

# AFFORDABLE HOUSING FY22 MID-YEAR REPORT

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(JULY 1 – DECEMBER 31, 2021)



Council Meeting Presentation  
January 26, 2022



# Agenda

1. Affordable Housing Quarterly Report

2. Public Housing Quarterly Report



# The Housing Market Has Seen Dramatic Price Increases

Businessweek

**Yes, Real Estate Prices Are Soaring, and No, It's Not a Bubble**

WRAL TechWire

**Triangle real estate reaches (another) new high with no slowdown in sight**

CNN BUSINESS

**Soaring home prices pushed the share of first-time buyers to historic lows**

THE WALL STREET JOURNAL

**The Cost of Rent Is Where Many Americans Are Feeling Inflation Most**

The Daily Tar Heel

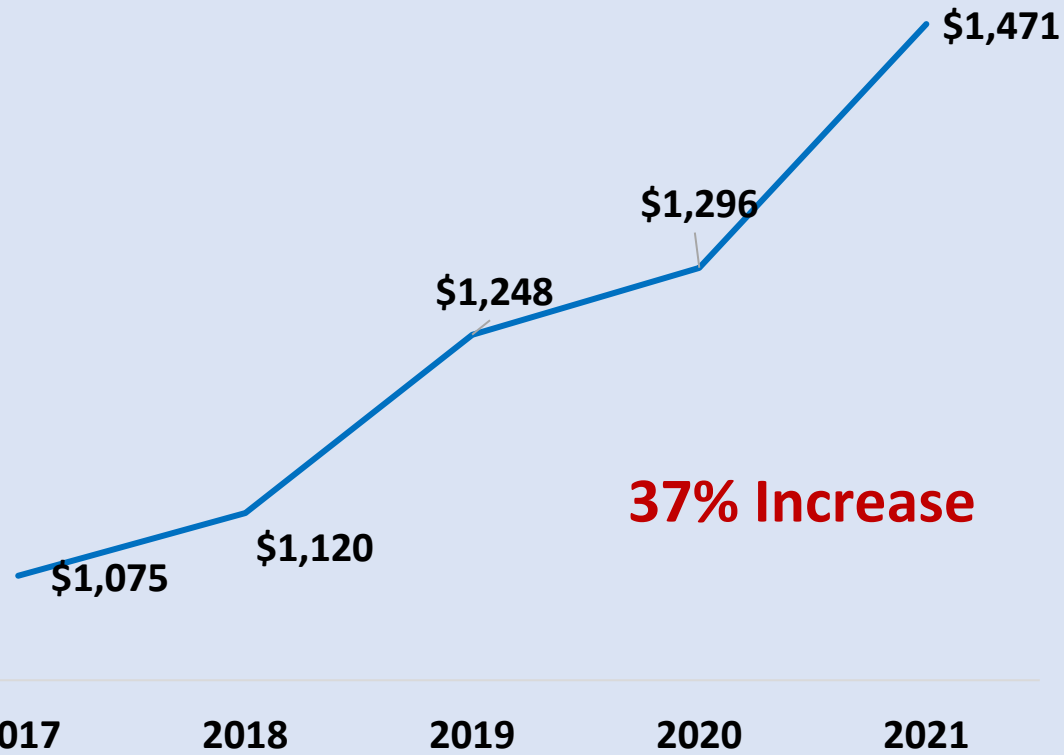
News

**Chapel Hill rent increase exceeds national average since January 2020**

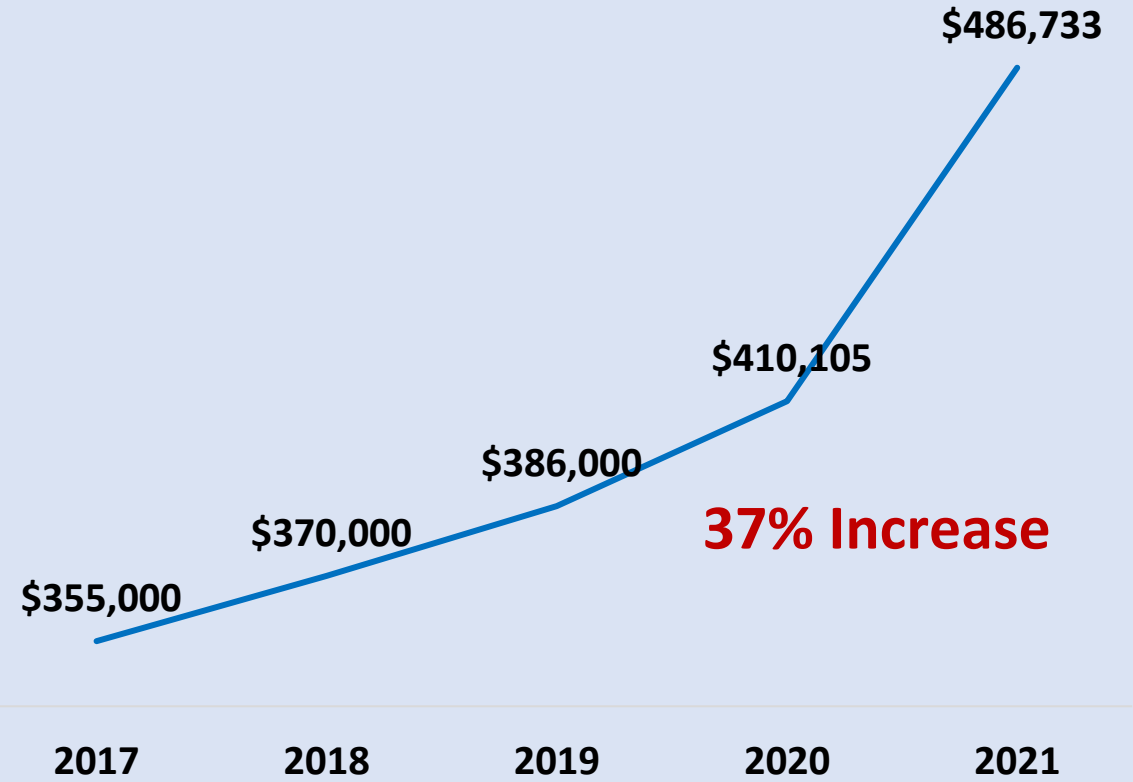


# What We're Seeing in Chapel Hill

## Chapel Hill Average Rent

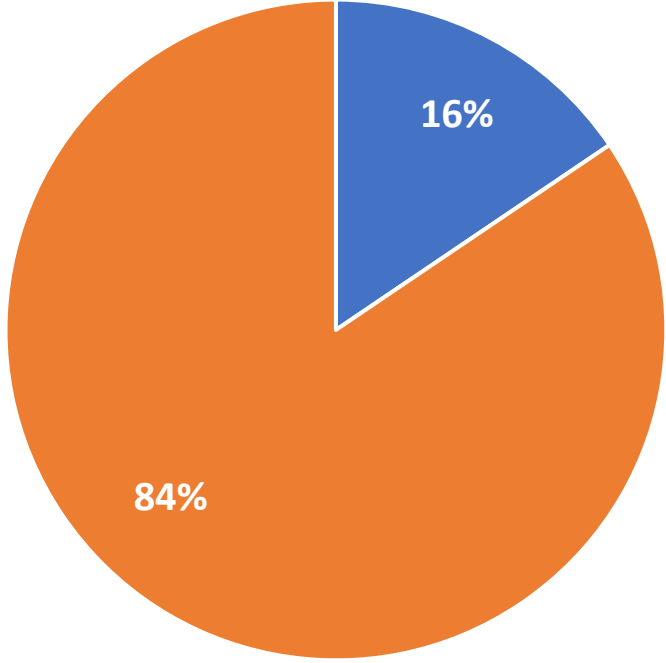


## Chapel Hill Home Value Index



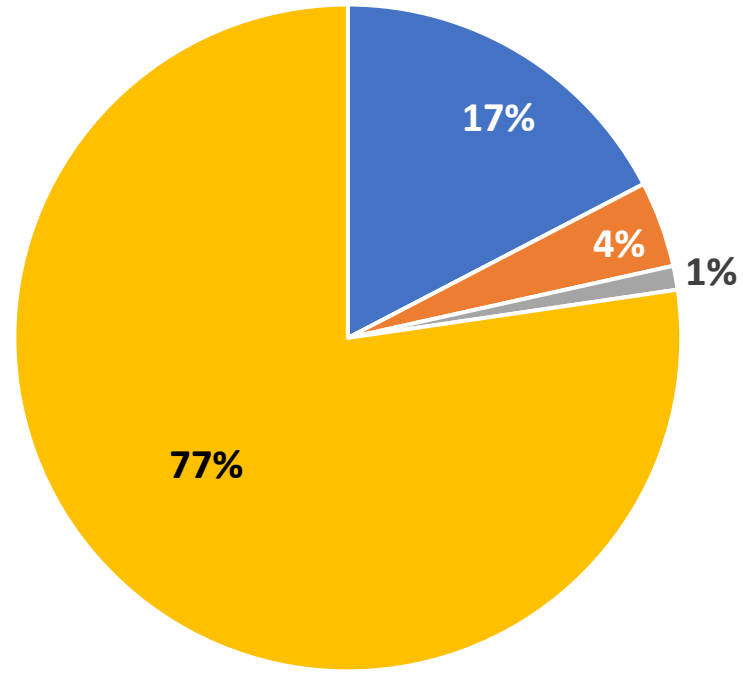
