

AFFORDABLE HOUSING QUARTERLY REPORT



FISCAL YEAR 2020 QUARTER 3
(JANUARY 1 – MARCH 31, 2020)



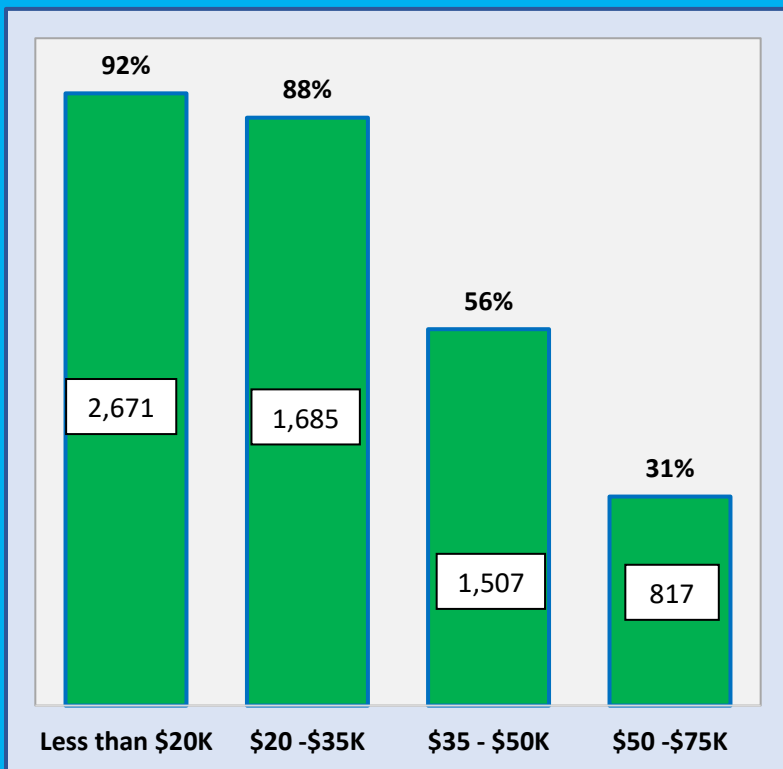
OUR GOAL

To increase access to housing for individuals across a range of incomes, and to constantly strive for more equitable outcomes and opportunities for historically underserved populations.

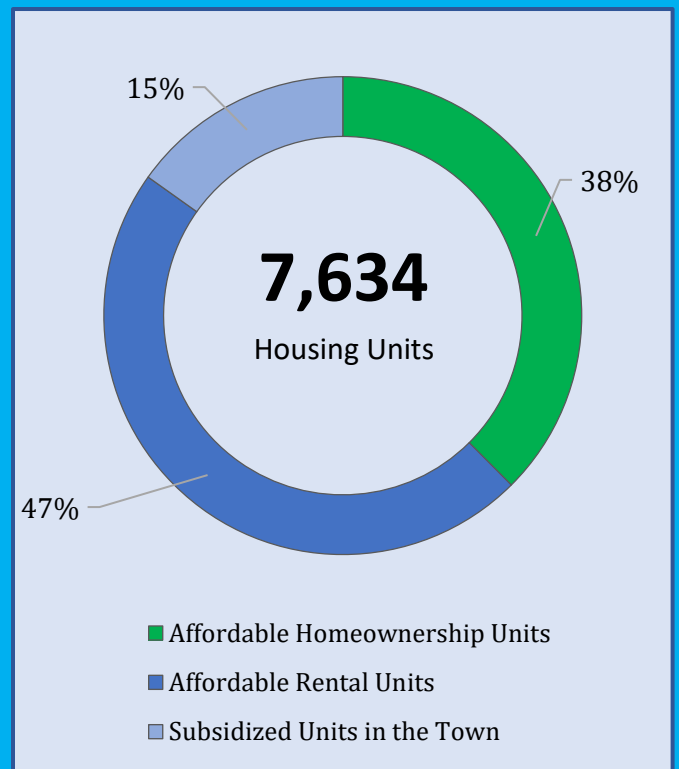
COMMUNITY INDICATORS

\$5,609,000 Town Budget for Affordable Housing Strategies	\$84,800 Median Household Income	55% of Renters spend more than 30% of income on Housing	35% of Housing Units are affordable to households with income below 80% AMI
	\$386,600 Median Home Value	19% of Homeowners spend more than 30% of income on Housing	21,685 Total housing units in town

