

10-24-2018 Town Council Meeting Responses

ITEM #10: Receive the Affordable Housing Quarterly Report for Fiscal Year 2019, Quarter 1

Council Question: To put the numbers on the chart on p. 208 in context, does staff know what percent of the town's population has an income below 30% of AMI and what percent below 80% AMI?

Staff Response: *The Federal Department of Housing and Urban Development (HUD) sets the Area Median Income (AMI) annually. However, the data on household income is based on American Community Survey data and the income levels shown in that data do not directly align with the AMI levels established by HUD. We have provided the data for additional information. Table 1 below is the breakdown of Area Median Income published by HUD for 2018. Table 2 below, is the American Community Survey data on household income.*

*While the two data sets do not align to allow comparisons that determine exactly how many households fall into each AMI grouping, **we do see there are approximately 4,400 households (22% of households) making less than \$25,000, which is considered Extremely Low Income for a family of four. There also approximately 8,400 households (42% of households) making less than \$50,000, or 80% of AMI for a family of 2.***

Table 1

FY 2018 Income Limit Area	Median Family Income Explanation	FY 2018 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Durham-Chapel Hill, NC HUD Metro FMR Area	\$80,600	Very Low (50%) Income Limits (\$) Explanation	28,250	32,250	36,300	40,300	43,550	46,750	50,000	53,200
		Extremely Low Income Limits (\$)* Explanation	16,950	19,400	21,800	25,100	29,420	33,740	38,060	42,380
		Low (80%) Income Limits (\$) Explanation	45,150	51,600	58,050	64,500	69,700	74,850	80,000	85,150

Table 2

Occupied Households by Income Level		
Income	Households	Percentage
Less than \$10,000	2,143	11%
\$10,000 to \$14,999	856	4%

10-24-2018 Town Council Meeting Responses

\$15,000 to \$24,999	1,413	7%
\$25,000 to \$34,999	1,474	7%
\$35,000 to \$49,999	2,540	13%
\$50,000 to \$74,999	2,425	12%
\$75,000 to \$99,999	1,708	9%
\$100,000 to \$149,999	2,691	13%
\$150,000 to \$199,999	1,699	9%
\$200,000 or more	3,153	16%
Total Occupied Households	20,102	100%

Council Question: Can you ask staff to take a minute during the presentation to explain WHY a community's median home value might be different from the median listing price, why that is an indicator worth looking at (what is it indicating other than that homes sell for more than they are worth?) and what communities "do" about it?

Staff Response: Chapel Hill's median home value is currently listed at \$371,400 and the median listing price for homes is \$467,854. This difference could indicate the Chapel Hill housing market is a seller's market and sellers are at least listing, and likely, selling their homes at a higher price than what might be considered the true value of the home. An additional reason to track this data is it can be an indicator of the trajectory of the housing market. If homes are being sold at higher prices than the current value, this can be an indication that home values are increasing.

Council Question: Currently 43% of our housing is affordable to folks at under 80% AMI. during presentation, can staff compare that to a) what our % was 5 years ago and any other comparisons that may be helpful but also reasonable to get by Wednesday (other communities Carrboro or Cary maybe Charlottesville % affordable at 80% of their AMI?) Basically I am feeling good about that number (still work to do, but seems like we have come quite a way) and am wondering if actually no, we are still a long way off from where we want to be, way behind other communities, etc. Feel like I need some context for this number to wrap my head around it.

Staff Response: Please see an updated version of the Affordable Housing Quarterly Report (AHQR) attached, which reflects two updates to the data included in the Community Indicators section:

- The percentage of housing affordable for households with an income below 80% of the AMI is 39%. The earlier draft report included affordable homeownership units from 80 – 100% AMI, and we have now removed that from the data reported for the indicator.

10-24-2018 Town Council Meeting Responses

- *Total affordable units has been updated accordingly to also remove homeownership units affordable to households between 80% and 100% AMI, in order to be consistent with the numbers included in last year's community indicators. The total number of units affordable to households below 80% AMI is 8,469.*

The data that is used to identify the number of affordable units for households under 80% AMI includes data on naturally occurring affordable housing (NOAH) and subsidized affordable housing. The Town only gained access to NOAH data last year and does not have access to data for prior years. As a result, it is not possible to accurately determine what our percentage was five years ago. We will investigate whether this data is available from other jurisdictions, and will provide that to Council as we are able to locate it.

