

# AFFORDABLE HOUSING ITEMS

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**Council Business Meeting**

**February 21, 2018**

**Office for Housing and Community**







# AFFORDABLE HOUSING QUARTERLY REPORT (AHQR)

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## FY 18 QUARTER 2



Council Business Meeting Presentation  
February 21, 2018

# Agenda

1. Goals of Quarterly Report

2. Community Indicators

3. Sharing FY18 Q2 Results

4. Next Steps

# Purpose of Affordable Housing Quarterly Report



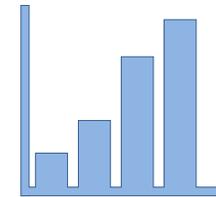
## READABLE

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



## COMMUNITY INDICATORS

Provide contextual metrics that capture the state of affordable housing in Chapel Hill



AHQR

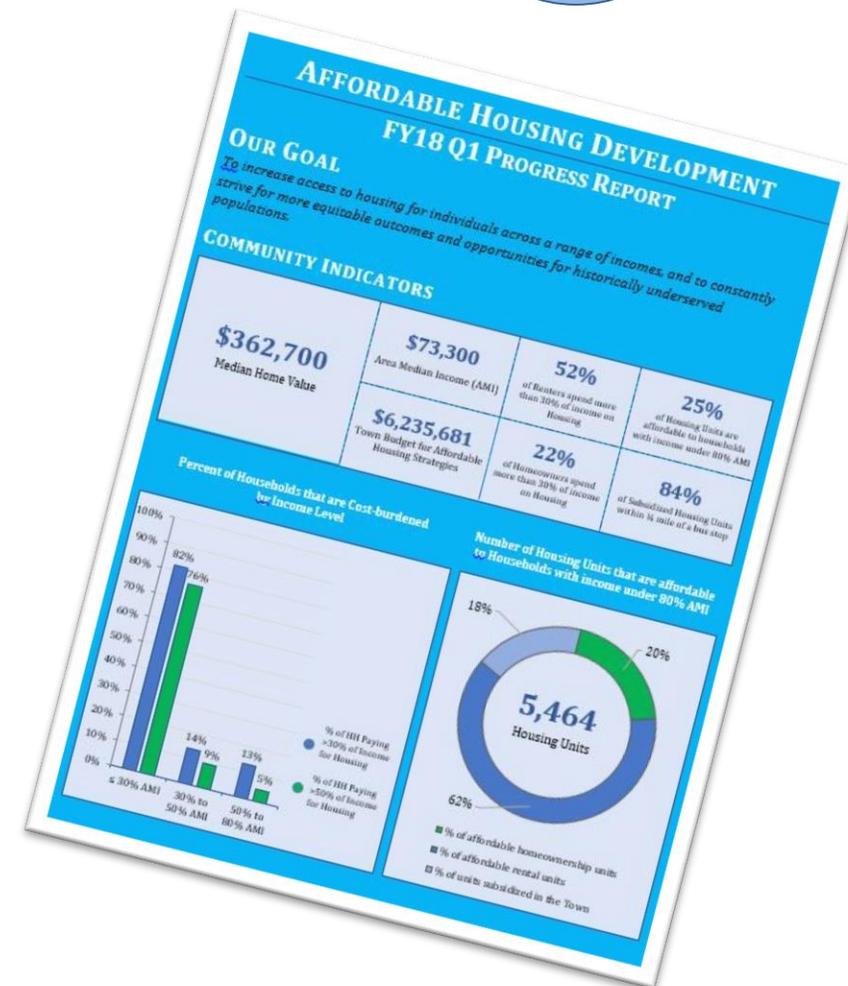
## TRACKING PROGRESS

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

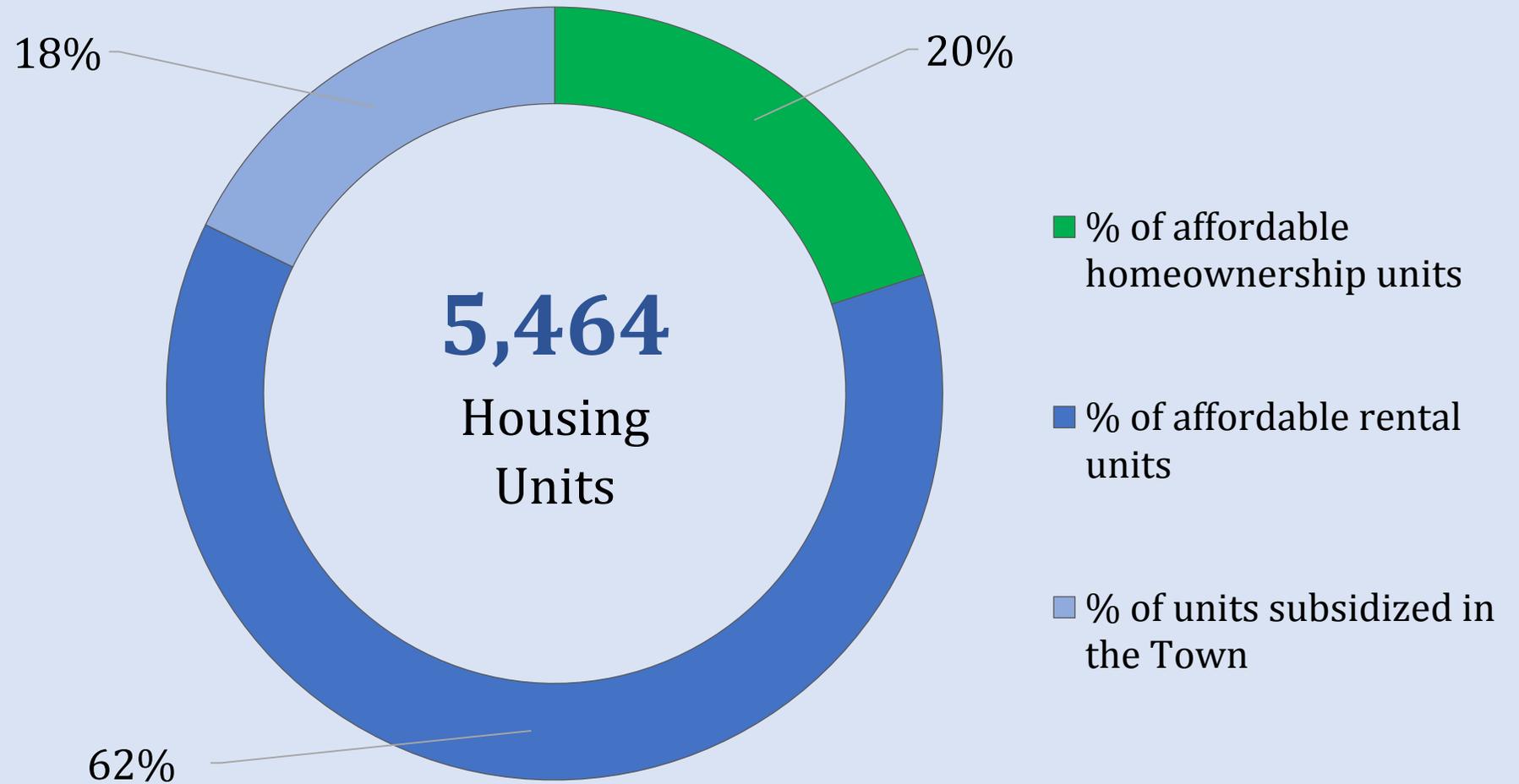
# Community Indicators



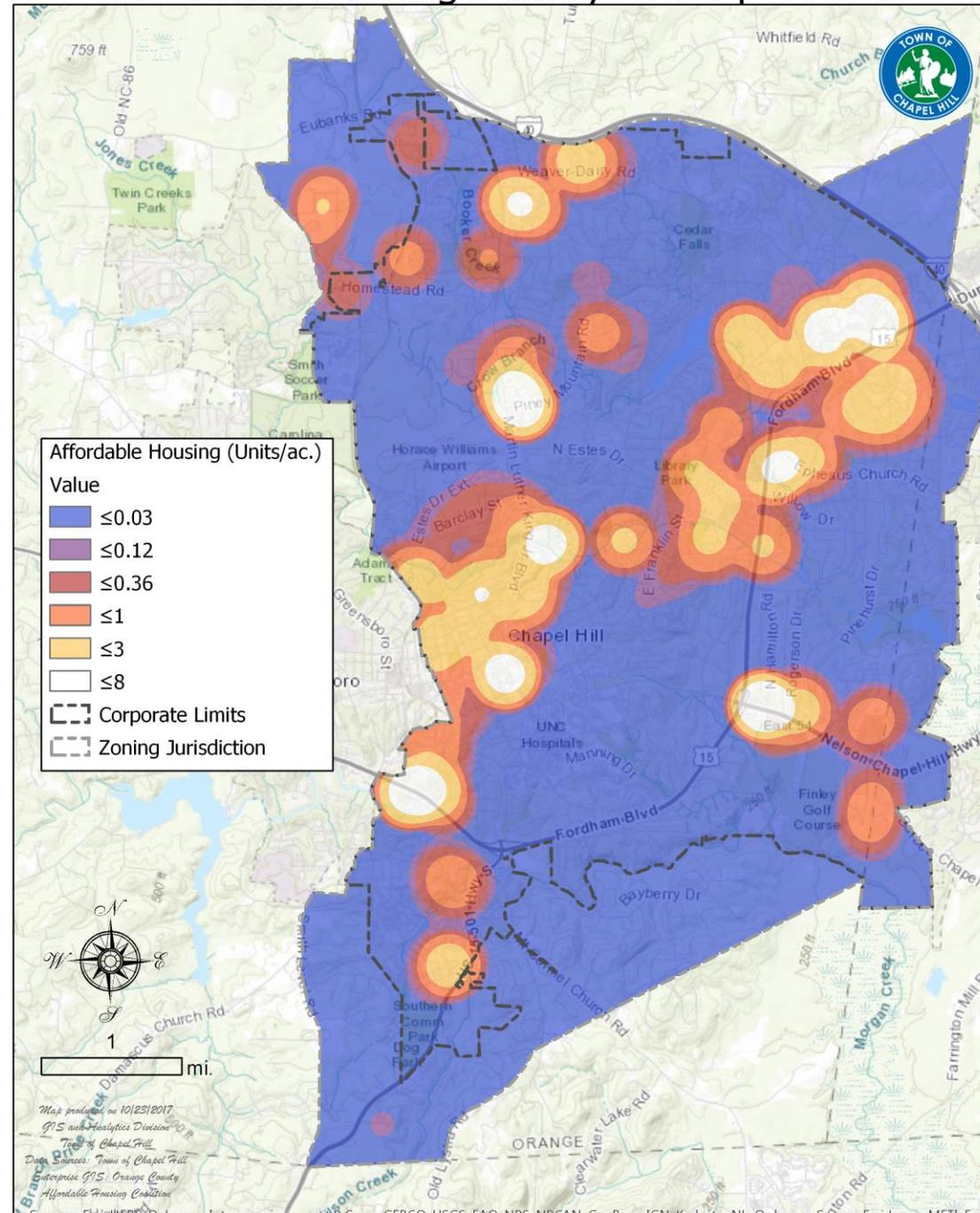
- \$362,700 Median Home Value
- \$73,300 Area Median Income (AMI)



