



Public Forum: Needs Assessment

Community Development Block Grant (CDBG) Program



Council Business Meeting

November 13, 2019

Purpose of Tonight's Public Forum

No Council action required

Receive public comment on Town's Housing and Community needs for:

- Use of 2020-2021 CDBG funds
- 2020-2025 Consolidated Plan Goals and Priorities



Affordable Housing

Manage the Community Development Block Grant Program

Affordable Housing

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		★		★						★		★
Identify Properties for Affordable Housing Development		★				★						
PRESERVATION												
Implement Manufactured Home Communities Strategy			★	★						★		
Create Preservation Strategy										★		
Develop Short Term Strategies for NOAH Resident Displacement												
Acquire and Rehab Properties for Affordable Housing Preservation					★							
POLICY												
Implement the Employee Housing Program			★			★		★				★
Participate in the LUMO Re-Write Project									★	★		
Create Goals for Affordable Housing in Rental Developments			★					★				★
Develop Home Repair Policy												
Explore Affordable Housing Incentive Options							★	★				★
FUNDING												
Implement Affordable Housing Investment Plan - 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	★	★	★			★	★	★		★	★	★

CDBG Program Overview

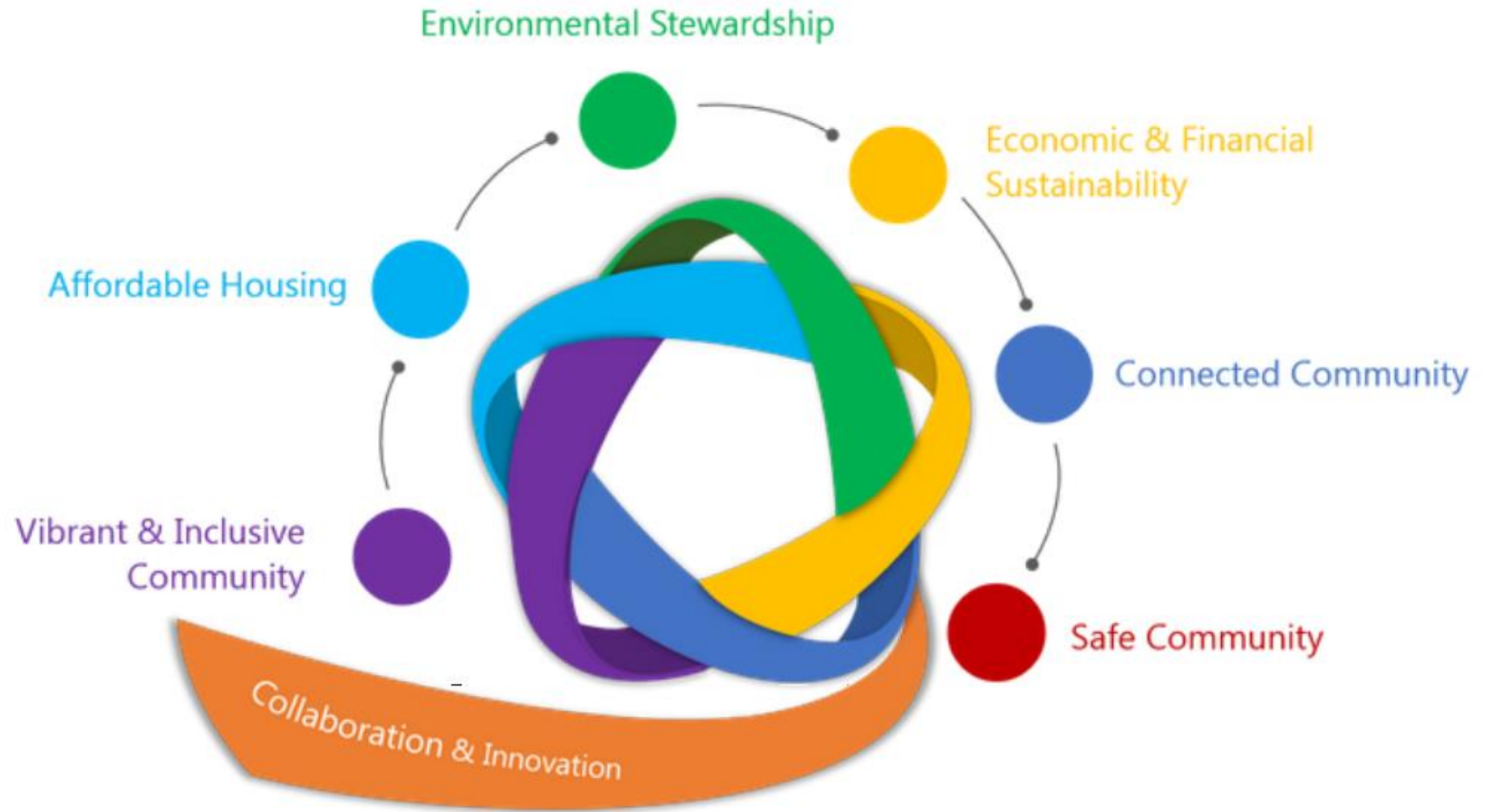
- ▶ U.S. Department of Housing and Urban Development (HUD) created CDBG for the purposes of:
 - Providing decent affordable housing
 - Creating suitable living environments
 - Expanding economic opportunity
- ▶ Entitlement community designation



