

# AFFORDABLE HOUSING ANNUAL REPORT

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## FISCAL YEAR 2021

Council Meeting Presentation  
October 13, 2021



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# Agenda

1. 2021 Annual Results

2. Project Highlights

3. Next Steps

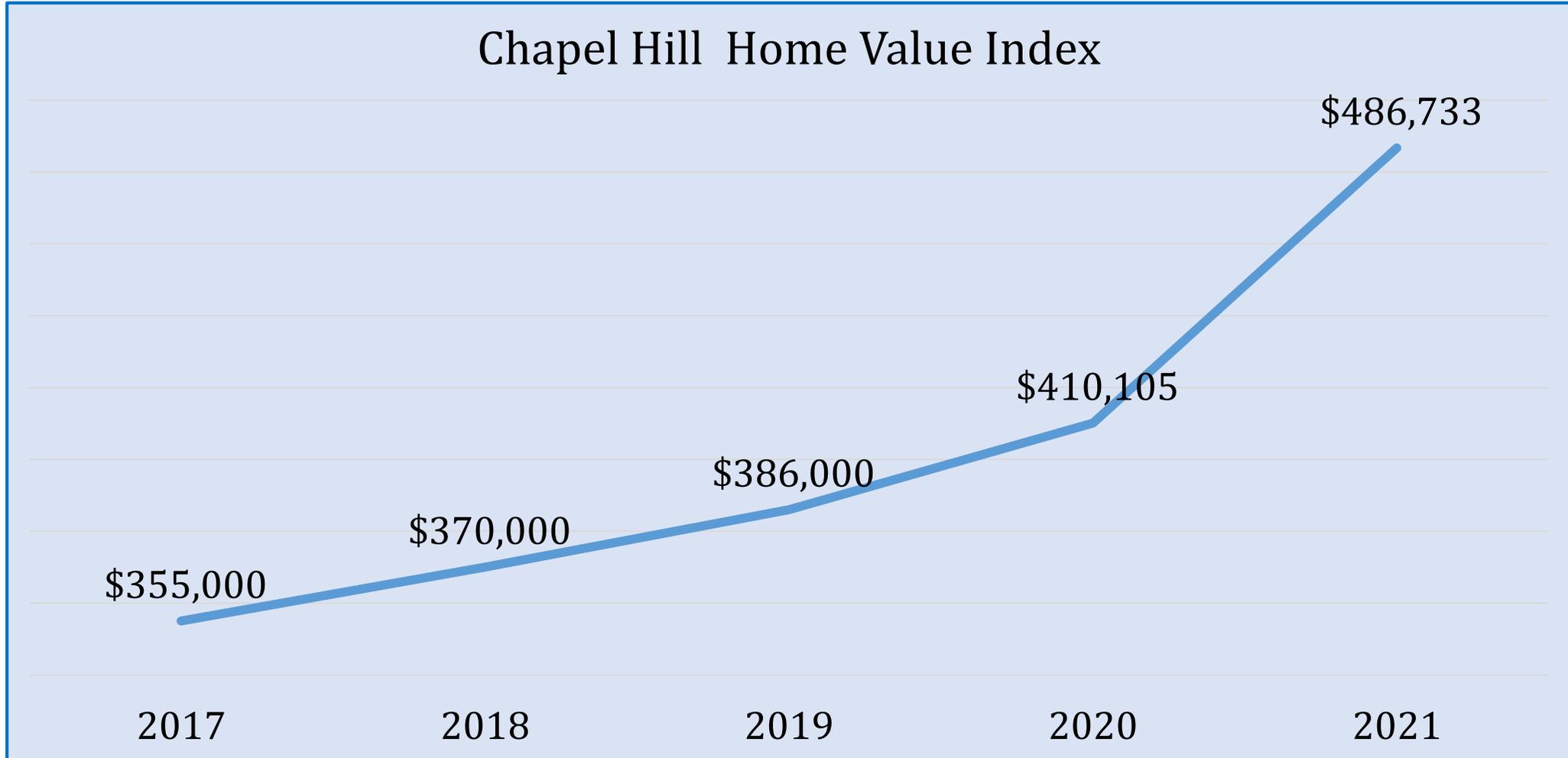


# Summary of Progress in FY21

- Town and DHIC Awarded the 2020 Housing North Carolina Award
- 535 households provided emergency Housing Assistance
- 198 affordable homes approved by Council
- **\$1.8** million awarded to community partners for affordable housing projects
- 130 new development units awarded funding from the Town
- Selected development partners for Jay St and Trinity Court

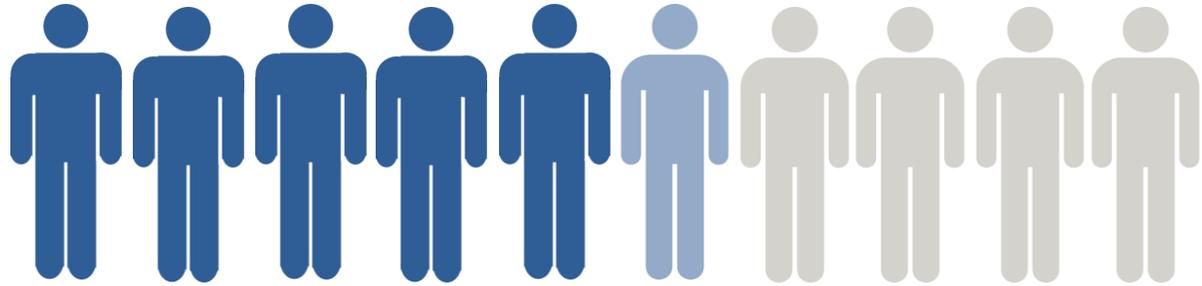


## Substantial Increase in Home Values



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# Cost-Burdened Renters in Chapel Hill