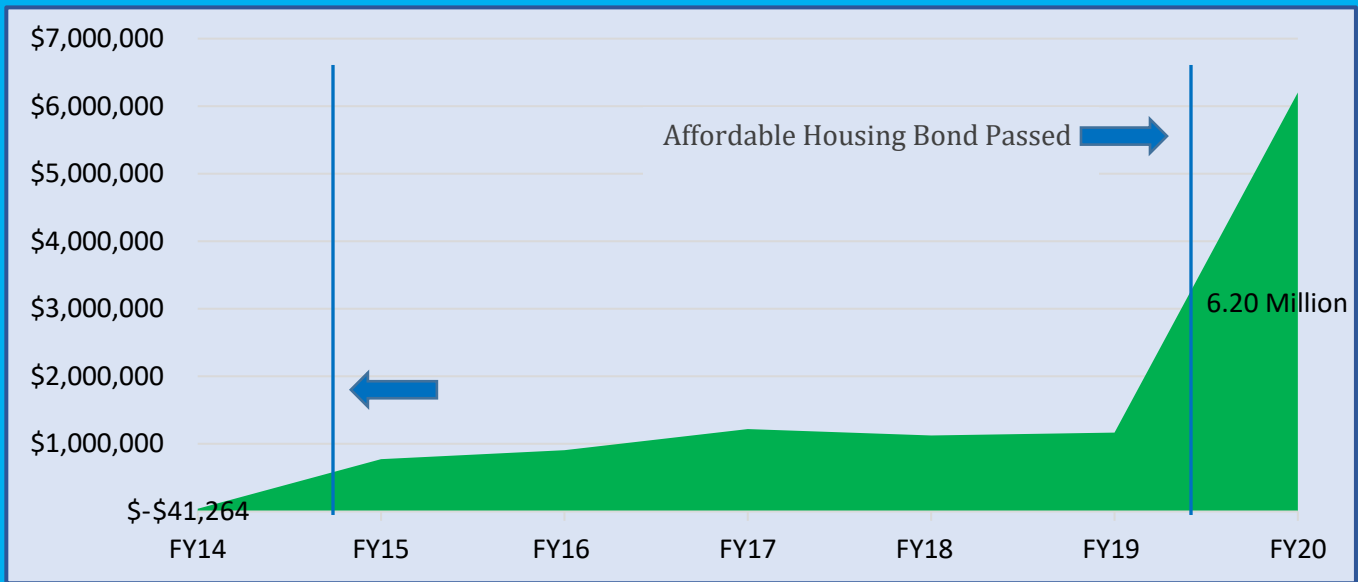
Number and Percent of Households that are Cost-burdened by Income Level



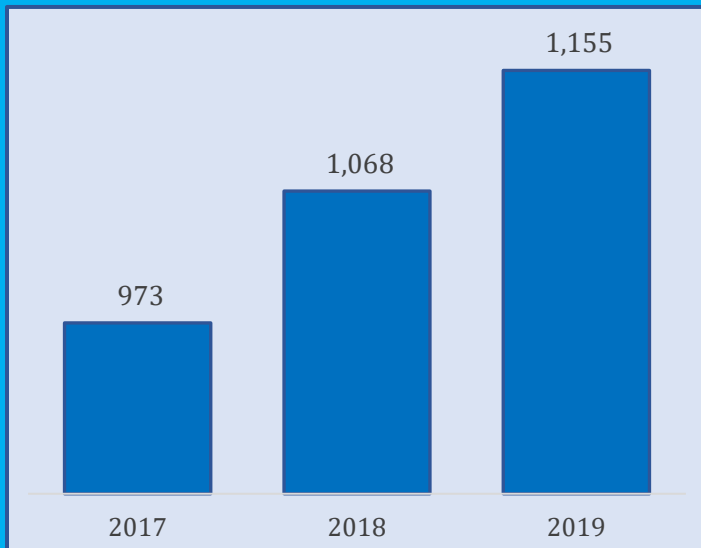
Number of Housing Units that are Affordable to Households with Income Under 80% AMI