CDBG National Objectives

- Benefit low/moderate income households
 - Households earning less than 80% Area Median Income (AMI=\$84,800; 80% AMI = \$67,850/household of 4)
- Aid in the prevention or elimination of slum or blight
- Meet an urgent need





Strategic Goals and Objectives

On June 26, 2019, the Town Council approved seven goal areas and nineteen objectives as an operational framework for the Council's strategic work plan.

Connections

Affordable Housing Plan

Affordable Housing Strategy Statement:
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 considered to those in middle-income households. The Town of Chapel Hill will work with affordable housing providers to offer a variety of housing opportunities that will promote socioeconomic diversity, provide and maintain the ability to remain in the community through different stages in their lives, and support employees and entrepreneurs.

Goal Statement: The Town of Chapel Hill will support programs that offer affordable housing options along the entire continuum of housing needs, including:

- 1) Support solutions that include:
 - a) Research and quality of life in the community
 - b) Maintain a commitment to the community
 - c) Focus on the development of the community
 - d) Support the reuse and adaptive reuse of existing buildings
 - e) Research, develop, and identify funding sources
 - f) Support the ability for senior citizens to remain in their homes
 - g) Work with affordable housing providers to increase a range of housing options
 - h) Develop a policy for the acceptance of an inclusionary development
- 2) Advocate for a sustainable community that balances economic, social, and environmental goals:
 - a) Examine the residential tax burden by increasing the non-residential tax base
 - b) Evaluate the impact that adopted policies and regulations have on housing costs
 - c) Link affordable housing policies with transportation, transit, and transit
 - d) Work with affordable housing providers to support the development of mixed-income housing
 - e) Conversion of single-family properties into student rental units
 - f) Address the development program in the Pine Knolls and Northside neighborhoods by supporting the development of a cultural preservation program in the neighborhoods
- 3) Pursue creative partnerships on a local and regional level:
 - a) Continue efforts to streamline the development review process to reduce the cost of development
 - b) Research and develop local funding sources
 - c) Identify innovative solutions to reduce the cost of non-mortgage related housing costs such as energy expenses, homeowner association dues, and taxes
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 - e) Examine 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 Rental Housing Strategy

Preface: Chapel Hill residents value an inclusive community and want to 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 consistent with the 2020 Comprehensive Plan's (2012) emphasis on the need to increase the Town's Affordable Housing Strategy (2011).

Goal Statement: The goal of the affordable rental housing strategy is to increase the quantity and quality of rental housing affordable to all who want to live in Chapel Hill and to support 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 impacts of 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 Community Plan goals:

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

CDBG Eligible Activities



Acquisition
Homebuyer Assistance
Rehabilitation
Public Facilities
Public Services



Approved 2019-2020 CDBG Program Plan

■ Neighborhood Revitalization	\$ 169,728
■ Habitat for Humanity Home Preservation	27,000
■ Community Home Trust Homebuyer Assistance	30,000
■ Code Enforcement	25,000
■ Public Services	57,540
■ Administration	<u>77,316</u>
TOTAL	\$ 386,584

FY 20 Annual Affordable Housing Projections

20

Development



50

Preservation



Next Steps

January 14, 2020 Funding Applications Due

February 2020 Application Review Committee

March 2020 Public Forum

April 2020 Council Action

May 2020 Plans Submitted to HUD

Recommendation

Open the public forum and receive comment on the Town's Housing & Community Needs for:

- Use of 2020-2021 Community Development Block Grant (CDBG) funds
- 2020-2025 Consolidated Plan Goals and Priorities

