







Fiscal Year 2026 Recommended Funding Plan Overview for local Affordable Housing Funding Program

This document summarizes the recommended funding plan for more than \$4 million in local bond funding and Affordable Housing Funding Program (AHFP). The AHFP is dedicated to supporting projects that create and preserve affordable housing for low and moderate-income households in Chapel Hill. The bond funding is intended to support high-impact projects that develop and preserve affordable housing.


Funding Requests Breakdown

Request Summary Table								
Project	Organization	Recommendation	Request	# Units	Subsidy Per Unit	Total Project Cost	Cost Per Unit	% Requested from Town
Rosemary Place Deck Foundation Repair	Community Home Trust	\$ -	\$ 50,000	31	1,613	\$ 113,925	3,675	44%
Habitat Carver Pre-Constructions	Habitat	\$ -	\$ 1,065,000	12	88,750	\$ 3,600,000	300,000	30%
Hillside Trace Construction	Taft-Mills Group	\$ 4,000,000	\$ 4,000,000	190	21,053	\$ 59,878,350	315,149	7%
HOPE NC at Weavers Grove - Phase 1	HOPE NC	\$ 185,000	\$ 185,000	4	46,250	\$ 948,694	237,174	20%
Total		\$ 4,185,000	\$ 5,300,000	237	39,416	\$ 64,540,969	272,325	

Projects Recommended for Funding

	<p><u>Hillside Trace</u> Recommendation: \$4,000,000 Request: \$4,000,000 (\$21,052 per unit) # Units: 190 Previous Town Funding Awards: \$0 Affordability Level: 31-60% AMI</p> <p>Taft-Mills Group (TMG) applied for \$4 million to subsidize the construction costs of their 190-unit 100% affordable rental housing development. TMG will apply for 2025 4% Low-Income Housing Tax credits and tax exempt bonds from the North Carolina Housing Finance Agency to leverage Town funding.</p>	
	<p><u>Weavers Grove Acquisition</u> Recommendation: \$185,000 Request: \$185,000 (\$46,250 per unit) # Units: 4 Previous Town Funding Awards: \$0 Affordability Level: Up to 30% AMI</p> <p>HOPE NC requested Town funding to purchase 4 units of housing in Habitat for Humanity of Orange County's Weavers Grove Community. All four units will be rented to individuals with intellectual and developmental disabilities (I/DD) with income levels below 30% to enable them to live independently. HOPE NC will hire and manage a Community Facilitator and will work with Alliance Health to address residents' independent living skills needs and employment and vocational support. The project includes additional phases that would eventually purchase a total of 10 units for this purpose.</p>	

Projects not Recommended for Funding

	<p><u>Rosemary Place Foundation Repair</u> Recommendation: \$0 Request: \$50,000 (avg. \$1,563 per unit) Previous Town Funding Awards: \$0 # Units: 32 Affordability Level: 31-115% AMI</p> <p>CHT requested funds to replace the crumbling foundation beneath the decks of 32 affordable townhomes at Rosemary Place in the Meadowmont community.</p> <p>Household income level varies among homeowners from 31% to 80% AMI. However, some homeowners have not had income verifications conducted since they purchased their home more than 24 years ago.</p>	
	<p><u>Carver Street Infrastructure & Pre-Development Costs</u> Recommendation: \$0 Request: \$1,085,000 (avg. \$88,750 per household) # Units: 12 Previous Town Funding Awards: \$375,000 in FY 2024 for land acquisition Affordability Level: 31-80% AMI</p> <p>Habitat for Humanity of Orange County requested funding to support pre-development activities and infrastructure work for a 12-unit affordable townhome community on Carver Street in the historic Northside neighborhood.</p>	