

# AFFORDABLE HOUSING QUARTERLY REPORT (AHQR)

## FY 18 QUARTER 3

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Council Business Meeting Presentation  
May 2, 2018

# Agenda

1. Goals of Quarterly Report

2. Sharing FY18 Q3 Results

3. Next Steps

# Purpose of Affordable Housing Quarterly Report



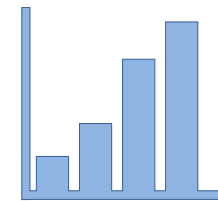
## READABLE

Provide a user-friendly report that is clear, visual, and understandable



## COMMUNITY INDICATORS

Provide contextual metrics that capture the state of affordable housing in Chapel Hill



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## TRACKING PROGRESS

Provide performance measures that hold the Town accountable and track progress towards our goals

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# FY18 Third Quarter Update



- Exceeded development targets for FY18 with 96 units developed, 3 additional units completed this quarter
- 87% of available funding for projects allocated
- 1 preservation project completed this quarter
- Launched dynamic dashboard tool with quarterly data



# FY 18 Annual Affordable Housing Targets

80

Development



55

Preservation



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# FY 18 Q3 Units Developed and Preserved

3

Development



1

Preservation



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# FY 18 Total Units Developed and Preserved

96

Development



9

Preservation



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# Habitat for Humanity Single- Family Homes

- Serve Households Below 60% AMI
- Single-family homes
- Northside Neighborhood
- \$70,000 in Town investment





# EmPOWERment Rental Single-Family Home

- Serve Households Below 60% AMI
- Single-family home
- Northside Neighborhood
- \$54,128 in Town investment



# Community Empowerment Fund

## Rental and Utility Deposit Assistance

- Serve Households with vouchers
- \$950 in Town investment
- Assistance provided for rental housing security deposit

