

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

November 7, 2018

2019-2020 CDBG Public Forum

Purpose of tonight's forum is to receive public comment on:

- Town's Housing & Community Needs
- Use of 2019-2020 Community Development Block Grant (CDBG) funds

No Council action required



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												
Jointly Manage the HOME Program				★				★				★
Manage the Community Development Block Grant Program		★	★	★		★	★	★				

Manage the Community Development Block Grant Program

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				★								

CDBG Basics

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



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





Our future is a shared vision Council Goals 2016–2018



Council Goals were adopted on May 23, 2016. They are organized around the themes of Chapel Hill 2020, our Community Plan. Check our progress at www.townofchapelhill.org/councilgoals.



Learning, serving and working together to build a community where people thrive!

Business Management • Communications and Public Affairs • Economic Development • Fire • Housing and Community • Human Resource Development
Library • Ombuds • Parks and Recreation • Planning and Sustainability • Police • Public Works • Technology Solutions • Transit

Protect and Provide for a Safe Community

Safety and governance provide our foundation.

Govern with Quality and Steward Public Assets

Connections

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 mid-affordable 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, provide income stability, and ensure that all residents in Chapel Hill have the ability to remain in Chapel Hill through different stages in their lives, and support employee retraining and retention.

Affordable Housing Strategy Statement: The Town of Chapel Hill will work with a variety of housing providers to offer affordable housing options along the entire continuum of housing from emergency shelter to independent living. The Town of Chapel Hill will work with a variety of housing providers to offer affordable housing options along the entire continuum of housing from emergency shelter to independent living. The Town of Chapel Hill will work with a variety of housing providers to offer affordable housing options along the entire continuum of housing from emergency shelter to independent living.

Goal Statement: The Town of Chapel Hill will work with a variety of housing providers to offer affordable housing options along the entire continuum of housing from emergency shelter to independent living. The Town of Chapel Hill will work with a variety of housing providers to offer affordable housing options along the entire continuum of housing from emergency shelter to independent living.

1) Support solutions that address the need for affordable housing:

- Research and quantify the need for affordable housing in the community.
- Monitor the development of affordable housing units, which includes studio units, accessory dwelling units, and other forms of affordable housing.
- Focus on the development of affordable housing units that are developed into affordable housing units, such as a revolving loan fund to support the development of affordable housing units.
- Support the development of affordable housing units that are developed into affordable housing units, such as a revolving loan fund to support the development of affordable housing units.
- Research the availability of affordable housing units in the community.
- Work with affordable housing providers to develop a variety of affordable housing units, such as a revolving loan fund to support the development of affordable housing units.
- Develop a policy for the development of affordable housing units, such as a revolving loan fund to support the development of affordable housing units.

2) Advocate for a sustainable community:

- Ensure the residential tax burden is fair and equitable, which includes studio units, accessory dwelling units, and other forms of affordable housing.
- Evaluate the impact of adopted policies and programs on the development of affordable housing units, such as a revolving loan fund to support the development of affordable housing units.
- Link with community partners to support rental housing development, such as a revolving loan fund to support the development of affordable housing units.
- Work with affordable housing providers to develop a variety of affordable housing units, such as a revolving loan fund to support the development of affordable housing units.
- Develop a policy for the development of affordable housing units, such as a revolving loan fund to support the development of affordable housing units.
- Advocate for the development of affordable housing units, such as a revolving loan fund to support the development of affordable housing units.

3) Pursue creative partnerships on a local and regional level:

- Continue efforts to streamline the Town's development review process to reduce the cost of development.
- Research and develop local funding sources to support the development of affordable housing units, such as a revolving loan fund to support the development of affordable housing units.
- Identify and develop local funding sources to support the development of affordable housing units, such as a revolving loan fund to support the development of affordable housing units.
- 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 essential positions, creative artists, nonprofit social workers, and doctors' offices. Increasing our stock of affordable rental housing is a priority for the Town of Chapel Hill. The Town of Chapel Hill's 2012 Comprehensive Plan's (2012) emphasis on the need for affordable housing is reflected in the Affordable Housing Strategy (2011).

Statement: The goal of the affordable rental housing strategy is to increase the availability of and access to rental housing affordable to all who want to live in Chapel Hill through different stages in their lives, and support employee retraining and retention.

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:

- Affordable Housing
- Cultural and Historic Preservation
- Enforcement
- Education and Outreach
- Parking
- 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



Acquisition



Public Services



Public Facilities Improvements



Homebuyer Assistance



Rehabilitation

Approved 2018-2019 CDBG Program Plan



• Neighborhood Revitalization	\$ 176,527
• Habitat for Humanity Home Preservation	50,000
• Community Home Trust Homebuyer Assistance	40,000
• Code Enforcement	25,000
• Public Services	64,926
• Administration	<u>83,668</u>
Total	\$ 440,121

FY 19 Annual Affordable Housing Projection

95

Development



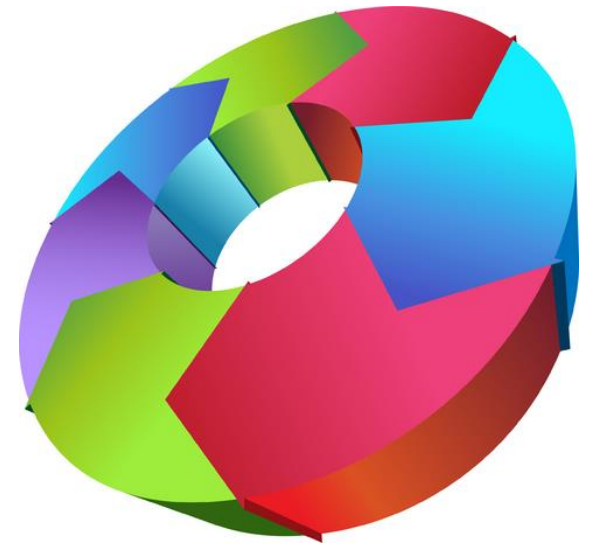
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Preservation



Next Steps

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



Recommendation

- Open the public forum
- Receive comments on the Town's housing & community needs and use of 2019-2020 Community Development Block Grant (CDBG) funds

