		Range/Oven		Patio 0		Garage		Ceiling	
	INTERIOR Materials/Condition		Condition avg		Disposal		Balcony 0		No. of Cars		Walls	
	Flooring vyl, cpt		COOLING		Dishwasher		Deck 0		Open		Floor	
Walls drywall/brick		Central		Fan/Hood		Porch 0		No. of Cars		None		
Bath Floor tile		Other wall		Microwave		Fence 0		Parking Space No.		Unknown		
Bath Wainscot tile		Condition avg		Washer/Dryer				Assigned/Owned		<input checked="" type="checkbox"/>		
COMMENTS	Condition of the unit, depreciation, repairs needed, quality of construction, remodeling/modernization, additional features (special energy efficient items, etc.):											
	units have been upgraded with newer paint, flooring since originally built											
Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property: none noted												

INDIVIDUAL CONDOMINIUM UNIT APPRAISAL REPORT

PROJECT ANALYSIS	Unit Charge \$ 170 per mo. X 12 = \$ 2,040.00 per yr. Annual Assessment charge per year/square feet of gross living area = \$ 3.99				
	Is the project subject to ground rent? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, \$ _____ per year.				
	Utilities included in unit charge: <input type="checkbox"/> None <input type="checkbox"/> Heat <input type="checkbox"/> Air Conditioning <input type="checkbox"/> Electricity <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer				
	Note any fees other than regular HOA charges, for use of facilities _____				
	Compared to other competitive projects of similar quality and design, the subject unit charge appears: <input type="checkbox"/> High <input checked="" type="checkbox"/> Typical <input type="checkbox"/> Low				
	To properly maintain the project and provide the services anticipated, the budget appears: <input type="checkbox"/> Adequate <input type="checkbox"/> Inadequate <input type="checkbox"/> Unknown				
	Management Group: <input type="checkbox"/> Home Owners' Association <input type="checkbox"/> Developer <input checked="" type="checkbox"/> Management Agent (Identify) <u>TRAC Management</u>				
	Quality of management and its enforcement of Rules and Regulations based on general appearance of project appears: <input checked="" type="checkbox"/> Adequate <input type="checkbox"/> Inadequate				
	Special or unusual characteristics in the Condominium Documents or other information known to the appraiser that would affect marketability (if none, so state) _____				
SALES COMPARISON ANALYSIS	ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
	Address and Project Name	124 Fidelity St Apt 14 Hillmont Condos	124 Fidelity St Apt 32 Hillmont	14 Shepherd Ln Shepherd Lane Condos	121 Westview Dr Apt 8 Brighton Square
	Proximity to Subject	Less than 0.01 miles	3.09 miles E	0.34 miles NW	
	Sales Price	\$ n/a	\$ 75,000	\$ 75,000	\$ 119,000
	Price/Gross Liv. Area	\$ 146.77	\$ 125.00	\$ 205.88	
	Data and/or Verification Sources	mls tax records	tmis# 2181800 tax records	tmis# 2199685 tax records	tmis# 2181747 tax records
	VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
	Sales or Financing	cash	cash	cash	
	Concessions	none	none	none	
	Date of Sale/Time	04/30/2018	07/2018	04/18	
	Location	Hillmont	Hillmont	Shepherd Ln	Brighton Square
	Leasehold/Fee Simple	Fee Simple	fee simple	fee simple	fee simple
	HOA Mo. Assessment	120	120	180	110
	Common Elements and Rec. Facilities	pool laundry room	pool laundry room	common area	common area
	Project Size/Type	average	average		
	Floor Location	1st lvl	1st lvl	1st level	1st level
	View	residential	residential	residential	residential
	Design and Appeal	trad	trad	trad	trad
	Quality of Construction	avg	avg	avg	avg
	Age	54	54	64	37
	Condition	avg	avg	avg	avg
	Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
	Room Count	4 1 1	4 1 1	3 1 1	3 1 1
	Gross Living Area	511 Sq. Ft.	511 Sq. Ft.	600 Sq. Ft.	578 Sq. Ft.
	Basement & Finished	slab	slab	slab	crawl space
	Rooms Below Grade	none	none	none	none
	Functional Utility	avg	avg	avg	avg
	Heating/Cooling	ebb/wall units	ebb/wall units	ebb/wall unit	hp/cac
	Energy Efficient Items	avg	avg	avg	avg
	Car Storage	parking pad	parking pad	parking pad	parking pad
Balcony, Patio, Fireplace(s), etc.	no f/p	no f/p	no f/p	no f/p	
Net Adj. (total)					
Adjusted Sales Price of Comparable					
Comments on Sales Comparison (including the subject property's compatibility to other condominium units in the neighborhood, etc.):					
bedroom/1 bath condo sales in area. Adjustments are for size, age and hvac. Next most recent Hillmont sales were unit 27 in June 2017 for \$69,000 and unit 10 for \$65,000 in March 2017 but unit 10 was a REO.					
Comps are the most recent one					
ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3	
Date, Price and Data Source for prior sales within year of appraisal	none in last 3 years	none in last 3 years	none in last 3 years	none in last 3 years	
Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal:					
RECONCILIATION	INDICATED VALUE BY SALES COMPARISON APPROACH \$ 75,000				
	INDICATED VALUE BY INCOME APPROACH (If Applicable) Estimated Market Rent \$ 600 /Mo. x Gross Rent Multiplier 125.00 = \$ 75,000				
	INDICATED VALUE BY COST APPROACH (Attach if Applicable) \$				
	This appraisal is made <input checked="" type="checkbox"/> "as is" <input type="checkbox"/> subject to the repairs, alterations, inspections, or conditions listed below <input type="checkbox"/> subject to completion per plans and specifications.				
	Condition of Appraisal: _____				
	Final Reconciliation: Sales comparison value is supported by income approach but rental fees vary in the neighborhood depending on lease terms.				
	The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are attached Freddie Mac Form 439/Fannie Mae Form 1004B (Revised N/A).				
	I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF 2/5/2019				
	(WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 75,000				
	APPRaiser: <u>Terry S Tickle</u> SUPERVISORY APPRAISER (ONLY IF REQUIRED):				
Signature		Signature			
Name Terry S Tickle		Name			
Date Report Signed 02/05/2019		Date Report Signed			
State Certification # A2876		State Certification #			
Or State License #		Or State License #			

Building Sketch

Borrower	Empowerment					
Property Address	124 Fidelity St Apt 14					
City	Carboro	County	Orange	State	NC	Zip Code 27510
Lender/Client	Empowerment					

IMPROVEMENTS SKETCH

Comments:

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY				LIVING AREA BREAKDOWN			
Code	Description	Net Size	Net Totals	Breakdown		Subtotals	
GLA2	Upper Lvl Condo Unit	514.68	514.68	Upper Lvl	Condo Unit		
				0.5 x	0.1 x	26.8	1.34
					7.0 x	26.8	187.60
					12.2 x	26.7	325.74
Net LIVABLE Area		(rounded)	515	3 Items		(rounded)	515

Scale: 1" = 20'

ACTION APPRAISAL

APX SOFTWARE ROD 858 1998

Apdx100-wl Area v5

Plat Map

Borrower	Empowerment					
Property Address	124 Fidelity St Apt 14					
City	Carrboro	County	Orange	State	NC	Zip Code 27510
Lender/Client	Empowerment					

Orange County



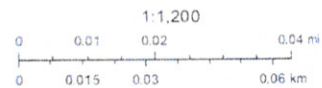
This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deed, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The county and its mapping companies assume no legal responsibility for the information on this map.

