



## OVERVIEW OF AFFORDABLE HOUSING FUNDING SOURCES

### **AFFORDABLE HOUSING BOND:**

On November 6, 2018, voters approved the Affordable Housing Bond Referendum. Voter approval of the Bond gives the Town Council authority to issue up to \$10 Million in bonds to support affordable housing projects in the community.

#### **Eligible Uses:**

1. Land Acquisition
2. Home Repairs and Comprehensive Rehabilitation
3. Construction of New Affordable Housing Units

#### **Threshold requirements:**

1. The applicant can demonstrate site control (if applicable).
2. The project is located within the Town of Chapel Hill city limits or ETJ.
3. The project falls within one of the eligible uses for Bond funding approved by the Town.
4. The application is complete and submitted by the established deadlines.
5. The proposed project includes at least 10 homes/units.
6. The proposed project must draw funding awarded within three years of the approval of funding award by the Town.

**Application Process:** The Town will periodically announce a request for proposals for Bond funds via the Town's website and other communications channels. Applications are reviewed and evaluated by the Housing Advisory Board (HAB) and then presented to the Town Council for final approval.

For more information on Affordable Housing Bond funds, visit the Town's [Affordable Housing Website](#).

### **AFFORDABLE HOUSING FUND (AHF):**

In 2002, the Town Council established the AHF to preserve owner-occupied housing in Chapel Hill for affordable housing purposes.

**Application Process:** Funds are available through the AHF on a rolling basis, with applications being accepted at any time. Applicants are evaluated by the Town Manager, with Council approval required for requests for housing renovation or homeownership assistance above \$40,000.

**Eligible Uses:** The AHF has a variety of eligible uses, including:

1. Preservation of owner-occupied housing
2. Land acquisition

3. Renovation
4. Affordable housing construction
5. Rental and utility assistance

For more information on the Affordable Housing Fund, visit the [Town's website](#).

### **AFFORDABLE HOUSING DEVELOPMENT RESERVE (AHDR):**

In fiscal year 2014-15, the Town Council allocated over \$688,000 for affordable housing and approved an allocation strategy for this funding, establishing an Affordable Housing Development Reserve (AHDR). In fiscal year 2023-24, the Town Council increased this allocation to realize the full value of a penny on the tax rate. The 2024-25 funding amount is \$969,000.

**Eligible Uses:** The AHDR is dedicated exclusively to the development and preservation of affordable housing. Priority project areas are:

1. Land bank and land acquisition
2. Rental subsidy and development
3. Homeownership development and assistance
4. Future development planning.

### **Threshold requirements:**

1. The applicant can demonstrate site control (if applicable).
2. The project is located within the Town of Chapel Hill city limits or ETJ.
3. The project falls within one of the priority project areas identified by the Town.
4. The application is complete and submitted by the established deadlines.

**Application Process:** AHDR applications are accepted as many as three times per year (~ every 4 months). Applications are reviewed and evaluated by Town staff and then presented to the Town Council for final approval.

For more information on the Affordable Housing Development Reserve, visit the [Town's website](#).

## **Federal Funding Sources**

### **COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)**

The CDBG Program was created by the U.S. Congress in 1974 and is administered by the Department of Housing and Urban Development (HUD). The primary objective of the program is to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities for low- and moderate-income peoples.

**Eligible Uses:** [CDBG eligible activities](#) include, but are not limited to: Acquisition of Real Property, Relocation and Demolition, Rehabilitation, Public Facilities and Improvements, and Public Services. Ineligible activities include Political Activities, Certain Income Payments, Construction of New Housing (with few exceptions), or buildings for the General Conduct of Government.

**Application Process:** Applications are accepted once a year and reviewed by Town staff, who make a recommendation for funding to the Chapel Hill Town Council for final approval.

For more information about the CDBG program, visit the [Federal CDBG website](#) and the [Town website](#).

### **THE HOME INVESTMENT PARTNERSHIP PROGRAM (HOME)**

In 1990, Congress enacted the HOME Investment Partnerships Act in an effort to provide a new approach to housing assistance at the federal level. This federal housing block grant affords state and local governments the flexibility to fund a wide range of housing activities.

**Eligible Uses:**

1. Projects that expand the supply of decent, safe, sanitary and affordable housing, with emphasis on rental housing, for very low- and low-income citizens
2. Projects that strengthen the abilities of state and local governments to design and implement strategies for achieving adequate supplies of decent affordable housing
3. Projects that encourage public, private and nonprofit partnerships in addressing housing needs.

**Application Process:** Applications are accepted once a year and reviewed by a committee coordinated by Orange County.

For more information about the HOME program, visit the [Federal HOME website](#) and the [Town website](#).

## OVERVIEW OF ELIGIBLE USES BY FUNDING SOURCE

Uses	AHF	AHDR	BOND/ ARPA	CDBG	HOME
<b>Acquisition/Land Banking*</b>	✓	✓	✓	✓	✓
<b>New Construction</b>	✓	✓	✓	✓	✓
<b>Demolition</b>		✓	✓	✓	✓
<b>Future Development Planning</b>		✓			
<b>Homebuyer/Second Mortgage Assistance</b>	✓	✓			
<b>Redevelopment/ Reconstruction</b>	✓	✓	✓	✓	✓
<b>Rehabilitation/Renovation</b>	✓	✓	✓	✓	✓
<b>Housing Relocation</b>		✓			
<b>Rental Assistance</b>	✓	✓	✓	✓	✓
<b>Rental Subsidy</b>	✓	✓			
<b>Site Improvements</b>	✓	✓	✓	✓	✓

\* HOME and CDBG funding allow land banking if there is a plan in place for the property which includes a CDBG/HOME eligible end use (e.g. demolition and rehabilitation in target neighborhoods) within the time frame permitted by those programs.

## 2024 INCOME LIMITS

### US Department of Housing and Urban Development (HUD)

Durham-Chapel Hill Metropolitan Statistical Area  
(Durham, Orange, and Chatham Counties)

	Household Size / Maximum Household Income							
Income Level	1 person	2 people	3 people	4 people	5 people	6 people	7 people	8 people
30% area median income	\$22,250	\$25,400	\$28,600	\$31,750	\$36,580	\$41,960	\$47,340	\$52,720
50% area median income	\$37,100	\$42,400	\$47,700	\$52,950	\$57,200	\$61,450	\$65,700	\$69,900
80% area median income	\$59,300	\$67,800	\$76,250	\$84,700	\$91,500	\$98,300	\$105,050	\$111,850

Source: U.S. Department of Housing and Urban Development (HUD) FY 2024 Income Limits Documentation System

## 2024 MAXIMUM HOUSING COSTS

### US Department of Housing and Urban Development (HUD)

Durham-Chapel Hill Metropolitan Statistical Area  
(Durham, Orange, and Chatham Counties)

	Unit Size / Household Size / Maximum Monthly Housing Costs				
	Studio	1BR	2BR	3BR	4BR
Income Level	1 person	1.5 people	3 people	4.5 people	6 people
30% area median income	\$556	\$596	\$715	\$854	\$1,049
50% area median income	\$928	\$994	\$1,193	\$1,377	\$1,536
80% area median income	\$1,483	\$1,589	\$1,906	\$2,203	\$2,458

Source: U.S. Department of Housing and Urban Development (HUD) FY 2024 Income Limits Documentation System. Household Size based on Low-Income Housing Tax Credit formula which assumes 1.5 persons per bedroom.