# Impacts on Chapel Hill Residents

**84% of Rentals Unaffordable for Households Making Less than \$50k**



**77% of Home Sales Unaffordable to Households Making Less than \$70k**

Affordable Home Ownership by Housing Type

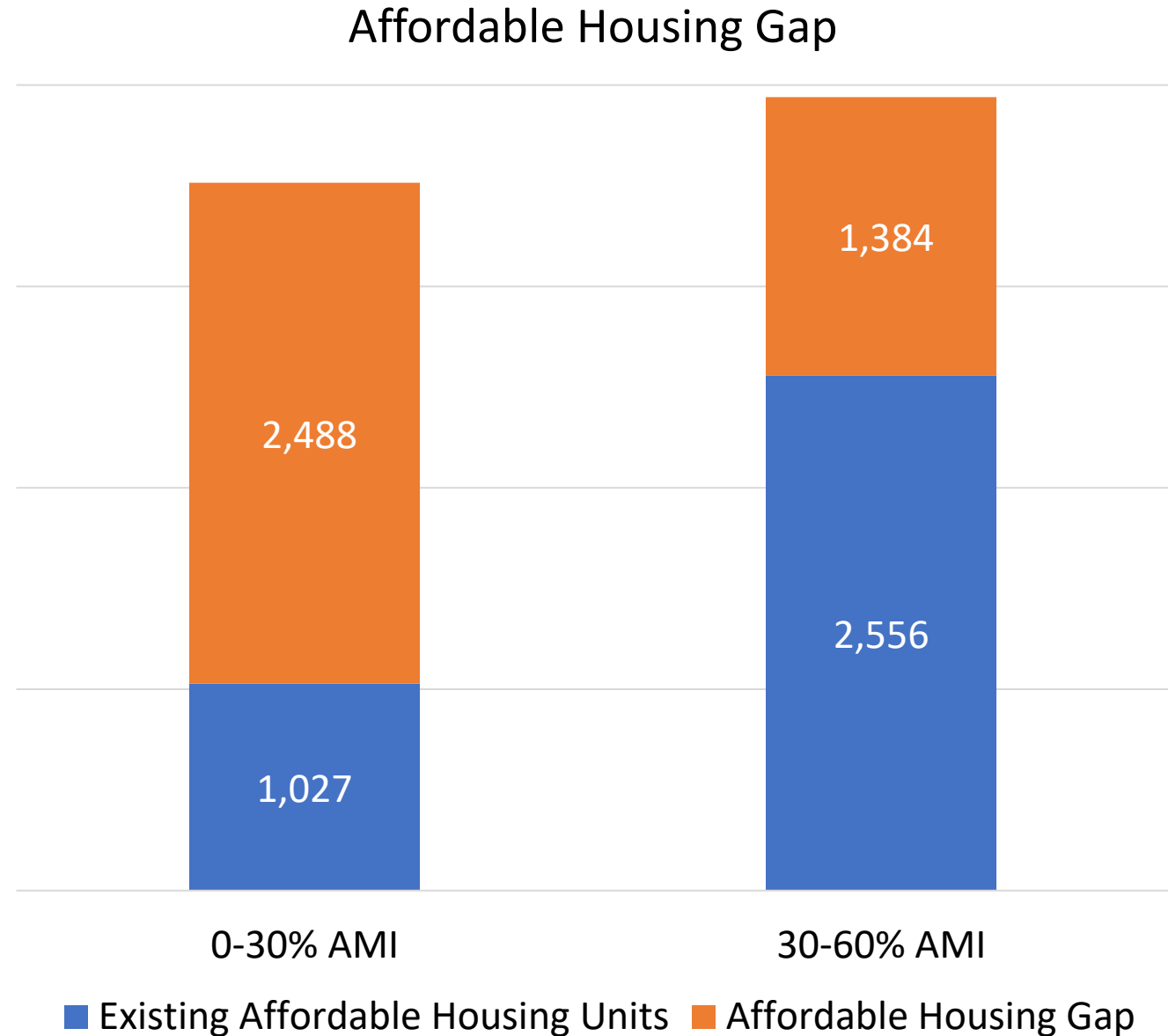


■ Condo ■ Attached ■ Detached ■ Unaffordable



# Gap in Affordable Housing

- 3,800 more homes needed for households making less than \$52,000 per year
- Need to double our existing inventory to close the gap

