

FOREVER HOME, DURHAM

April 12, 2022

CATEGORY	ORIGINAL BUDGET	REVISED BUDGET	TOTAL ACTUALS as of 2/28/2022	BUDGET FY22	PROJECTED BUDGET FY23	PROJECTED BUDGET FY24	PROJECTED BUDGET FY25	GRAND TOTALS	ORIGINAL BUDGET VS. REVISED BUDGET
			(7/1/18 - 2/28/22)	(7/1/21 - 6/30/22)	(7/1/22 - 6/30/23)	(7/1/23 - 6/30/24)	(7/1/24 - 6/30/25)		
HOMELESSNESS									
1 Emergency Shelter and Rapid Rehousing									
a Families Moving Forward		\$ 87,000	\$ 87,000	\$ -	\$ -	\$ -	\$ -	\$ 87,000	
b Families Moving Forward		\$ 88,500	\$ 88,500	\$ -	\$ -	\$ -	\$ -	\$ 88,500	
c Families Moving Forward		\$ 173,336	\$ 11,336	\$ -	\$ 81,000	\$ 81,000	\$ -	\$ 173,336	
d Housing for New Hope		\$ 481,626	\$ 13,150	\$ 227,663	\$ 240,813	\$ -	\$ -	\$ 481,626	
e Housing for New Hope		\$ 499,074	\$ 13,150	\$ 236,387	\$ 249,537	\$ -	\$ -	\$ 499,074	
e Housing for New Hope		\$ 154,799	\$ 154,799	\$ -	\$ -	\$ -	\$ -	\$ 154,799	
f Housing for New Hope		\$ 234,000	\$ 234,000	\$ -	\$ -	\$ -	\$ -	\$ 234,000	
f Shelter Case Management / Supportive Services		\$ 177,000	\$ -	\$ -	\$ -	\$ 177,000	\$ -	\$ 177,000	
g Urban Ministries		\$ 90,000	\$ 90,000	\$ -	\$ -	\$ -	\$ -	\$ 90,000	
h Urban Ministries		\$ 88,500	\$ 88,500	\$ -	\$ -	\$ -	\$ -	\$ 88,500	
i Urban Ministries		\$ 288,000	\$ 96,000	\$ -	\$ 96,000	\$ 96,000	\$ -	\$ 288,000	
j Emergency Shelter / Rapid Rehousing - TBD		\$ 733,775	\$ -	\$ -	\$ 300,000	\$ 433,775	\$ -	\$ 733,775	
k Rapid Rehousing - TBD		\$ 168,000	\$ -	\$ -	\$ -	\$ 168,000	\$ -	\$ 168,000	
l Rapid Rehousing - TBD		\$ 200,000	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000	
2 EMERGENCY SHELTER AND RAPID REHOUSING TOTAL:	\$ 3,463,610	\$ 3,463,610	\$ 876,435	\$ 464,050	\$ 967,350	\$ 1,155,775	\$ -	\$ 3,463,610	\$ 0
3 Homeless System Investments									
a Coordinated Entry w/Diversion		\$ 955,000	\$ -	\$ -	\$ 477,500	\$ 477,500	\$ -	\$ 955,000	
b Community Empowerment Fund		\$ 201,954	\$ 201,954	\$ -	\$ -	\$ -	\$ -	\$ 201,954	
<i>Homeless Management Information System (HMIS) Lead</i>									
c Administrator		\$ 100,000	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ -	\$ 100,000	
d Housing for New Hope		\$ 266,224	\$ 266,224	\$ -	\$ -	\$ -	\$ -	\$ 266,224	
g Housing for New Hope		\$ 649,170	\$ 190,670	\$ 285,000	\$ 173,500	\$ -	\$ -	\$ 649,170	
j Landlord Engagement/Rapid Rehousing		\$ 250,000	\$ -	\$ -	\$ 125,000	\$ 125,000	\$ -	\$ 250,000	
k North Carolina Coalition to End Homelessness (NCCEH)		\$ 169,484	\$ 169,484	\$ -	\$ -	\$ -	\$ -	\$ 169,484	
l North Carolina Coalition to End Homelessness (NCCEH)		\$ 145,929	\$ 49,106	\$ 49,106	\$ 47,717	\$ -	\$ -	\$ 145,929	
m Project Access		\$ 30,100	\$ 30,100	\$ -	\$ -	\$ -	\$ -	\$ 30,100	
n Project Access		\$ 117,598	\$ 23,161	\$ 25,059	\$ 34,689	\$ 34,689	\$ -	\$ 117,598	
p Unshelterd Coordinated Agency		\$ 501,662	\$ -	\$ -	\$ 250,831	\$ 250,831	\$ -	\$ 501,662	