AFFORDABLE HOUSING QUARTERLY REPORT



FY19 Q1 PROGRESS REPORT

(JULY 1, 2018 – SEPTEMBER 30, 2018)



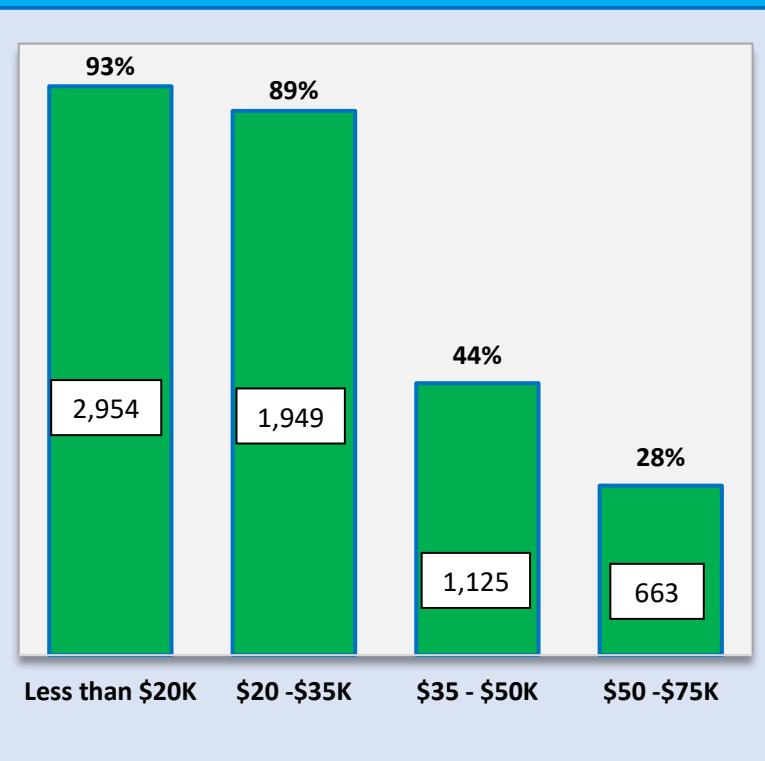
OUR GOAL

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.

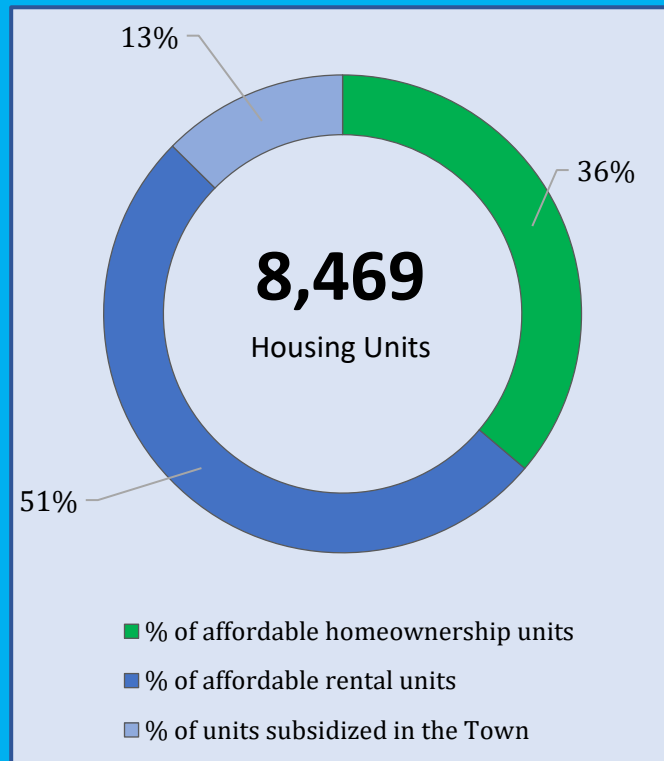
COMMUNITY INDICATORS

\$5,646,000 Town Budget for Affordable Housing Strategies	\$80,600 Median Household Income	54% of Renters spend more than 30% of income on Housing	39% of Housing Units are affordable to households with income below 80% AMI
	\$371,400 Median Home Value	21% of Homeowners spend more than 30% of income on Housing	21,922 Total housing units in town