# Community Indicator: Total Affordable Units at 80% AMI and Below



# Affordable Housing Density: Units per Acre



## Community Indicator: Housing Affordable to Low-Income Households

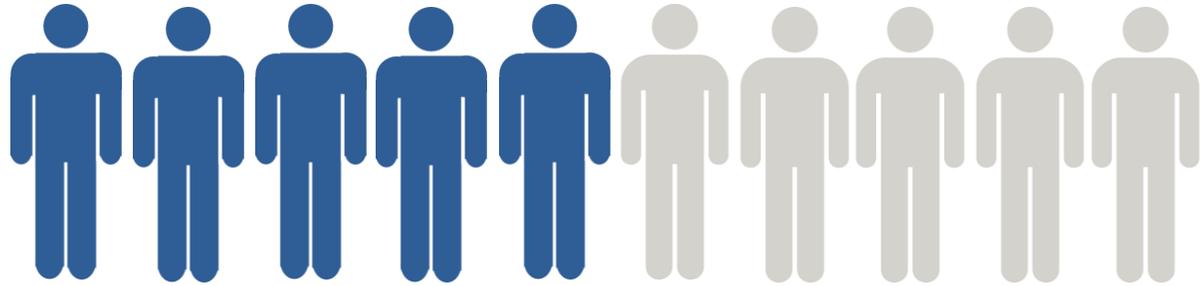


**25% of Housing Affordable to Households Below 80% AMI**

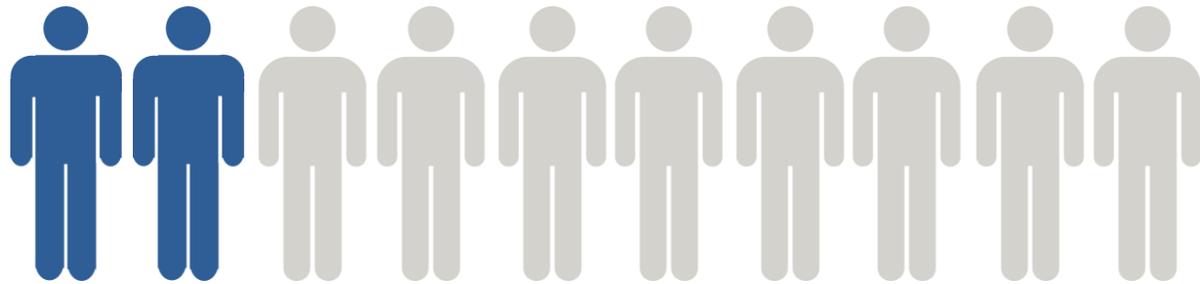


**8% of Housing Affordable to Households Below 60% AMI**

## Community Indicator: Cost-Burdened Households



**52% of Renters**



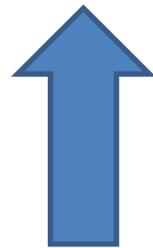
**22% of Homeowners**

Community Indicator: Housing Gap for Households below 50% AMI

**~2,000 Units**

## Community Indicator: Town Investment in Affordable Housing Strategies

**~\$6.2 Million**

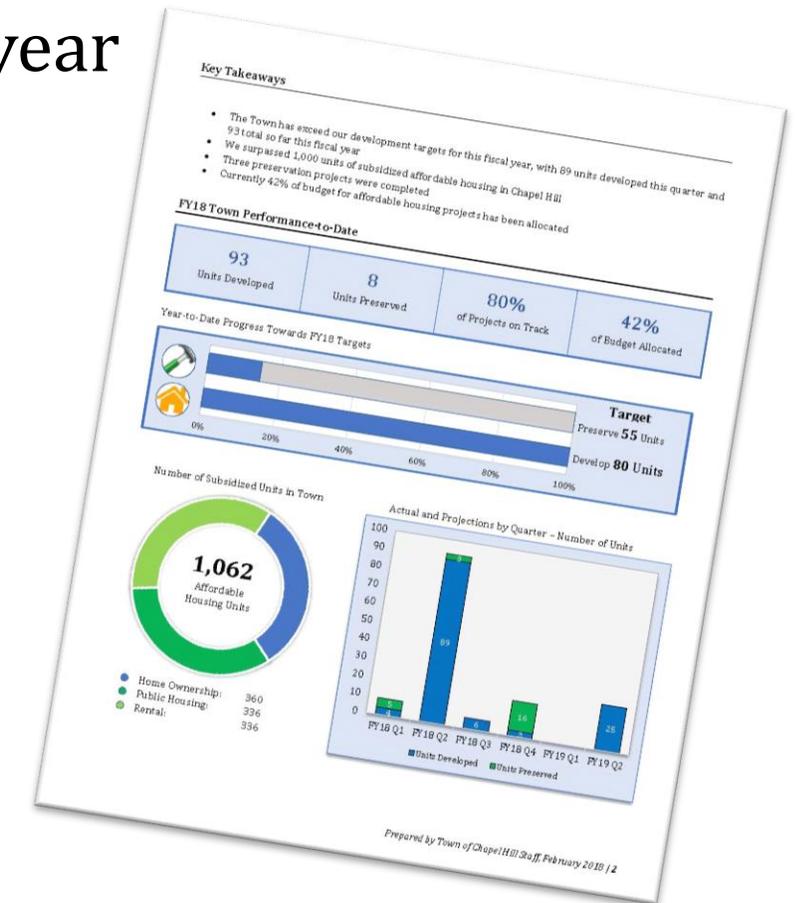


**22%**

# FY18 Second Quarter Update



- Exceeded our development targets for this fiscal year
- Surpassed **1,000** units of subsidized affordable housing in Chapel Hill
- 3 preservation projects completed this quarter
- 42% of the Town's budget for affordable housing projects allocated



# FY 18 Annual Affordable Housing Targets

80

Development



55

Preservation



# FY 18 Q2 Units Developed and Preserved

89

Development



3

Preservation



# FY 18 Total Units Developed and Preserved

94

Development



8

Preservation



# Habitat for Humanity Homes

- Serve Households Below 60% AMI
- Single-family homes
- Northside Neighborhood



# Habitat for Humanity Preservation Homes

- Serve Households Below 60% AMI
- Single-family homes
- Rogers Road Neighborhood