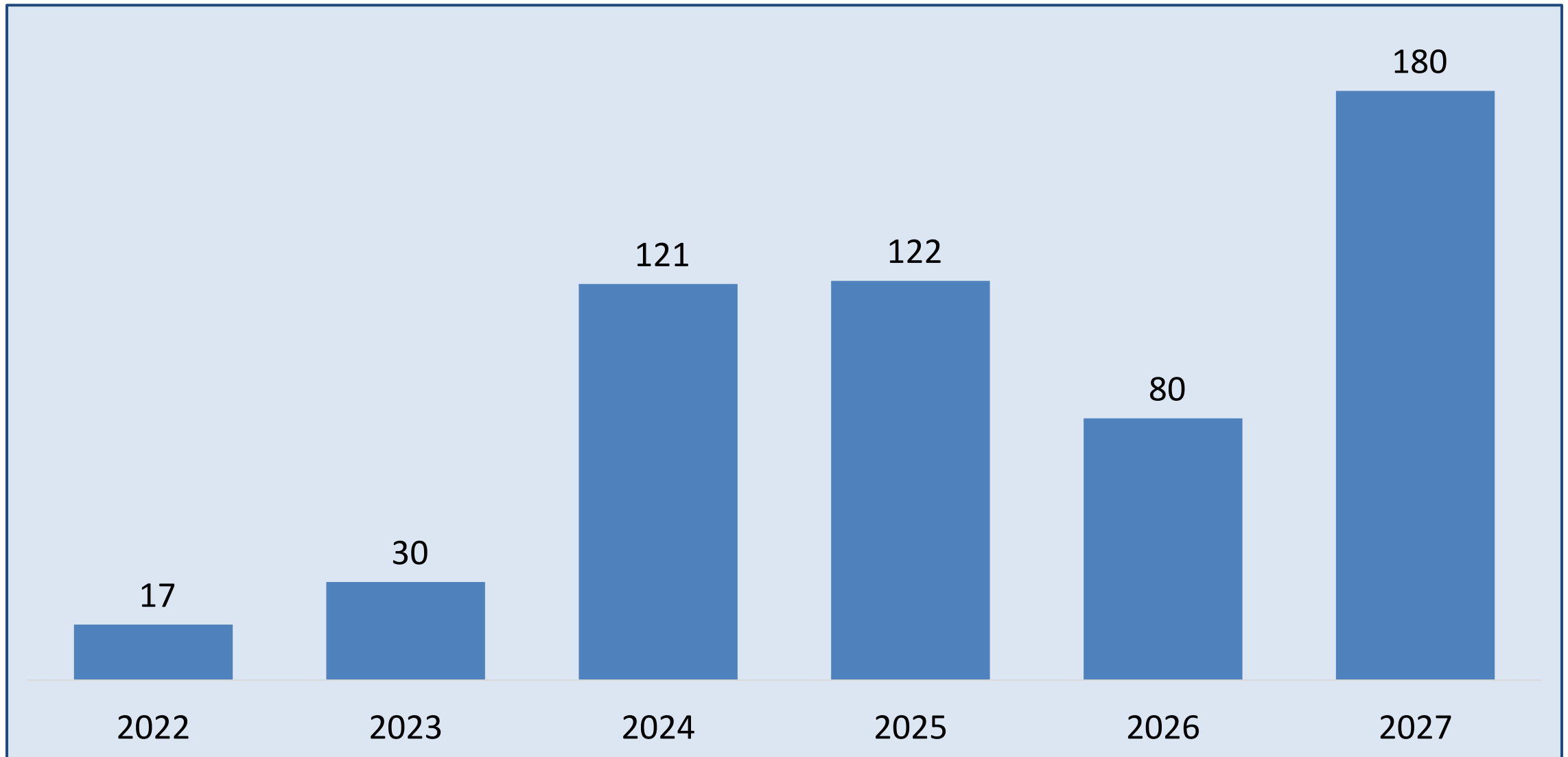


# Town Investment

- Over \$12 million invested in affordable housing projects over the last 5 years
  - 200+ units developed
  - 900+ units preserved
  - 550 homes projected to be developed in the next 5 years