February 5, 2019

PIN: 9778561748.044
OWNER 1: OLDENBURG MARK E
OWNER 2:
ADDRESS 1: 404 DEMING DR
ADDRESS 2:
CITY: CHAPEL HILL
STATE, ZIP: NC 27514
LEGAL DESC: UNIT B-20 HILLMONT CONDOMINIUMS P32/13

SIZE: 1 L
DEED REF: 3622/196
RATECODE: 21
DATE SOLD: 11/30/2004
BLDG SQFT: 560
YEAR BUILT: 1965

BUILDING COUNT: 1
LAND VALUE: \$
BLDG VALUE: \$70,400
USE VALUE: \$
TOTAL VALUE: \$70,400



Subject Photo Page

Borrower	Empowerment					
Property Address	124 Fidelity St Apt 14					
City	Carrboro	County	Orange	State	NC	Zip Code 27510
Lender/Client	Empowerment					



Subject Front

124 Fidelity St Apt 14
Sales Price n/a
Gross Living Area 511
Total Rooms 4
Total Bedrooms 1
Total Bathrooms 1
Location Hillmont
View residential
Site average
Quality avg
Age 54



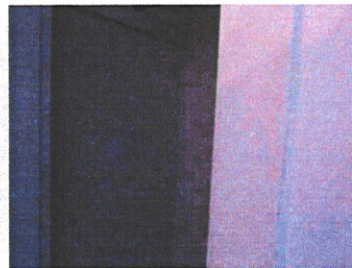
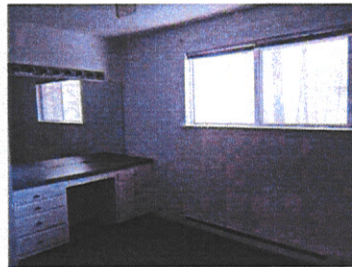
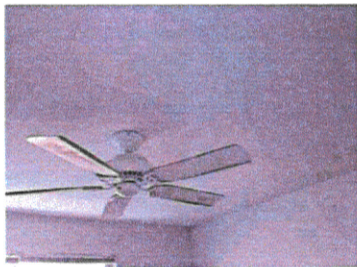
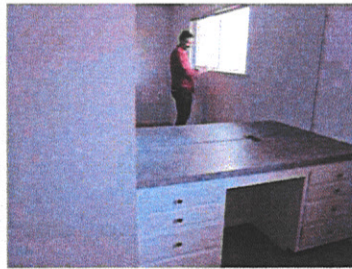
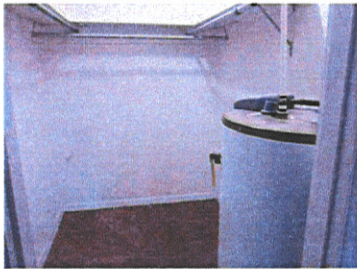
Subject Rear



Subject Street

Interior Photos

Borrower	Empowerment					
Property Address	124 Fidelity St Apt 14					
City	Carrboro	County	Orange	State	NC	Zip Code 27510
Lender/Client	Empowerment					



Comparable Photo Page

Borrower	Empowerment					
Property Address	124 Fidelity St Apt 14					
City	Carrboro	County	Orange	State	NC	Zip Code 27510
Lender/Client	Empowerment					



Comparable 1

124 Fidelity St Apt 32
 Prox. to Subject Less than 0.01 miles
 Sale Price 75,000
 Gross Living Area 511
 Total Rooms 4
 Total Bedrooms 1
 Total Bathrooms 1
 Location Hillmont
 View residential
 Site average
 Quality avg
 Age 54



Comparable 2

14 Shepherd Ln
 Prox. to Subject 3.09 miles E
 Sale Price 75,000
 Gross Living Area 600
 Total Rooms 3
 Total Bedrooms 1
 Total Bathrooms 1
 Location Shepherd Ln
 View residential
 Site average
 Quality avg
 Age 64

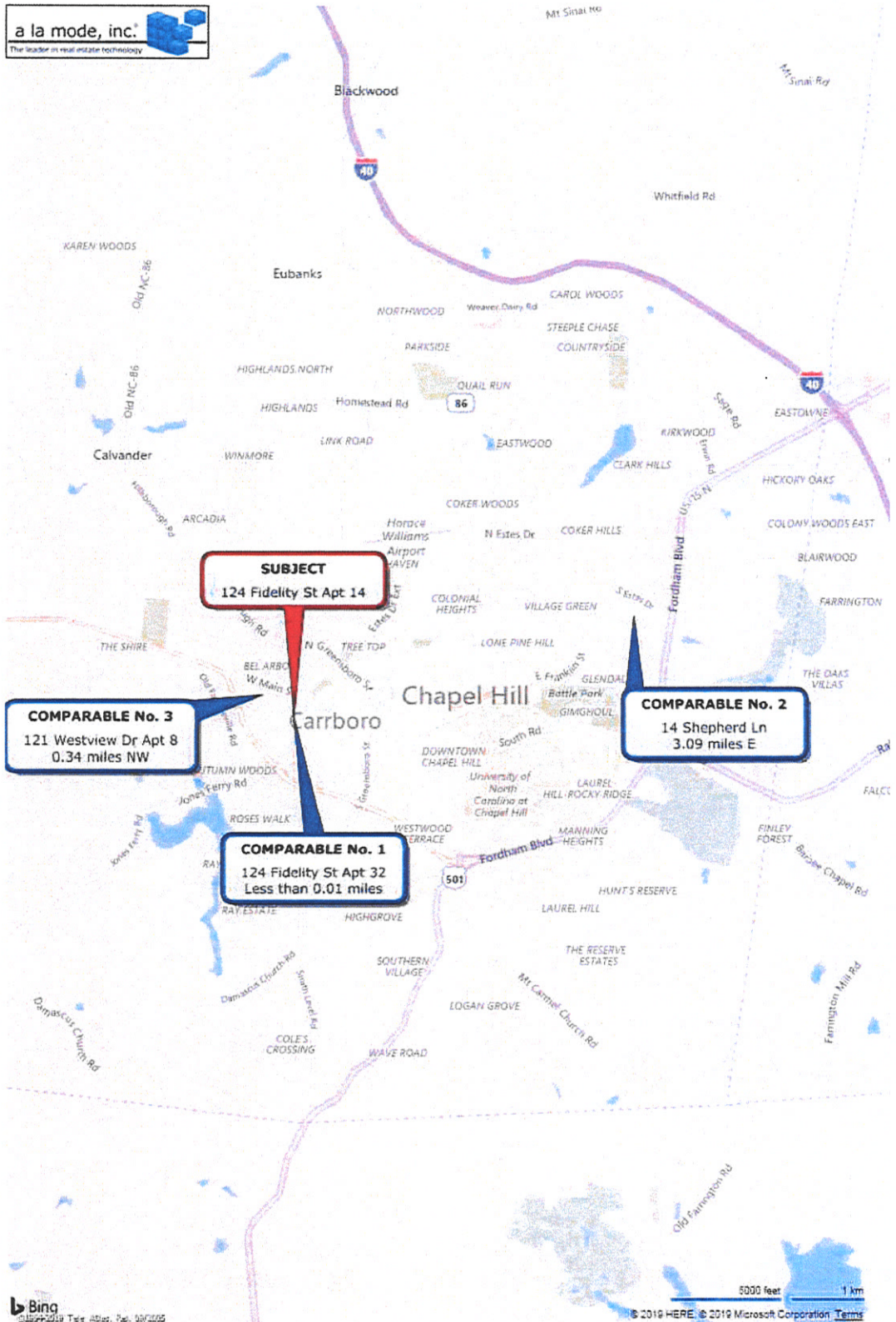
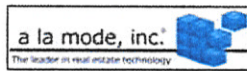


Comparable 3

121 Westview Dr Apt 8
 Prox. to Subject 0.34 miles NW
 Sale Price 119,000
 Gross Living Area 578
 Total Rooms 3
 Total Bedrooms 1
 Total Bathrooms 1
 Location Brighton Square
 View residential
 Site average
 Quality avg
 Age 37

Location Map

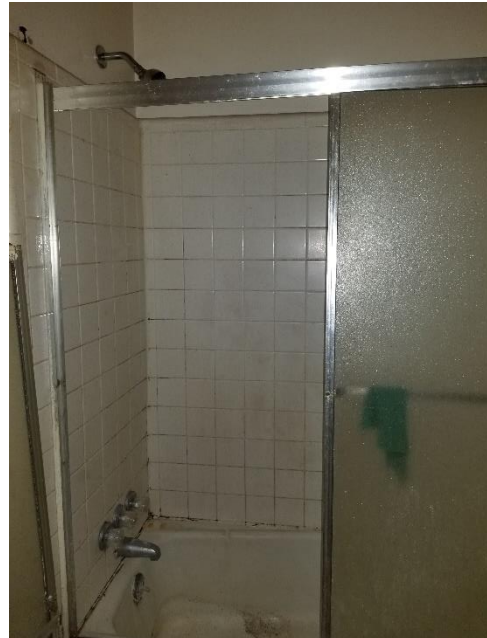
Borrower	Empowerment				
Property Address	124 Fidelity St Apt 14				
City	Carrboro	County	Orange	State	NC Zip Code 27510
Lender/Client	Empowerment				



Hillmont Apartment Renovations

Contractor - Lazarus Maintenance and Repair

Before



After



Carrboro Renovation Project Budget

Presented by EmPOWERment, Inc.

