

AFFORDABLE HOUSING QUARTERLY REPORT (AHQR)

FY 18 QUARTER 2

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Council Business Meeting Presentation
February 14, 2018

Agenda

1. Goals of Quarterly Report

2. Community Indicators

3. Sharing FY18 Q2 Results

4. Next Steps

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Purpose of Quarterly Affordable Housing Development Report



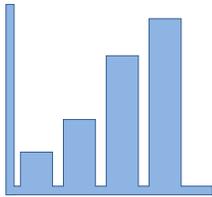
READABLE

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



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TRACKING PROGRESS

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

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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.

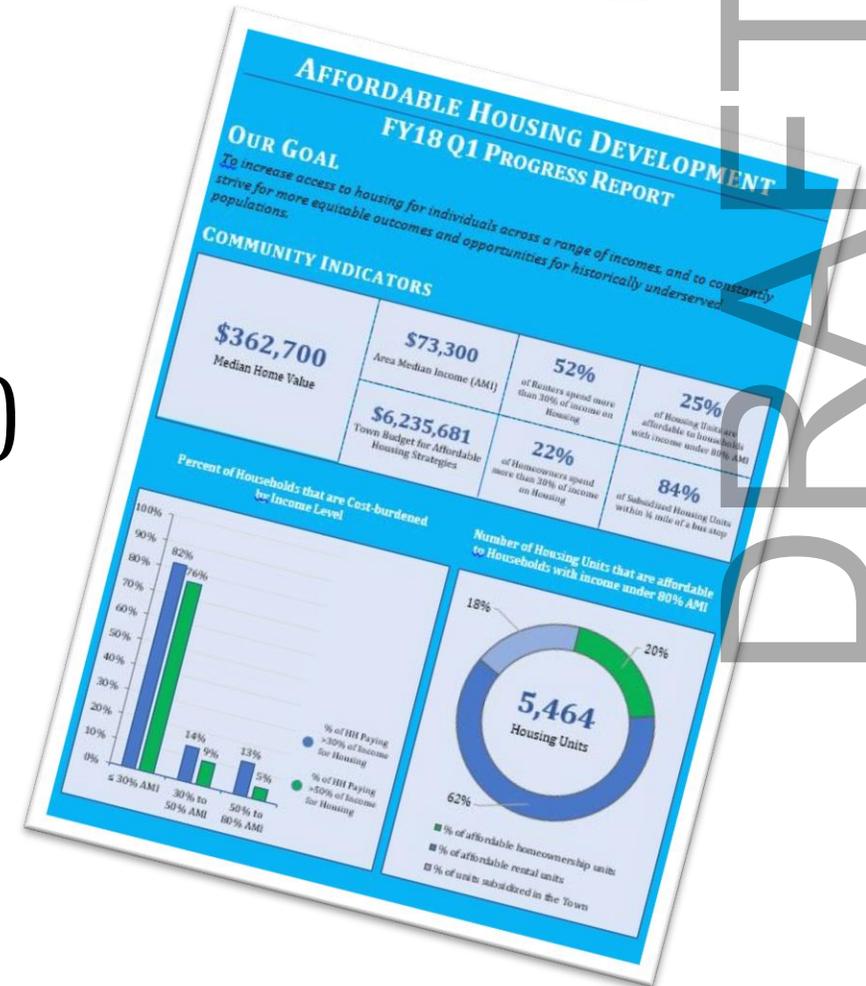


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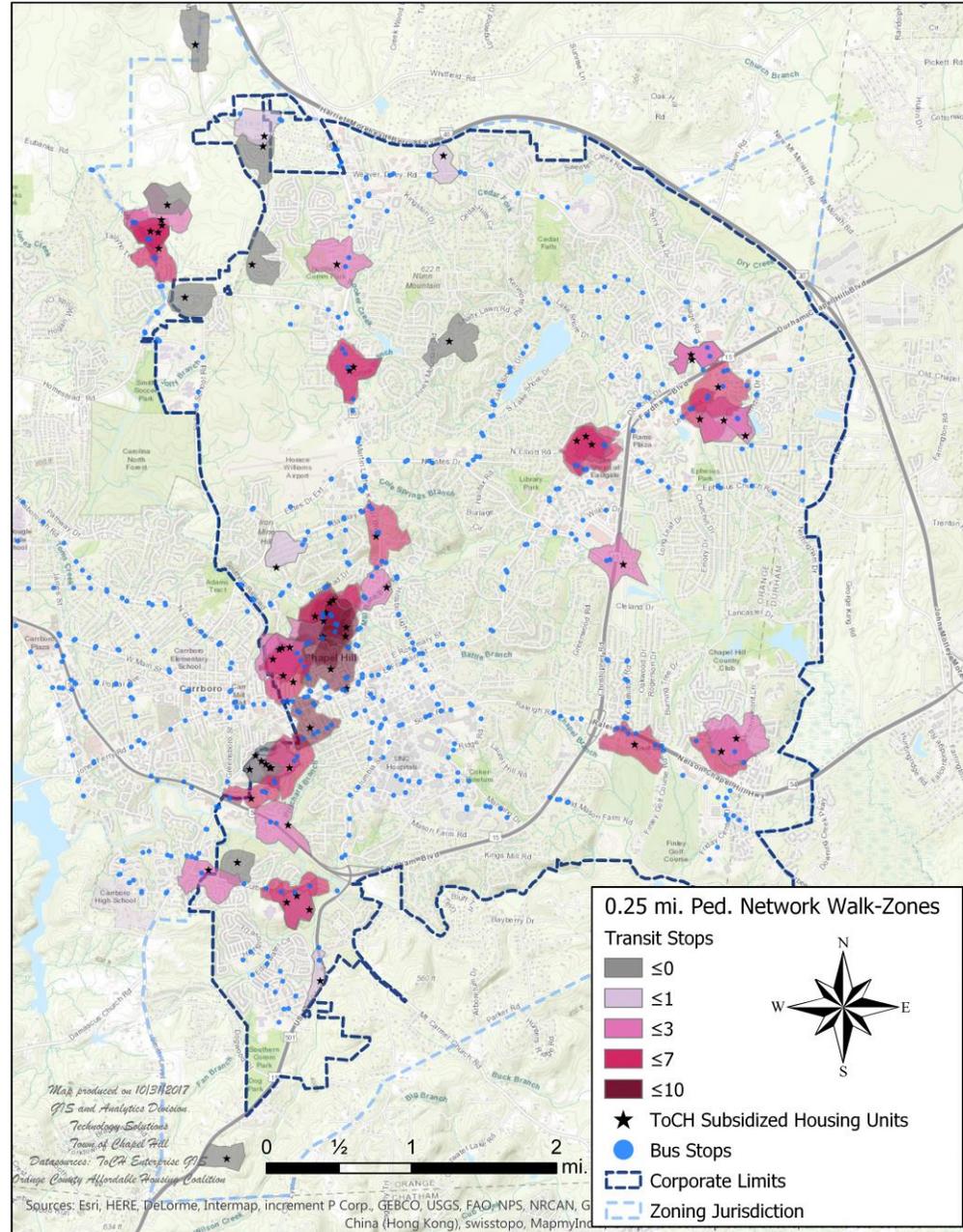
Community Indicators



