

Public Forum – Preliminary Plan 2019-2020 Community Development Block Grant (CDBG) Program

**Council Business Meeting
March 20, 2019**



Affordable Housing Work Plan FY18-20

PROJECTS	FY 2018				FY 2019				FY 2020			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
DEVELOPMENT												
Develop Town-Owned Property at 2200 Homestead Road				★			★		★			
Pursue Affordable Housing on Prioritized Town Properties		★		★			★		★			★
Acquire Properties for Affordable Housing Development		★										
PRESERVATION												
Implement Manufactured Home Communities Strategy			★	★			★					
Naturally Occurring Affordable Housing (NOAH) Preservation Strategy												
Acquire and Rehab Properties for Affordable Housing Preservation					★							
POLICY												
Explore the Creation of Employee Housing Incentives			★			★						
Participate in the LUMO Re-Write Project							★					
Develop a Payment-in-Lieu Formula for Rental Housing			★									
Update Payment-in-Lieu for Homeownership Units												
Explore Affordable Housing Incentive Options							★					
FUNDING												

Manage the Community Development Block Grant Program

Jointly Manage the HOME Program				★			★					★
Manage the Community Development Block Grant Program		★	★	★		★	★	★				
MANAGING TOWN-OWNED HOUSING												
Create and Implement a Public Housing Master Plan		★		★	★		★					
Manage Public Housing Inventory					★							
Manage Transitional Housing Inventory												
MEASUREMENT & REPORTING												
Provide an Affordable Housing Quarterly Report		★	★	★	★	★	★	★	★	★	★	★
Provide an Annual Housing & Community Report	✓				★				★			
Update the County-wide Affordable Housing Database					✓							
Implement the Loans and Grants Tracking Tool			✓									
COLLABORATIONS												
Expand Collaboration with Developers, Providers, and Regional Partners												
Participate in the Affordable Housing Collaborative		★		★				★				★
Engage UNC, the School System, and UNC Health Care												
Serve as a Partner on the Northside Neighborhood Initiative			★									
COMMUNICATIONS												
Implement a Communications and Marketing Strategy				★								



★ Council Item Scheduled
★ Council Item Heard and/or Action Taken

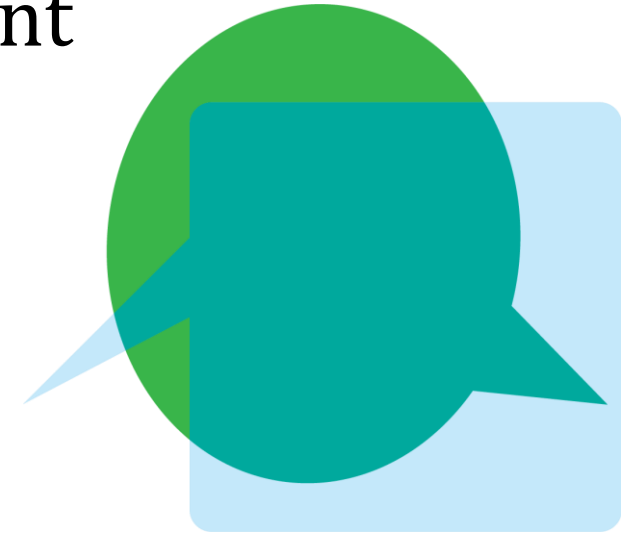


Purpose of Public Forum

Receive public comment on:

- Use of 2019-2020 Community Development Block Grant (CDBG) funds
- CDBG Application Review Committee's Recommended Program Plan

No Council action required



CDBG Overview

- Receive CDBG funding annually through the U.S. Department of Housing and Urban Development (HUD) for:
 1. Providing decent affordable housing
 2. Creating suitable living environments
 3. Expanding economic opportunity
- Entitlement community designation



CDBG National Objectives

- 1. Benefit low/moderate income households**
 - Households earning less than 80% Area Median Income (AMI=\$80,600; 80% AMI = \$64,500 for household of 4)
- 2. Aid in the prevention or elimination of slum or blight**
- 3. Meet an urgent need**



Council Goals



**AFFORDABLE
HOUSING**



**COLLABORATIVE
& INNOVATIVE
ORGANIZATION**



**CONNECTED
COMMUNITY**



**ECONOMIC &
FINANCIAL
SUSTAINABILITY**



**ENVIRONMENTAL
STEWARDSHIP**



**SAFE
COMMUNITY**



**VIBRANT AND
INCLUSIVE
COMMUNITY**

Connection to Existing Plans & Strategies

Affordable Housing Plan

The Town of Chapel Hill's goal is to increase the availability of and access to housing for households and individuals with a range of incomes, from those who are homeless to those in mid-affordable households. The Town of Chapel Hill will work with for-profit and non-profit housing providers to offer a variety of housing opportunities that will promote socioeconomic diversity, provide individuals with the ability to remain in Chapel Hill through different stages in their lives, and support employee recruitment and retention.

