







Affordable Housing Funding Program (AHFP) Recommended FY 2025 Funding Plan Overview

This document summarizes the recommended 2025-2026 funding plan for \$1,335,000 in local Affordable Housing Funding Program (AHFP) funding. The AHFP is dedicated to supporting projects that create and preserve affordable housing for low and moderate-income households in Chapel Hill.

Funding Requests Breakdown

Organization	Project	Recommendation	Request	# Units	Subsidy Per Unit	Total Project Cost	Cost Per Unit	% Requested by Town
Community Home Trust	Rosemary Place Foundation Repair	-	117,480	32	3,671	177,480	5,546	66%
Community Home Trust	Closing Costs Assistance	-	87,500	25	3,500	175,000	7,000	50%
DHIC	Maddry Meadows	1,250,000	1,300,000	53	24,528	15,744,695	297,070	8%
EMPOWERment, Inc.	Creekside Trail Renovation	85,000	170,000	4	42,500	628,000	157,000	27%
EMPOWERment, Inc.	1432 and 1436 Martin Luther King Jr. Blvd Acquisition	-	400,000	4	100,000	1,000,000	250,000	40%
HOPE NC	Affordable Rental Housing Acquisition at Weavers Grove	-	384,697	4	96,174	961,744	240,436	40%
Total		1,335,000	2,459,677	122	79,558	2,589,744	21,227	95%

Projects Recommended for AHFP Funding

	<p><u>Maddry Meadows</u> Recommendation: \$1,250,000 Request: \$1,300,000 (\$24,528 per unit) # Units Served: 53 AMI Levels Served: 0-60% AMI</p> <p>DHIC is asking for \$1.3 million in AHFP funds to subsidize the construction costs of their 53-unit 100% affordable rental housing development. DHIC is applying for 2025 9% Low-Income Housing Tax credits from the North Carolina Housing Finance Agency.</p>	
	<p><u>Creekside Trail Renovation</u> Recommendation: \$85,000 Request: \$170,000 (\$42,500 per unit) # Units Served: 4 AMI Levels Served: Up to 60% AMI</p> <p>EMPOWERment is requesting funding to support exterior renovations on four affordable housing units that they own at Creekside Trail (formerly University Gardens), a 96-unit multifamily complex. The exterior renovations include new roofing, siding, and window replacements, along with improvements to retaining walls, drainage, gutters, and exterior waterproofing.</p>	

Projects not Recommended for Funding



Rosemary Place Foundation Repair

Recommendation: \$0

Request: \$117,480 (avg. \$3,671.25 per unit)

Previous CDBG Awards to Project (since FY 2017): \$0

Units Served: 32

AMI Levels Served: 0-115% AMI

CHT requested funds to replace the crumbling foundation of the decks for the 100% affordable townhome community at Rosemary Place, located near the Meadowmont community. This repair would ensure the safety, stability, and long-term viability of the property's 32 units, providing residents with secure and sustainable housing. Addressing this structural issue would help maintain the affordability and livability of the townhomes that were built in 2003 and help prevent further deterioration that could lead to costly repairs or displacement for current residents.

Household income level varies among homeowners from 31% to 80% AMI, but some have not had income verifications conducted for more than 24 years.





Closing Costs Assistance

Recommendation: \$0

Request: \$87,500 (avg. \$3,500 per household)

Households Served: 25

AMI Levels Served: 0-115% AMI

CHT requested funding to provide closing cost assistance to an estimated 25 first-time homebuyers purchasing affordable homes from July 2025 to June 2026. Each homebuyer would receive up to 50% of their closing costs to help overcome financial barriers and ensure a successful home purchase. CHT estimates the average assistance amount to be around \$3,500 per transaction. This assistance is designed to support low- to moderate-income individuals and families earning less than 80% of the AMI, helping them achieve homeownership and contribute to community stability.



1432 and 1436 Martin Luther King Jr. Boulevard Acquisition

Recommendation: \$0

Request: \$400,000 (\$100,000 per unit)

Units Served: 4

AMI Levels Served: Up to 60% AMI

EMPOWERment requested funding to support the acquisition of 4 naturally occurring affordable housing units in a 1.71-acre parcel on 1432 and 1436 Martin Luther King Jr. Blvd. This property includes two single-family homes and one duplex currently housing households earning 30%-60% AMI or below. EMPOWERment Inc. proposes to manage the property and offer supportive services, including financial counseling and homeownership education.

1432 Martin Luther King Jr. Boulevard



1436 Martin Luther King Jr. Boulevard



HOPE NC



Affordable Rental Housing Acquisition at Weavers Grove

Recommendation: \$0

Request: \$384,697 (\$96,174.25 per unit)

Units Served: 4

AMI Levels Served: Below 30% AMI

HOPE NC proposed to use Town funding to purchase 4 units of housing built by Habitat for Humanity of Orange County in their Weavers Grove Community located in Chapel Hill. 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. The project includes additional phases that would eventually purchase a total of 10 units for this purpose.