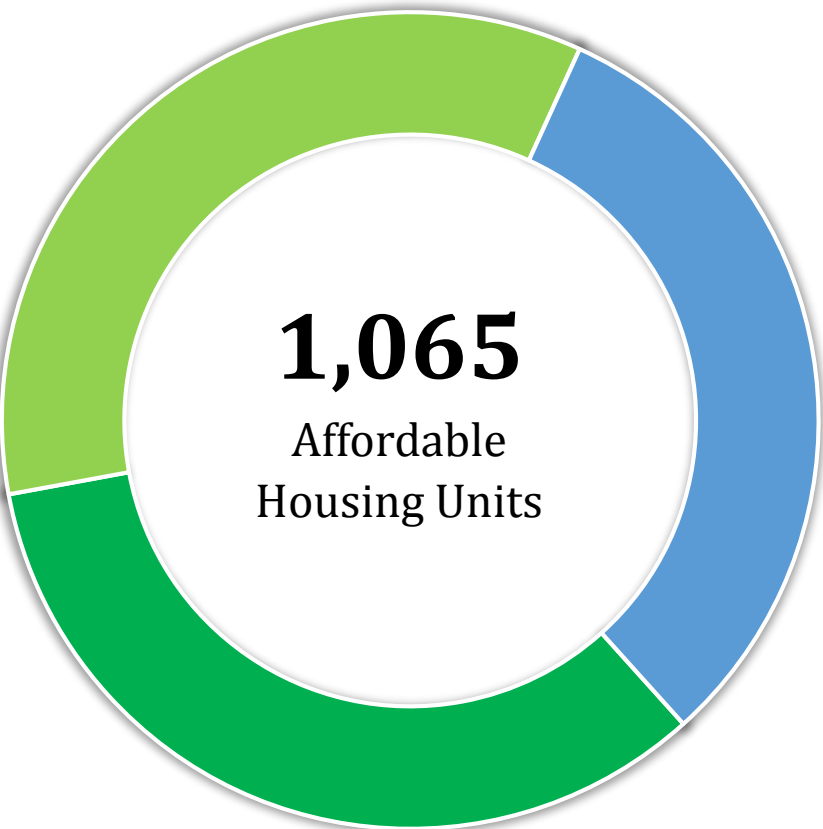


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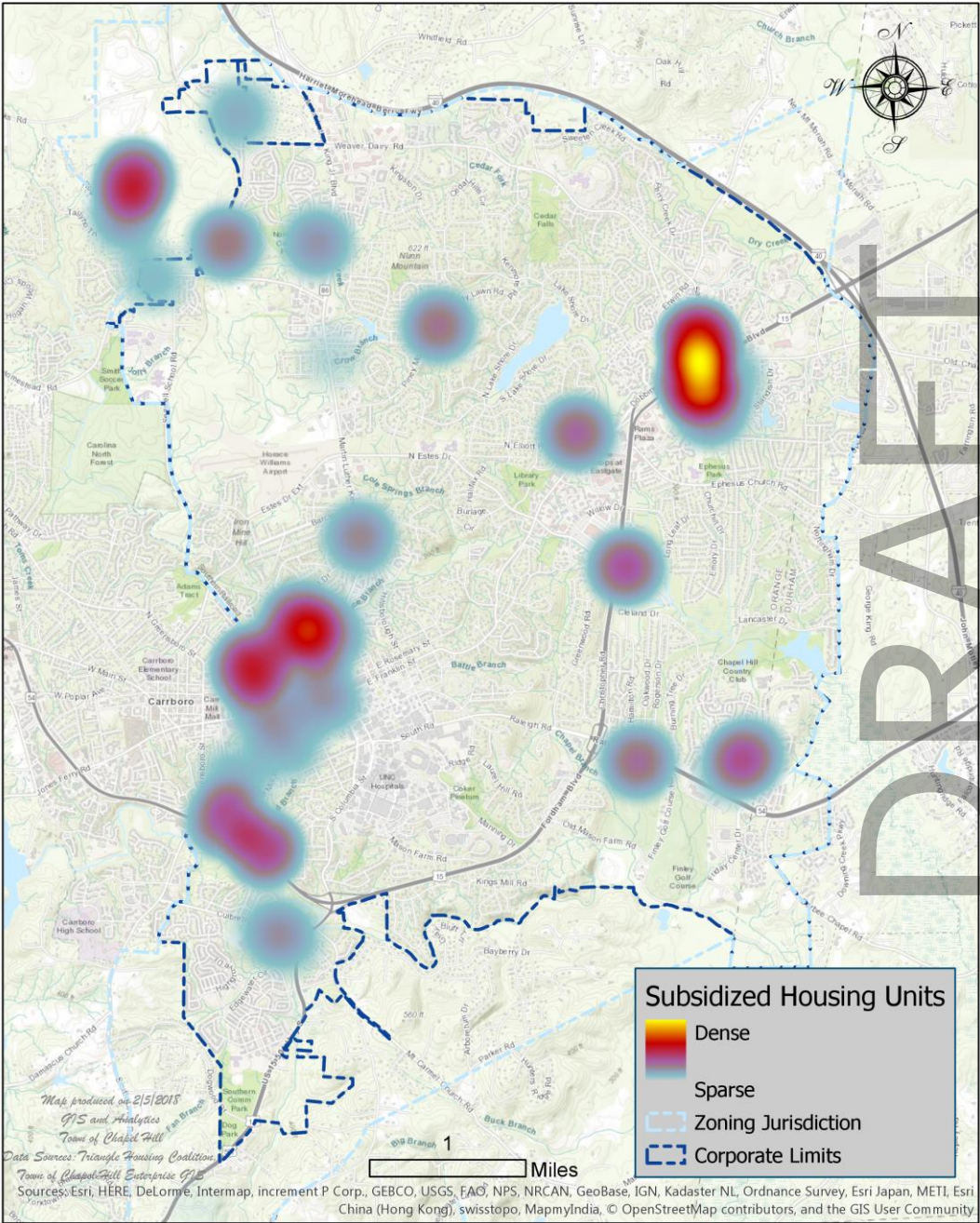
# Results-to-Date