Affordable Housing Strategy Statement:

The Town of Chapel Hill will support affordable housing opportunities along the entire continuum of housing from emergency shelter to permanent affordable housing. The Town of Chapel Hill will work with housing providers to increase the stock of affordable rental housing units, which includes studio units, one-bedroom units, two-bedroom units, and three-bedroom units. The Town of Chapel Hill will work with housing providers to increase the stock of affordable rental housing units, which includes studio units, one-bedroom units, two-bedroom units, and three-bedroom units. The Town of Chapel Hill will work with housing providers to increase the stock of affordable rental housing units, which includes studio units, one-bedroom units, two-bedroom units, and three-bedroom units.

Goal Statements:

- 1) Support solutions and programs that offer affordable housing options along the entire continuum of housing need
 - a) Research and quantify the number of affordable housing units that are needed and desired by the community.
 - b) Work with housing providers to increase the stock of affordable housing units, which includes studio units, one-bedroom units, two-bedroom units, and three-bedroom units.
 - c) Support the development of affordable housing units, which includes studio units, one-bedroom units, two-bedroom units, and three-bedroom units.
 - d) Support the development of affordable housing units, which includes studio units, one-bedroom units, two-bedroom units, and three-bedroom units.
 - e) Support the development of affordable housing units, which includes studio units, one-bedroom units, two-bedroom units, and three-bedroom units.
 - f) Support the development of affordable housing units, which includes studio units, one-bedroom units, two-bedroom units, and three-bedroom units.
- 2) Advocate for a sustainable community
 - a) Advocate for a sustainable community.
 - b) Advocate for a sustainable community.
 - c) Advocate for a sustainable community.
 - d) Advocate for a sustainable community.
 - e) Advocate for a sustainable community.
 - f) Advocate for a sustainable community.
- 3) Pursue creative partnerships on a local and regional level
 - a) Continue efforts to streamline the Town's development review process to reduce the cost of development.
 - b) Research and develop local funding sources.
 - c) Identify and develop local funding sources.
 - d) Explore innovative solutions to reduce the cost of non-mortgage related housing costs such as energy expenses, homeowner association dues, and taxes.
 - e) Expand the financial support available to non-profit housing providers both for operating and project expenses.
 - f) Consider solutions that include partnering with the County, other municipalities, and major employers.

Affordable Housing Strategy

Affordable Rental Housing Strategy

Preface: Chapel Hill residents value an inclusive community and want to support a broad range of housing options affordable by all. Those unable to find affordable rental housing include people we encounter every day. They are, for example, young entrepreneurs, senior citizens, people who serve us in essential positions, creative artists, nonprofit social workers, and doctors' offices. Increasing our stock of affordable rental housing is consistent with the Town's Affordable Housing Strategy (2011).

Statement: The goal of the affordable rental housing strategy is to increase the stock of rental housing affordable to all who want to live in Chapel Hill through different stages in their lives, and support employee recruitment and retention.

Northside and Pine Knolls Community Plan

Overview
During the summer and early fall of 2011, the Town of Chapel Hill worked with the Sustaining Ourselves Coalition and the Northside and Pine Knolls communities to jointly develop solutions to the incompatible development and student rental development on the neighborhoods.

Comprehensive Approach
The Northside and Pine Knolls Community Plan sets forth solutions to address the following:

1. Affordable Housing
2. Cultural and Historic Preservation
3. Enforcement
4. Education and Outreach
5. Parking
6. Zoning

Format
The Community Plan solutions are described in each section along with the following information:

- **Action Steps:** a description of those actions that would be necessary to implement the solutions.
- **Goal:** a purpose against which to measure the success of the solution, action steps and estimated cost.
- **Potential Partners:** a list of parties that could partner to implement the solutions. The Community Plan was developed by the Town of Chapel Hill and participants from the Sustaining Ourselves Coalition and the Northside and Pine Knolls communities. Outreach to other potential partners would need to occur to establish their involvement.
- **Estimated Cost:** a projection of cost should the solution be pursued. Affordable Housing costs were determined using input from affordable housing providers about subsidy needs and using information about homes that were recently sold in the neighborhoods.

