Affordable Housing Quarterly Report (AHQR)

First Quarter

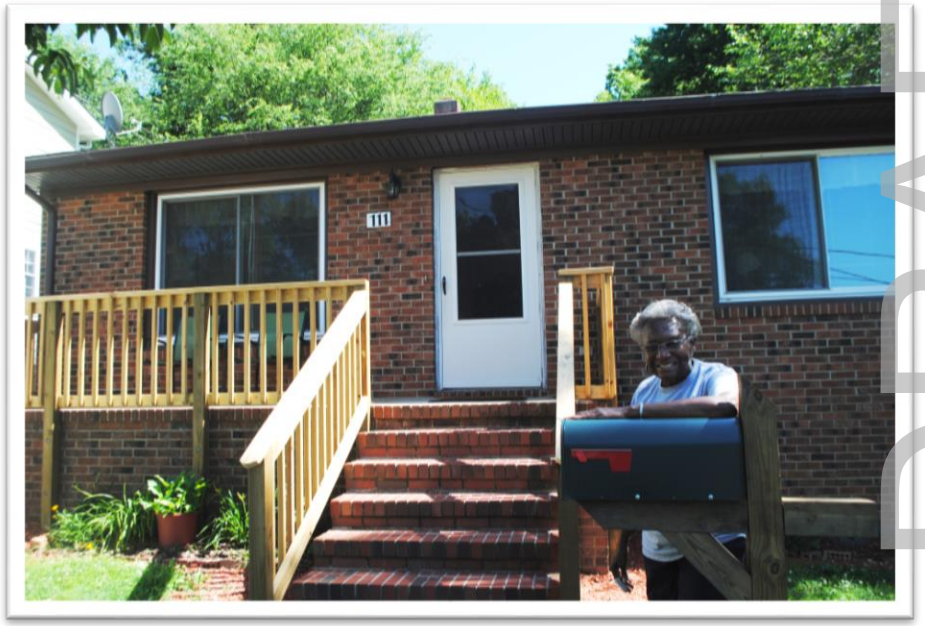
Fiscal Year 2019

DRAFT

Council Business Meeting Presentation
October 24, 2018

Agenda

1. Goals of Quarterly Report
2. Community Indicators
3. First Quarter Results
4. Next Steps



DRAFT

Purpose of AHQR

READABLE

Provide a user-friendly report that is clear, visual, and understandable

COMMUNITY INDICATORS

Provide context on the state of housing in Chapel Hill

TRACKING PROGRESS

Provide performance measures that hold the Town accountable and track progress towards our goals

DRAFT

Key Terms

Preservation: activities that maintain affordability of existing housing

- Homebuyer subsidy for existing units
- Housing rehabilitation
- Rental and utility assistance

