



Public Forum – Needs Assessment 2019-2020 Community Development Block Grant (CDBG) Program

November 7, 2018

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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												
Implement Investment Plan for Affordable Housing - Affordable Housing Bond	★	★						★				
Manage the Affordable Housing Development Reserve	★	★	★				★	★	★			
Manage the Affordable Housing Fund												

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



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CDBG Basics

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



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CDBG Basics

National Objectives

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



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Connections



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Connections

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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 middle-income 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, recruitment and retention.

Affordable Housing Strategy Statement:

Support solutions and programs that offer affordable housing options along the entire continuum of housing need. Research and quantify the number, type, and location of affordable housing units that are needed and desired by the community. Advocate for a commitment to providing affordable housing opportunities for a variety of incomes, including studio units, conservation districts, and other innovative housing models. Support the ability for senior citizens to age-in-place or transition to affordable housing within the community. Work with affordable housing providers to develop a sustainable housing maintenance program. Develop a policy that addresses the importance of an Inclusionary Zoning Ordinance, renter assistance, and environmental protection program in the community. Advocate for a local and regional level comprehensive plan. Evaluate the impact of the urban services boundary have on housing cost and development. Link affordable housing to other transportation, transit, and economic development programs. Work with community organizations to address the needs of the community. Develop an affordable housing program in the community. Address the development pressures on the Pine Knolls and Northside communities by supporting a housing and cultural preservation program in the neighborhoods. Pursue creative partnerships on a local and regional level. Research and identify local funding sources. Identify and develop local funding sources. Explore innovative solutions to reduce the cost of non-mortgage related housing costs such as energy expenses, homeowner association dues, and taxes. Expand the financial support available to non-profit housing providers both for operating and project expenses. Consider solutions that include partnering with the County, other municipalities, and major employers.

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 our doctors' offices, creative artists, nonprofit social workers, and people in essential positions. Increasing our stock of affordable rental housing is a key goal of the Town's Affordable Housing Strategy (2011).

Statement: The goal of the affordable rental housing strategy is to increase the availability of rental housing affordable to all who want to live in Chapel Hill, while preserving existing units and providing for new units and preserving existing units.

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

CDBG Program Eligible Activities



Homebuyer Assistance



Public Services



Public Facilities Improvements



Acquisition



Rehabilitation

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FY 18 Total Units Developed and Preserved

99

Development



23

Preservation



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FY 18 Units Developed and Preserved through CDBG Program

1

Development



13

Preservation



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FY 19 Annual Affordable Housing Projection

95

Development



125

Preservation



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Transitional Housing – Former Police Substation

- Town's Transitional Housing Program
- Single-family home
- Northside Neighborhood
- \$17,000 in CDBG investment



Habitat for Humanity Preservation Home

- Serve Households Below 60% AMI
- Single-family home
- Rogers Road Neighborhood
- \$5,000 in CDBG investment

Before:



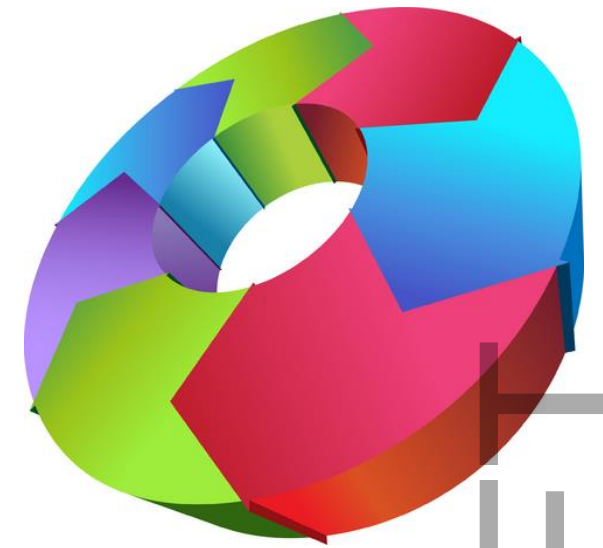
Habitat for Humanity Preservation Home

- Serve Households Below 60% AMI
- Single-family home
- Rogers Road Neighborhood
- \$5,000 in CDBG investment

After:



Process



- ✓ January 22, 2019 Funding applications due
- ✓ February 2019 Application Review by Committee
- ✓ March 2019 Public Forum
- ✓ April 2018 Council Action
- ✓ May 2018 Annual Plans Submitted to HUD

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Recommendation

- Open the public forum
- Receive comments on housing and community needs and use of 2019-2020 CDBG funds

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