Number and Percent of Households that are Cost-burdened by Income Level



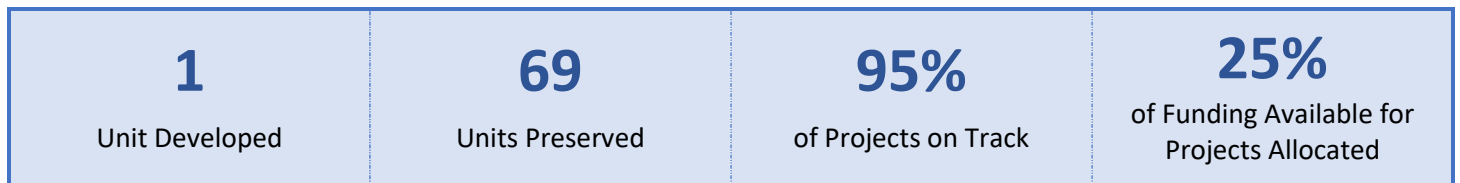
Number of Housing Units that are Affordable to Households with Income Under 80% AMI



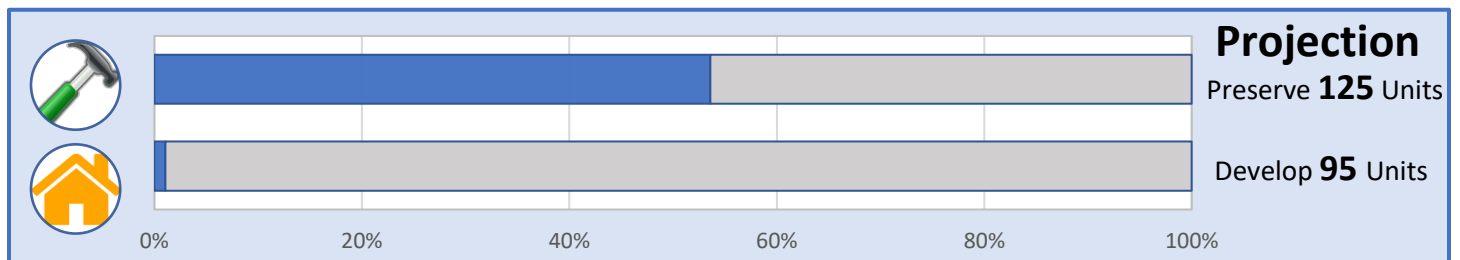
FY19 Q1 Highlights

- Town supported preservation of 69 affordable housing units, over half of our annual projection
- Town supported development of one new affordable housing unit
- Town allocated 25% of funding available for affordable housing projects