Before:



# Habitat for Humanity Preservation Homes

- Serve Households Below 60% AMI
- Single-family homes
- Rogers Road Neighborhood

After:



## Community Home Trust

- Serve Households Below 50% AMI
- Single-family
- Northside Neighborhood



## PeeWee Tiny Homes

- Serve Households Below 30% AMI
- Duplex
- Creative Partnership
- Northside Neighborhood



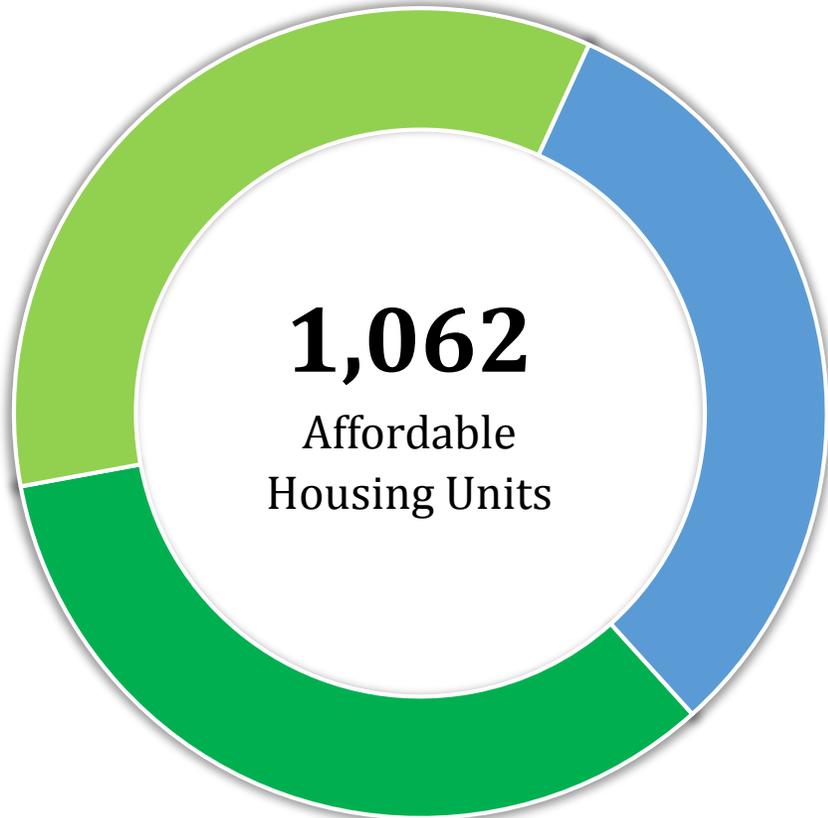
## Greenfield Phase I

- Serve Households Below 60% AMI
- Multi-family development
- Tax Credit Project
- Ephesus Fordham / Blue Hill