January 9, 2012

ORANGE COUNTY NORTH CAROLINA

Town of Hillsborough

ORANGE COUNTY HOME CONSORTIUM
300 W. Tryon Street
Hillsborough, North Carolina 27278

PROGRAM YEAR 2015-2020 FIVE YEAR CONSOLIDATED PLAN AND FY 2015 ANNUAL ACTION PLAN

Consortium Members: Orange County, the Town of Carrboro, the Town of Chapel Hill, and the Town of Hillsborough

URBAN DESIGN VENTURES

EQUAL HOUSING OPPORTUNITY

CHAPEL HILL

2020

CONNECTIONS CHOICES COMMUNITY

5-Year Affordable Housing Targets

400

Development



300

Preservation



CDBG Program Eligible Activities



Homebuyer Assistance



Acquisition



Public Services



Rehabilitation



Public Facilities Improvements

**2019-2020 CDBG
Application Review Committee
Recommended Program Plan**

CDBG Application Review Committee Funding Recommendation

Public Services

Inter-Faith Council for Social Services

\$28,500*

- \$17,200 Requested
- HomeStart Case Management Salary Support

TOCH Summer Youth Employment

\$27,000

- \$27,000 Requested
- 35-40 youth employed for the summer

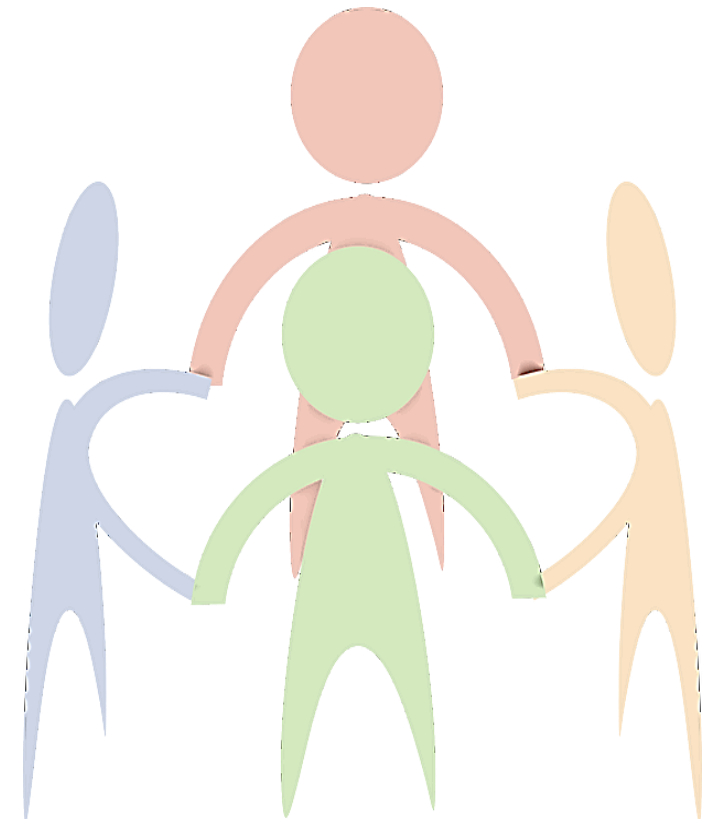
Exchange Club's Family Center

\$ 2,040

- \$2,040 Requested
- Provide skilled care for at-risk children

Total Public Services

\$ 57,540



CDBG Application Review Committee Funding Recommendation

Affordable Housing

▪ Community Home Trust Homebuyer Assistance	\$ 30,000
▪ Habitat for Humanity Home Preservation	\$ 27,000
▪ Code Enforcement	\$ 25,000
▪ Neighborhood Revitalization	<u>\$195,135*</u>
Total Affordable Housing	\$277,135

Grant Administration

\$ 83,669*



CDBG Application Review Committee Funding Recommendation

Activity	Recommended Allocation
IFC HomeStart Case Management	\$ 28,500*
Summer Youth Employment	27,000
Exchange Club's Family Center Childcare	2,040
Community Home Trust Homebuyer Assistance	30,000
Habitat for Humanity Home Preservation	27,000
Code Enforcement	25,000
Neighborhood Revitalization	195,135*
Grant Administration	<u>83,669*</u>
Total	\$418,344

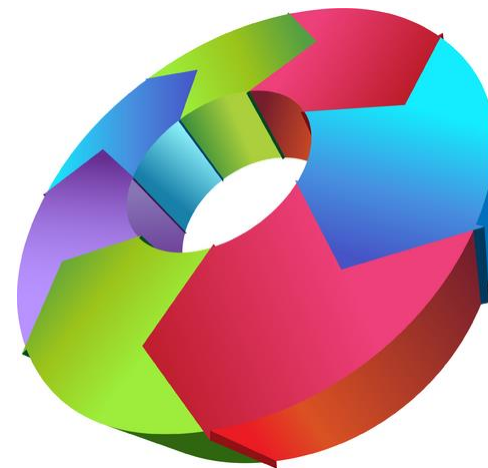
*May be adjusted based on actual grant award.

Process

- ✓ November 7, 2018 Initial Public Forum
- ✓ January 22, 2019 Funding applications due
- ✓ February 2019 Application Review by Committee
- ✓ March 2019 Public Forum

Next Steps:

- April 2019 Council Action
- May 2019 Annual Plans Submitted to HUD



Recommendation

- Open the public forum
- Receive comments on use of 2019-2020 CDBG funds and the Recommended Program Plan
- Requested Council action on April 10, 2019