q Volunteers of America		\$ 1,059,000	\$ 849,704	\$ 209,296	\$ -	\$ -	\$ -	\$ 1,059,000	
r TBD		\$ 403,878	\$ -	\$ -	\$ 200,000	\$ 203,878	\$ -	\$ 403,878	
4 HOMELESS SYSTEM INVESTMENTS TOTAL:	\$ 4,850,000	\$ 4,850,000	\$ 1,780,404	\$ 568,461	\$ 1,359,237	\$ 1,141,898	\$ -	\$ 4,850,000	\$ (0)
5 Technical Assistance and Capacity Building									
a Innovative Non-Profit Solutions Group, LLC (INS)		\$ 2,277	\$ 2,277	\$ -	\$ -	\$ -	\$ -	\$ 2,277	
b Innovative Non-Profit Solutions Group, LLC (INS)		\$ 15,523	\$ 15,523	\$ -	\$ -	\$ -	\$ -	\$ 15,523	
c Technical Assistance / Capacity Building - TBD		\$ 282,200	\$ -	\$ -	\$ 145,000	\$ 137,200	\$ -	\$ 282,200	
6 TECHNICAL ASSISTANCE AND CAPACITY BUILDING TOTAL:	\$ 300,000	\$ 300,000	\$ 17,800	\$ -	\$ 145,000	\$ 137,200	\$ -	\$ 300,000	\$ -
7 Housing Opportunities for Persons With HIV/Aids (HOPWA) Assistance									
a Durham Housing Authority (DHA)		\$ 147,452	\$ 147,452	\$ -	\$ -	\$ -	\$ -	\$ 147,452	
b Durham Housing Authority (DHA)		\$ 5,911	\$ 5,911	\$ -	\$ -	\$ -	\$ -	\$ 5,911	
c Durham Housing Authority (DHA)		\$ 240,196	\$ 240,196	\$ -	\$ -	\$ -	\$ -	\$ 240,196	
d Durham Housing Authority (DHA)		\$ 488,568	\$ -	\$ 313,792	\$ 174,776	\$ -	\$ -	\$ 488,568	
e Durham County Department of Social Services		\$ 558,691	\$ -	\$ 256,234	\$ 302,458	\$ -	\$ -	\$ 558,691	
f Durham County Department of Social Services		\$ 155,357	\$ 155,357	\$ -	\$ -	\$ -	\$ -	\$ 155,357	
g Durham County Department of Social Services		\$ 246,050	\$ 229,907	\$ 16,143	\$ -	\$ -	\$ -	\$ 246,050	
h HOPWA Assistance - TBD		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
8 HOPWA ASSISTANCE:	\$ 1,842,225	\$ 1,842,225	\$ 778,823	\$ 586,169	\$ 477,233	\$ -	\$ -	\$ 1,842,225	\$ (0)
9 HOMELESSNESS GRAND TOTAL:	\$ 10,455,835	\$ 10,455,835	\$ 3,453,462	\$ 1,618,680	\$ 2,948,820	\$ 2,434,873	\$ -	\$ 10,455,835	\$ 0
MULTIFAMILY RENTAL									
10 Downtown Revitalization Plan/Durham Housing Authority (DHA)									
a Commerce Street Family Apartments		\$ 4,225,000	\$ -	\$ -	\$ 4,225,000	\$ -	\$ -	\$ 4,225,000	
b Commerce Street Seniors		\$ 3,775,000	\$ -	\$ -	\$ 3,775,000	\$ -	\$ -	\$ 3,775,000	

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			(7/1/18 - 2/28/22)	(7/1/21 - 6/30/22)	(7/1/22 - 6/30/23)	(7/1/23 - 6/30/24)	(7/1/24 - 6/30/25)		
c Durham Housing Authority (DHA)		\$ 2,900,000	\$ 2,900,000	\$ -	\$ -	\$ -	\$ -	\$ 2,900,000	
d Building		\$ 17,524,628	\$ -	\$ -	\$ -	\$ -	\$ 17,524,628	\$ 17,524,628	
e Durham Housing Authority (DHA) Main Street Bridge Loan		\$ 4,120,000	\$ -	\$ -	\$ 4,120,000	\$ -	\$ -	\$ 4,120,000	
f Dillard Street		\$ 4,500,000	\$ -	\$ -	\$ -	\$ 4,500,000	\$ -	\$ 4,500,000	
g Durham Downtown and Neighborhood Plan (DDNP)		\$ 19,104,567	\$ -	\$ -	\$ -	\$ 8,158,542	\$ 10,946,025	\$ 19,104,567	
h Elizabeth Street		\$ 2,500,000	\$ -	\$ -	\$ 2,500,000	\$ -	\$ -	\$ 2,500,000	