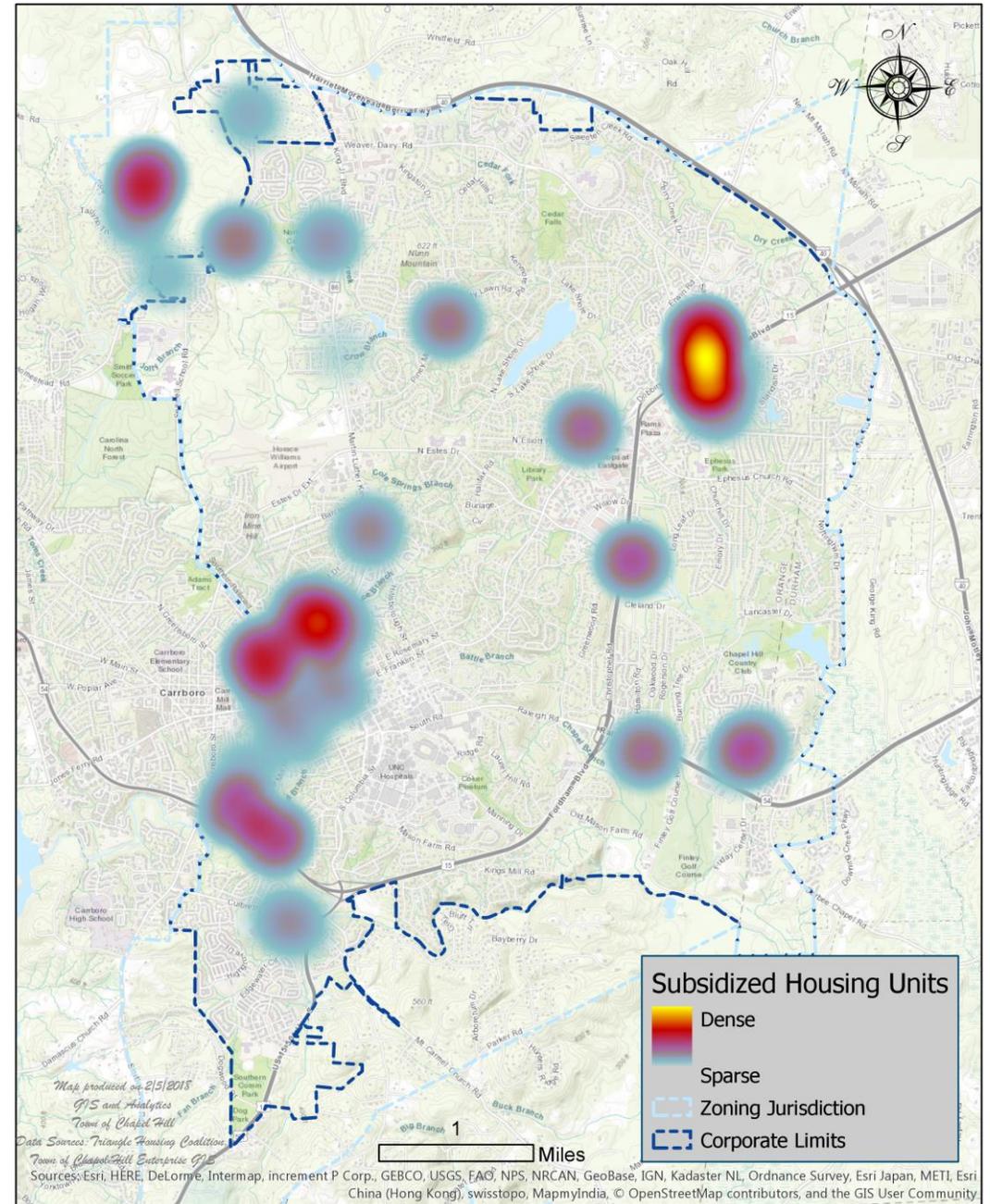
# Results-to-Date

## Number of Subsidized Units in Town



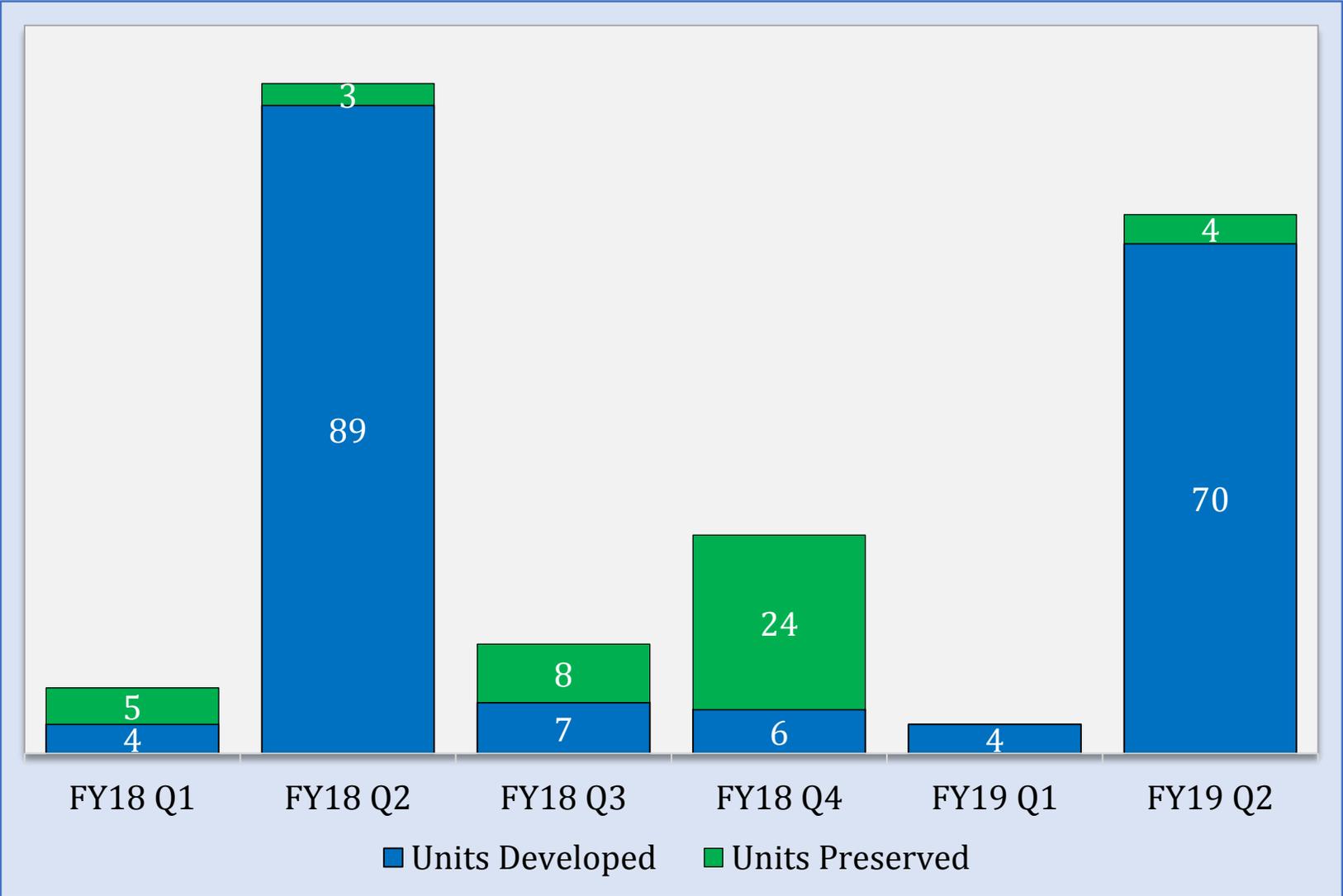
● Home Ownership:	360
● Public Housing:	336
● Rental:	366

## Subsidized Housing Unit Density



# Development and Preservation Projects in the Pipeline

## Actual and Projections By Quarter- Number of Units



# Affordable Housing Projects in Progress

Project Type	Provider	Project or Development Name	Number of Units	Projected Completion	Status
	Habitat for Humanity	Northside Land Acquisition and Second Mortgage Assistance Project	7	Q3 FY18	
	Habitat for Humanity	Sykes Street Homes	2	Q2 FY18	
	Self-Help	Craig Street Tiny Home	2	Q2 FY18	
	Habitat for Humanity	Lindsay St & McMasters St Homes	2	Q3 FY18	
	DHIC	Greenfield Place	80	Q2 FY18	
	Church of the Advocate	Pee Wee Homes Tiny Homes	3	Q4 FY18	
	Community Home Trust	Graham Street Acquisition	1	Q2 FY18	
	Community Home Trust	Brooks Street Acquisition	1	Q3 FY18	
	Community Home Trust	Graham Street Acquisition	1	Q2 FY19	
	Community Home Trust	Homebuyer Subsidy	2	Q4 FY18	
	Rebuilding Together	Homeowner Rehabilitation	7	Q4 FY18	