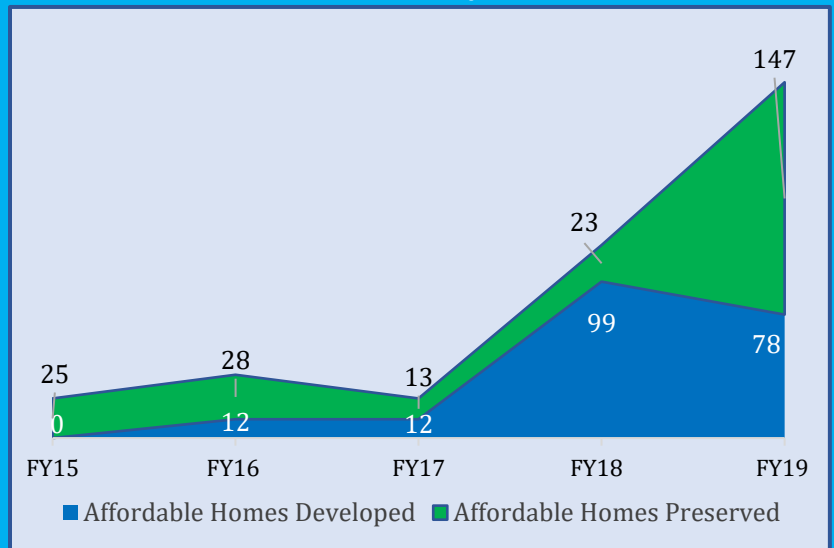
The Town has increased its support for affordable housing over the last several years:



