

FOREVER HOME, DURHAM

April 12, 2022

CATEGORY	GOAL	ORIGINAL BUDGET	REVISED BUDGET	COMPLETED PRODUCTION/METRIC FY20	COMPLETED PRODUCTION/METRIC FY21	COMPLETED PRODUCTION TOTALS	PROJECTED COMPLETED PRODUCTION/METRIC FY22	PROJECTED COMPLETED PRODUCTION/METRIC FY23	PROJECTED COMPLETED PRODUCTION/METRIC FY24	PROJECTED COMPLETED PRODUCTION/METRIC FY25	PROJECTED COMPLETED PRODUCTION/METRIC FY26	PROJECTED COMPLETED PRODUCTION/METRIC FY27
				(7/1/19 - 6/30/20)	(7/1/20 - 6/30/21)	(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)	(7/1/24 - 6/30/26)	(7/1/24 - 6/30/27)
1 HOMELESSNESS												
a Emergency Shelter and Rapid Rehousing												
b Families Moving Forward	Homeless Persons Moving to Permanent Housing		\$ 348,836	-	-	-	-	-	-	-	-	-
c Housing for New Hope	Homeless Persons Moving to Permanent Housing		\$ 1,369,499	-	-	-	-	-	-	-	-	-
d Shelter Case Management / Supportive Services	Homeless Persons Moving to Permanent Housing		\$ 177,000	-	-	-	-	-	-	-	-	-
e Urban Ministries	Homeless Persons Moving to Permanent Housing		\$ 466,500	575	263	838	296	283	283	283	-	-
f Emergency Shelter / Rapid Rehousing - TBD	Homeless Persons Moving to Permanent Housing		\$ 733,775	-	-	-	-	-	-	-	-	-
g Rapid Rehousing - TBD	Homeless Persons Moving to Permanent Housing		\$ 368,000	-	-	-	-	-	-	-	-	-
2 EMERGENCY SHELTER AND RAPID REHOUSING TOTAL:		\$ 3,463,610	\$ 3,463,610	575	263	838	296	283	283	283	0	0
3 Homeless System Investments												
a Coordinated Entry w/Diversion	Homeless Persons Moving to Permanent Housing		\$ 955,000	-	-	-	-	-	-	-	-	-
b Community Empowerment Fund	Homeless Persons Moving to Permanent Housing		\$ 201,954	-	-	-	-	-	-	-	-	-
c Homeless Management Information System (HMIS) Lead Administrator	Homeless Persons Moving to Permanent Housing		\$ 100,000	-	-	-	-	-	-	-	-	-
d Housing for New Hope	Homeless Persons Moving to Permanent Housing		\$ 915,394	-	-	-	-	-	-	-	-	-