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

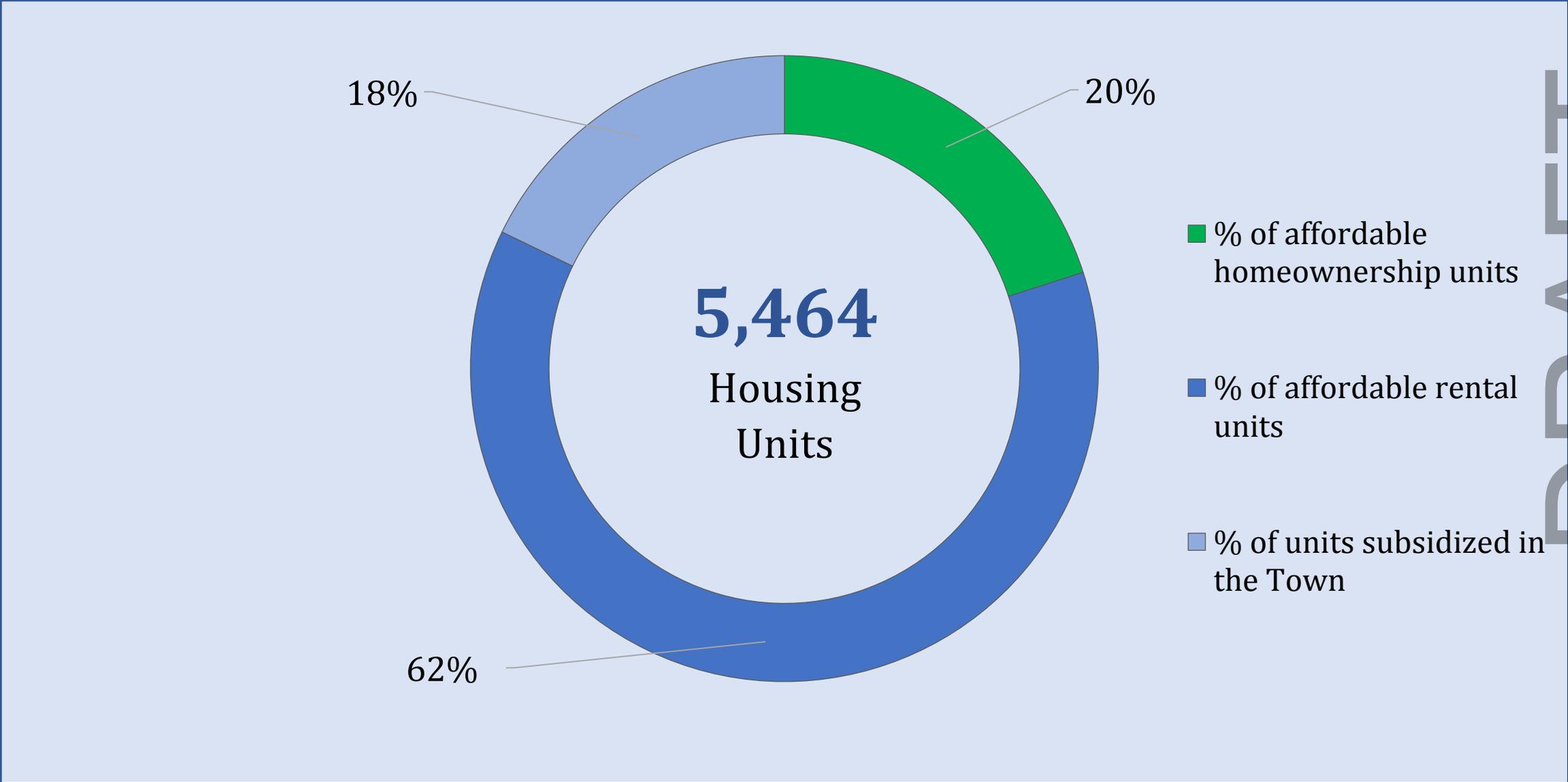


Transit Stops within Walking Distance of Subsidized Housing



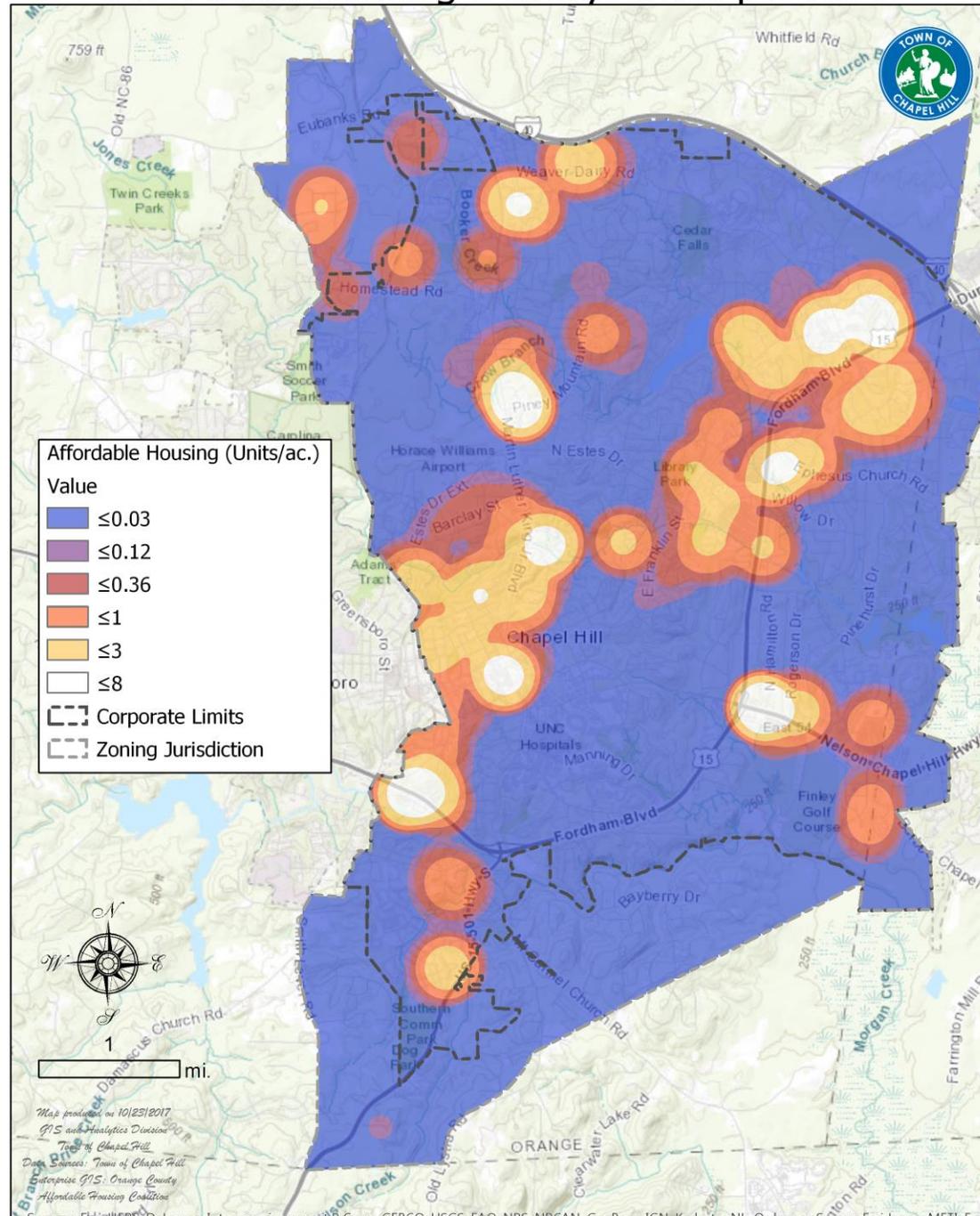
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Community Indicator: Total Affordable Units