# Affordable Housing Development Pipeline





## Five Year Targets – 2023

**400**

Development



**300**

Preservation



# FY22 Projection

**15**

Development



**350**

Preservation



# FY22 Progress

**5**

Units Developed

**296**

Units Preserved

**84%**

of Projects on Track

**17%**

of Funding Available  
for Projects Allocated

**\$1.12 Million**

Allocated to Projects



85%

33%

0%

20%

40%

60%

80%

100%

## Projection

Preserve **350** Units

Develop **15** Units

# Empowerment House Move

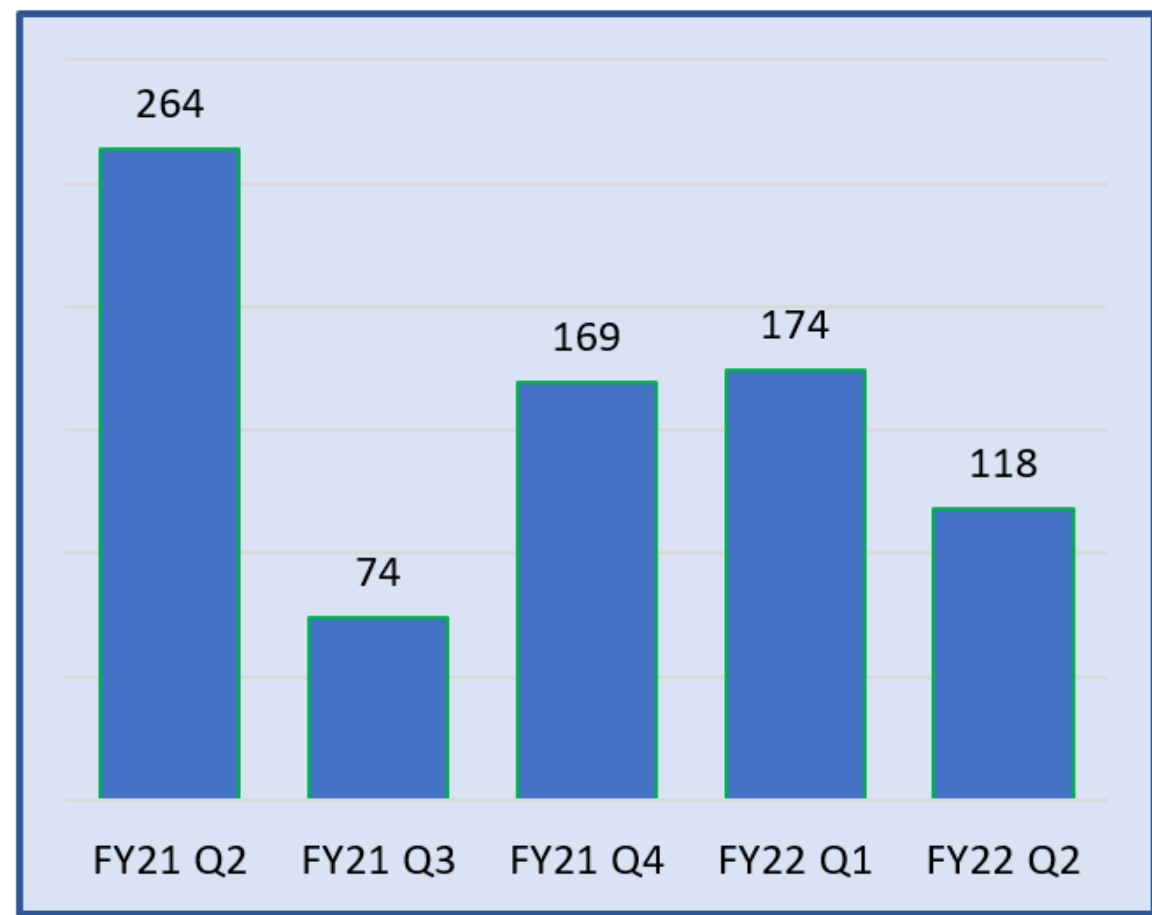
- Northside  
Neighborhood
- Permanently affordable
- Serving household  
below 60% AMI
- \$26,000 from the Town
- Town-donated home



# Emergency Housing Assistance Program

- 784 unique households assisted since pandemic
- Serving very low-income households
- \$ 1.3 million contributed by the Town

Number of Payments Made



# Employee Housing Program

## Council approved updates in October

- Program materials updated
- Employee engagement sessions scheduled
- Will report back to Council on progress

## Employee Housing Incentive Program



### Looking to Own a Home in Chapel Hill?

Apply for up to **\$12,500** in down payment and closing cost assistance.

### Looking to Rent in Chapel Hill?

Apply for up to **\$4,200** for deposits, fees, and future rent.

### Eligibility Criteria

- Permanent employee of the Town of Chapel Hill
- Housing is within 5 miles of Town limits
- Meet certain income requirements



# Affordable Housing Investment Plan

## Affordable Housing Development Reserve

- \$688,395 allocated after the first RFP process
- Second year in a row where funds fully allocated in first round

## Affordable Housing Bond

- Plan to bring a recommended funding plan to Council in the spring for the remaining \$5 million



**A PLACE FOR EVERYONE**

**AFFORDABLE HOUSING BOND REFERENDUM**

This fall, Chapel Hill voters will decide on a proposed \$10 million in general obligation bonds to build and preserve housing for persons of low and moderate income.