Increase in Number of Subsidized Units

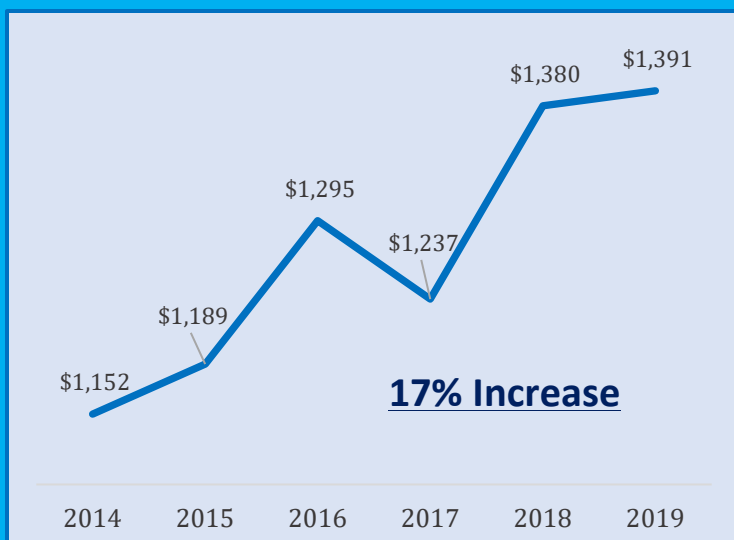


Increase in Units Developed and Preserved

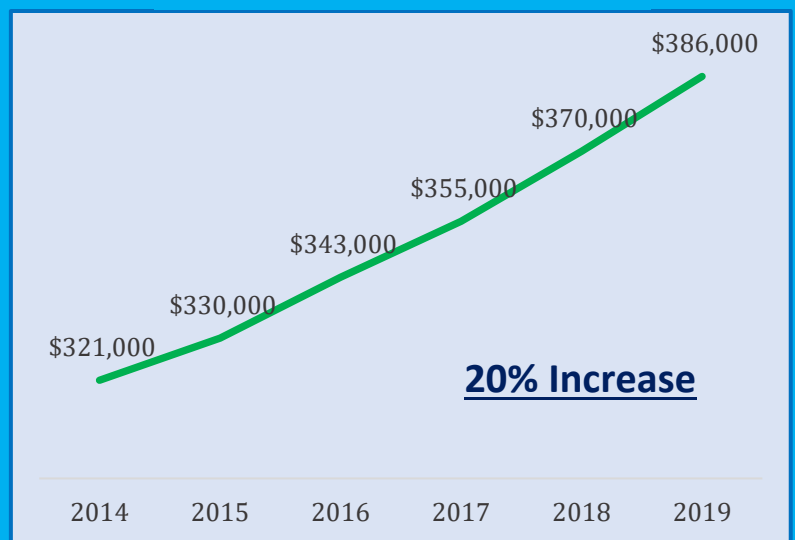


The cost of housing has been increasing at the same time, decreasing affordability:

Rise in Rental Rates



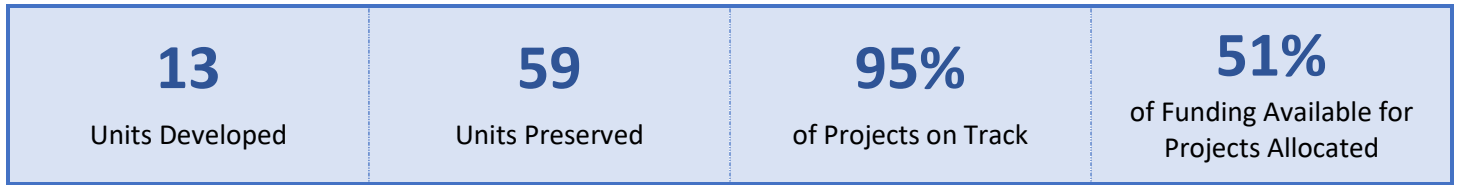
Rise in Home Values



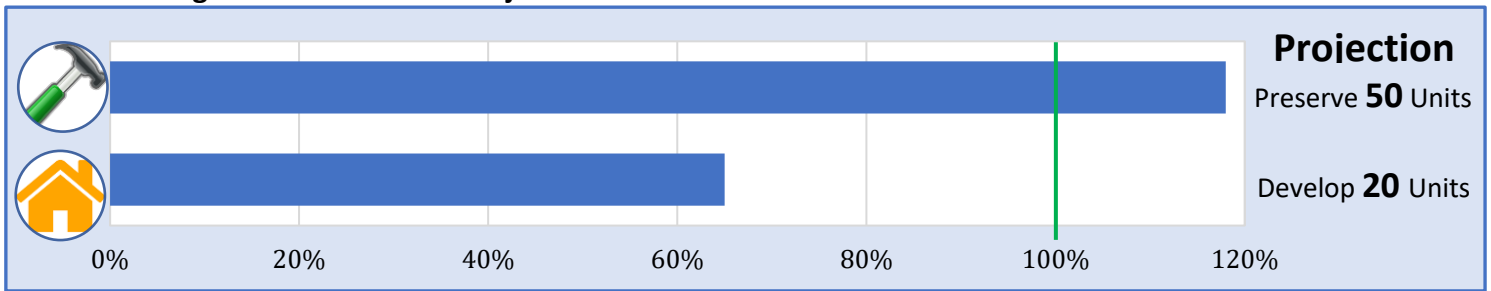
FY20 Q3 Highlights

- The Town’s inclusionary housing policies and affordable housing funding led to the creation of four new permanently affordable homeownership opportunities in the Chandler Woods neighborhood.
- Public Housing completed renovations and repairs for 33 homes in the Colony Woods West, Craig Gomains, and Eastwood communities.
- Two Town employees became Chapel Hill Residents through the Employee Housing Program.
- Affordable housing developers showed significant interest in the Jay St. development project through the Request for Qualifications process. Staff are reviewing responses and plan to update Council in late spring.