Number of Subsidized Units in Town



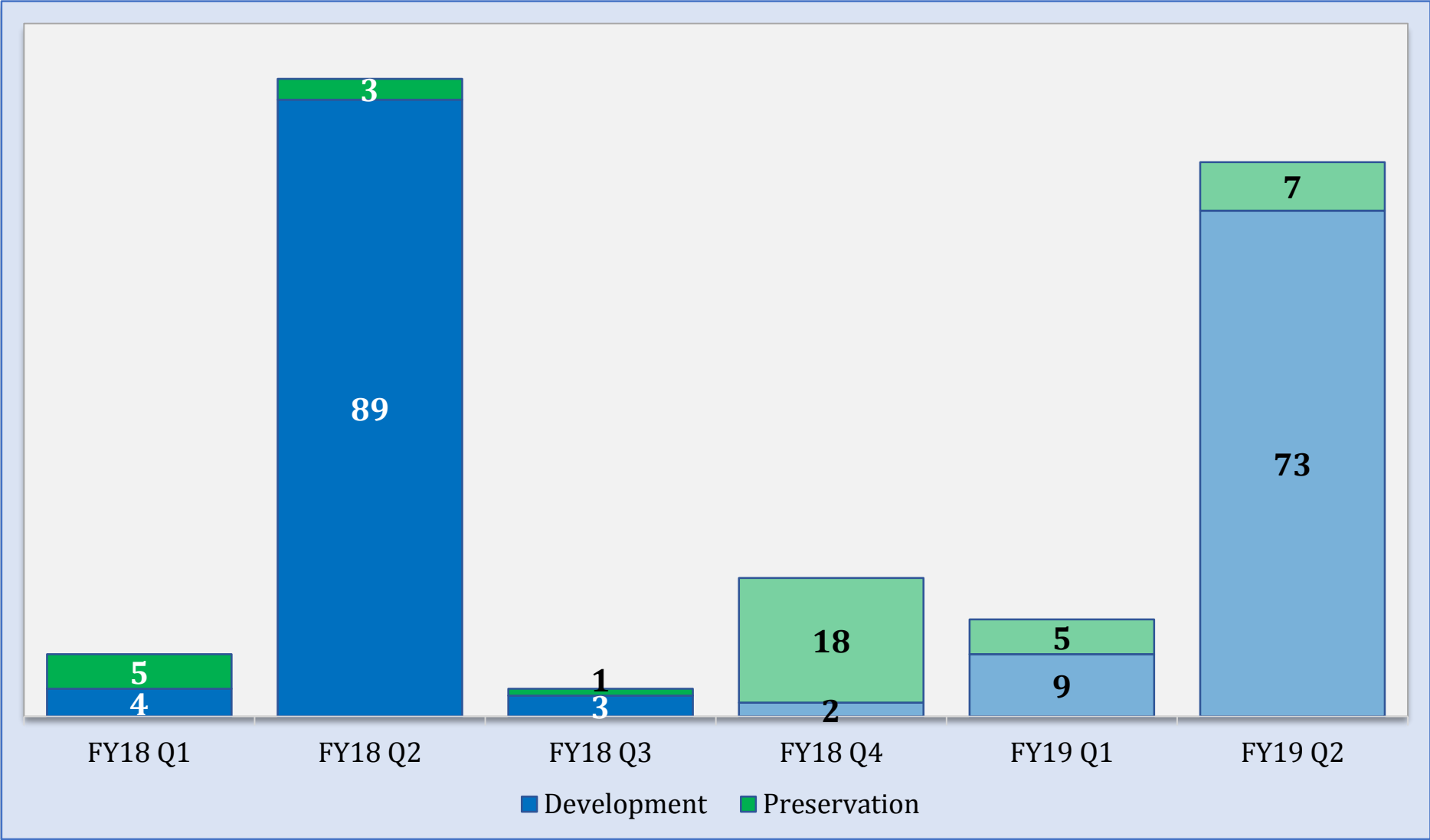
● Home Ownership:	362
● Public Housing:	336
● Rental:	367

## Subsidized Housing Unit Density



# Development and Preservation Projects in the Pipeline

Actual and Projections By Quarter– Number of Units



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# Affordable Housing Projects in Progress








Development



Preservation

Project Type	Provider	Project or Development Name	Number of Units	Projected Completion	Status
	EmPOWERment, Inc.	McMasters Street Acquisition	1	FY18 Q3	✓
	Community Home Trust	Brooks Street Acquisition	1	FY18 Q4	
	Rebuilding Together	Homeowner Rehabilitation	7	FY18 Q4	
	Habitat for Humanity	Homeowner Rehabilitation	10	FY18 Q4	
	Self-Help	Homeowner Rehabilitation	1	FY18 Q4	
	Town of Chapel Hill	Transitional Housing Conversion from Police Substation	1	FY18 Q4	
	Town of Chapel Hill	Sykes Street Transitional Housing Acquisition	4	FY19 Q1	
	Community Home Trust	Courtyards Acquisition	2	FY19 Q1	
	Church of the Advocate	Pee Wee Homes Tiny Homes	3	FY19 Q1	
	Community Home Trust	Homebuyer Subsidy	2	FY19 Q1	
	Town of Chapel Hill	Transitional Housing Acquisition from CASA	4	FY19 Q2	
	Habitat for Humanity	Northside Land Acquisition and Second Mortgage Assistance Project	7	FY19 Q2	
	Community Home Trust	Graham Street Acquisition	1	FY19 Q2	
	DHIC	Greenfield Commons	69	FY19 Q2	
	Habitat for Humanity	Northside Land Acquisition and Second Mortgage Assistance Project	7	FY19 Q2	
	Habitat for Humanity	Lindsay St & McMasters St Homes	2	FY19 Q2	
	Community Empowerment Fund	Rental and Utility Assistance Program	10	FY19 Q2	
	CASA	Merritt Mill Road Multi-Family Development	24	FY20 Q4	