**VOTING DATES**

Sept. 7-Oct. 30: Absentee Ballots  
Oct. 17-Nov. 3: Early Voting  
Tuesday, Nov. 6: Election Day

[www.chapelhillaffordablehousing.org/bond](http://www.chapelhillaffordablehousing.org/bond)

# Pipeline of Affordable Housing Development on Town Land

5 projects to deliver >350 affordable units:

| Calendar Year   | 2022      |              | 2023 |              | 2024 |              | 2025 |              | 2026 |           | Totals |
|-----------------|-----------|--------------|------|--------------|------|--------------|------|--------------|------|-----------|--------|
| 2200 Homestead  | Approvals | Construction |      |              |      | Occupancy    |      |              |      |           | 120    |
| Jay Street      | Approvals |              |      | Construction |      | Occupancy    |      |              |      |           | 50     |
| Trinity Court   | Approvals |              |      | Construction |      | Occupancy    |      |              |      |           | 50     |
| Bennett Road    |           | Visioning    |      | Approvals    |      | Construction |      | Occupancy    |      |           | 60     |
| Craig Gomains   |           |              |      | Visioning    |      | Approvals    |      | Construction |      | Occupancy | 70     |
| Units Delivered | 0         |              | 0    |              | 220  |              | 60   |              | 70   |           | 350    |



# What's Ahead

1. Council review the County-Wide Manufactured Home Strategy Action Plan
2. Council review CDBG and HOME Annual Plans
3. Final round of \$5M in Affordable Housing Bond Funding
4. Council review Trinity Ct and Jay St conditional zoning applications
5. Break ground at 2200 Homestead Road
6. Roll out updated Employee Housing Program



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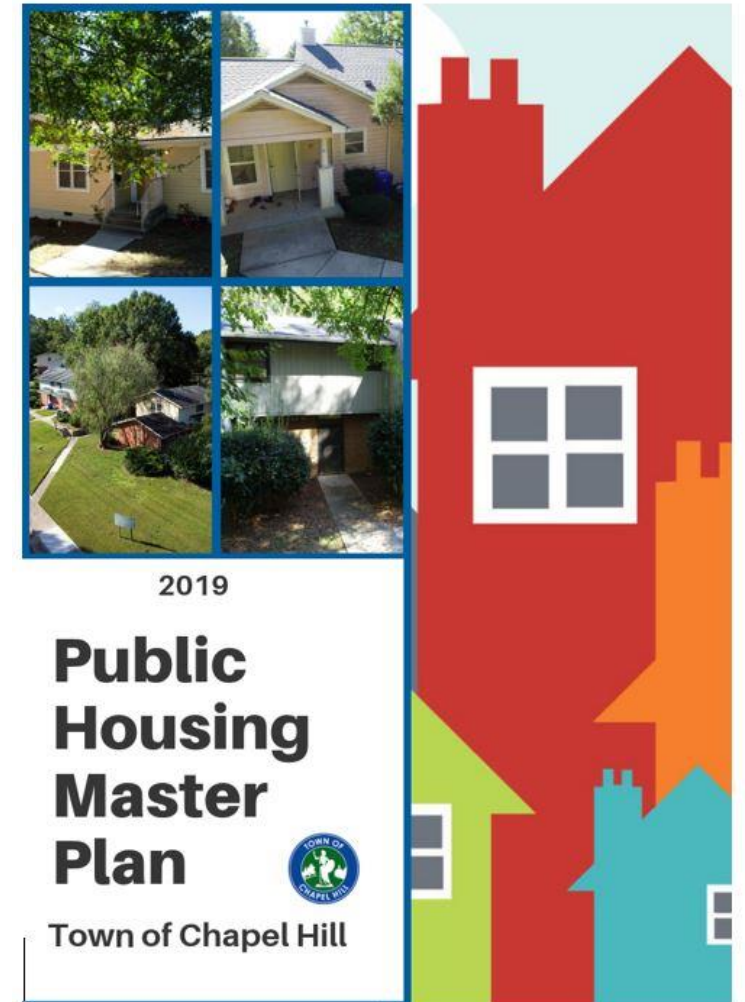
# Public Housing

Quarterly Report: October – December 2021



# Tracking Progress

- HUD's Public Housing Assessment System (PHAS)
- Public Housing Master Plan





# Our NEW Normal

- Emergency and Urgent Work Orders , as well as Pest Control and Safety Inspections
- Continued pre-screening process for tenants
- Continued Annual Recertifications via mail



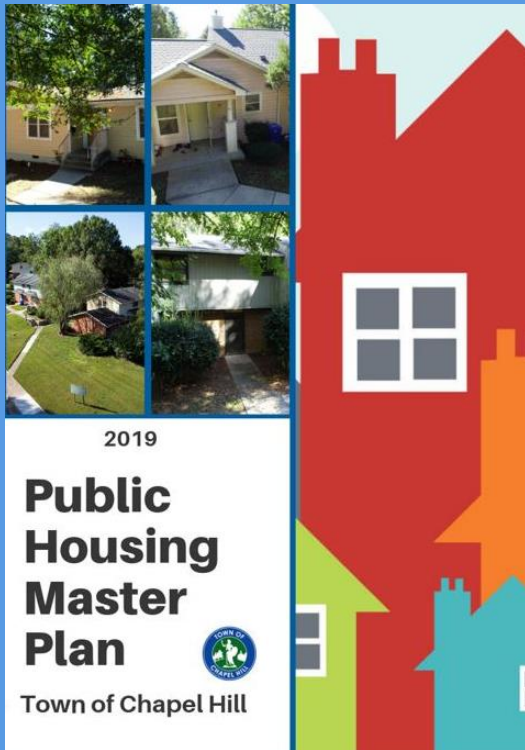
# THE CARES ACT



- Postage/ Printing
- Translation services
- On- Site equipment to reduce the spread of germs
- PPE Care Packs for school aged tenants
- Annual Recertifications