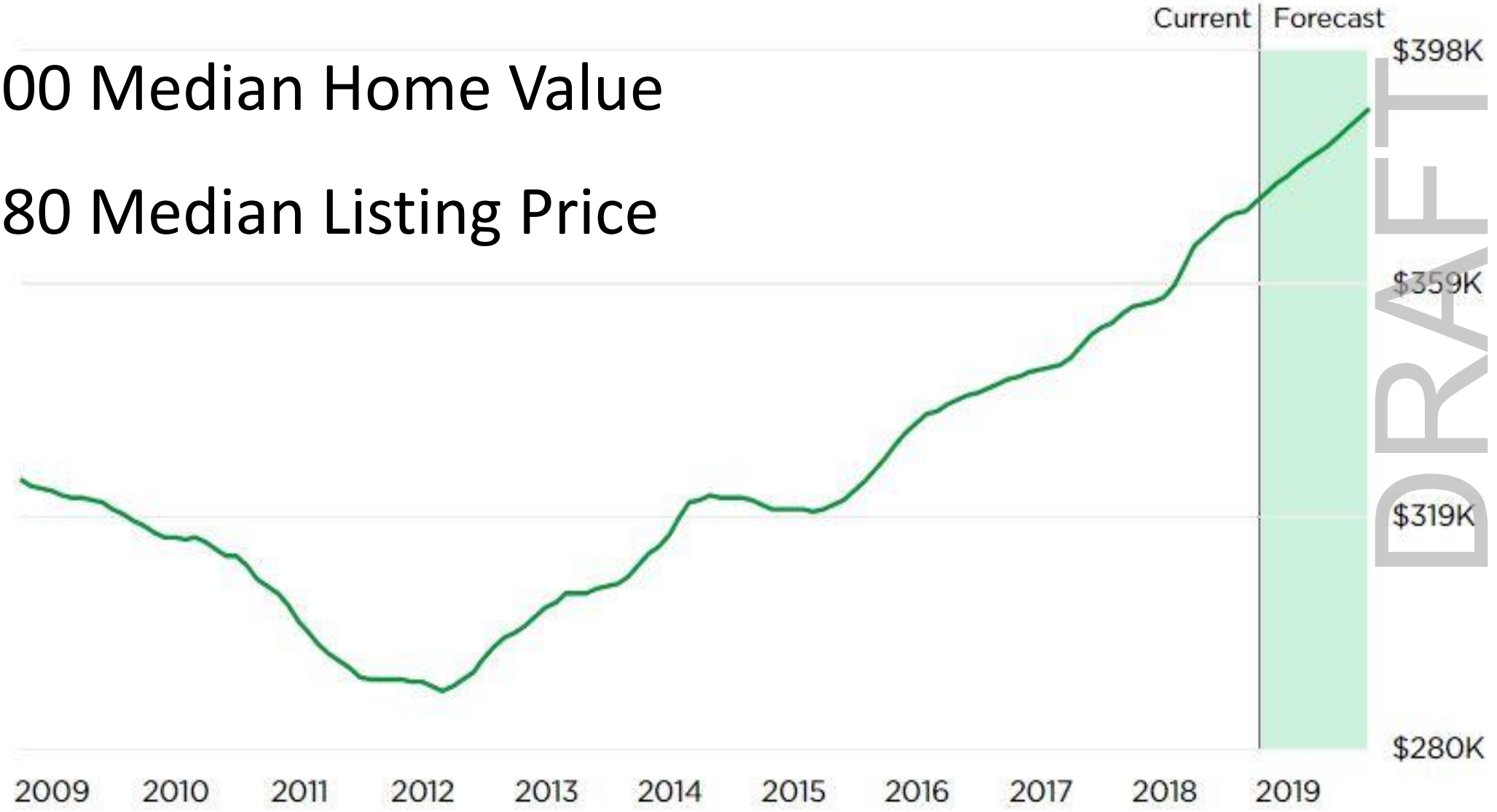
Development: activities that create new affordable housing units

- Construction of new rental or homeownership units
- Purchase/rehabilitation of an existing market rate unit and conversion to affordable unit