					Total		
	*Turnkey bathroom renovation		Flooring for the entire unit				
Rehab Request							
Hillmont #4	\$ 2,000.00						
Hillmont #8	\$ 2,000.00						
Hillmont #24	\$ 2,000.00						
Hillmont #26	\$ 2,000.00						
*Collins Cr #P8	\$ 2,000.00		\$ 3,200.00				
Total	\$ 10,000.00		\$ 3,200.00		\$ 13,200.00		
*paint, flooring, vanity, toilet,grab bars							
*P-8 entire unit new flooring & turnkey bathroom renovation							
Funding Sources							
Town of Carrboro	\$11,000.00						
EmPOWERment, Inc	\$ 2,200.00						
Total	\$13,200.00						

TOWN OF CARRBORO AHSRF APPLICATION SCORE SHEET

APPLICANT: HABITAT FOR HUMANITY OF ORANGE COUNTY

PROJECT TYPE: New Construction

AMOUNT REQUESTED: \$100,000

TOWN AH GOALS ADDRESSED: 1.1 Increase number of homeownership units that are permanently affordable in Carrboro. The goal is to have 85 affordable ownership homes by 2024. In July 2020, there were 71 affordable homeownership units.

1.3 Decrease barriers to first-time homeownership and to homeownership retention, particularly among seniors.

PROJECT ADDRESS: 104 Cobb Street, Carrboro

PROJECT SUMMARY: This project will construct 4 new units (two duplexes) on 104 Cobb Street in 2021 and provide 3 households, earning between 30-60% AMI, and 1 household earning between 61-80% AMI, the opportunity for homeownership.

The households will pay no more than 30% of their gross income for mortgage, taxes, insurance, and any HOA dues. The homes are built to have a guaranteed low monthly energy bill for heating and cooling and are designed to minimize maintenance costs over the life of the home. The two ground-floor units will be built ADA-compliant for seniors or persons with disabilities.

The project at Cobb Street is a collaboration between the Compass Group, a neighborhood organization designed to steer growth in Northside, Habitat for Humanity, the Town of Carrboro, and Self Help.

POPULATION SERVED: Homebuyer applications are in progress. The number of individuals and their demographics cannot be reflected at this time. The information below is expressed in number of households.

TOTAL NUMBER: 4 HOUSEHOLDS

AMI ____ <30% 3 31%-60% 1 61-80% ____ 81-100% ____ 101-115%

RACE/ETHNICITY ____ Asian ____ Black ____ Hisp. /Latino ____ Mixed Race ____ Other ____
White

OF SENIORS PRESENT/ESTIMATED 2 HOUSEHOLDS

TOWN OF CARRBORO AHSRF APPLICATION SCORE SHEET

OF CHILDREN PRESENT/ESTIMATED _____

WITH DISABILITY PRESENT _____

ENVIRONMENTAL IMPACT: The project will require demolishing an existing house on the property. Any materials that can be salvaged will be sent to Habitat ReStore for sale to the public. The new duplexes will be an energy-efficient, green-certified, and low-maintenance homes. The homes are built to *SystemVision* standards, and have a guaranteed low monthly energy bill for heating and cooling.

FUNDING RECOMMENDATION:

- ☒ FULLY FUND
- ☐ PARTIALLY FUND (Can include suggested amount or %) _____
- ☐ DO NOT FUND

FUNDING APPLICATION

DATE:

Section 1: APPLICANT AND PROJECT OVERVIEW

A. Applicant Information

Applicant/Organization's Legal Name: _____

Primary Contact Person and Title: _____

Applicant/Organization's Physical Address: _____

Applicant/Organization's Mailing Address: _____

Telephone Number: _____

Email Address: _____

B. Project Information

Project Name: _____

Total Project Cost: _____

Total Amount of Funds Requested: _____

Please specify which permitted use of funding is being requested (as listed in Section 2: C.1.):

Proposed Use of Funds Requested (*provide a concise description of proposed project and how it meets the criteria of eligible uses*):

To the best of my knowledge and belief all information and data in this application are true and current. The document has been duly authorized by the governing board of the applicant.

Signature: _____ Date: _____
Executive Director or other Authorized Signatory

Section 2: PROJECT DESCRIPTION

Please provide a thorough description of the project (by answering the "who," "what," "when," and "where" questions about your project). **Do not assume the reader knows anything about the project.**

A. Project Name

1. Project Name: _____

B. "Who"

1. Who is the target population to be served and how will their needs be addressed through this project? If this is a repair or rehabilitation project, please address how the beneficiary meets eligibility requirements and provide substantiation, such as a deed, homeowner insurance policy statement, etc.

2. Please indicate the income of the beneficiaries (households) to be served through the proposed project. Please see **Attachment A** for the current income limits for the Durham-Chapel Hill MSA. Please also provide documented income data for the intended recipients, such as the most recent tax return, if submitting on behalf of an individual.

Income Group (Area Median Income)	Number of Beneficiaries	% of Total Beneficiaries
<30% of the AMI		
31%-60% of AMI		
61-80% of AMI		
81-100% of AMI		
101-115% of AMI		
TOTAL		

3. Project Staff. Please provide names of staff, contractors, and/or volunteers that will be involved with the project. Describe their responsibilities with the project and track record in successful completion of similar projects in the past:

C. "What"

1. Type of Activity. Please check the category under which your project falls.

- ☐ Acquisition
- ☐ Pre-development costs
- ☐ Rental subsidy
- ☐ Ownership subsidy
- ☐ New construction for homeownership
- ☐ New construction for rental
- ☐ Rehabilitation for owner-occupied or rental (including urgent repairs - see *)
- ☐ Land banking
- ☐ Grant to land trust
- ☐ Rental deposit / utility connection assistance (Max \$1,000 - see *)
- ☐ Loan payment or loan subsidy
- ☐ Foreclosure assistance
- ☐ Other (specify):

**Starred items requesting no more than \$5,000 or 15% of the existing fund, whichever is lower, do not have to provide performance measures and can apply outside of the funding cycles.*

2. Project Description. Please provide a general overview of your project, including what you are planning to produce and how you are planning to carry out the project.

D. "Where"

1. Project Location. Please be as specific as possible.

2. Project Size (if applicable). Please provide the size of development site: _____ acres

Please attach the following:

- Site ☐ map showing lot boundaries, locations of structure(s), and other site features General
☐ location map (at least ½ mile radius)

E. "When"

☐ Attach a **detailed** timetable showing when each work task will be completed (e.g., planning; obtaining financial commitments; design; environmental review; bidding; loan closing; key milestones in construction; marketing; final inspection; occupancy; etc.)

F. Project Details

If the questions below are not applicable or the requested information is not currently available, please insert N/A.

1. Property Acquisition.

- a. Has your agency acquired real property in order to carry out the project, or is property acquisition planned? _____
- b. Is the property currently occupied? If so, attach a description of your plan to relocate.
- c. Please attach an appraisal of the property.

2. Construction/Rehabilitation Detail.

- a. How many units will be newly constructed?
- b. How many units will be rehabilitated?
- c. What is the square footage of each unit?
- d. What is the number of bedrooms in each unit?
- e. What is the number of bathrooms in each unit?
- f. How many units will have full ADA accessibility?
- g. Is the proposed project located in Carrboro Town limits, ETJ, or transitional area?
- h. Please attach the following:

- ☐ Floor plan(s)
- ☐ Elevation(s)
- ☐ List of Energy Efficiency measures included in the project (if applicable)
- ☐ List of Universal Design principles included in the project (if applicable)

3. Design, Affordability, Marketing, and Supportive Services.

- a. Describe any methods to ensure long-term affordability of housing units, including subsidy recapture, equity sharing, deed restrictions, etc.
- b. What are the proposed rents (including utility costs) or sales prices for completed units?
- c. Explain your agency's process for marketing to ensure an adequate pool of income-eligible renters to buyers:
- d. Describe the use of energy efficient principles, universal design, and/or materials with extended life span.

- e. What supportive services, if any, will be provided through this project?

Section 3: PERFORMANCE MEASUREMENTS

A. Goals and Objectives

Please complete the following chart with information about the project's goals and objectives.