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Affordable Housing Density: Units per Acre



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Community Indicator: Housing Affordable to Low-Income Households



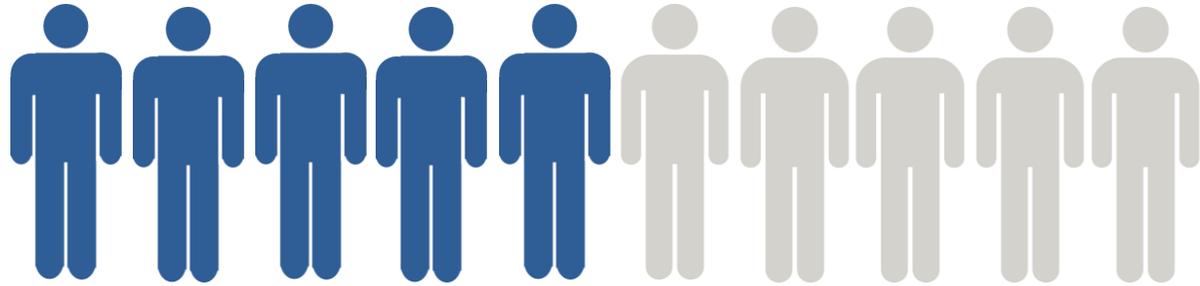
25% of Housing Affordable to Households Below 80% AMI