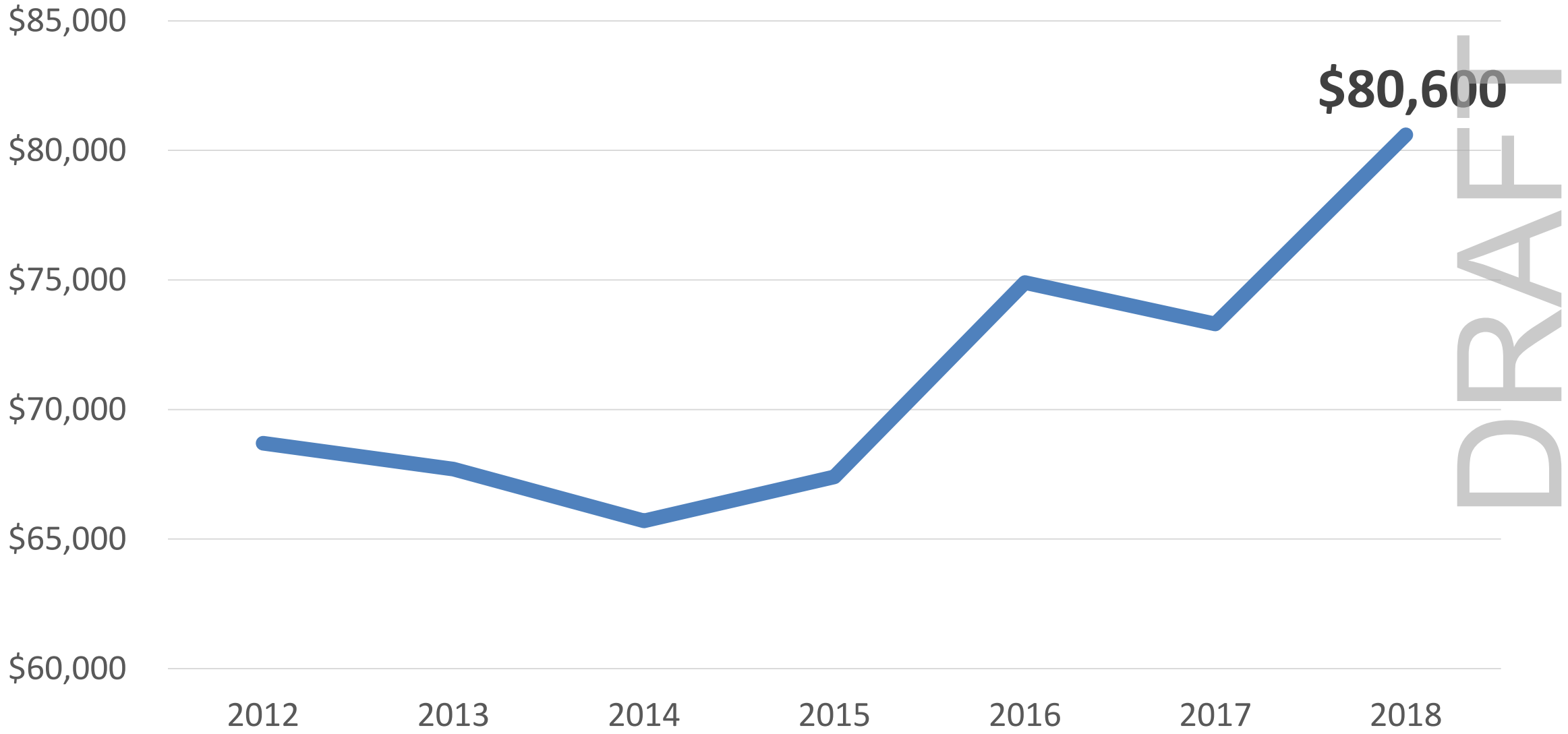
DRAFT

Community Indicators: Median Home Value