Goal/Objective	Measurement
<i>Ex: Provide housing for low- to moderate-income households.</i>	<i>Ex: By 2020, build ten units that are affordable to households earning less than 80%AMI.</i>

B. Alignment with Town Goals and adopted affordable housing strategies.

Please explain how the proposed project aligns with the Board of Aldermen Goals and adopted affordable housing strategies.

Section 4: PROJECT BUDGET AND PRO-FORMA

A. Project Budget

☐ Attach a **detailed project budget** in Excel format showing all sources and uses of funds. Indicate which funds are committed or pending and include the % of committed funds toward this project. Attach funding commitment letters where available or copies of funding applications previously submitted.

☐ Has an appraisal been conducted? If so, please attach.

B. Terms of Project Funding

Please specify the type of funding request for which you are applying:

☐ Grant ☐ Loan

C. Pro-forma (for rental property only)

☐ If you are developing a property for rent, please attach a 20-year pro-forma showing estimated income, expenses, net operating income, debt service, and cash flow.

Section 5: ORGANIZATION DESCRIPTION

A. Organization

What is your organization's . . .

1. Mission statement?
2. Incorporation date (Month and Year)?
3. Estimated Total Agency Budget for this fiscal year?
\$
4. Total number of agency staff (full time equivalents):

B. Organization Track Record and Community Support

Please describe your organization's experience and ability to carry out the proposed project, including:

1. Evidence of coordination of this application with other organizations to complement and/or support the proposed project
2. Involvement of intended beneficiaries of the project in the planning process
3. Past achievements in carrying out similar projects and evidence of successful record of meeting proposed budgets and timetables
4. Collaborative relationships with other agencies,
5. Plans to develop linkages with other programs and projects to coordinate activities so solutions are holistic and comprehensive

6. Any other features relating to organization capacity that you consider relevant, (i.e. property management experience, including accepting Section 8 Vouchers, etc.).

Section 6: DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

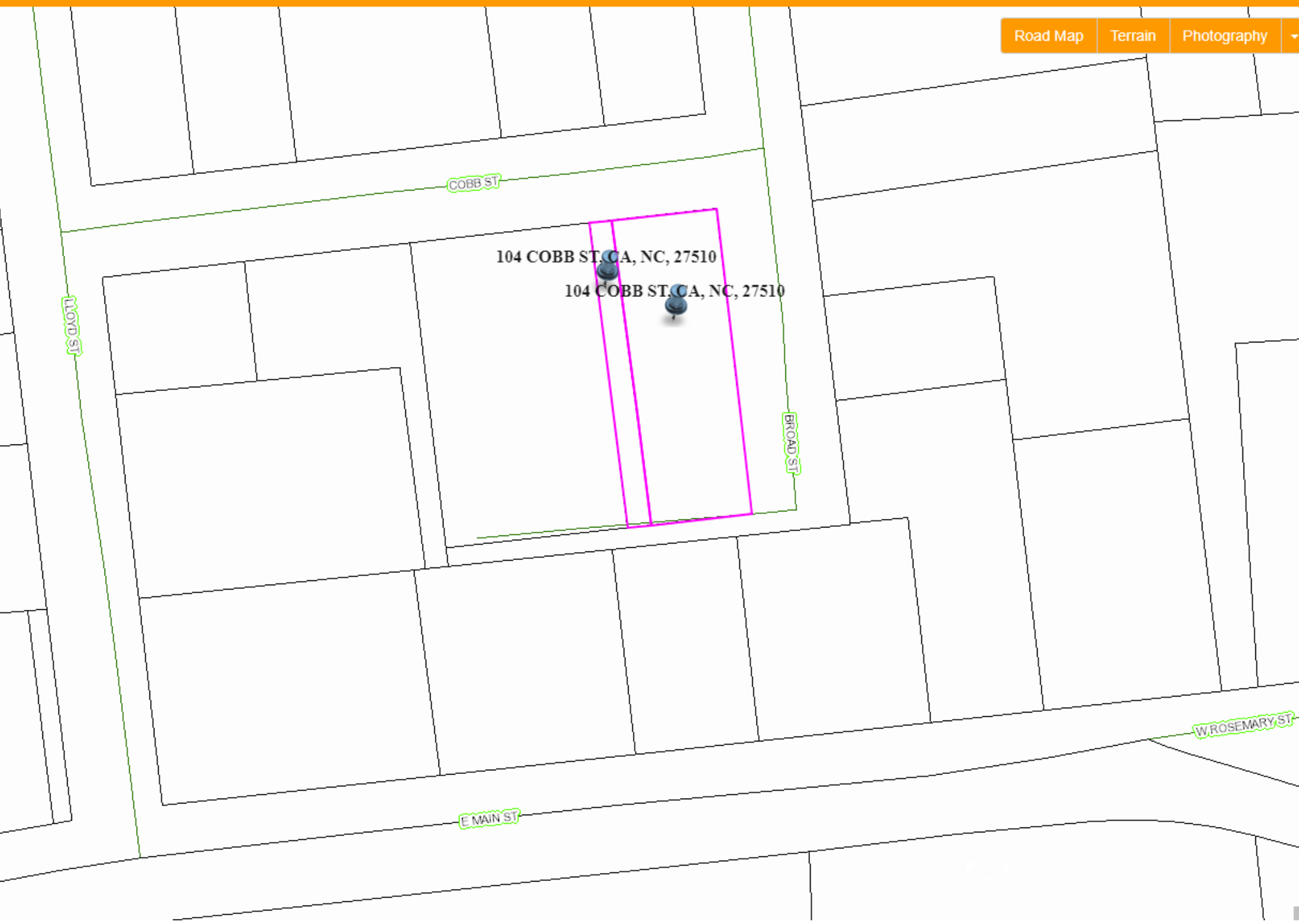
Are any of the Board Members or employees of the agency which will be carrying out this project, or members of their immediate families, or their business associates:

- a) Employees of or closely related to employees of the Town of Carrboro
YES ☐ NO ☐
- b) Members of or closely related to members of the governing bodies of Carrboro?
YES ☐ NO ☐
- c) Current beneficiaries of the project/program for which funds are requested?
YES ☐ NO ☐
- d) Paid providers of goods or services to the program or having other financial interest in the program?
YES ☐ NO ☐

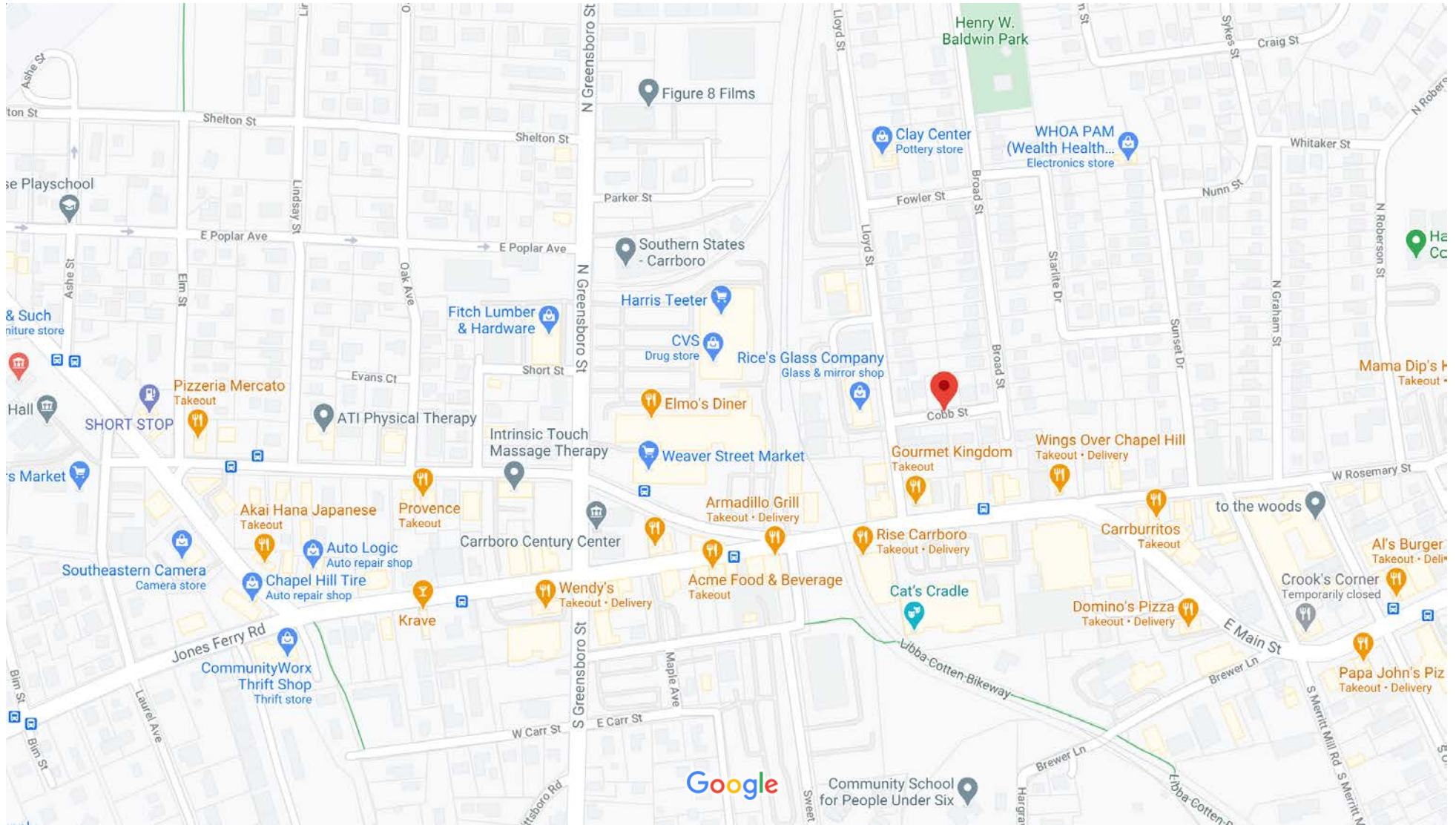
If you have answered YES to any question, **please explain below**. The existence of a potential conflict of interest does not necessarily make the project ineligible for funding, but the existence of an **undisclosed** conflict may result in the termination of any grant awarded.