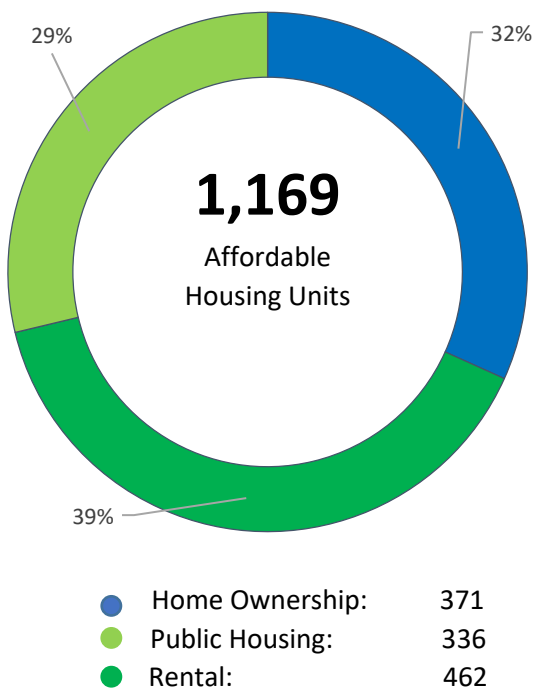
FY20 Town Performance-to-Date



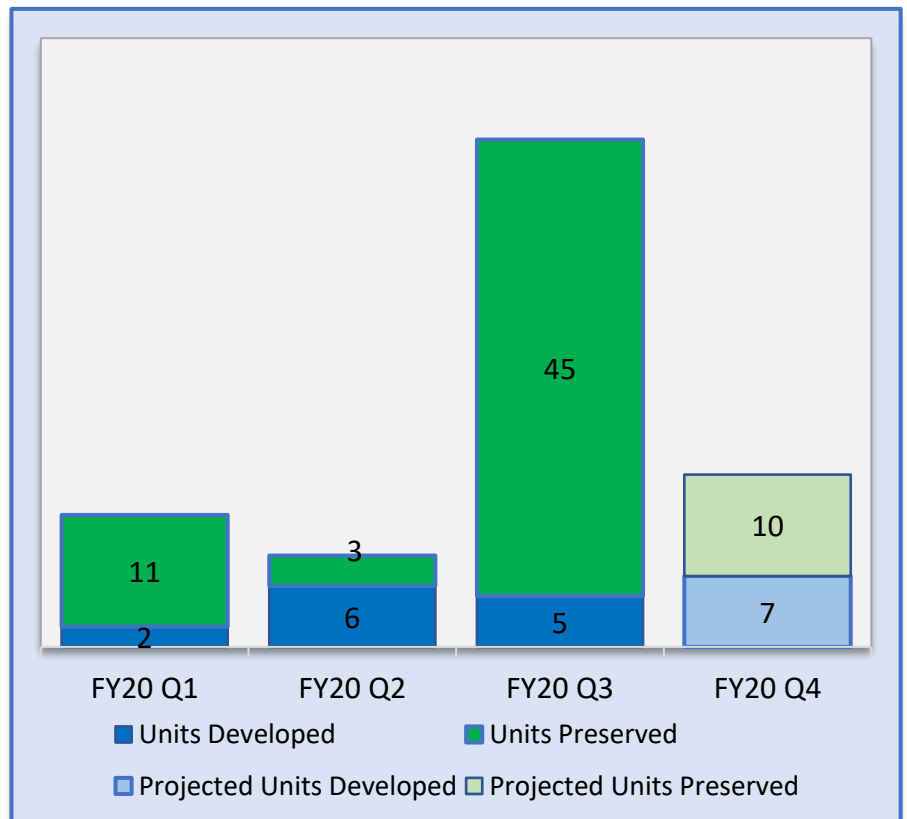
Year-End Progress Towards FY20 Projection