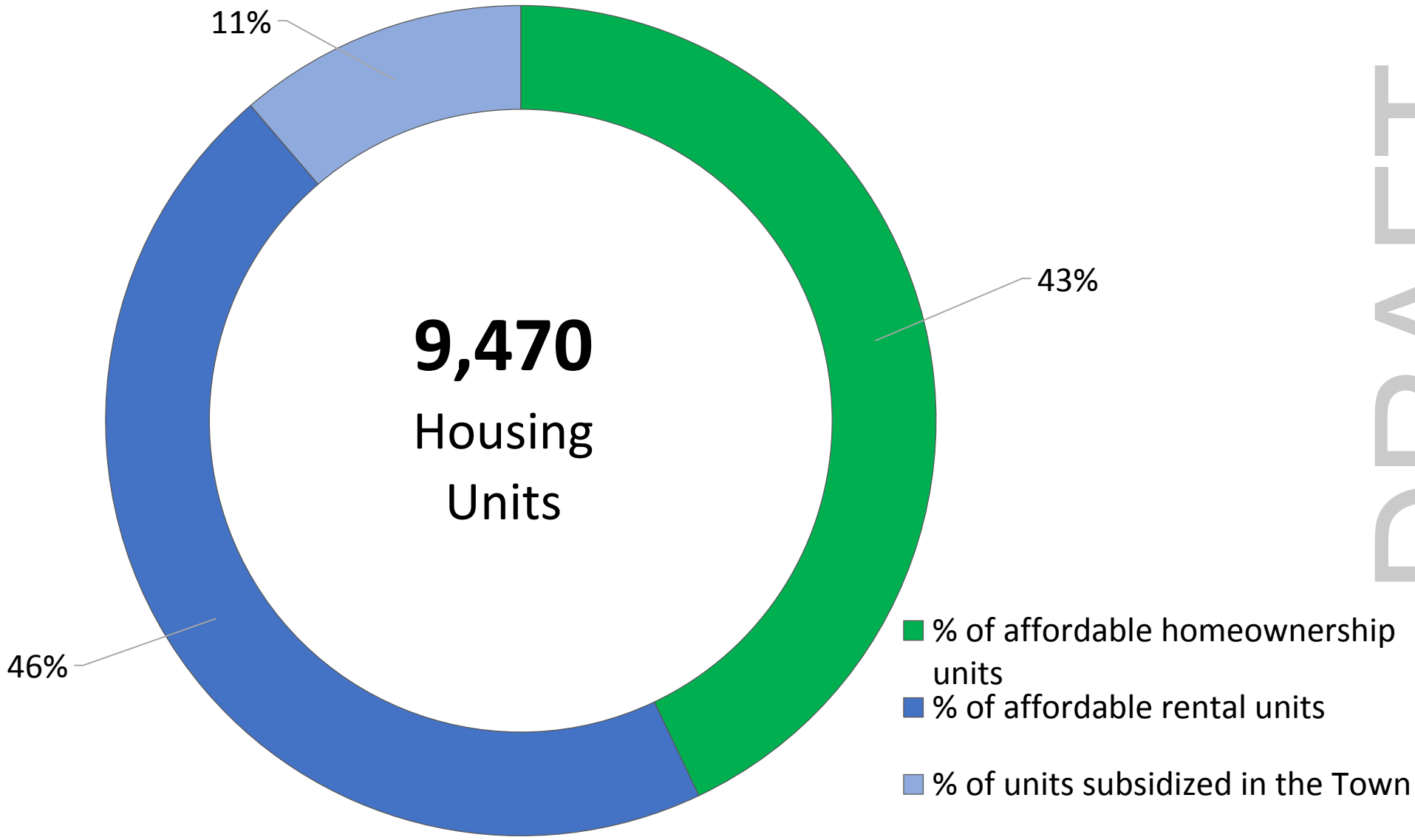
- $371,400 Median Home Value
- $449,980 Median Listing Price