e Landlord Engagement / Rapid Rehousing	Homeless Persons Moving to Permanent Housing		\$ 250,000	-	-	-	-	-	-	-	-	-
f North Carolina Coalition to End Homelessness (NCEH)	Homeless Persons Moving to Permanent Housing		\$ 315,413	-	-	-	-	-	-	-	-	-
g Project Access	Homeless Persons Moving to Permanent Housing		\$ 147,698	-	-	-	-	-	-	-	-	-
h Unshelterd Coordinated Agency	Homeless Persons Moving to Permanent Housing		\$ 501,662	-	-	-	-	-	-	-	-	-
i Volunteers of America	Homeless Persons Moving to Permanent Housing		\$ 1,059,000	-	-	-	-	-	-	-	-	-
j TBD	Homeless Persons Moving to Permanent Housing		\$ 403,878	-	-	-	-	-	-	-	-	-
4 HOMELESS SYSTEM INVESTMENTS TOTAL:		\$ 4,850,000	\$ 4,850,000	0	0	0	0	0	0	0	0	0
5 Technical Assistance and Capacity Building												
a Innovative Non-Profit Solutions Group, LLC (INS)	Low-income Households Stabilized		\$ 282,200	-	-	-	-	-	-	-	-	-
b Technical Assistance / Capacity Building - TBD	Homeless Persons Moving to Permanent Housing		\$ 17,800	-	-	-	-	-	-	-	-	-
6 TECHNICAL ASSISTANCE AND CAPACITY BUILDING TOTAL:		\$ 300,000	\$ 300,000	0	0	0	0	0	0	0	0	0
7 Housing Opportunities for Persons With HIV/Aids (HOPWA) Assistance												
a Durham Housing Authority (DHA)	Low-income Households Stabilized		\$ 741,231	75	51	126	51	51	51	-	-	-
b Durham Housing Authority (DHA)	Low-income Households Stabilized		\$ 140,896	-	-	-	-	-	-	-	-	-
c Durham County Department of Social Services	Low-income Households Stabilized		\$ 558,691	-	-	-	-	-	-	-	-	-
d Durham County Department of Social Services	Low-income Households Stabilized		\$ 401,407	-	-	-	-	-	-	-	-	-
e HOPWA Assistance - TBD	Low-income Households Stabilized		\$ -	-	-	-	-	-	-	-	-	-
8 HOPWA ASSISTANCE TOTAL:		\$ 1,842,225	\$ 1,842,225	75	51	126	51	51	51	0	0	0
9 HOMELESSNESS GRAND TOTAL:		\$ 10,455,835	\$ 10,455,835	650	314	964	347	334	334	283	0	0
10 MULTIFAMILY RENTAL												
11 Downtown Revitalization Plan/Durham Housing Authority (DHA)												