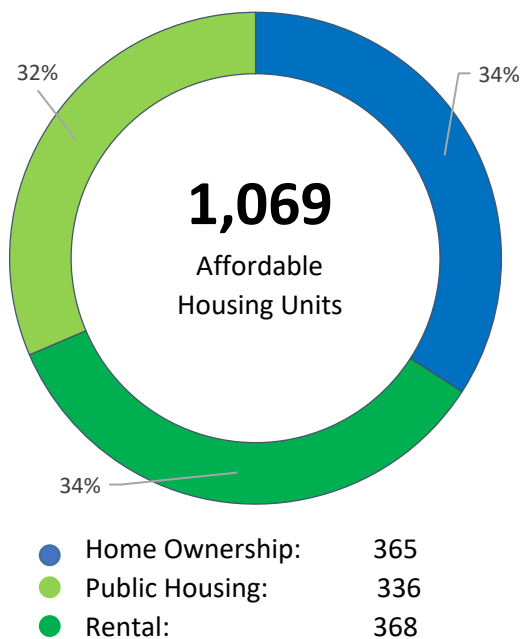
FY19 Town Performance-to-Date



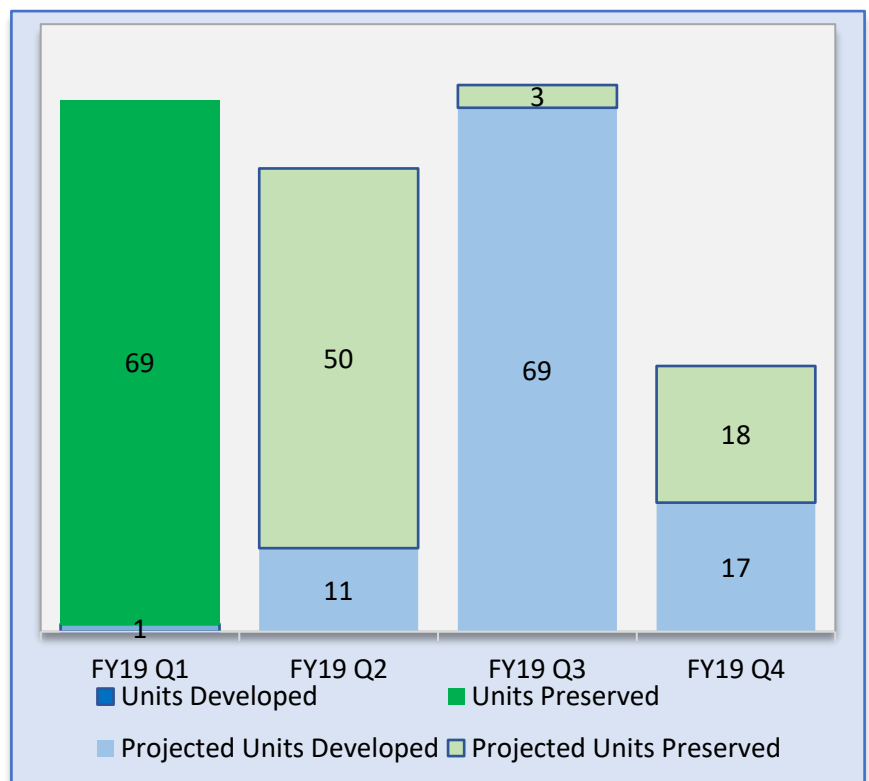
Year-to-Date Progress Towards FY19 Targets





















Number of Subsidized Units in Town



Actual and Projections by Quarter – Number of Units



FY19 Q1 Update | Affordable Housing Projects Underway Supported by Town Funds

Project Type	Provider	Project Name	Number of Units	Projected Completion	Status
	Town of Chapel Hill Public Housing	Oakwood Roof Replacement	30	FY19 Q1	✓
	Town of Chapel Hill Public Housing	Rainbow Heights Roof Replacement	24	FY19 Q1	✓
	Town of Chapel Hill	Transitional Housing Acquisition from CASA	4	FY19 Q1	✓
	Community Home Trust	Courtyards Acquisition	2	FY19 Q1	✓
	Town of Chapel Hill Public Housing	South Estes Rehabilitation	44	FY19 Q2	●
	Town of Chapel Hill	Sykes Street Transitional Housing Acquisition	4	FY19 Q2	●
	Habitat for Humanity	Northside Land Acquisition and Second Mortgage Assistance Project	7	FY19 Q2	●
	Habitat for Humanity	Lindsay St & McMasters St Homes	2	FY19 Q2	●
	Rebuilding Together	Homeowner Rehabilitation	4	FY19 Q2	●
	Church of the Advocate	Pee Wee Homes Tiny Homes	3	FY19 Q2	●
	Community Home Trust	Graham Street Acquisition	1	FY19 Q2	●
	DHIC	Greenfield Commons	69	FY19 Q3	●
	Self-Help	Northside Emergency Repairs	5	FY19 Q4	●
	Habitat for Humanity	Homeowner Rehabilitation	11	FY19 Q4	●
	Community Home Trust	Homebuyer Subsidy	3	FY19 Q4	●
	Community Empowerment Fund	Rental and Utility Assistance Program	12	FY19 Q4	●
	Self-Help	Land Bank Properties for Affordable Housing	8	FY19 Q4	●
	CASA	Merritt Mill Road Multi-Family Development	24	FY21 Q4	●