# MASTER PLAN

- Created in 2019, Council Approved
- THE MASTER PLAN:
  - Reviews housing portfolio and tenant demographics
  - Sets goals and strategies
  - Goals broken into three categories:
    - Housing Preservation & Creation
    - Resident Programming
    - Core Functions & Organizational Structure
- Who lives in Public Housing?



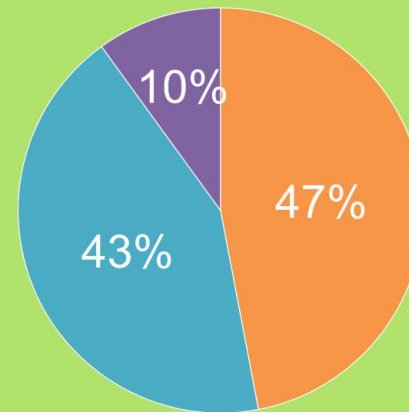
# Tenant “Snapshot”



Households: 289

- Female HOH: **72%**
- **\$19,909** median household income
- **\$369** median rent
- **56%** earn employment wages
- **70%** of PH households are ***“extremely low income”***

## Age of Tenants



■ Child ■ Adult ■ Senior

Tenants: 829

- **56%** female and **44%** male
- **2%** have a disability
- **47% Black**
- **40% Asian**
- **11% White**
- **182** Limited English Proficiency





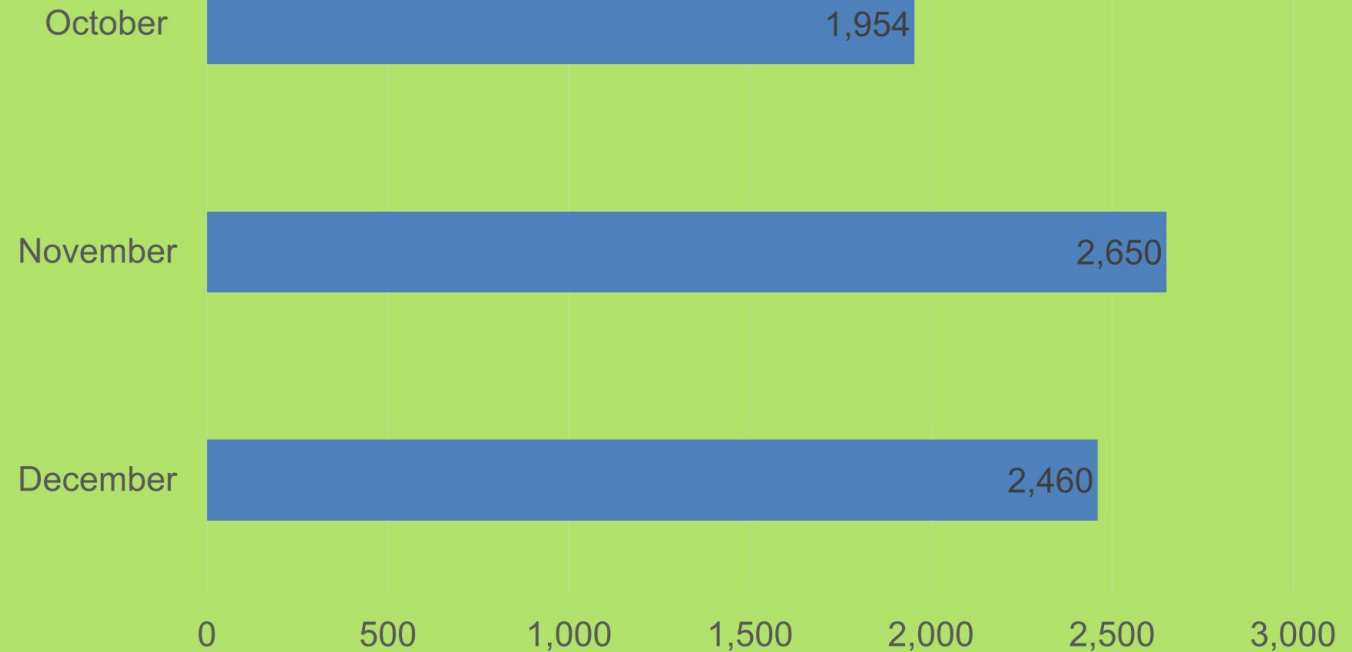
# Housing Preservation & Creation

- Trinity Re-Imagined community meeting
- Appliance Replacement Schedule
  - Ranges, Refrigerators, Furnaces, Water Heaters