Community Indicators: Area Median Income (AMI)

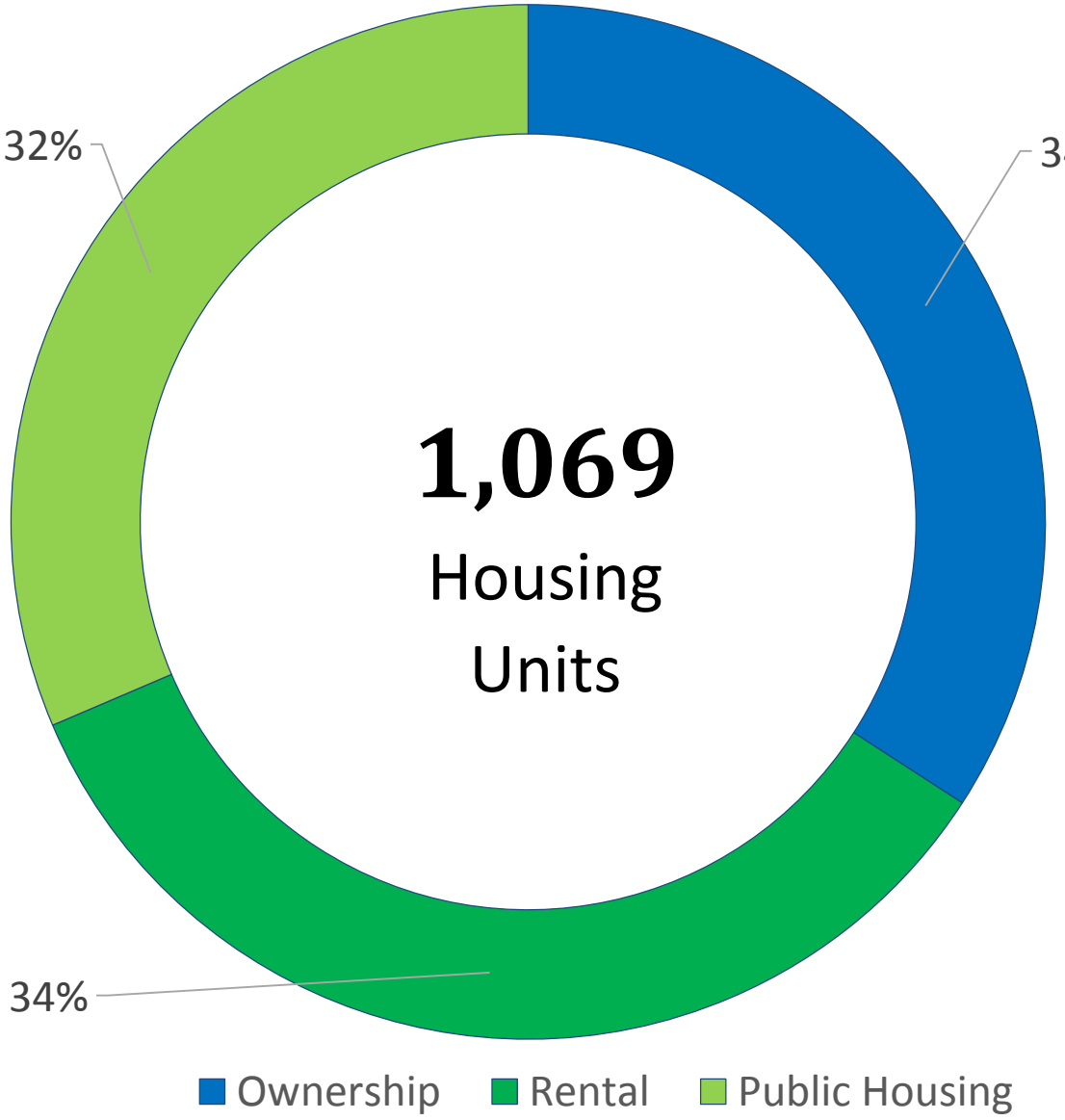


Community Indicator: Total Affordable Units



DRAFT

Community Indicator: Total Subsidized Units



DRAFT

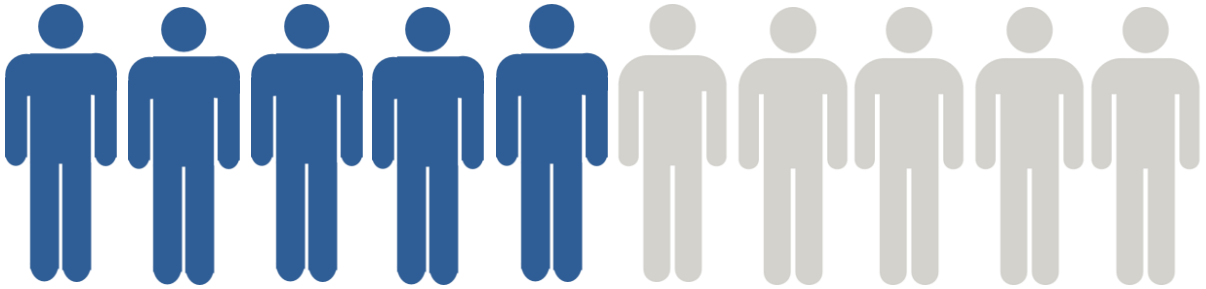
Housing Affordable to Low-Income Households in Chapel Hill

