

AFFORDABLE HOUSING PROGRAM

Additional information about the Affordable Housing Program may be obtained by calling Philip Smith, Planning Manager – Affordable Housing, at (919) 469-4029, through e-mail at philip.smith@townofcary.org, or by visiting the Town’s website at www.townofcary.org.

TOWN OF CARY GOALS AND INITIATIVES

Town Focus Areas	Focus Area I: Community Planning					Focus Area II: Infrastructure				Focus Area III: Financial Condition			Focus Area IV: Municipal Services			
Town Goals	Achieve a well-planned community using innovative and proactive planning approaches and techniques.					Ensure that roads, water and wastewater facilities, parks, and other infrastructure exists for the existing citizens and for the future needs identified in the comprehensive plan.				Achieve a stable and strong financial position by accurately estimating, prudently allocating, and managing financial resources.			Achieve a high level of service to the citizens in a prompt, reliable, responsive, and cost-effective manner.			
Town Initiatives (pages 2 and 3 of this document contain full descriptions of each Town Initiative)	Growth Management	Long Range Water Resources	Housing Program	Comprehensive Planning	Land Use Plan	Environmental Concerns	Infrastructure and Level of Service Standards	Fiscal Plan	Water, Wastewater, Transportation Infrastructure	Broad Band Technology Services	Long Term Financial Plan	Performance Measurement	Short Term Financial Planning	Review Operations	Cost Consciousness and Sustained Service Provision	Public Involvement
Departmental Goals and Initiatives			1,2,3,4	1	1,2,4		2	2,3			1,4	1,2	2	3	1,2,3	1,2,3,4

PROGRAM GOALS AND INITIATIVES

1. Administer the affordable housing program.
2. Administer the Community Development Block Grant Program.
3. Prepare recommendations and oversee new or revised practices, policies, ordinances, or programs.
4. Prepare reports and plans to address Cary’s housing needs.

FY 2007 ACCOMPLISHMENTS

- Prepared the Annual Action Plan to receive \$448,003 in Federal funds and reprogram funds carried over from previous years.
- Prepared the Consolidated Annual and Performance Evaluation Report on FY 2006 CDBG activities.
- Continued the Housing Rehabilitation Program; Rehabilitated 18 homes with major repairs, 6 homes with minor repairs.
- Provide funds for non profit housing support agencies in Cary (Habitat for Humanity, Rebuilding Together, the Caring Place and the Serving Cup).
- Continued the Neighborhood Improvement Matching Grant program; awarded 8 grants.
- Administered the Downtown Façade Improvement Program; completed two projects.

KEY PERFORMANCE OBJECTIVES

- Meet the housing performance measures established in the Affordable Housing Plan.
- Implement the Town of Cary housing rehabilitation program to provide financial assistance to a minimum of fifteen (15) owners of older properties within the Town Center area.
- Implement the housing, public infrastructure and economic development projects contained in the FY 2006 CDBG Annual Action Plan while complying with all federal regulations.
- Make adjustments to Cary’s affordable housing programs, with focus on performance targets, concentration issues, and location goals.

KEY PERFORMANCE MEASURES

<u>Performance Measure</u>	<u>Actual FY 2006</u>	<u>Estimated FY 2007</u>	<u>Projected FY 2008</u>
% of housing funds expended in same fiscal year budgeted	N/A	35%	35%
% of CDBG funds expended in same fiscal year budgeted	33%	50%	50%
% of affordable housing targets achieved	50%	50%	50%

KEY WORKLOAD INDICATORS

<u>Workload Indicators</u>	<u>Actual FY 2006</u>	<u>Estimated FY 2007</u>	<u>Projected FY 2008</u>
Number of housing units rehabilitated with housing funds	20	26	25
Number of new affordable housing strategies implemented.	1	1	1
Number of previously-implemented affordable strategies carried forward an additional year	7	7	7
Number of affordable housing units committed as a result of Town actions	32	18	30
Amount of state, county, federal funds secured for affordable housing	\$497,104	\$448,003	\$448,003

ACTIVITY HISTORY

Fund Number: 056-5507					
<u>Activity</u>	<u>Actual FY2004</u>	<u>Actual FY 2005</u>	<u>Actual FY 2006</u>	<u>Estimated FY 2007</u>	<u>Budget FY 2008</u>
Personnel Services	\$63,808	\$69,349	\$75,283	\$75,737	\$68,570
Operations and Maintenance	\$8,729	\$1,381	\$592	\$7,979	\$5,975
Capital Outlay	\$33,138	0	0	\$85,000	0
Other	\$821,178	\$751,894	\$51,879	\$993,950	0
Total	\$926,853	\$822,624	\$127,754	\$1,162,666	\$74,545
Authorized FTEs	1	1	1	1	1

SIGNIFICANT BUDGET AND SERVICE LEVEL CHANGES BEYOND CURRENT LEVELS

No significant service changes are planned for FY 2008.