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				(7/1/19 - 6/30/20)	(7/1/20 - 6/30/21)	(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)	(7/1/24 - 6/30/26)	(7/1/24 - 6/30/27)
a	Commerce Street Family Apartments		\$ 4,225,000	-	-	-	-	-	-	63	-	-
b	Commerce Street Seniors		\$ 3,775,000	-	-	-	-	-	-	66	-	-
c	Durham Housing Authority (DHA)		\$ 2,900,000	-	-	-	-	177	-	-	-	-
d	Building		\$ 17,524,628	-	-	-	-	-	-	-	-	-
e	Durham Housing Authority (DHA) Main Street Bridge Loan		\$ 4,120,000	-	-	-	-	-	-	-	-	-
f	Dillard Street		\$ 4,500,000	-	-	-	-	-	-	-	113	-
g	Durham Downtown and Neighborhood Plan (DDNP)		\$ 19,104,567	-	-	-	-	-	-	-	-	-
h	Elizabeth Street		\$ 2,500,000	-	-	-	-	-	-	72	-	-
i	JJ Henderson Senior		\$ 256,652	-	-	-	-	-	80	-	-	-
12	DOWNTOWN REVITALIZATION PLAN / DHA TOTAL:	\$ 58,905,847	\$ 58,905,847	0	0	0	0	177	80	201	113	0
13	Downtown Plan Acceleration/New 4% LIHTC											
a	Ashton Place - DHIC/Self-Help		\$ 2,000,000	-	-	-	-	-	51	-	-	-
b	Farrington Road Apartments - Laurel Street Residential		\$ 3,690,000	-	-	-	-	-	82	-	-	-
c	Hardee Street Apartments - DHIC/Self-Help		\$ 4,950,000	-	-	-	-	-	132	-	-	-
d	Multifamily Rental Request for Proposal (RFP)		\$ 16,785,000	-	-	-	-	177	-	-	504	-
e	Southside Phase III - McCormack Baron Salazar		\$ 7,700,000	-	-	-	-	-	-	100	-	-
14	DOWNTOWN PLAN ACCELERATION/NEW 4% LIHTC TOTAL:	\$ 16,000,000	\$ 35,125,000	0	0	0	0	177	265	100	504	0
15	Multifamily Production/Preservation											
a	2702 N. Duke Apartments - CASA		\$ 1,968,821	-	-	-	-	16	-	-	-	-
c	Harriet's Place - Reinvestment Partners		\$ 1,600,000	-	-	-	-	-	16	-	-	-
f	Ross Road - Reinvestment Partners		\$ 6,019,073	-	-	-	-	42	-	-	-	-
16	MULTIFAMILY PRODUCTION/PRESERVATION TOTAL:	\$ 25,000,000	\$ 9,587,894	0	0	0	0	58	16	0	0	0
17	Preservation Outreach											
a	Market Study and Outreach		\$ 360,000	-	-	-	-	-	-	-	-	-
18	PRESERVATION OUTREACH TOTAL:	\$ 360,000	\$ 360,000	0	0	0	0	0	0	0	0	0
19	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	-	-	-	-	-	-	-	-	-
20	CDD/OEWD/DHA EMPLOYMENT PILOT TOTAL:	\$ -	\$ 2,468,000	0	0	0	0	0	0	0	0	0
21	MULTIFAMILY RENTAL GRAND TOTAL:	\$ 100,265,847	\$ 106,446,741	0	0	0	0	412	361	301	617	0
22	NEIGHBORHOOD STABILIZATION											
23	Small Scale Production/Preservation											
a	Durham Community Land Trustees (DCLT)		\$ 1,000,000	-	-	-	-	-	-	12	-	-
b	New Request for Proposals (RFPs) - TBD		\$ 1,833,953	-	-	-	-	-	-	12	-	-
c	New Request for Proposals (RFPs) 2 - TBD		\$ 2,257,500	-	-	-	-	-	-	-	-	27
d	New Request for Proposals (RFPs) 3 - TBD		\$ 2,257,500	-	-	-	-	-	-	-	-	54
24	SMALL SCALE PRODUCTION/PRESERVATION TOTAL:	\$ 7,500,000	\$ 7,348,953	0	0	0	0	0	0	24	0	81
25	Home Repair and Rehabilitation											
a	Habitat for Humanity of Durham (Minor Repairs Program)		\$ 721,387	-	-	-	13	62	-	-	-	-
b	Minor Repairs Program - TBD		\$ 1,100,000	-	-	-	-	-	40	40	-	-
c	Substantial Rehabilitation Program - TBD		\$ 2,478,614	-	-	-	-	20	25	25	-	-
26	HOME REPAIR AND REHABILITATION TOTAL:	\$ 4,600,000	\$ 4,300,001	0	0	0	13	82	65	65	0	0
27	Property Tax Outreach/Homeowner Education											
a	Property Tax Outreach/Homeowner Education		\$ -	-	-	-	-	-	-	-	-	-
28	PROPERTY TAX OUTREACH/HOMEOWNER EDUCATION TOTAL:	\$ 650,000	\$ -	0	0	0	0	0	0	0	0	0
29	Downpayment Assistance (DPA) / Individual development Accounts (IDAs) / Homeowner Counseling (HO)											
a	Community Home Trust (DPA Administrator)		\$ 450,000	-	-	-	-	-	-	-	-	-
b	Downpayment Assistance Loans		\$ 5,675,000	-	-	-	-	8	73	73	73	-