i JJ Henderson Senior		\$ 256,652	\$ -	\$ 256,652	\$ -	\$ -	\$ -	\$ 256,652	
11 DOWNTOWN REVITALIZATION PLAN / DHA TOTAL:	\$ 58,905,847	\$ 58,905,847	\$ 2,900,000	\$ 256,652	\$ 14,620,000	\$ 12,658,542	\$ 28,470,653	\$ 58,905,847	\$ -
12 Downtown Plan Acceleration/New 4% LIHTC									
a Ashton Place - DHIC/Self-Help		\$ 2,000,000	\$ -	\$ -	\$ 2,000,000	\$ -	\$ -	\$ 2,000,000	
b Farrington Road Apartments - Laurel Street Residential		\$ 3,690,000	\$ 410,327	\$ 1,160,327	\$ 2,119,345	\$ -	\$ -	\$ 3,690,000	
c Hardee Street Apartments - DHIC/Self-Help		\$ 4,950,000	\$ -	\$ -	\$ 4,000,000	\$ 950,000	\$ -	\$ 4,950,000	
d Multifamily Rental Request for Proposal (RFP)		\$ 16,785,000	\$ -	\$ -	\$ -	\$ 1,500,000	\$ 15,285,000	\$ 16,785,000	
e Southside Phase III - McCormack Baron Salazar		\$ 5,950,000	\$ -	\$ -	\$ -	\$ 5,950,000	\$ -	\$ 5,950,000	
f Southside Phase III - McCormack Baron Salazar		\$ 1,750,000	\$ -	\$ -	\$ 1,750,000	\$ -	\$ -	\$ 1,750,000	
13 DOWNTOWN PLAN ACCELERATION/NEW 4% LIHTC TOTAL:	\$ 16,000,000	\$ 35,125,000	\$ 410,327	\$ 1,160,327	\$ 9,869,345	\$ 8,400,000	\$ 15,285,000	\$ 35,125,000	\$ (19,125,000)
14 Multifamily Production/Preservation									
a 2702 N. Duke Apartments - CASA		\$ 145,053	\$ 25,053	\$ 120,000	\$ -	\$ -	\$ -	\$ 145,053	
b 2702 N. Duke Apartments - CASA		\$ 1,823,769	\$ -	\$ 1,823,769	\$ -	\$ -	\$ -	\$ 1,823,769	
c Harriet's Place - Reinvestment Partners		\$ 1,600,000	\$ -	\$ -	\$ -	\$ 1,600,000	\$ -	\$ 1,600,000	
d Ross Road - Reinvestment Partners		\$ 2,820,078	\$ 400,000	\$ 2,420,078	\$ -	\$ -	\$ -	\$ 2,820,078	
e Ross Road - Reinvestment Partners		\$ 1,948,280	\$ 1,725,893	\$ 222,387	\$ -	\$ -	\$ -	\$ 1,948,280	
f Ross Road - Reinvestment Partners		\$ 1,250,715	\$ -	\$ 1,250,715	\$ -	\$ -	\$ -	\$ 1,250,715	
15 MULTIFAMILY PRODUCTION/PRESERVATION TOTAL:	\$ 25,000,000	\$ 9,587,894	\$ 2,150,945	\$ 5,836,949	\$ -	\$ 1,600,000	\$ -	\$ 9,587,894	\$ 15,412,106
16 Preservation Outreach									
a Market Study and Outreach		\$ 360,000	\$ -	\$ -	\$ -	\$ 360,000	\$ -	\$ 360,000	
17 PRESERVATION OUTREACH TOTAL:	\$ 360,000	\$ 360,000	\$ -	\$ -	\$ -	\$ 360,000	\$ -	\$ 360,000	\$ -
18 Community Development Department (CDD) / Office of Economic & Workforce Development Department (OEWD) / Durham Housing Authority (DHA) Employment Pilot									
a CDD/OEWD/DHA Employment Pilot		\$ 2,468,000	\$ -	\$ -	\$ -	\$ 863,800	\$ 1,604,200	\$ 2,468,000	
19 CDD/OEWD/DHA EMPLOYMENT PILOT TOTAL:	\$ -	\$ 2,468,000	\$ -	\$ -	\$ -	\$ 863,800	\$ 1,604,200	\$ 2,468,000	\$ (2,468,000)
20 MULTIFAMILY RENTAL GRAND TOTAL:	\$ 100,265,847	\$ 106,446,741	\$ 5,461,272	\$ 7,253,928	\$ 24,489,345	\$ 23,882,342	\$ 45,359,853	\$ 106,446,741	\$ (6,180,894)
21 NEIGHBORHOOD STABILIZATION									
22 Small Scale Production/Preservation									
a Durham Community Land Trustees (DCLT)		\$ 1,000,000	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	\$ 1,000,000	