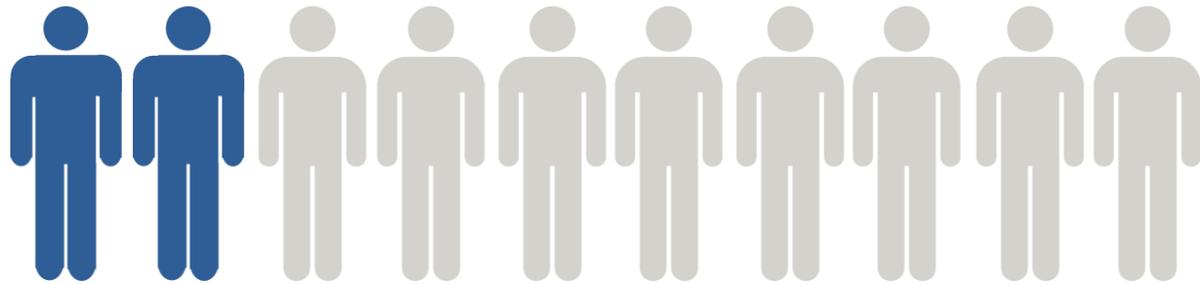
8% of Housing Affordable to Households Below 60% AMI

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Community Indicator: Cost-Burdened Households