**57% of Renters**

# Rental Units Affordable for 60% AMI

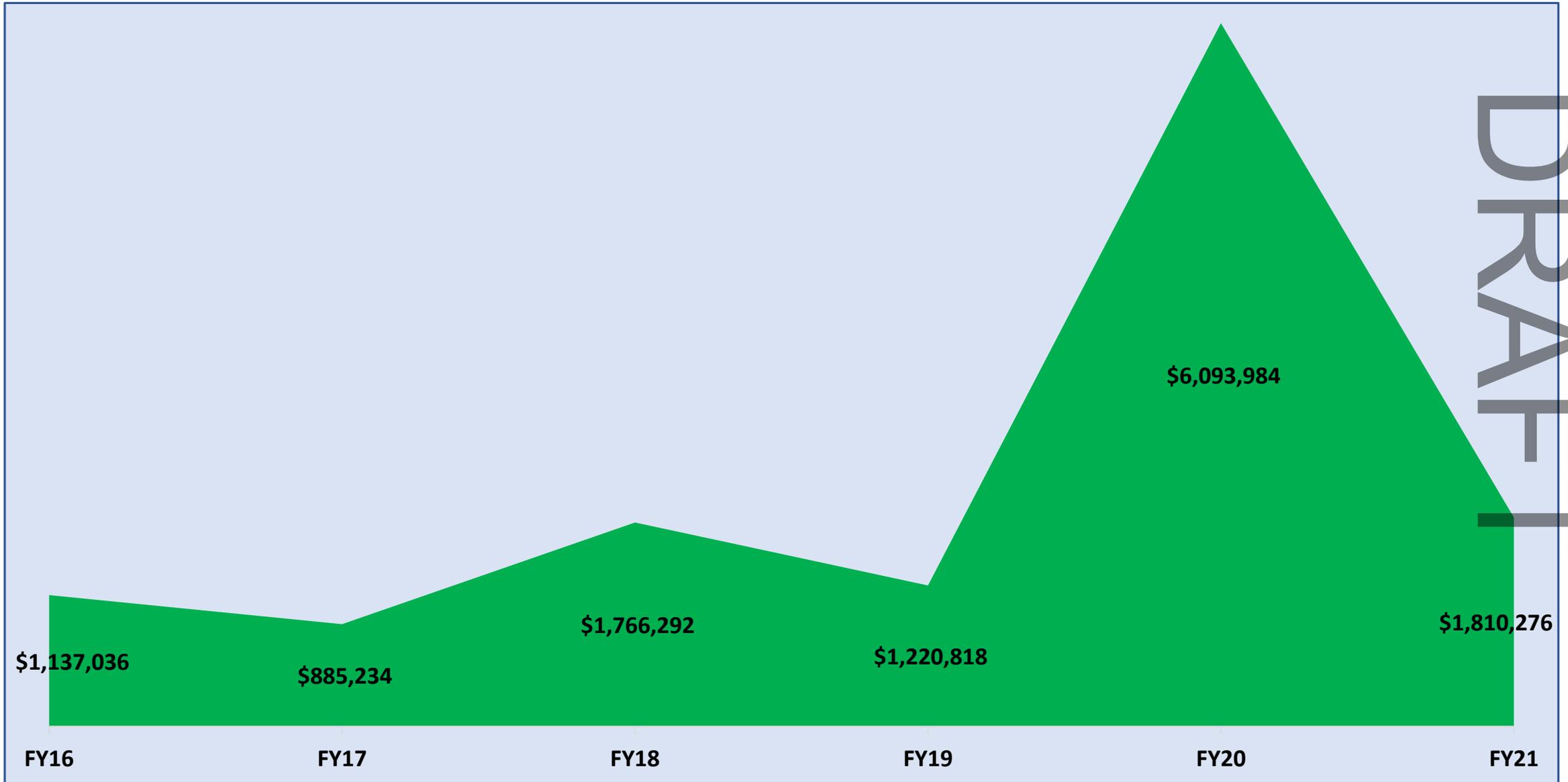


**16%**

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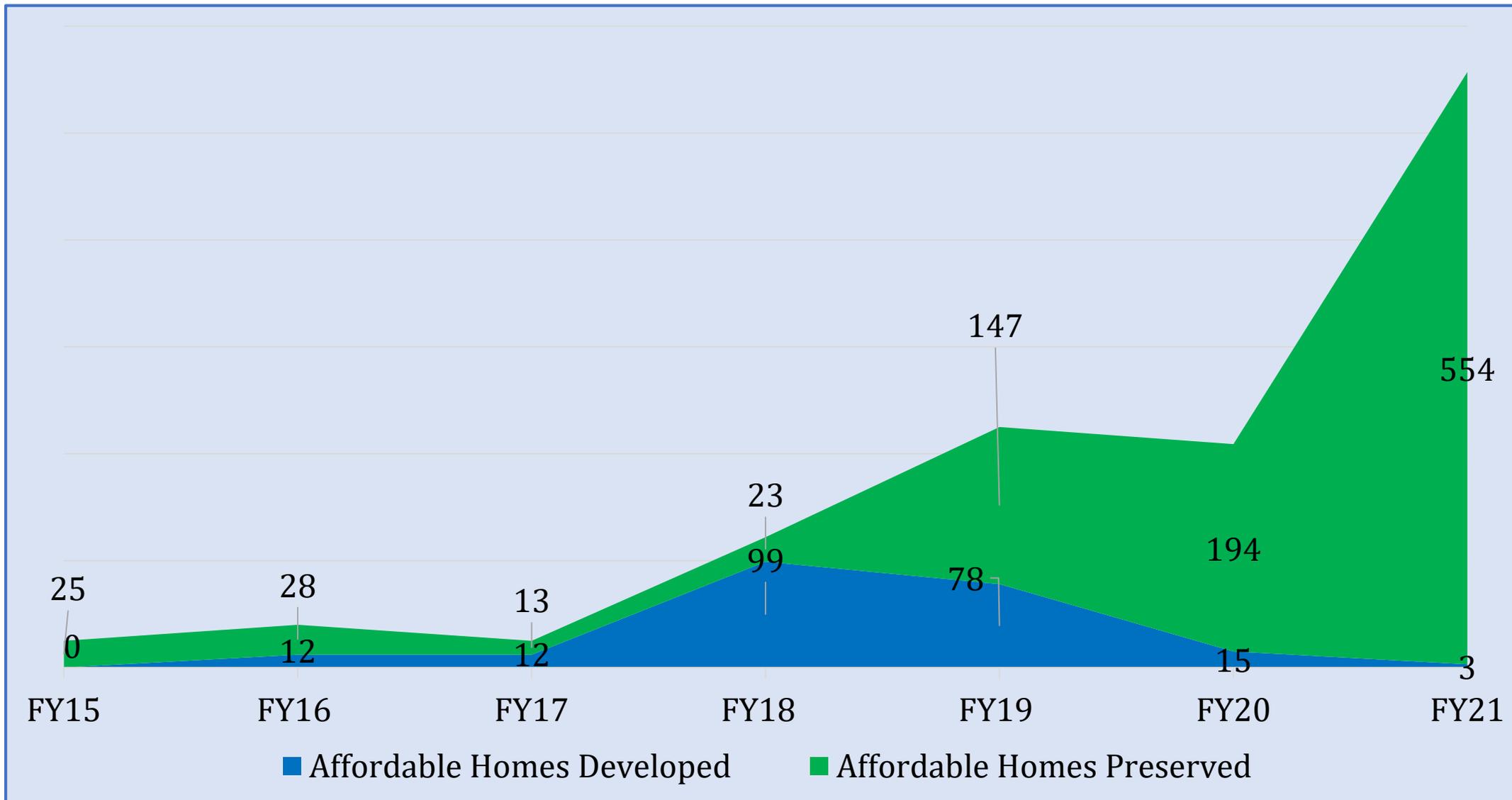
# The Town has increased its support