	Habitat for Humanity	Homeowner Rehabilitation	10	Q4 FY18	
	Community Home Trust	Courtyards Acquisition	2	Q4 FY18	
	DHIC	Greenfield Commons	69	Q2 FY19	
	Self-Help	Homeowner Rehabilitation	1	Q3 FY18	
	Town of Chapel Hill	Transitional Housing Conversion from Police Substation	1	Q4 FY18	
	Town of Chapel Hill	Sykes Street Transitional Housing Acquisition	4	Q1 FY19	
	Town of Chapel Hill	Transitional Housing Acquisition from CASA	4	Q2 FY19	
	EmPOWERment, Inc.	McMasters Street Acquisition	1	Q3 FY18	
	CASA	Merritt Mill Road Multi-Family Development	24	Q2 FY20	

# Affordable Housing Work Plan

Major Projects in Affordable Housing	Status
Provide Affordable Housing Quarterly Report	
Present the Affordable Housing Dashboard	
Provide Annual Housing & Community Report	
Expand Scope of HOME Consortium	
Engage UNC and UNC Health Care	
2200 Homestead Road Development Project	
Create and Implement a Public Housing Master Plan	
Create Investment Plan for Affordable Housing	
Manage affordable housing funding programs - CDBG, HOME, AHDR, AHF	
Explore Employee Housing Incentives	
Develop Communications and Marketing Strategy	