Road Map Terrain Photography



Google Maps Cobb St



Map data ©2020 Google 200 ft



We build strength, stability, self-reliance *and* shelter.

**Proposed Timeline for Completion
Affordable Homeownership on Cobb Street in Carrboro**

August 2020	Zoning Compliance Permit received.
September 2020	Purchase of property at 104 Cobb Street.
October 2020	Applications open for prospective homebuyers.
November 2020	Building permits issued for construction of homes.
December 2020	Construction begins with groundbreaking.
January 2021	Future homebuyers approved by Habitat's Board of Directors.
June 2021	Pledged funding commitments due. This funding is part of Habitat's ongoing fundraising program. Unrestricted funds will supplement restricted dollars.
September 2021	Certificates of Occupancy issued, and home closings take place following verification that future homebuyers have met all program requirements.

Search Criteria:

Closed Date between 1/1/2013 - 12/31/2016

1.5 Mile radius from 104 Cobb Street

All Vacant Land sales

City = Carrboro

MLS #	Status	SubArea	Address	Subdivision	Approximate Acres	Property Type	Ask Price	Sold Price	Price per Acre	Zoning
1930340	CLOSED	204 - Chapel Hill/Carrboro	402 Broad Street	Not in a Subdivision	0.19	Vacant	\$49,900	\$11,000	\$57,895	R-3/R75
1990056	CLOSED	203 - Chapel Hill/Carrboro	103 Colson Street	Not in a Subdivision	0.23	Vacant	\$60,000	\$58,000	\$252,174	R10
1888211	CLOSED	204 - Chapel Hill/Carrboro	101 Pine Hill Drive	Carolina Pines	0.3	Vacant	\$70,000	\$63,750	\$212,500	
2047555	CLOSED	203 - Chapel Hill/Carrboro	617 W Main Street	Not in a Subdivision	0.26	Vacant	\$90,000	\$65,000	\$250,000	
1943006	CLOSED	204 - Chapel Hill/Carrboro	0 Simpson Street	Plantation Acres	0.573	Vacant	\$70,000	\$70,000	\$122,164	
1901821	CLOSED	204 - Chapel Hill/Carrboro	Simpson Street	Plantation Acres	0.65	Vacant	\$77,000	\$77,000	\$118,462	RES
2046235	CLOSED	204 - Chapel Hill/Carrboro	122-A Estes Extension	Not in a Subdivision	0.18	Vacant	\$85,000	\$78,000	\$433,333	res
1961720	CLOSED	203 - Chapel Hill/Carrboro	Laurel Avenue	Not in a Subdivision	0.17	Vacant	\$89,500	\$80,000	\$470,588	R7.5
1868547	CLOSED	204 - Chapel Hill/Carrboro	125 Hanna Street	Forest Heights	0.6	Vacant	\$99,900	\$82,000	\$136,667	R-10
1815833	CLOSED	206 - Chapel Hill	203 W NC 54 Highway	Not in a Subdivision	1.95	Vacant	\$119,900	\$83,000	\$42,564	Res
1818062	CLOSED	204 - Chapel Hill/Carrboro	112 The Hollow	Not in a Subdivision	0.571	Vacant	\$85,000	\$85,000	\$148,862	R20
1892177	CLOSED	204 - Chapel Hill/Carrboro	304 Pleasant Drive	Not in a Subdivision	0.3	Vacant	\$125,000	\$93,750	\$312,500	
1906936	CLOSED	204 - Chapel Hill/Carrboro	Simpson Street	Plantation Acres	0.748	Vacant	\$110,000	\$110,000	\$147,059	
1870727	CLOSED	204 - Chapel Hill/Carrboro	103-B W Poplar Avenue	Not in a Subdivision	0.19	Vacant	\$124,999	\$110,000	\$578,947	
2010800	CLOSED	203 - Chapel Hill/Carrboro	TBD Shelton Street	Not in a Subdivision	0.23	Vacant	\$160,000	\$155,000	\$673,913	
2009786	CLOSED	203 - Chapel Hill/Carrboro	130 Old Pittsboro Road	Not in a Subdivision	1.32	Vacant	\$169,000	\$162,500	\$123,106	R-75
2018167	CLOSED	203 - Chapel Hill/Carrboro	101 Allen Street	Not in a Subdivision	2.278	Vacant	\$265,000	\$240,000	\$105,356	
1805700	CLOSED	207 - Chapel Hill	tbd Homestead Road	Not in a Subdivision	7	Vacant	\$479,000	\$265,000	\$37,857	
1868391	CLOSED	204 - Chapel Hill/Carrboro	133 Estes Drive	Not in a Subdivision	1.97	Vacant	\$250,000	\$310,000	\$157,360	R-10
1895912	CLOSED	204 - Chapel Hill/Carrboro	101 Hillcrest Street	Not in a Subdivision	2.24	Vacant	\$600,000	\$450,000	\$200,893	R75
1933039	CLOSED	203 - Chapel Hill/Carrboro	105 Old Pittsboro Road	Not in a Subdivision	2.14	Vacant	\$520,000	\$520,000	\$242,991	

Search Criteria:

Closed Date between 1/1/2013 - 12/31/2016

All Unimproved Commercial Land Sold

City = Carrboro

Status	SubArea	Address	Type	SiteAcr	Ask Price	Sold Price	Price per Acre	Total Tax Value	Tax Value / Price
CLOSED	204	1236 Hillsborough Road	Commercial Unimproved	8.65	\$599,000	\$595,350	\$68,826.59	\$485,057	81%

Search Criteria:

Closed Date between 1/1/2016 - 12/31/2016

Detached Single Family Homes

.5 Mile Radius from 104 Cobb Street

Lot Size <= .25 Acres

City = Carrboro

MLS #	Status	SubArea	Address	Subdivision	Approximate Acres	Property Type	List Price	Sold Price	Building Tax Value	Land Tax Value	Total Tax Value	Tax Value / Price	YrBlt	LvngAreaSF
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2073181 CLOSED	203	104 Red Sunset Place	Roberson Place	0.09	Detached	\$390,000	\$390,000	\$219,032	\$92,047	\$311,079	80%	1999	1,905
2094863 CLOSED	204	305 Pleasant Drive	Not in a Subdivision	0.11	Detached	\$179,000	\$164,000	\$110,000	\$38,700	\$148,700	91%	1949	1,000
2097891 CLOSED	203	250 Sweet Bay Place	Roberson Place	0.117	Detached	\$450,000	\$450,000	\$224,500	\$90,000	\$314,500	70%	1997	2,560
2086639 CLOSED	204	102 Lindsay Street	Carrboro Mill Village	0.12	Detached	\$299,000	\$280,000	\$75,201	\$96,175	\$171,376	61%	1937	869
2049818 CLOSED	203	104 Purple Leaf Place	Roberson Place	0.13	Detached	\$425,000	\$415,000	\$248,624	\$86,946	\$335,570	81%	2001	1,894
2076960 CLOSED	203	305 Sweet Bay Place	Roberson Place	0.131	Detached	\$450,000	\$450,000	\$292,900	\$94,200	\$387,100	86%	1998	2,594
2069802 CLOSED	203	107 Old Pittsboro Road	Not in a Subdivision	0.17	Detached	\$268,500	\$273,000	\$130,861	\$101,898	\$232,759	85%	1986	1,218
2021848 CLOSED	204	200 Pleasant Drive	Not in a Subdivision	0.17	Detached	\$295,000	\$287,500	\$180,200	\$79,900	\$260,100	90%	1980	1,839
2043029 CLOSED	204	109 Elm Street	Not in a Subdivision	0.17	Detached	\$359,750	\$325,000	\$106,256	\$113,935	\$220,191	68%	1999	1,166
2058859 CLOSED	204	508 Oak Avenue	Not in a Subdivision	0.24	Detached	\$465,000	\$430,000	\$147,645	\$106,831	\$254,476	59%	1912	1,597
2068485 CLOSED	204	106 Lindsay Street	Not in a Subdivision	0.24	Detached	\$565,000	\$540,000	\$207,153	\$117,884	\$325,037	60%	1932	1,629
2058418 CLOSED	204	110 Lindsay Street	Not in a Subdivision	0.25	Detached	\$380,000	\$344,000	\$169,452	\$140,927	\$310,379	90%	1917	1,915
											Average	77%	

UNITS A&B = 3BR, 2 BA, 1,400 SF
 UNITS C&D (ADA)= 2BR, 2 BA, 1,110 SF

BROAD STREET

IMPERVIOUS SURFACE AREA
 TOWNHOME FOOTPRINTS, PORCHES, RAMPS, HVAC PAD = 4,360 SF
 PARKING AREA = 1,625 SF
TOTAL = 5,985 SF

BACK OF CURB

NEW PLANTINGS

PARKING

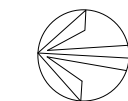
5

O.H. UTIL
 87'30"00" W
 49'28"

EXISTING PECAN
 TREE TO REMAIN

NEW PLANTINGS

N 03°08'32" W 149.37'



NORTH

SCALE = 1:10

TRASH & RECYCLING

HVAC

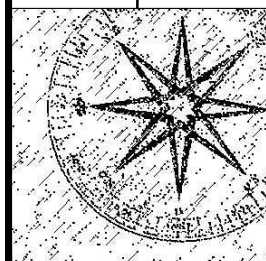
Jim Spencer Architects, PA
 109-A Brewer Lane
 Carrboro, NC 27510

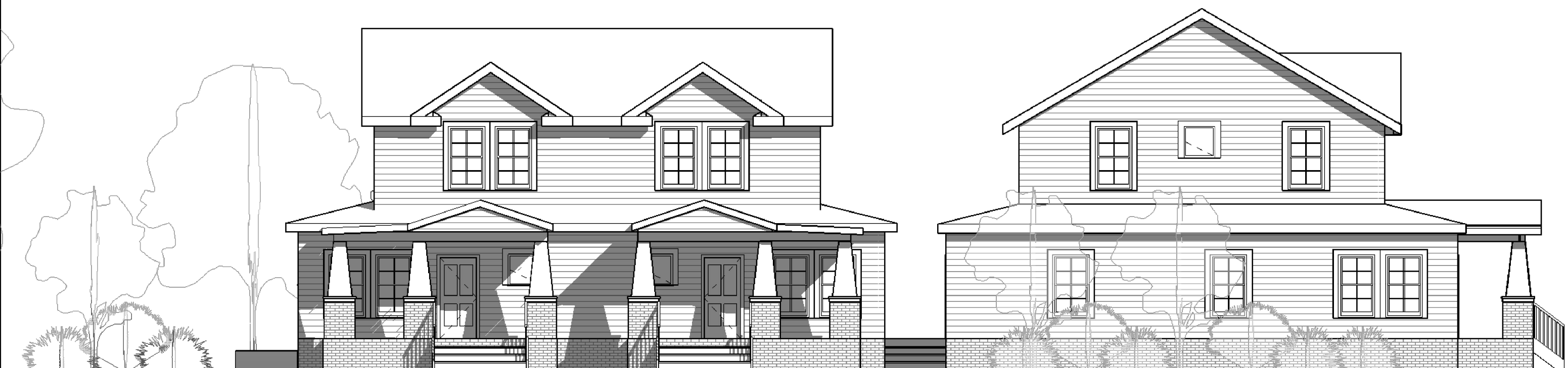
jimspencerarchitects.com
 919.960.6680

Proposed Site Plan // 104 Cobb Street // February 2020

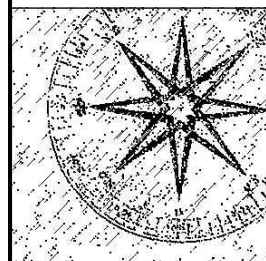
Self-Help Ventures Fund
 301 West Main Street
 Durham, NC 27701

self-help.org
 919.683.2000





EAST ELEVATION, SCALE = 1/8" = 1'



Jim Spencer Architects, PA
109-A Brewer Lane
Carrboro, NC 27510

jimspencerarchitects.com
919.960.6680

Elevations // 104 Cobb Street // January 2020

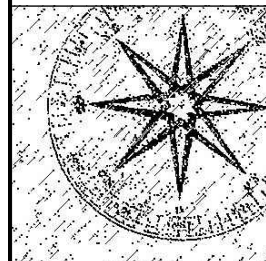
Self-Help Ventures Fund
301 West Main Street
Durham, NC 27701

self-help.org
919.683.2000





NORTH ELEVATION, SCALE = 1/8" = 1'