FY19 Q1 Update | Town of Chapel Hill Affordable Housing Work Plan Highlights

Project	Progress Update
DEVELOPMENT	
2200 Homestead	<ul style="list-style-type: none"> Town Staff presented Concept Plan to Council in June Town development team updated financial modeling based on Concept Plan Town staff identification of development partners ongoing
Prioritized Parcels of Town-Owned Land	<ul style="list-style-type: none"> Town staff held community meeting on the three prioritized sites with manufactured home park residents Town staff submitted funding application to Affordable Housing Development Reserve for future development planning
PRESERVATION	
Implement Manufactured Home Communities Strategy	<ul style="list-style-type: none"> Town staff held community meeting on the three prioritized sites with manufactured home park residents

Acquire Properties for Affordable Housing Preservation	<ul style="list-style-type: none"> Town completed acquisition of four CASA units in Ashley Forest in September
POLICY	
Explore creation of Employee Housing Incentives	<ul style="list-style-type: none"> Housing Advisory Board reviewed pilot program in October 2018 Staff to return to Council with proposed pilot program in November 2018
Participate in LUMO Re-Write Project	<ul style="list-style-type: none"> Housing and Community staff continue participation in project as member of project team
FUNDING	
Implement investment Plan for Affordable Housing	<ul style="list-style-type: none"> Town launched information campaign for the 2018 Affordable Housing Bond Referendum
Manage Affordable Housing Funding Programs - CDBG, HOME, AHDR, AHF	<ul style="list-style-type: none"> Town received Affordable Housing Development Reserve (AHDR) funding applications and reviewed by Housing Advisory Board Council approved HAB recommendation for AHDR funding in October 2018
MANAGING TOWN-OWNED HOUSING	
Public Housing Master Plan	<ul style="list-style-type: none"> Staff update to Council provided in September 2018 Staff's next update scheduled for winter 2019
MEASUREMENT AND REPORTING	
Provide an Annual Housing and Community Report	<ul style="list-style-type: none"> Staff created Annual Housing and Community Report with updated format
Update County-wide Affordable Housing Database	<ul style="list-style-type: none"> Staff and Affordable Housing Coalition partners updated database in August with latest data from providers and Town
COMMUNICATIONS	
Implement a Communications and Marketing Strategy	<ul style="list-style-type: none"> Town launched information campaign for the 2018 Affordable Housing Bond Referendum

Notes & Citations

- The percentage of renters and homeowners that pay more than 30% of their income on Housing, the number and percentage of cost-burdened housing, and total occupied housing units in town data source is U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates
- HUD defines cost-burdened families as those who pay more than 30 percent of their income for all housing related expenses and may have difficulty affording necessities such as food, clothing, transportation, and medical care.
- The median household income data source is the HUD FY2018 Median Family Income Estimates based on American Community Survey data for the Durham-Chapel Hill Metropolitan Statistical Area.
- The median home value data source is Zillow.com
- The total budget for affordable housing strategies captures all Town expenditures for affordable housing. This includes the Affordable Housing Fund, CDBG Funds, and operating funds, among others.
- The percentage of housing units that are affordable to households with income under 80% AMI includes naturally occurring affordable housing and units subsidized by the Town. The data source for this metric and corresponding chart is the commercial real-estate research firm Co-Star and the County-wide data inventory created through the Orange County Affordable Housing Coalition.
- The percent of budget allocated metric displays the percentage of the Town budget for affordable housing projects allocated as of the date of the quarterly report.

- The data source for the number of units subsidized by the Town is the County-wide data inventory created through the Orange County Affordable Housing Coalition.
- The data source for subsidized housing unit development projections is the County-wide data inventory created through the Orange County Affordable Housing Coalition.
- The legend for the green/yellow/red light project tracker is the following:
 - ✓: The project has been completed
 - Green: The project is on track to meet its original project scope and schedule
 - Yellow: The project has been delayed in meeting its original project scope and schedule
 - Red: The project has stalled and will not meet its original project scope and schedule