Number of Subsidized Units in Town







Actual and Projections by Quarter – Number of Units








FY20 Q3 Update | Affordable Housing Projects Underway Supported by Town Funds

Project Type	Provider	Project Name	Number of Units	Projected Completion	Status
	Community Empowerment Fund	Housing Displacement Assistance	4	FY20 Q1	✓
	Town of Chapel Hill Public Housing	N Columbia Renovation	1	FY20 Q1	✓
	Town of Chapel Hill Public Housing	Lindsay Street Restoration	1	FY20 Q2	✓
	Community Empowerment Fund	Housing Displacement Assistance	1	FY20 Q2	✓
	Town of Chapel Hill Public Housing	Craig Street Plumbing Repair	2	FY20 Q3	✓
	Town of Chapel Hill Public Housing	Colony Woods Plumbing Repair	30	FY20 Q3	✓
	Town of Chapel Hill Public Housing	Louis Armstrong Renovation	1	FY20 Q3	✓
	Community Home Trust	Lindsay Street Acquisition	1	FY20 Q3	✓
	Community Home Trust	Chandler Woods	9	FY20 Q3	✓
	Town of Chapel Hill Public Housing	Church Street Renovation	1	FY20 Q4	●
	Self-Help	Land Bank Properties for Affordable Housing	8	FY20 Q4	●
	Self-Help	Northside Emergency Repairs	5	FY20 Q4	●
	Community Home Trust	South Grove	4	FY20 Q4	●
	Community Home Trust	Culbreth Park Acquisition	1	FY20 Q4	●
	Community Home Trust	Homebuyer Subsidy	3	FY20 Q4	●
	Town of Chapel Hill	Rental and Utility Assistance	12	FY20 Q4	●
	Town of Chapel Hill	Employee Housing Program	5	FY20 Q4	●
	Town of Chapel Hill Public Housing	Church Street Flood Repair	1	FY20 Q4	●
	Community Home Trust	Graham Street Acquisition	1	FY21 Q1	●
	Habitat for Humanity	Homeowner Rehabilitation	3	FY21 Q2	●
	Self-Help	Grisham Cottages	2	FY21 Q2	●
	Self-Help	Mitchell Lane	1	FY21 Q4	●
	Town of Chapel Hill	Transitional Housing at Umstead Road	1	FY21 Q4	●
	Town of Chapel Hill Public Housing	Oak Avenue Furnace Replacement and Fire Repair	3	FY21 Q4	●
	Town of Chapel Hill Transitional Housing	Ashley Forest Renovation	1	FY21 Q4	●
	Habitat for Humanity	Sunset Drive Home Construction	1	FY21 Q4	●

	CASA	Merritt Mill Road Multi-Family Development	24	FY22 Q4	
	Town of Chapel Hill	2200 Homestead Road	140	FY23 Q2	
	EmPOWERment, Inc.	Johnson Street Development	10	FY24 Q2	
	Habitat for Humanity	Weavers Grove	95	FY28 Q2	

Legend:

- ✓: The project has been completed
- : The project is on track to meet its project scope and schedule
- : The project has been delayed in meeting its previous quarter project scope and schedule
- : The project has stalled and may not be completed
- : Development Project
- : Preservation Project