Jim Spencer Architects, PA
109-A Brewer Lane
Carrboro, NC 27510

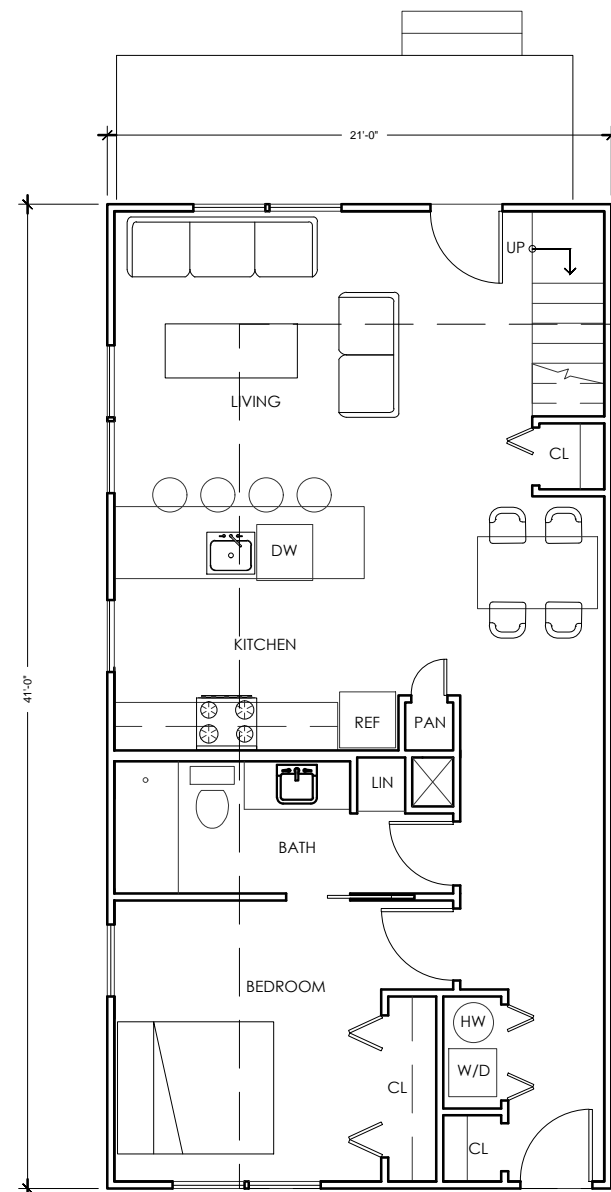
jimspencerarchitects.com
919.960.6680

Elevations // 104 Cobb Street // January 2020

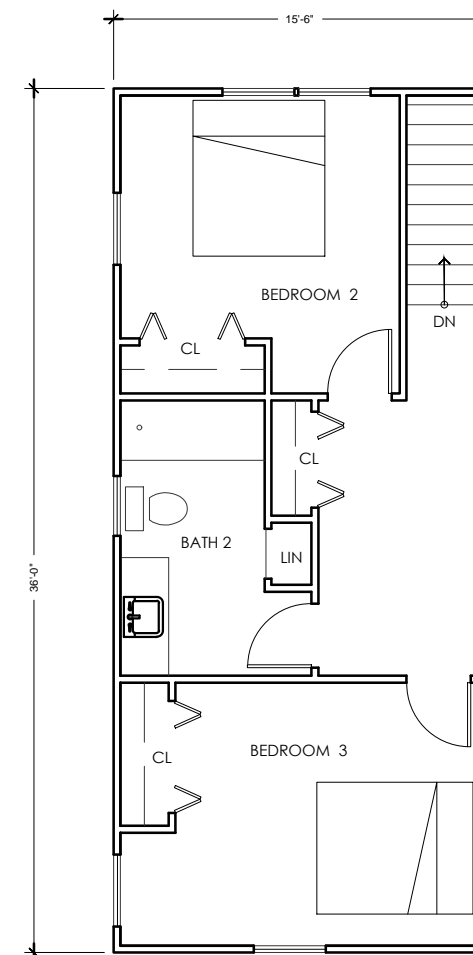
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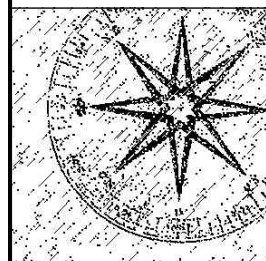




UNITS A&B GROUND FLOOR
 SCALE: 1/8" = 1'-0"
 1,393 SF (G: 861 SF, 2: 532 SF)



UNITS A&B SECOND FLOOR



Jim Spencer Architects, PA
 109-A Brewer Lane
 Carrboro, NC 27510

 jimspencerarchitects.com
 919.960.6680

Schematic Floor Plans // 104 Cobb Street // 1.22.2020

Self-Help Ventures Fund
 301 West Main Street
 Durham, NC 27701

self-help.org
 919.683.2000





VIEW FROM SOUTHEAST



VIEW FROM NORTHEAST



BIRD'S EYE VIEW

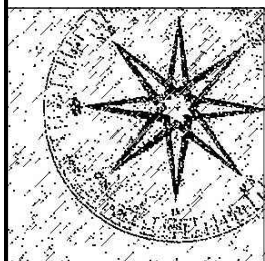
Jim Spencer Architects, PA
109-A Brewer Lane
Carrboro, NC 27510

jimspencerarchitects.com
919.960.6680

Massing // 104 Cobb Street // January 2020

Self-Help Ventures Fund
301 West Main Street
Durham, NC 27701

self-help.org
919.683.2000



UNITS A&B = 3BR, 2 BA, 1,400 SF
UNITS C&D (ADA)= 2BR, 2 BA, 1,110 SF

BROAD STREET

IMPERVIOUS SURFACE AREA
TOWNHOME FOOTPRINTS, PORCHES, RAMPS, HVAC PAD = 4,360 SF
PARKING AREA = 1,625 SF
TOTAL = 5,985 SF

BACK OF CURB

NEW PLANTINGS

PARKING

5

B

A

C

D

TRASH & RECYCLING

TRASH & RECYCLING

HVAC

NEW PLANTINGS

EXISTING PECAN
TREE TO REMAIN

EXISTING WOOD FENCE

NORTH

SCALE = 1:10

Jim Spencer Architects, PA
109-A Brewer Lane
Carrboro, NC 27510

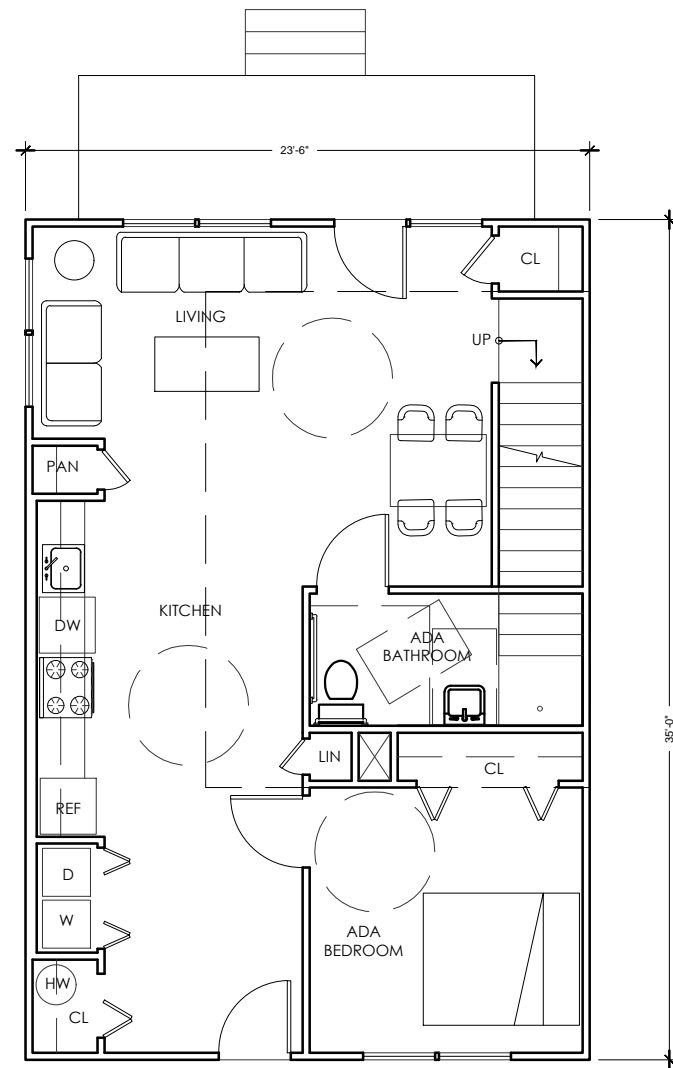
jimspencerarchitects.com
919.960.6680

Proposed Site Plan // 104 Cobb Street // January 2020

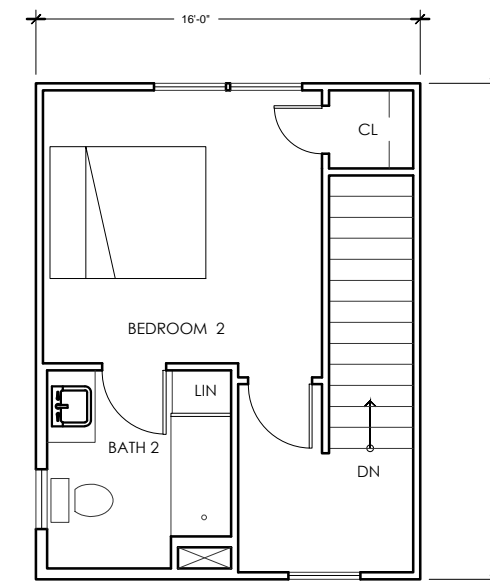
Self-Help Ventures Fund
301 West Main Street
Durham, NC 27701

self-help.org
919.683.2000





UNITS C&D GROUND FLOOR
 SCALE: 1/8" = 1'-0"
 1,112 SF (G: 822 SF, 2: 290 SF)



UNITS C&D SECOND FLOOR



We build strength, stability, self-reliance *and* shelter.

Energy Efficiency Program

Habitat joined the Green Home Builders of the Triangle (GHBT) in 2007. Using the National Association of Home Builders (NAHB) model guidelines, the GHBT provides a set of standards for builders wishing to measure the impact of their houses on the environment. Each green feature is assigned a point value, and total score represents the environmental impact of the house.

Since 2002, Habitat has certified its houses in the SystemVision program, administered by Advanced Energy Corp. This program sets standards for energy efficiency, comfort, and indoor air quality. By meeting these standards, Habitat houses are already much greener than the average new house built today. Without many further modifications, Habitat houses meet the Bronze Level of the NAHB Research Center.