# Next Steps

1. Continue to refine quarterly reporting on Affordable Housing Activities
2. Return to provide Q3 Report in spring 2018
3. Launch web-based tool to share data with community

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# Connections to Strategic Planning Best Practices



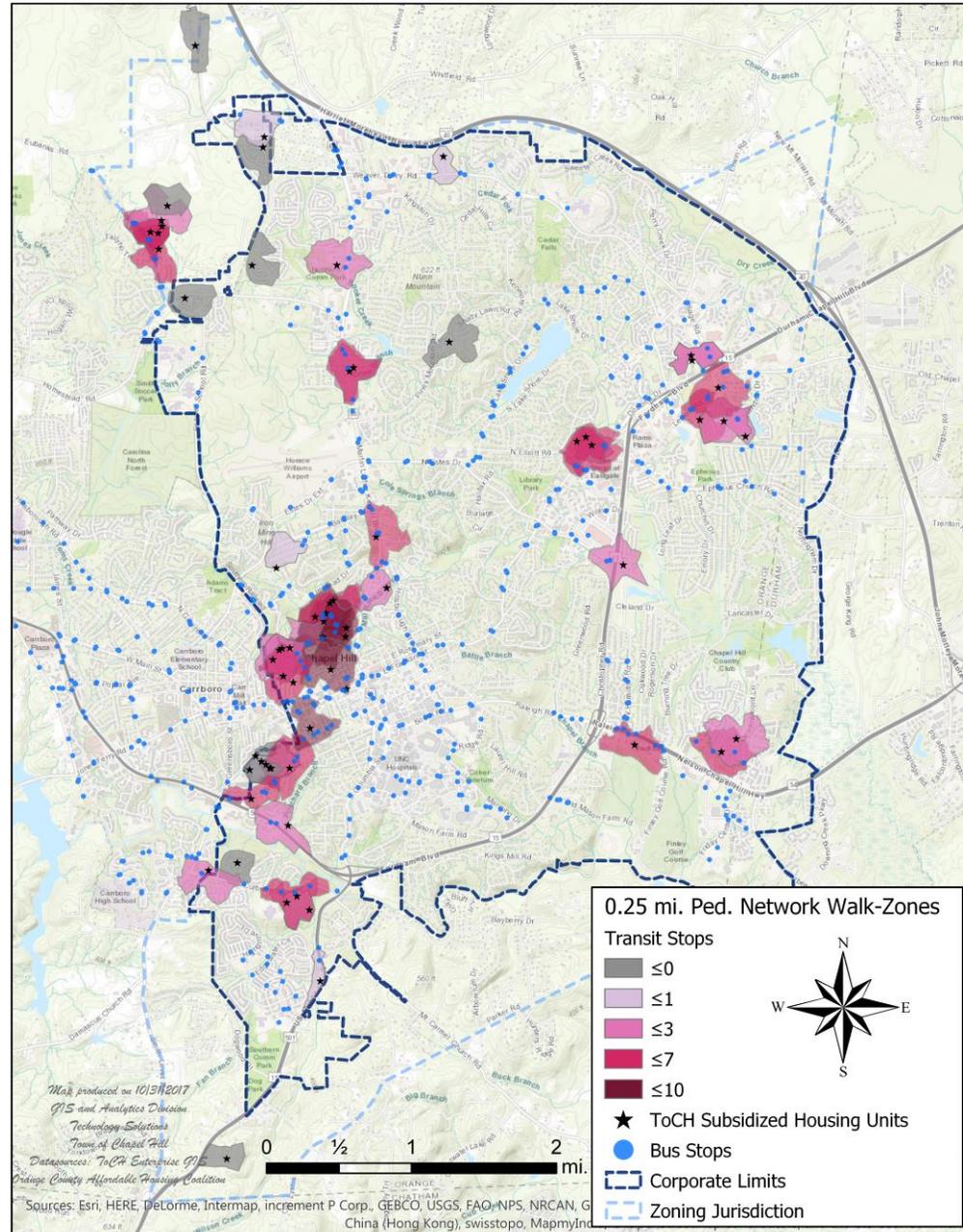
## OUR VISION

*Connections. Choices. Community.*

## 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.*

# Transit Stops within Walking Distance of Subsidized Housing



# Community Indicator: Cost-Burdened Households By Income Level