b New Request for Proposals (RFPs) 1 - TBD		\$ 1,833,953	\$ -	\$ -	\$ 1,833,953	\$ -	\$ -	\$ 1,833,953	
c New Request for Proposals (RFPs) 2 - TBD		\$ 2,257,500	\$ -	\$ -	\$ -	\$ 1,128,750	\$ 1,128,750	\$ 2,257,500	
d New Request for Proposals (RFPs) 3 - TBD		\$ 2,257,500	\$ -	\$ -	\$ -	\$ 1,128,750	\$ 1,128,750	\$ 2,257,500	
33 SMALL SCALE PRODUCTION/PRESERVATION TOTAL:	\$ 7,500,000	\$ 7,348,953	\$ -	\$ -	\$ 2,833,953	\$ 2,257,500	\$ 2,257,500	\$ 7,348,953	\$ 151,047
31 Home Repair and Rehabilitation									
a Habitat for Humanity of Durham (Minor Repairs Program)		\$ 721,387	\$ -	\$ 125,000	\$ 596,387	\$ -	\$ -	\$ 721,387	
b Minor Repairs Program - TBD		\$ 1,100,000	\$ -	\$ -	\$ -	\$ 550,000	\$ 550,000	\$ 1,100,000	
c Substantial Rehabilitation Program - TBD		\$ 2,478,614	\$ -	\$ -	\$ 700,000	\$ 889,307	\$ 889,307	\$ 2,478,614	
32 HOME REPAIR AND REHABILITATION TOTAL:	\$ 4,600,000	\$ 4,300,001	\$ -	\$ 125,000	\$ 1,296,387	\$ 1,439,307	\$ 1,439,307	\$ 4,300,001	\$ 299,999
33 Property Tax Outreach/Homeowner Education									
a Property Tax Outreach/Homeowner Education		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
34 PROPERTY TAX OUTREACH/HOMEOWNER EDUCATION TOTAL:	\$ 650,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650,000
35 Downpayment Assistance (DPA) / Individual development Accounts (IDAs) / Homeowner Counseling (HO)									
a Community Home Trust (DPA Administrator)		\$ 450,000	\$ -	\$ 450,000	\$ -	\$ -	\$ -	\$ 450,000	
b Downpayment Assistance Loans		\$ 4,675,000	\$ -	\$ 200,000	\$ 1,491,667	\$ 1,491,667	\$ 1,491,667	\$ 4,675,000	
c Downpayment Assistance Loans		\$ 1,000,000	\$ -	\$ -	\$ 333,333	\$ 333,333	\$ 333,333	\$ 1,000,000	
d DPA Administrator - TBD		\$ 225,000	\$ -	\$ -	\$ -	\$ -	\$ 225,000	\$ 225,000	

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36 DPA/IDAs /HO COUNSELING TOTAL:	\$ 6,350,000	\$ 6,350,000	\$ -	\$ 650,000	\$ 1,825,000	\$ 1,825,000	\$ 2,050,000	\$ 6,350,000	\$ -
37 Eviction Diversion									
a Legal Aid of North Carolina		\$ 200,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000	
b Legal Aid of North Carolina		\$ 314,241	\$ 314,241	\$ -	\$ -	\$ -	\$ -	\$ 314,241	
c Legal Aid of North Carolina		\$ 1,545,450	\$ 554,831	\$ 990,619	\$ -	\$ -	\$ -	\$ 1,545,450	
d Legal Aid of North Carolina		\$ 500,000	\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ 500,000	
37 EVICTION DIVERSION TOTAL:	\$ 2,350,000	\$ 2,559,691	\$ 1,069,072	\$ 990,619	\$ -	\$ 500,000	\$ -	\$ 2,559,691	\$ (209,691)
Community Development Department (CDD) / Office of Econmic & Workforce Development Department (OEWD) / Durham Housing Authority (DHA) Employment Pilot									
38 a CDD/OEWD/DHA Employment Pilot		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
39 CDD/OEWD/DHA EMPLOYMENT PILOT TOTAL:	\$ 2,468,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,468,000