43% of Housing Affordable to Households Below 80% AMI

3% of Housing Affordable to Households Below 30% AMI

DRAFT

Community Indicator: Cost-Burdened Households

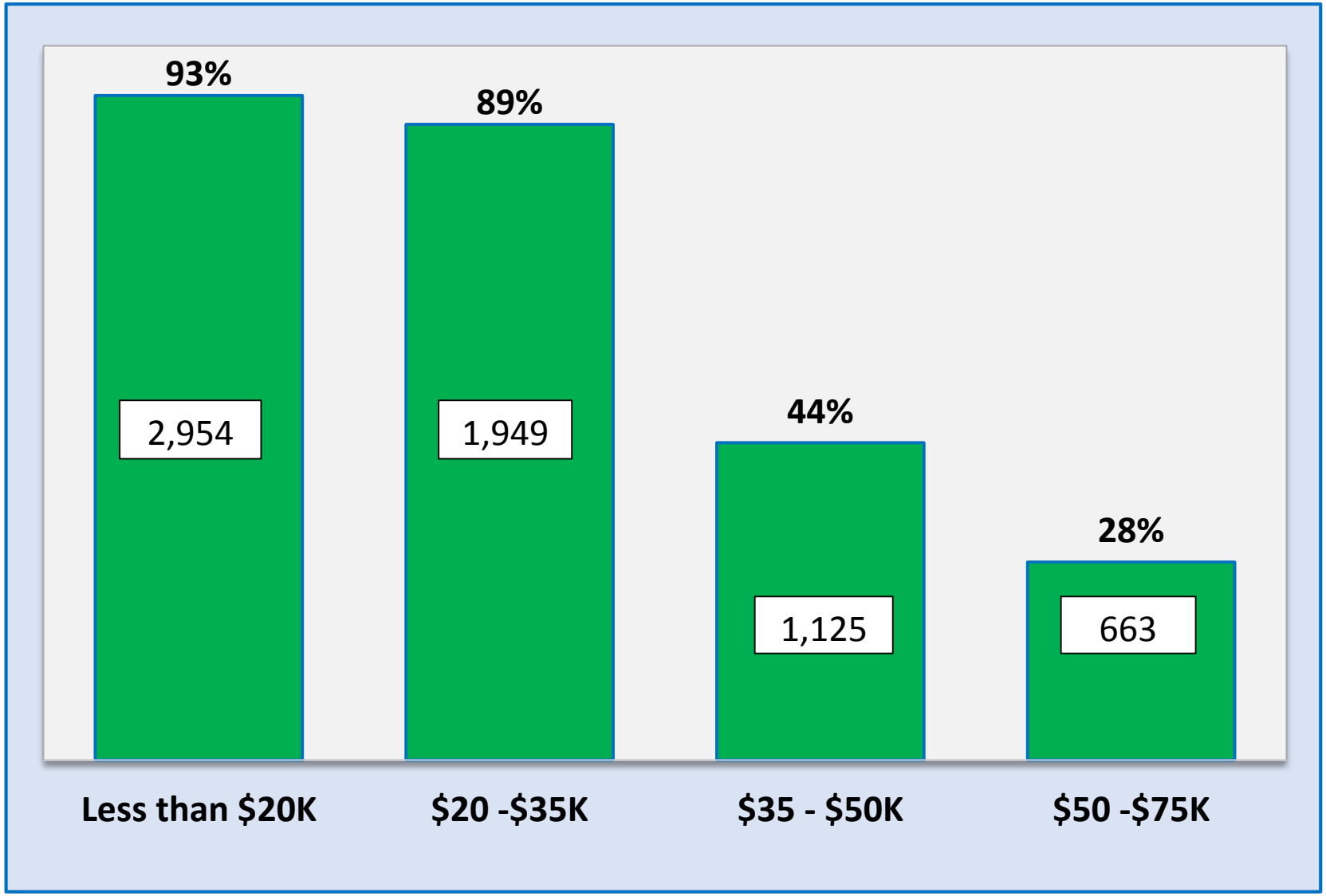


54% of Renters

21% of Homeowners

DRAFT

Community Indicator: Cost-Burdened Households By Income



DRAFT

FY19 First Quarter Key Results

- 69 units preserved, over half of our annual projection
- One new affordable housing unit developed
- 25% of funding for projects allocated

DRAFT

FY 19 Annual Affordable Housing Targets

95	125
Development	Preservation

DRAFT

FY 19 Q1 Units Developed and Preserved

1	69
Development	Preservation

DRAFT

Community Home Trust Single-Family Home

- Serving household below 80% AMI
- Permanently affordable
- $50,000 in Town investment