FY20 Q3 Update | Town of Chapel Hill Affordable Housing Work Plan Highlights

Project	Progress Update
DEVELOPMENT	
2200 Homestead	<ul style="list-style-type: none"> • Staff executed a a Memorandum of Understanding with the Homestead Housing Collaborative to enter into negotiations on a Development Agreement • Staff and the Homestead Collaborative are designing a development plan to come for Council review on May 20th
Prioritized Parcels of Town-Owned Land	<ul style="list-style-type: none"> • Staff received six responses to the Request for Qualifications process to identify a potential development partner for the Jay St. site and are reviewing the responses • Staff is developing a community engagement process proposal for the Bennett Rd site for Council review in the fall
Identify Properties for Affordable Housing Development	<ul style="list-style-type: none"> • Staff is currently conducting an analysis of small, publicly-owned parcels to identify opportunities for small site development, including tiny homes
PRESERVATION	
Implement Manufactured Home Communities Strategy	<ul style="list-style-type: none"> • Staff continue to implement Manufactured Home Strategy and explore additional preservation strategies • Staff are assisting EmPOWERment with outreach to Tar Heel (1200 MLK) residents, as there is a development application under consideration for the site
Affordable Housing Preservation Strategy	<ul style="list-style-type: none"> • Staff presented the draft framework to the Council in October • Staff is incorporating the Council’s feedback, conducting additional research, and plan to provide an update to Council on implementation options in the fall • Staff has collaborated with the County and Towns of Carrboro and Hillsborough to update the Rental Assistance Program to provide additional flexibility and streamline the process to provide emergency assistance to low-income residents
Develop Strategies to Address Resident Displacement	<ul style="list-style-type: none"> • In collaboration with our partners, the Town synched our Rental and Utility Assistance Program criteria and streamlined the application process with the other jurisdictions in Orange County. The Program is now called the Emergency Housing Assistance Program and intake is centralized at the Orange County Housing Helpline. • Town Council approved additional CDBG funding to support the EHA program.
POLICY	
Implement Employee Housing Program	<ul style="list-style-type: none"> • Two employees became Chapel Hill residents through the program in quarter 3 • Staff begin evaluating the Pilot Program in summer 2020
Blue Hill Incentive Options	<ul style="list-style-type: none"> • Council approved expanding district purpose statement to including affordable housing in June 2019 • Staff continue to explore additional strategy options based on Council direction
Create Goals for Affordable Housing in New Rental Development	<ul style="list-style-type: none"> • Housing Advisory Board reviewed and made recommendation to Council on draft Goals and Guiding Principles in spring 2019 • Staff updated the Town Council in June 2019 and are continuing to research based on the Council’s feedback

FUNDING	
Implement Investment Plan for Affordable Housing – Affordable Housing Bond	<ul style="list-style-type: none"> • Staff issued the first Affordable Housing Bond request for funding proposals (RFP) in the spring of 2020 to be made available in FY21 • HAB to review the applications on May 21st • Council to review applications in June
Manage Funding Programs <ul style="list-style-type: none"> ▪ Affordable Housing Fund (AHF) ▪ Development Reserve (AHDR) ▪ CDBG 	<ul style="list-style-type: none"> • RFP for the remaining Affordable Housing Development Reserve funds was included in the Bond RFP • Council approved annual funding recommendations for use of CDBG funds as well as use of additional funding received from the CARES Act to support homeless efforts and households impacted by COVID-19.
MANAGING TOWN-OWNED HOUSING	
Public Housing Master Plan	<ul style="list-style-type: none"> • Staff considering multiple strategies for the rehabilitation and renovation of Trinity Court and plan to discuss those alternative strategies with Council in the spring

Notes & Citations

- The percentage of renters and homeowners that pay more than 30% of their income on Housing, the number and percentage of cost-burdened housing, and total occupied housing units in town data source is U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates
- HUD defines cost-burdened families as those who pay more than 30 percent of their income for all housing related expenses and may have difficulty affording necessities such as food, clothing, transportation, and medical care.
- The median household income data source is the HUD FY2019 Median Family Income Estimates based on American Community Survey data for the Durham-Chapel Hill Metropolitan Statistical Area.
- The median home value data source is Zillow.com and average rent rate is RentJungle.com
- The total budget this fiscal year for affordable housing strategies captures all Town expenditures for affordable housing. This includes the Affordable Housing Fund, CDBG Funds, the affordable housing bond, and operating funds, among others.
- The percentage of housing units that are affordable to households with income under 80% AMI includes naturally occurring affordable housing and units subsidized by the Town. The data source for this metric and corresponding chart is the commercial real-estate research firm Co-Star and the County-wide data inventory created through the Orange County Affordable Housing Coalition.
- The percent of budget allocated metric displays the percentage of the Town budget for affordable housing projects allocated as of the date of the quarterly report.
- The data source for the number of units subsidized by the Town is the County-wide Data Inventory created through the Orange County Affordable Housing Coalition.
- The data source for subsidized housing unit development projections is the County-wide data inventory created through the Orange County Affordable Housing Coalition.
- The Town Budget for Affordable Housing Strategies was changed in the Q2 report to only reflect that amount of funding that was available to be used in fiscal year 20. The Q1 report had originally included the \$10 million affordable housing bond funding.