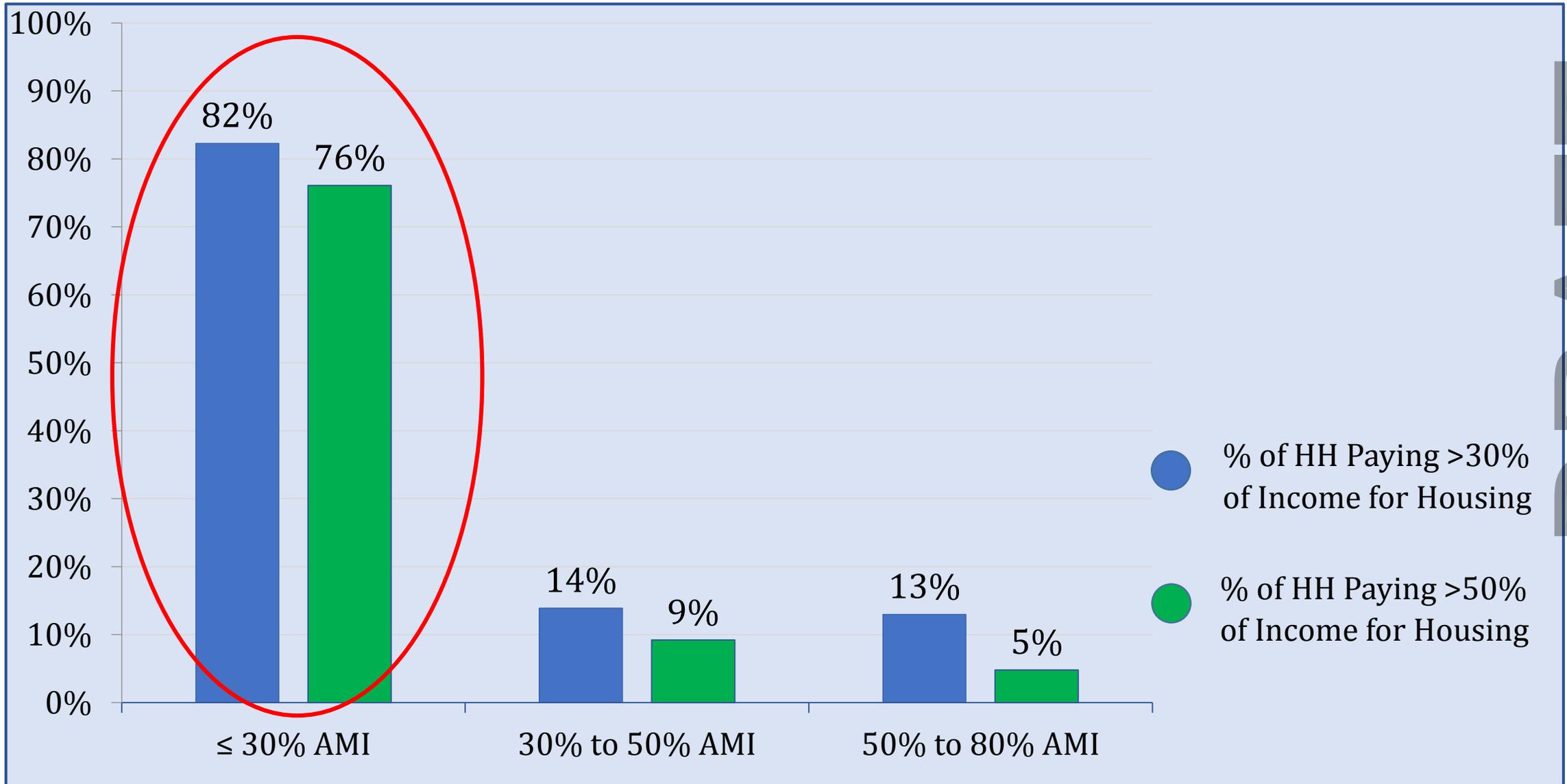
52% of Renters



22% of Homeowners

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Community Indicator: Cost-Burdened Households By Income Level



Community Indicator: Housing Gap for Households below 50% AMI

~2,000 Units

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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



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FY 18 Q2 Units Developed and Preserved

89

Development



3

Preservation



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FY 18 Total Units Developed and Preserved

