

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Tuesday, February 21, 2023 4:14 PM  
**To:** ksanchez@communityhometruster.org  
**Cc:** Judy Johnson; Corey Liles; Sarah Vinas; Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** FW: Orange County Affordable Housing Coalition Petition  
**Attachments:** OCAHC petition to CH Town Council 2023.pdf

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
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[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

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**From:** Kimberly Sanchez <ksanchez@communityhometruster.org>  
**Sent:** Tuesday, February 21, 2023 4:10 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Orange County Affordable Housing Coalition Petition

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Good afternoon

Please find attached the petition on behalf of the Orange County Affordable Housing Coalition that will be read tomorrow night (2/22/23). Thank you



**Community**  
HOME TRUST

**Kimberly Sanchez**  
*Executive Director*

**PHONE:** 919.967.1545,

**EMAIL:** [ksanchez@communityhome.org](mailto:ksanchez@communityhome.org)

**WEB:** [communityhome.org](http://communityhome.org)

Dear Mayor Hemminger and Council Members,

The Orange County Affordable Housing Coalition (OCAHC) is thrilled that the Town set an intention to create a new bond for affordable housing. The last bond was in 2018 and it is time for a new one to meet the need in our community. As affordable housing developers, advocates, and residents, we see the day-to-day struggle of folks in our community challenged with finding affordable housing. We know the need is greater than what a \$30 million bond can provide. Therefore, at the beginning of this process, we push the council to be BOLD and stretch beyond the initial bond proposal. As a start, and to inspire further exploration, we are submitting this formal petition with two requests:

1. Dedicate two cents on the property tax rate toward affordable housing creation and preservation, and
2. Issue a bond referendum on this year's ballot for \$50 million in support of affordable housing.

#### Local Context

The Town recently hired SB Friedman Development Advisors to conduct a Housing Market Assessment to inform Chapel Hill's Transit-Oriented Development Planning and Land Use Management Ordinance efforts. This assessment highlighted that

- Our four-county region is experiencing high population and job growth; however, the growth in Chapel Hill and Orange County has lagged;
- Chapel Hill is experiencing housing affordability challenges: 19% of homeowners and 58% of renters are cost burdened; and
- Income inequalities are stark, with 75% of Black households earning 60% of AMI or less.

Increased housing pressures -- and only 1,117 currently protected affordable units -- are driving a growing affordability crisis. In order to address the number of households that are currently cost burdened, at least 3,280 housing units are needed just for people making 60% of AMI and below. A majority of these (2,790 units) are needed for people making 30% of AMI and below. This only includes people presently living in Chapel Hill, not those who work here but can't afford to live here. Many workers commute very long distances each day just to provide the essential services that keep our town and institutions running.

At this time, 537 units are slated to be built by 2027, at a cost of \$13.2 million. Our Coalition's member organizations are among those working to complete these developments and are keenly aware of how quickly the need for funding for the projects will surface.

In addition to supporting construction of the much-needed housing outlined in the Friedman report, a small fraction of which is planned at this point, a housing bond is essential to support other efforts to create and retain affordable housing as well: acquisition, rehabilitation, and preservation of existing housing; tax credit gap financing; and down payment assistance. Only a fraction of the housing needed for households at 60% of AMI and below is addressed by the developments in the pipeline, and we know this deeply affordable housing is the most challenging to finance. In addition, there are an estimated 3,700 units of naturally occurring affordable housing which are not protected and may become unaffordable at any given time. We must plan boldly in order to assure we can finance the housing our community so desperately needs and to protect the affordability we have when opportunities arise.

In recent years, other local jurisdictions have taken similar measures to meet their affordable housing goals.

- In 2016, Buncombe County (including the City of Asheville) approved a \$40 million bond
- In 2019, Durham approved a \$95 million bond
- In 2022, Fayetteville approved a \$12 million bond
- In 2022, Greensboro approved a \$30 million bond

The Town Council's goals state that "The Town Council has set out to make Chapel Hill a Place for Everyone" with the goal of adopting and supporting affordable housing programs, projects and policies that increase our diversity in income, race, age and lifestyle. Meeting this goal is going to require a significant and meaningful commitment to prioritizing funding for affordable housing. Our Coalition believes that the best way for the Council to meet that commitment is to dedicate two cents of the property tax rate to housing and to issue a \$50 million dollar bond referendum on this year's ballot.