DRAFT

Town Oakwood Roof Replacement Project

- Public Housing Neighborhood
- 30 units completed
- $98,000 in Town investment

Town Rainbow Heights Roof Replacement Project

- Public Housing Neighborhood
- 24 units completed
- $78,000 in Town investment

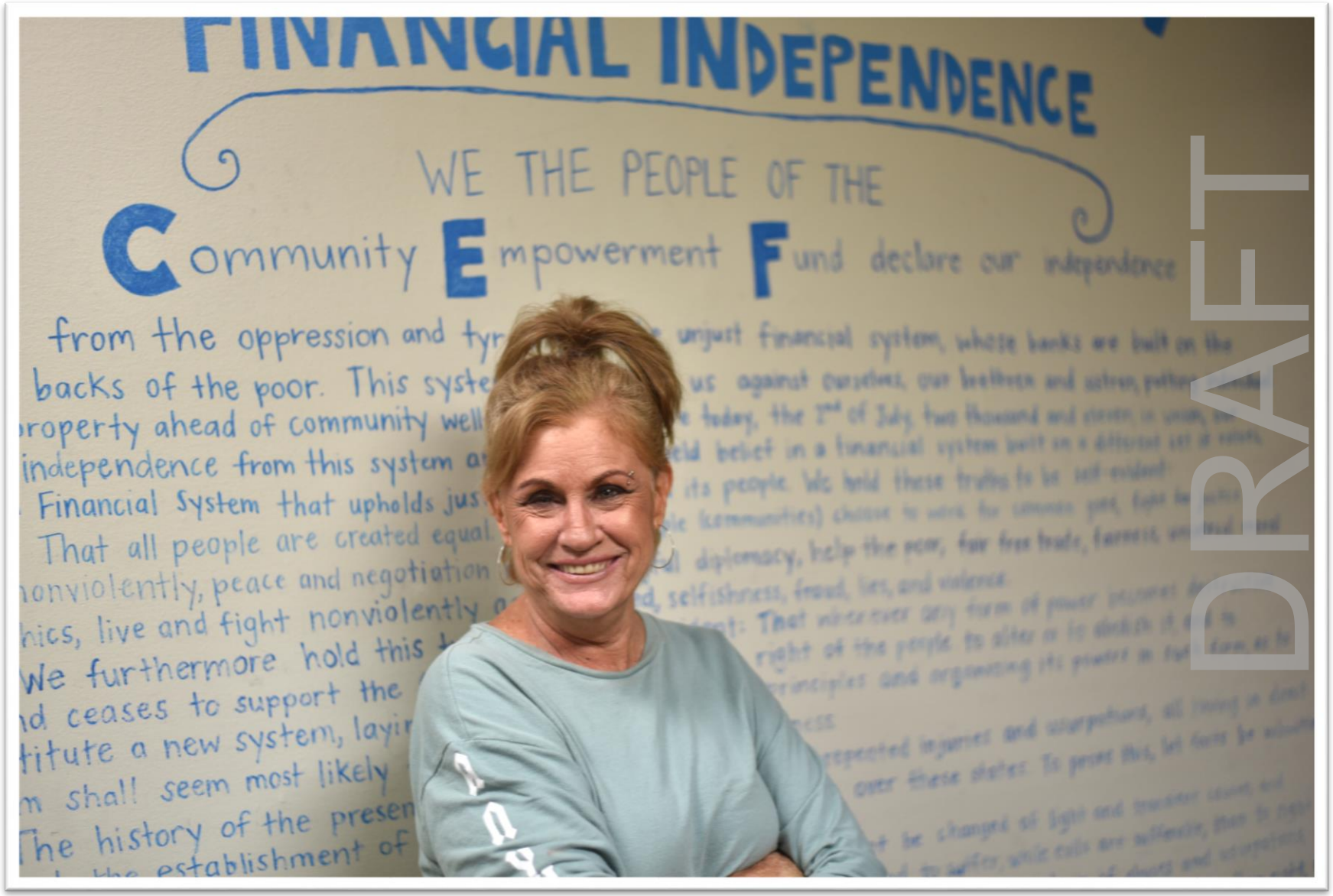
Town Transitional Housing Acquisition

- 4 units acquired from CASA
- Serving extremely low-income households
- Support services provided by Town staff