94

Development



8

Preservation

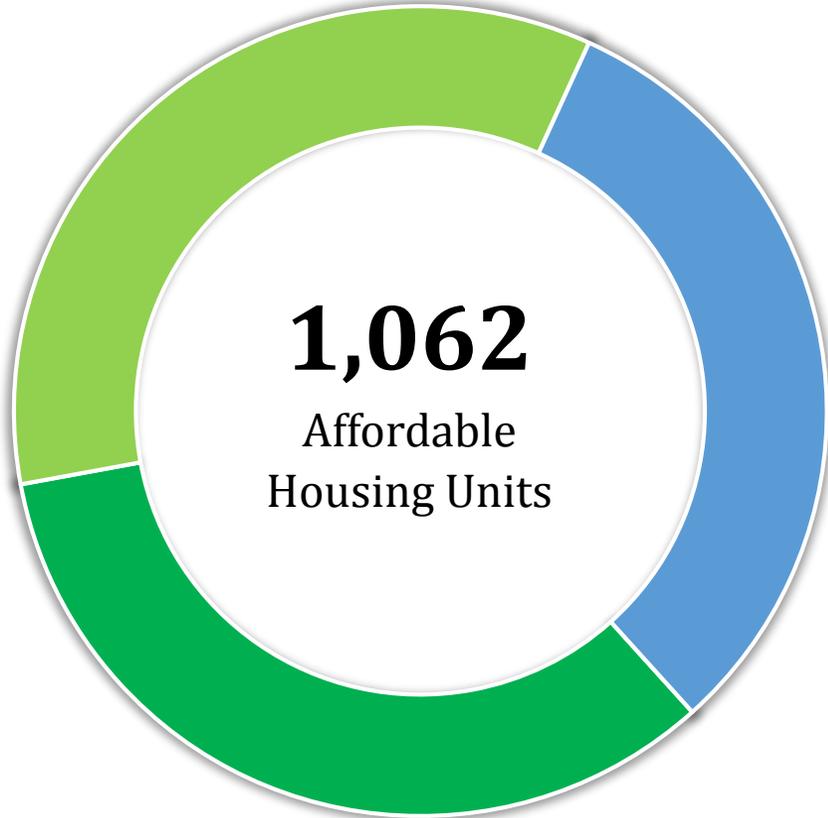


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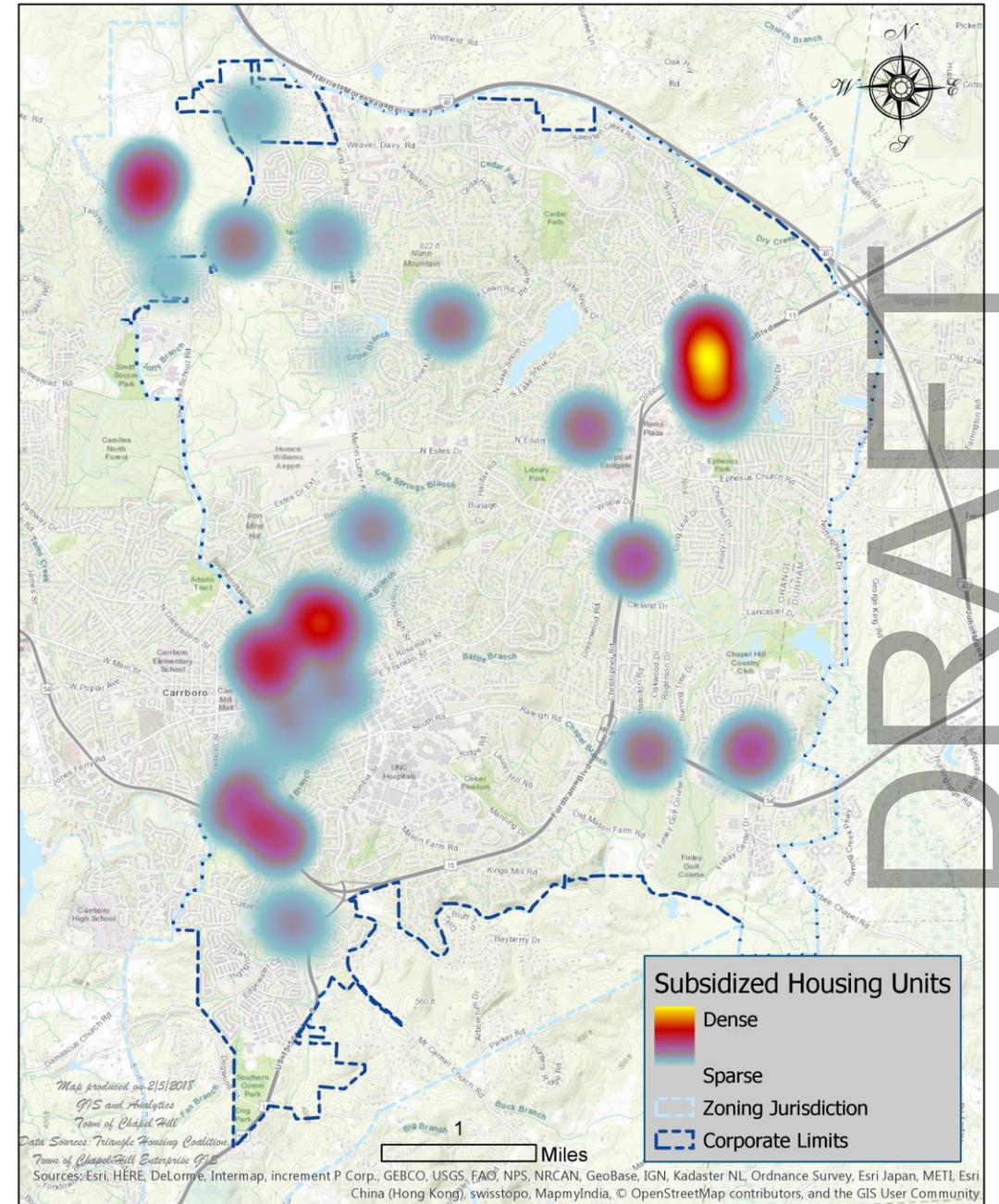
Results-to-Date