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				(7/1/19 - 6/30/20)	(7/1/20 - 6/30/21)	(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)	(7/1/24 - 6/30/26)	(7/1/24 - 6/30/27)
c DPA Administrator (Part 2) - TBD	Homeownership Opportunities Created Units		\$ 225,000	-	-	-	-	-	-	-	-	-
30	DOWNPAYMENT ASSISTANCE (DPA)/IDAs /HO COUNSELING TOTAL:	\$ 6,350,000	\$ 6,350,000	0	0	0	0	8	73	73	73	0
31	Eviction Diversion											
a Legal Aid of North Carolina	Low-income Households Stabilized		\$ 2,559,691	502	660	1162	330	340	400	-	-	-
32	EVICTON DIVERSION TOTAL:	\$ 2,350,000	\$ 2,559,691	502	660	1162	330	340	400	0	0	0
33	Community Development Department (CDD) / Office of Econmic & Workforce Development Department (OEWD) / Durham Housing Authority (DHA) Employment Pilot											
a CDD/OEWD/DHA Employment Pilot	Administration		\$ -	-	-	-	-	-	-	-	-	-
34	CDD/OEWD/DHA EMPLOYMENT PILOT TOTAL:	\$ 2,468,000	\$ -	-	-	-	0	0	0	0	0	0
35	NEIGHBORHOOD STABILIZATION GRAND TOTAL:	\$ 23,918,000	\$ 20,558,645	502	660	1162	343	430	538	162	73	81
36	LEVERAGED FINANCING PILOTS											
37	Durham Affordable Housing Loan Fund - P2											
a Self Help - Durham Affordable Housing Loan Fund	Rental Units Created - Non-DHA		\$ 1,500,000	-	-	-	-	-	-	-	-	-
38	DURHAM AFFORDABLE HOUSING LOAN FUND TOTAL:	\$ 1,500,000	\$ 1,500,000	0	0	0	0	0	0	0	0	0
39	Naturally Occuring Affordable Housing (NOAH) Preservation/Accessory Dwelling Units (ADUs)											
a Naturally Occuring Affordable Housing (NOAH) Preservation/Accessory Dwelling Units (ADUs)	Rental Units Created - Non-DHA		\$ 3,500,000	-	-	-	-	-	-	-	-	-
40	NOAH PRESERVATION/ADUs TOTAL:	\$ 3,500,000	\$ 3,500,000	0	0	0	0	0	0	0	0	0
41	LEVERAGED FINANCING PILOTS GRAND TOTAL:	\$ 5,000,000	\$ 5,000,000	0	0	0	0	0	0	0	0	0
42	SALARIES, OPERATING & SECTION 108 LOAN											
a	Salaries and Operating Expenses											
b Salaries/Operating w/ 3% ESCALATION	Administration		\$ 12,038,439	-	-	-	-	-	-	-	-	-
c Chrysalis Research & Consulting	Administration		\$ 30,700	-	-	-	-	-	-	-	-	-
d Hillard's Lawn Care, Inc.	Administration		\$ 10,985	-	-	-	-	-	-	-	-	-
e Inspirus Consulting	Administration		\$ 19,673	-	-	-	-	-	-	-	-	-
f moss+ross	Administration		\$ 300,000	-	-	-	-	-	-	-	-	-
g S&ME Inc	Administration		\$ 38,511	-	-	-	-	-	-	-	-	-
h Timmons Group	Administration		\$ 39,516	-	-	-	-	-	-	-	-	-
i Triangle J Council of Governments (TJCOG)	Administration		\$ 13,700	-	-	-	-	-	-	-	-	-
j United Minority Contractors of North Carolina (UMCNC)	Administration		\$ 480,583	-	-	-	-	-	-	-	-	-
k Environmental Reviews	Administration		\$ 95,000	-	-	-	-	-	-	-	-	-
43	SALARIES AND OPERATING EXPENSES TOTAL:	\$ 16,449,743	\$ 13,067,107	0	0	0	0	0	0	0	0	0
44	Bond Issuance Costs											
a Bond Issuance Costs - TBD	Administration		\$ 1,000,000	-	-	-	-	-	-	-	-	-
45	BOND ISSUANCE COSTS TOTAL:	\$ 1,000,000	\$ 1,000,000	0	0	0	0	0	0	0	0	0
46	Section 108 Loan											
a HUD - NY Mellon Bank	Administration		\$ 3,427,700	-	-	-	-	-	-	-	-	-
47	SECTION 108 LOAN TOTAL:	\$ 2,866,603	\$ 3,427,700	0	0	0	0	0	0	0	0	0
48	SALARIES, OPERATING & SECTION 108 LOAN GRAND TOTAL:	\$ 20,316,346	\$ 17,494,807	0	0	0	0	0	0	0	0	0
49	CATEGORIES GRAND TOTAL:	\$ 159,956,028	\$ 159,956,028	1152	974	2126	690	1176	1233	746	690	81