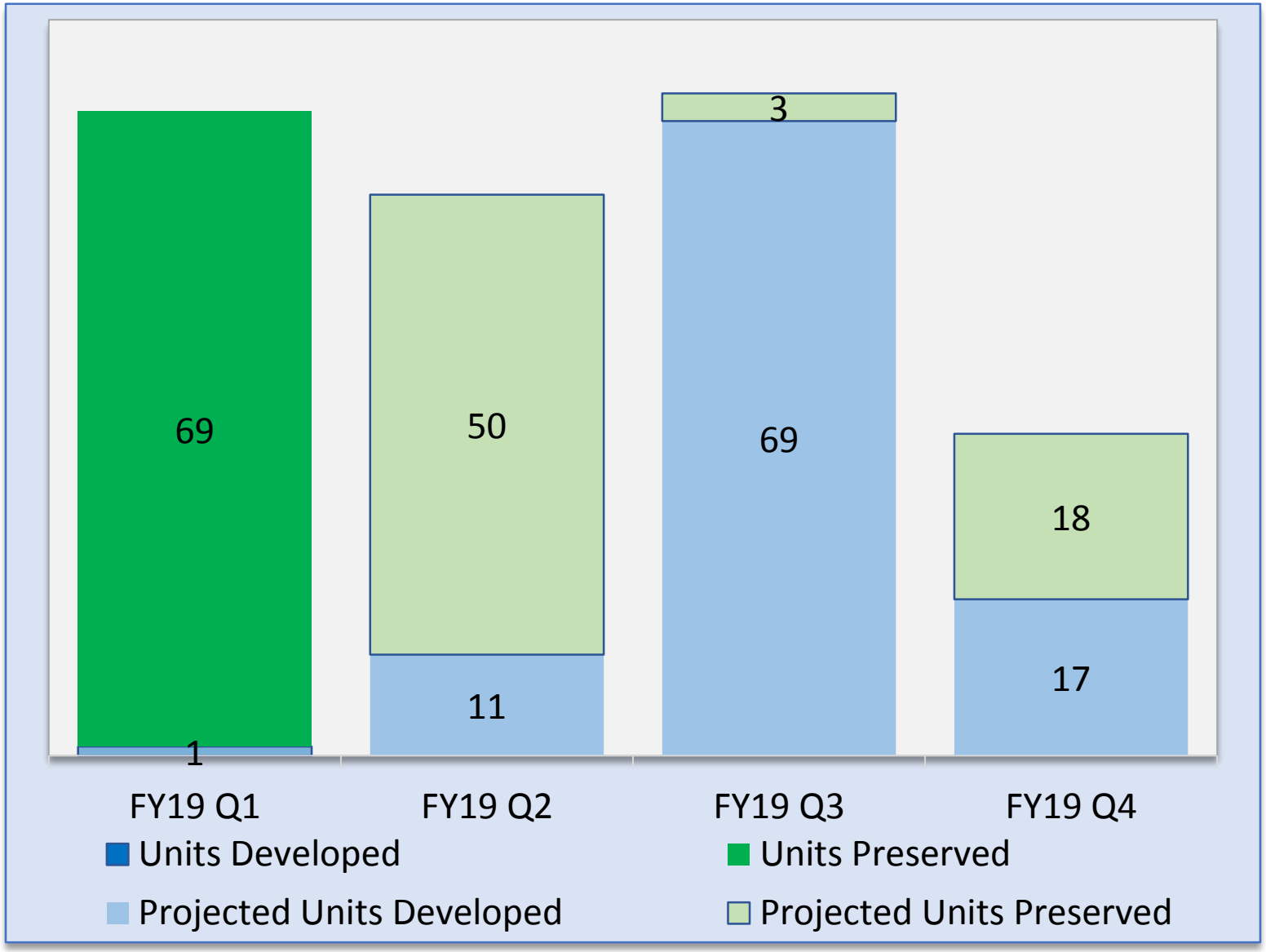
DRAFT

Rental and Utility Deposit Assistance

- 8 households assisted
- Serving very low-income households
- $8,700 in Town investment



FY18 Units Developed and Preserved by Quarter



DRAFT

Town Supported Development Projects Underway

Provider	Project or Development Name	Number of Units
Town of Chapel Hill	Sykes Street Transitional Housing Acquisition	4
Habitat for Humanity	Northside Land Acquisition and Second Mortgage Assistance Project	7
Habitat for Humanity	Lindsay St & McMasters St Homes	2
Church of the Advocate	Pee Wee Homes Tiny Homes	3
Community Home Trust	Graham Street Acquisition	1
DHIC	Greenfield Commons	69
Self-Help	Land Bank Properties for Affordable Housing	8
CASA	Merritt Mill Road Multi-Family Development	24

DRAFT

Town Supported Preservation Projects Underway

Provider	Project or Development Name	Number of Units
Town of Chapel Hill Public Housing	South Estes Rehabilitation	44
Rebuilding Together	Homeowner Rehabilitation	4
Town of Chapel Hill Public Housing	Oakwood Roof Repair	30
Self-Help	Emergency Repairs	5
Habitat for Humanity	Homeowner Rehabilitation	11
Community Home Trust	Homebuyer Subsidy	3
Community Empowerment Fund	Rental and Utility Assistance Program	12

DRAFT

Next Steps

1. **Continue to refine tools for tracking NOAH**

2. **Return to provide Q2 Report in Winter 2019**

DRAFT

Affordable Housing Quarterly Report (AHQR)

First Quarter

Fiscal Year 2019

DRAFT

Council Business Meeting Presentation
October 24, 2018

Notes & Citations

- The data used for this report was provided by the following:
  - County-wide data inventory created through the Orange County Affordable Housing Coalition
  - David Rosen & Associates Comprehensive Affordable Housing Analysis
  - US Federal Databases (Census, ACS, HUD)
  - CoStar database

DRAFT