# Resident Programming

- Monthly newsletter
- Resident Council
- Weekly food distribution
- PPE Care packs



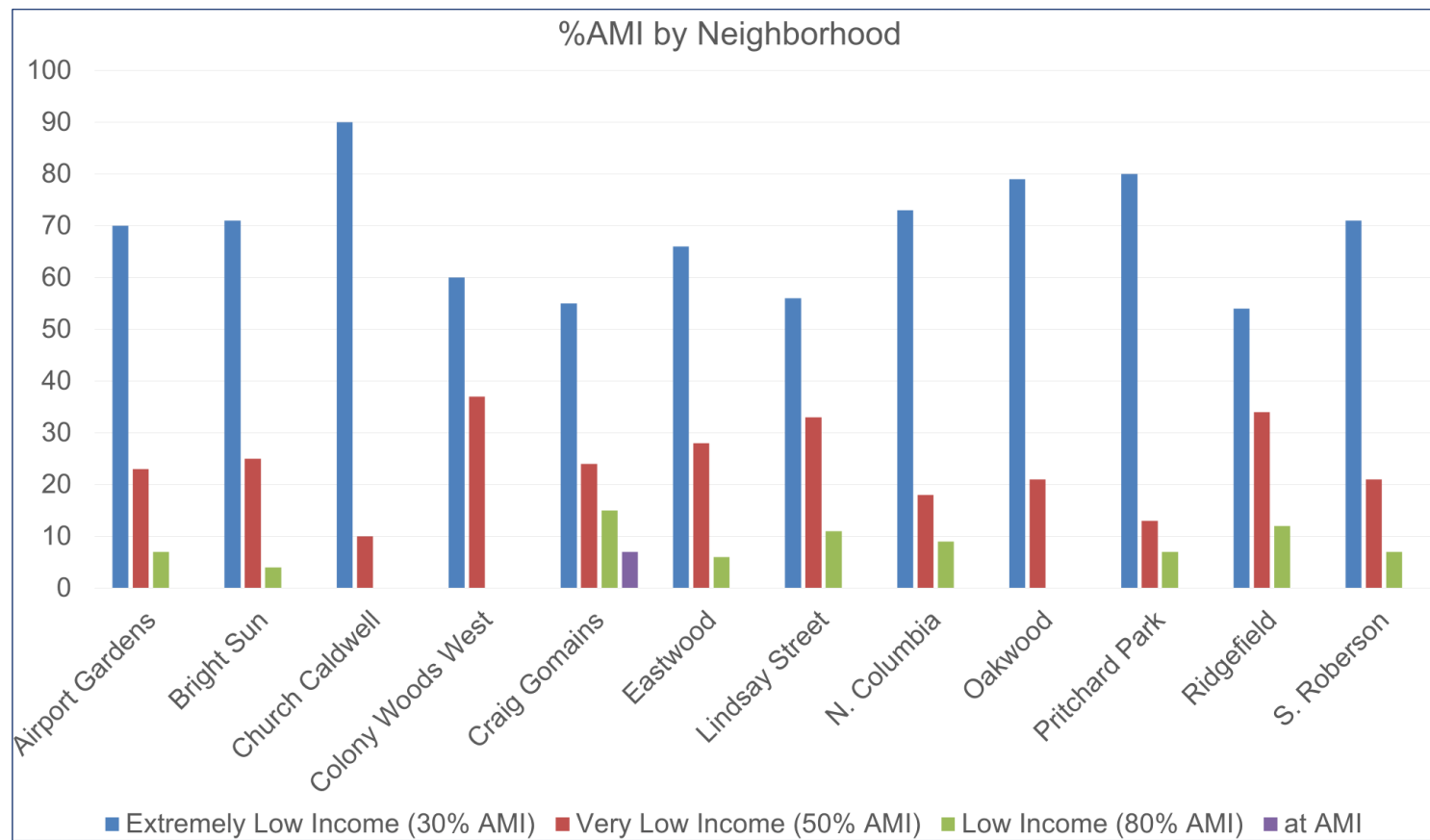
# Core Functions & Organizational Structure

- New Maintenance Programs Supervisor
- Capital Improvement Projects
- Updating Policies/ Procedures



# Additional Efforts

## ■ Deconcentration Plan



- **Administrative staff working remotely**
- **Annual Plan for HUD**
- **Tenant transfers in accordance with appropriate bedroom size units**



**Success  
Ahead**

# THANK YOU



from Public Housing