	Goal	Completed	Projected	TOTAL	Total vs. Goal
Rental Units Created - DHA		0	811	811	
Rental Units Created - Non-DHA	1600	-	1,078	1,078	289
Rental Units Preserved - DHA		0	177	177	

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				(7/1/19 - 6/30/20)	(7/1/20 - 6/30/21)	(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)	(7/1/24 - 6/30/26)	(7/1/24 - 6/30/27)
	Rental Units Preserved - Non - DHA	800	0	147	147	(476)						
	Homeownership Opportunities Created Units	400	0	227	227	(173)						
	Low-income Households Stabilized	3000	1288	1,448	2,736	(264)						
	Homeless Persons Moving to Permanent Housing	1700	838	1,145	1,983	283						

PROJECTED COMPLETED PRODUCTION/M ETRIC FY28	PROJECTED COMPLETED PRODUCTION/ METRIC FY29	PROJECTED COMPLETED PRODUCTION/ METRIC FY30	GRAND TOTALS
(7/1/24 - 6/30/28)	(7/1/24 - 6/30/29)	(7/1/24 - 6/30/30)	
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	1,983
-	-	-	-
-	-	-	-
0	0	0	1,983
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
0	0	0	0
-	-	-	-
-	-	-	-
0	0	0	0
-	-	-	279
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
0	0	0	279
0	0	0	2,262

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PROJECTED COMPLETED PRODUCTION/M ETRIC FY28	PROJECTED COMPLETED PRODUCTION/ METRIC FY29	PROJECTED COMPLETED PRODUCTION/ METRIC FY30	GRAND TOTALS
(7/1/24 - 6/30/28)	(7/1/24 - 6/30/29)	(7/1/24 - 6/30/30)	
-	-	-	63
-	-	-	66
-	-	-	177
250	-	-	250
-	-	-	-
-	-	-	113
-	167	-	167
-	-	-	72
-	-	-	80
250	167	0	988
-	-	-	51
-	-	-	82
-	-	-	132
-	-	-	681
-	-	-	100
0	0	0	1,046
-	-	-	16
-	-	-	16
-	-	-	42
0	0	0	74
-	-	-	-
0	0	0	0
-	-	-	-
0	0	0	0
250	167	0	2108
-	-	-	12
-	-	-	12
-	-	-	27
-	-	-	54
0	0	0	105
-	-	-	75
-	-	-	80
-	-	-	70
0	0	0	225
-	-	-	-
0	0	0	0
-	-	-	-
-	-	-	227

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PROJECTED COMPLETED PRODUCTION/M ETRIC FY28	PROJECTED COMPLETED PRODUCTION/ METRIC FY29	PROJECTED COMPLETED PRODUCTION/ METRIC FY30	GRAND TOTALS
(7/1/24 - 6/30/28)	(7/1/24 - 6/30/29)	(7/1/24 - 6/30/30)	
-	-	-	-
0	0	0	227
-	-	-	2,232
0	0	0	2,232
-	-	-	-
0	0	0	0
0	0	0	2789
-	-	-	-
0	0	0	0
-	-	-	-
0	0	0	0
0	0	0	0
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
0	0	0	-
-	-	-	-
0	0	0	0
-	-	-	-
0	0	0	0
0	0	0	0
250	167	0	7159

PROJECTED COMPLETED PRODUCTION/M ETRIC FY28	PROJECTED COMPLETED PRODUCTION/ METRIC FY29	PROJECTED COMPLETED PRODUCTION/ METRIC FY30	GRAND TOTALS
(7/1/24 - 6/30/28)	(7/1/24 - 6/30/29)	(7/1/24 - 6/30/30)	