Number of Subsidized Units in Town



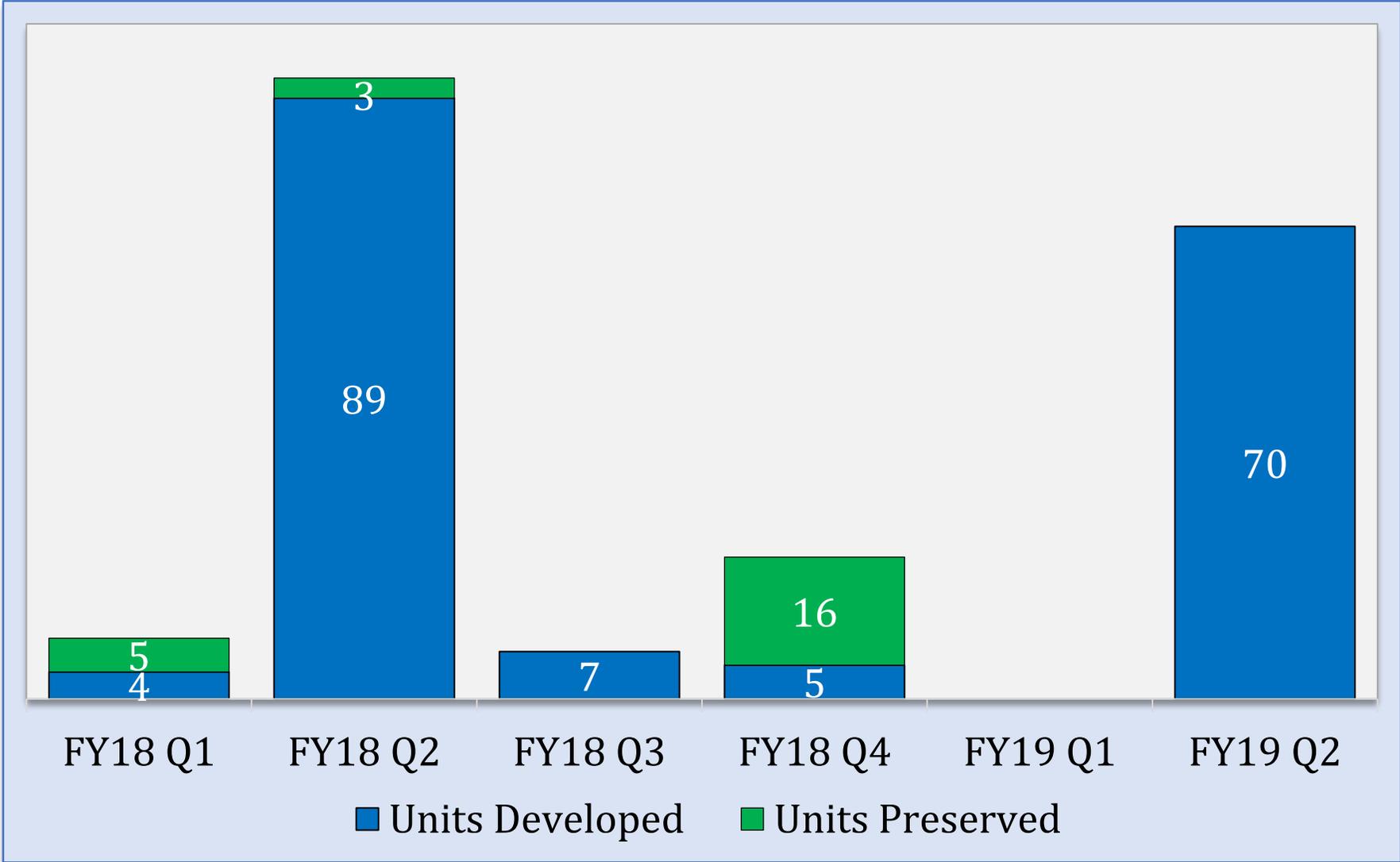
● Home Ownership:	360
● Public Housing:	336
● Rental:	336

Subsidized Housing Unit Density



Development and Preservation Projects in the Pipeline

Actual and Projections By Quarter- Number of Units



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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 FY 19	
	EmPOWERment, Inc.	McMasters Street Acquisition	1	Q3 FY18	
	CASA	Merritt Mill Road Multi-Family Development	24	Q2 FY20	

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Affordable Housing Work Plan

Major Staff Projects in Affordable Housing	Status
Affordable housing activity report	●
Annual Housing & Community Report	●
Expand Scope of HOME Consortium	●
Engage UNC and UNC Healthcare	●
2200 Homestead Road Development Project	●
Public Housing Master Plan	●
Create Investment Plan for Affordable Housing	●
Administer affordable housing funding programs - CDBG, HOME, AHDR, AHF	●
Develop communications and marketing strategy	●

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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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