## Projects Projected for Completion in Q4

Project Type	Provider	Project or Development Name	Number of Units
	Community Home Trust	Brooks Street Acquisition	1
	Rebuilding Together	Homeowner Rehabilitation	7
	Habitat for Humanity	Homeowner Rehabilitation	10
	Self-Help	Homeowner Rehabilitation	1
	Town of Chapel Hill	Transitional Housing Conversion of Police Sub-Station	1

# Affordable Housing Work Plan

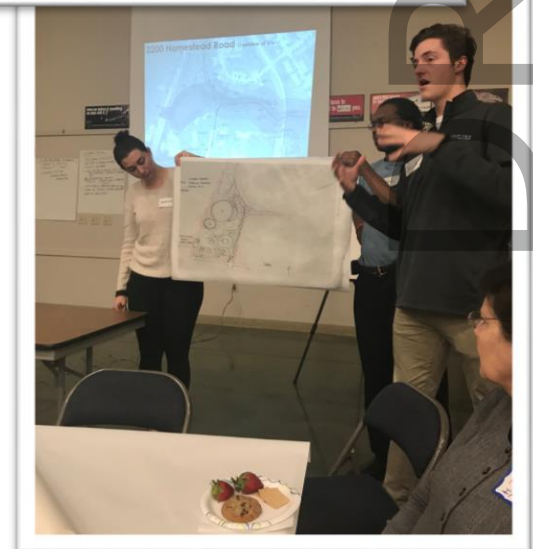
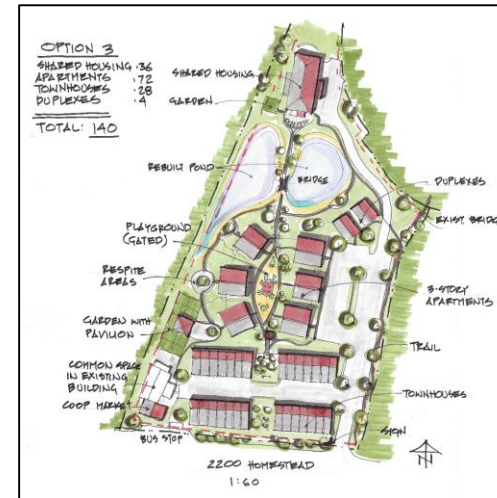
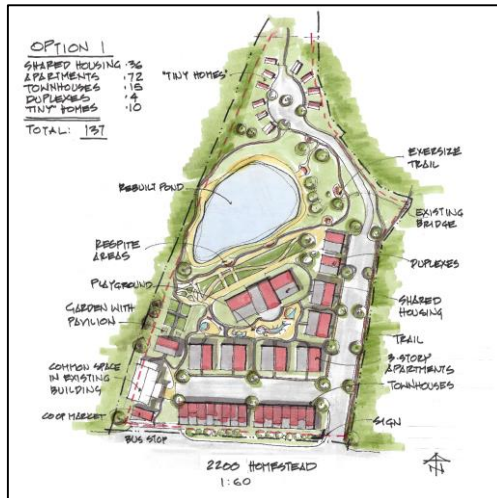
Major Project Name	Status
Affordable Housing Quarterly Report	●
Annual Housing & Community Report	●
Expand Collaboration	●
2200 Homestead Road Development Project	●
Public Housing Master Plan	●
Acquire Properties for Affordable Housing Development and Preservation	●
Create Investment Plan for Affordable Housing	●
Develop Strategies to address Mobile Home Park Redevelopment Threat	●
Explore creation of Employee Housing Incentives	●
Manage Affordable Housing Funding Programs	●
Develop Communications and Marketing Strategy	●

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# Affordable Housing Work Plan – 2200 Homestead Road

- Community meetings held in February and March
- Concept Plan submitted in March
- Review by HAB and CDC in April
- Town Council Concept Plan review in June





# Affordable Housing Work Plan – Acquire Properties

## Expanding our Transitional Housing Inventory

- Quadraplex in Northside
- 4 Condo Units from CASA
- Single Family Home in Northside



- ✓ Quadruple Transitional Housing Inventory
- ✓ Create new housing opportunities for public housing residents
- ✓ Create vacancies in public housing for new residents

## Next Steps

1. Return to provide Q4 Report in fall 2018
2. Prepare FY18 Affordable Housing Summary Report
3. Launch new affordable housing website

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