40 NEIGHBORHOOD STABILIZATION GRAND TOTAL:	\$ 23,918,000	\$ 20,558,645	\$ 1,069,072	\$ 1,765,619	\$ 5,955,340	\$ 6,021,807	\$ 5,746,807	\$ 20,558,645	\$ 3,359,355
41 LEVERAGED FINANCING PILOTS									
42 Durham Affordable Housing Loan Fund - P2									
a Self Help - Durham Affordable Housing Loan Fund		\$ 1,500,000	\$ -	\$ -	\$ 1,500,000	\$ -	\$ -	\$ 1,500,000	
DURHAM AFFORDABLE HOUSING LOAN FUND TOTAL:	\$ 1,500,000	\$ 1,500,000	\$ -	\$ -	\$ 1,500,000	\$ -	\$ -	\$ 1,500,000	\$ -
Naturally Occuring Affordable Housing (NOAH) Preservation/Accessory Dwelling Units (ADUs)									
43 a Preservation/Accessory Dwelling Units (ADUs)		\$ 3,500,000	\$ -	\$ -	\$ -	\$ 3,500,000	\$ -	\$ 3,500,000	
44 NOAH PRESERVATION/ADUs TOTAL:	\$ 3,500,000	\$ 3,500,000	\$ -	\$ -	\$ -	\$ 3,500,000	\$ -	\$ 3,500,000	\$ -
45 LEVERAGED FINANCING PILOTS GRAND TOTAL:	\$ 5,000,000	\$ 5,000,000	\$ -	\$ -	\$ 1,500,000	\$ 3,500,000	\$ -	\$ 5,000,000	\$ -
46 SALARIES, OPERATING & SECTION 108 LOAN									
a Salaries and Operating Expenses									
b Salaries/Operating w/ 3% ESCALATION		\$ 12,038,439	\$ 5,856,562	\$ 648,306	\$ 2,725,896	\$ 2,807,673	\$ -	\$ 12,038,438	
c Chrysalis Research & Consulting		\$ 30,700	\$ 30,700	\$ -	\$ -	\$ -	\$ -	\$ 30,700	
d Hillard's Lawn Care, Inc.		\$ 10,985	\$ 10,985	\$ -	\$ -	\$ -	\$ -	\$ 10,985	
e Inspirus Consulting		\$ 19,673	\$ 19,673	\$ -	\$ -	\$ -	\$ -	\$ 19,673	
f moss+ross		\$ 300,000	\$ 142,125	\$ 19,475	\$ 99,600	\$ 38,800	\$ -	\$ 300,000	
g S&ME Inc		\$ 38,511	\$ 26,057	\$ 5,000	\$ 7,454	\$ -	\$ -	\$ 38,511	
h Timmons Group		\$ 39,516	\$ 39,516	\$ -	\$ -	\$ -	\$ -	\$ 39,516	
i Triangle J Council of Governments (TJCOG)		\$ 13,700	\$ 12,200	\$ 1,500	\$ -	\$ -	\$ -	\$ 13,700	
j United Minority Contractors of North Carolina (UMCNC)		\$ 480,583	\$ 53,398	\$ 106,796	\$ 160,195	\$ 160,194	\$ -	\$ 480,583	
k Environmental Reviews		\$ 95,000	\$ -	\$ 15,000	\$ 40,000	\$ 40,000	\$ -	\$ 95,000	
47 SALARIES AND OPERATING EXPENSES TOTAL:	\$ 16,449,743	\$ 13,067,107	\$ 6,191,217	\$ 796,077	\$ 3,033,145	\$ 3,046,667	\$ -	\$ 13,067,107	\$ 3,382,636
48 Bond Issuance Costs									
a Bond Issuance Costs - TBD		\$ 1,000,000	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	
49 BOND ISSUANCE COSTS TOTAL:	\$ 1,000,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -
50 Section 108 Loan									
a HUD - NY Mellon Bank		\$ 3,427,700	\$ 1,718,014	\$ 573,013	\$ 568,591	\$ 568,083	\$ -	\$ 3,427,700	
51 SECTION 108 LOAN TOTAL:	\$ 2,866,603	\$ 3,427,700	\$ 1,718,014	\$ 573,013	\$ 568,591	\$ 568,083	\$ -	\$ 3,427,700	\$ (561,097)
52 SALARIES, OPERATING & SECTION 108 LOAN GRAND TOTAL:	\$ 20,316,346	\$ 17,494,807	\$ 7,909,230	\$ 1,369,090	\$ 3,601,737	\$ 4,614,750	\$ -	\$ 17,494,806	\$ 2,821,539
53 CATEGORIES GRAND TOTAL:	\$ 159,956,028	\$ 159,956,028	\$ 17,893,036	\$ 12,007,317	\$ 38,495,242	\$ 40,453,772	\$ 51,106,660	\$ 159,956,028	\$ -