Participating in SystemVision has improved the quality of Habitat houses, which are only expected to improve further as additional features from the Green Building Council guidelines are adopted.

The first certified Habitat house is on Tulip Tree Road in Hillsborough. It was featured on the Home Builders Association of Durham, Orange, and Chatham Counties (HBADOC) Green Home Tour in March 2008. All homes since then have been green-certified.

Current Green Features

- 14.5 SEER heat pumps
- Advance Framing techniques to save lumber
- Air-sealing of building envelope
- Comfort balancing of bedrooms
- Energy guarantee for heating and cooling, monthly average below \$30
- Filtered fresh air ventilation
- High-efficiency vinyl windows with low-E coating
- Homeowner instruction in operation of house
- HVAC ducts insulated and sealed, increased insulation in the ceiling and walls
- Kitchen and bath ventilation correctly sized, balanced, and tested
- Low or no-VOC paints
- Minimal disturbance of soil and vegetation when possible
- Passive radon mitigation system
- Plan review by third party for energy efficiency
- Pre-cut floor joists and pre-manufactured roof trusses
- Recycling of construction debris
- Small housing footprint relative to average new house size
- Use of gutters and other materials to manage rainwater and to reduce weathering
- Water-saving fixtures, Energy Star appliances



We build strength, stability, self-reliance *and* shelter.

Universal Design Program

- 3-foot door or 5-foot pair at laundry room access
- Bathroom design that allows for 5-foot turning radius
- Loop-handle drawer pulls
- Lever-handle door knobs
- Offset tub/shower controls to allow easier reach from outside the tub, per homeowner request
- 3-foot-4-inch-wide hallways, frame-to-frame
- All interior doors 3-feet wide minimum, including closets where possible
- Easy access to breaker panel, adjust height for homeowner
- Easy access to whole house water shutoff, approximately shoulder height in laundry room
- Low-maintenance exterior to avoid need for ladders

Optional features tailored to individual homeowners are available on an as-needed basis, such as roll-in low-threshold shower, grab bars in shower and toilet area, oversize tub, etc.



We build strength, stability, self-reliance *and* shelter.

Homeownership Marketing Program

Habitat for Humanity Orange County has designed a plan that will address fair marketing practices to ensure that all applicants have equal opportunity to participate in its housing program. These affirmative marketing steps consist of actions to provide information and attract eligible persons of all racial, ethnic, and gender groups in the market area of the available housing.

Policy Announcement

Habitat will operate under the County of Orange HOME Affirmative Marketing Plan. This plan is available at the Orange County Housing and Community Development Office, 300 West Tryon Avenue, Hillsborough, NC 27278.

Marketing Methods to Inform the Public

Habitat will distribute information to other local affordable homeownership programs such as EmPowerment, Inc. and Community Home Trust, affordable rental agencies such as Orange County Section 8 and Chapel Hill Public Housing, businesses, schools and churches where income eligible families may reside, work, or frequent. Habitat will also use word of mouth marketing through community leaders and conduct presentations in the community where the development will be located. Information sessions and application deadlines are posted on Habitat's website and advertised through social media. The information sessions and applications will include eligibility requirements. The application will be available in both Spanish and English. Habitat will provide translators at the information sessions for most languages providing that adequate notice of the need is given. These combined marketing efforts will take place prior to the information sessions.

Record Keeping

A record of the program's marketing efforts, notices advertising the location of our proposed developments, sign-in logs, and a record of racial/ethnic statistics will be kept and available for review.

Evaluation

Orange County will evaluate the affirmative marketing activities undertaken by Habitat based on inquiries received, the characteristics of those entering the qualification process, and the profile of the households who will be assisted under the program. If at any point during the program, Orange County has reason to believe that there are market segments not being reached, Habitat will take corrective action as necessary.

Process for Selecting Habitat Homebuyers

- Outreach efforts: See Affirmative Marketing Plan.
- Orientation: Presentation will be conducted in English with Spanish, Burmese, and Karen translators available. Additional translators may be obtained upon request.
- Discuss criteria: Income requirements, identification documentation, family need, and ability to pay.



We build strength, stability, self-reliance and shelter.

Process for Selecting Habitat Homebuyers, cont'd

- Distribute applications: The application includes a fair housing notice and a permission sheet to collect data such as race, ethnic group, age, and sex of family members. The application will be available in Spanish and English.
- Close application process (deadline): All applications will be noted by name and date.
- Screen applicants: Once the application deadline has passed, Habitat's Homeowner Services Director and staff will review all applications for completeness. To determine eligibility, the total household income will be calculated from the information provided in the application. On their application, each applicant must provide a social security number and/or a tax identification number. This number is cross-matched with other documents received (check stub, tax returns, etc.). If a discrepancy is found, the application is considered incomplete. All applicants are required to provide two valid forms of identification such as a driver's license, passport, or birth certificate. An application checklist is given to each applicant to reference acceptable forms of identification. On that checklist, a statement is included to remind applicants that misrepresentation or falsification of any document is considered a breach of their Habitat contract. If these documents are not provided or do not match, the application is considered incomplete.
- Check credit report: Each applicant will be processed through the Equifax E-Port, a system specifically designed to collect and report credit information. Social security numbers and tax identification numbers are checked through this system. Special attention is given to debt obligations. Tentative debt ratios are determined. A copy of each report is printed and filed with the application.
- Check income: Preliminary household income is gathered from the application. Occasionally, the application may arrive with the income verification sheet already completed by the employer. More often, the verification form must be sent out to the employer to complete. Once it is returned, the household income is re-calculated and adjustments are made if necessary.
- Prepare financial analysis: The housing and debt ratios are generated from the final household income and the total household debt load. This information is recorded on the Applicant Summary sheet.
- Present applicant to the Homeowner Services Committee: The Applicant Summary Sheet and the application are presented to the Homeowner Services Committee for review and scheduling of a home visit.
- Home visit: Two members of the Homeowner Services Committee meet with applicants to further explain the program, answer questions, and discuss any changes that may have occurred since the application was submitted.
- Homeowner Services Committee follow up: The home visit teams submit written narratives on each applicant for discussion and recommendations.
- Board meeting: Recommended applicants are presented to the Board of Directors.
- Notification of approval/denial: All applicants are notified of their status in writing. Applicants that were not approved are given the reason for denial. They are also offered the opportunity to schedule a meeting to discuss the reason further.
- Analysis of orientation from collected data: Data is collected and stored for reporting purposes.

**Habitat for Humanity of Orange County Proposed Budget
Affordable Homeownership on Cobb Street in Carrboro**

Construction Costs		
Appliances	\$	1,000
Builders risk insurance	\$	500
Deck	\$	1,400
Driveway	\$	2,800
Electrical	\$	4,700
Equipment rental	\$	650
Exterior: walls, siding, windows, roofing	\$	20,000
Floor covering: materials and labor	\$	4,000
Foundation: materials and labor	\$	11,000
HVAC: materials and labor	\$	6,000
Insulation: materials and labor	\$	4,000
Interior: doors, trim, hardware, cabinets	\$	4,200
Miscellaneous and contingency	\$	1,000
Painting	\$	1,600
Permit fees	\$	2,000
Plumbing	\$	8,000
Sewer, water line, and tap on fee	\$	6,000
Sheetrock: materials and labor	\$	3,800
Site Work: clear, grade	\$	4,200
Survey and closing costs	\$	3,000
Utilities	\$	750
Yard and landscaping	\$	2,000
Total Construction Costs for One Home	\$	92,600

Proposed Uses of Funds		
Demolition cost	\$	14,000
Construction costs for four homes	\$	370,400
Lot costs for four homes	\$	222,000
15% Habitat overhead cost	\$	90,960
Total Project Cost	\$	683,360

Proposed Sources of Funds			
Habitat paid for land purchase	\$	122,000	committed
The Oak Foundation paid for land purchase	\$	100,000	committed
Town of Carrboro Affordable Housing Special Revenue Fund	\$	100,000	requested
Habitat fundraising - 25% raised to date	\$	90,340	committed
Habitat fundraising - 75% remaining to raise	\$	271,020	to be raised
Total Sources of Funds	\$	683,360	

To date, we have 46% of funds committed.

For every \$1.00 contributed by the Town, we are leveraging \$5.83 from other sources.