



2018-2019 Community Development Block Grant (CDBG) Program Plan

June 20, 2018

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Work Plan Connection

Affordable Housing Work Plan

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
MEASUREMENT & REPORTING												
Provide an Affordable Housing Quarterly Report		★	★	★	★	★	★	★	★	★	★	★
Provide Annual Housing & Community Report	✓				X				X			
Update the County-wide Affordable Housing Database				X				X				X
Present the Affordable Housing Dashboard			★									
Implement the New Loans and Grants Tracking Tool			X									
COLLABORATIONS												
Expand Collaboration with Town Staff and Providers			X									
Facilitate the Affordable Housing Collaborative	★			★			★					★
Engage UNC, the School System, and UNC Healthcare												
Serve as a Partner on the Northside Neighborhood Initiative			X									
DEVELOPMENT												
Analyze Town-Owned Property at 2200 Homestead Road for Affordable Housing Development			★	X	★	★						
Create and Implement a Public Housing Master Plan	★	★	★									
Analyze Other Town Properties for Affordable Housing Development	★	★										
Acquire Properties for Affordable Housing Development and Preservation	★	★										
FUNDING												
Create Investment Plan for Affordable Housing	★	★										
Utilize Community Development Block Grant Funding Source		★	★	★								
Utilize Affordable Housing Development Reserve	★	★	★	★								
Utilize Affordable Housing Fund												
Utilize HOME Funding Source			X	★								
Implement the Rental and Utility Deposit Assistance Program												
OTHER PROJECTS												
Explore the the Creation of Employee Housing Incentives			★									
Participate in the LUMO Re-Write Project												
Communications and Marketing Strategy												
Develop and Implement Strategies to Address Mobile Home Park Redevelopment Threat												
Develop a Payment-in-Lieu Formula for Rental Housing			★									

★ Council Action Scheduled
 ★ Council Action Taken

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CDBG Background

- Chapel Hill Entitlement community designation
- CDBG funding is provided 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 Eligibility

National Objectives

- Benefit low/moderate income households
 - Households earning less than 80% Area Median Income (AMI=\$73,300; 80% AMI = \$58,650/household of 4)
- Aid in the prevention or elimination of slum
- Meet an urgent need



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CDBG Program Eligible Activities

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Homebuyer Assistance



Public Services



Acquisition



**Public Facilities
Improvements**



Rehabilitation

Connections



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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-to-high 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 shared units. Explore the impact of affordable rental housing on the availability of jobs, including shared units. Evaluate the impact of affordable rental housing on the availability of jobs, including shared units. Evaluate the impact of affordable rental housing on the availability of jobs, including shared units.

Goal Statements:

- 1) Support solutions and programs that offer affordable housing options along the entire continuum of housing need.
 - a) Research and quantify the number, type, and location of affordable housing units that are needed and desired by the community.
 - b) Advocate for a commitment to providing affordable housing opportunities for a variety of incomes, including shared units.
 - c) Explore the impact of affordable rental housing on the availability of jobs, including shared units.
 - d) Evaluate the impact of affordable rental housing on the availability of jobs, including shared units.
- 2) Advocate for a commitment to providing affordable housing opportunities for a variety of incomes, including shared units.
 - a) Explore the impact of affordable rental housing on the availability of jobs, including shared units.
 - b) Evaluate the impact of affordable rental housing on the availability of jobs, including shared units.
 - c) Link affordable housing to job opportunities and economic development.
 - d) Work with community organizations to explore the impact of affordable housing on the availability of jobs, including shared units.
 - e) Develop an affordable housing strategy that addresses the needs of the community and environmental protection.
 - f) Address the development pressures on the Pine Knolls and Northside communities by supporting a housing and cultural preservation program in the neighborhoods.
- 3) Pursue creative partnerships on a local and regional level.
 - a) Continue efforts to examine the Town's development review process to reduce the cost of development.
 - b) Research and develop local funding sources.
 - c) Identify and develop local funding sources.
 - d) Explore innovative solutions to reduce the cost of non-mortgage related housing costs such as energy expenses, homeowner association dues, and taxes.
 - e) Expand the financial support available to non-profit housing providers both for operating and project expenses.
 - f) Consider solutions that include partnering with the County, other municipalities, and major employers.

Affordable Housing Strategy

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 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 the development of 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

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2018-2019 CDBG Recommended Program Plan

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CDBG Recommendation

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- **Public Services**
 - **IFC Residential Services HomeStart Program** \$ 15,926
 - **TOCH Summer Youth Employment Program** \$ 24,000
 - Total Public Services** \$ 39,926
- **Grant Administration (20% of grant allocation)** \$ 83,668*

*Updated based on actual allocation

CDBG Recommendation

Affordable Housing & Community Development

• Neighborhood Revitalization	\$ 187,089*
• Habitat for Humanity Home Preservation	\$ 50,000
• Community Home Trust Homebuyer Assistance	\$ 40,000
• Code Enforcement	<u>\$ 25,000</u>
Total	\$ 279,089

***Updated based on actual allocation**



Recommendation

That the Council:

- Adopt the recommended 2018-2019 Community Development program plan;
- Enact the 2018-2019 CDBG project ordinance; and
- Authorize submission of the Annual Action Plan to HUD, as part of the annual update to the 2015-2019 Consolidated Plan.

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