for affordable housing:

## Affordable Housing Funding Awarded to Projects



# Increased support has increased our impact:

## Increase in Units Developed and Preserved



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## Five Year Targets – 2023

400

Development



300

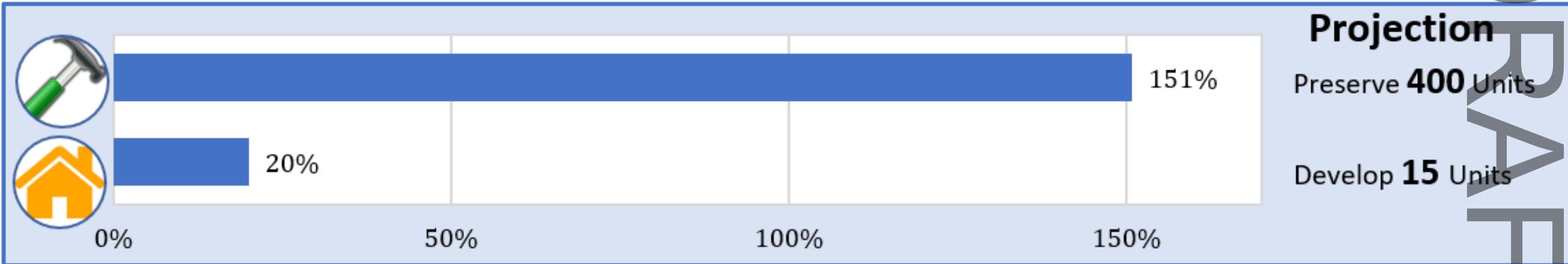
Preservation



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# FY21 Key Results

## Progress Towards FY21 Projection



### Projection

Preserve **400** Units

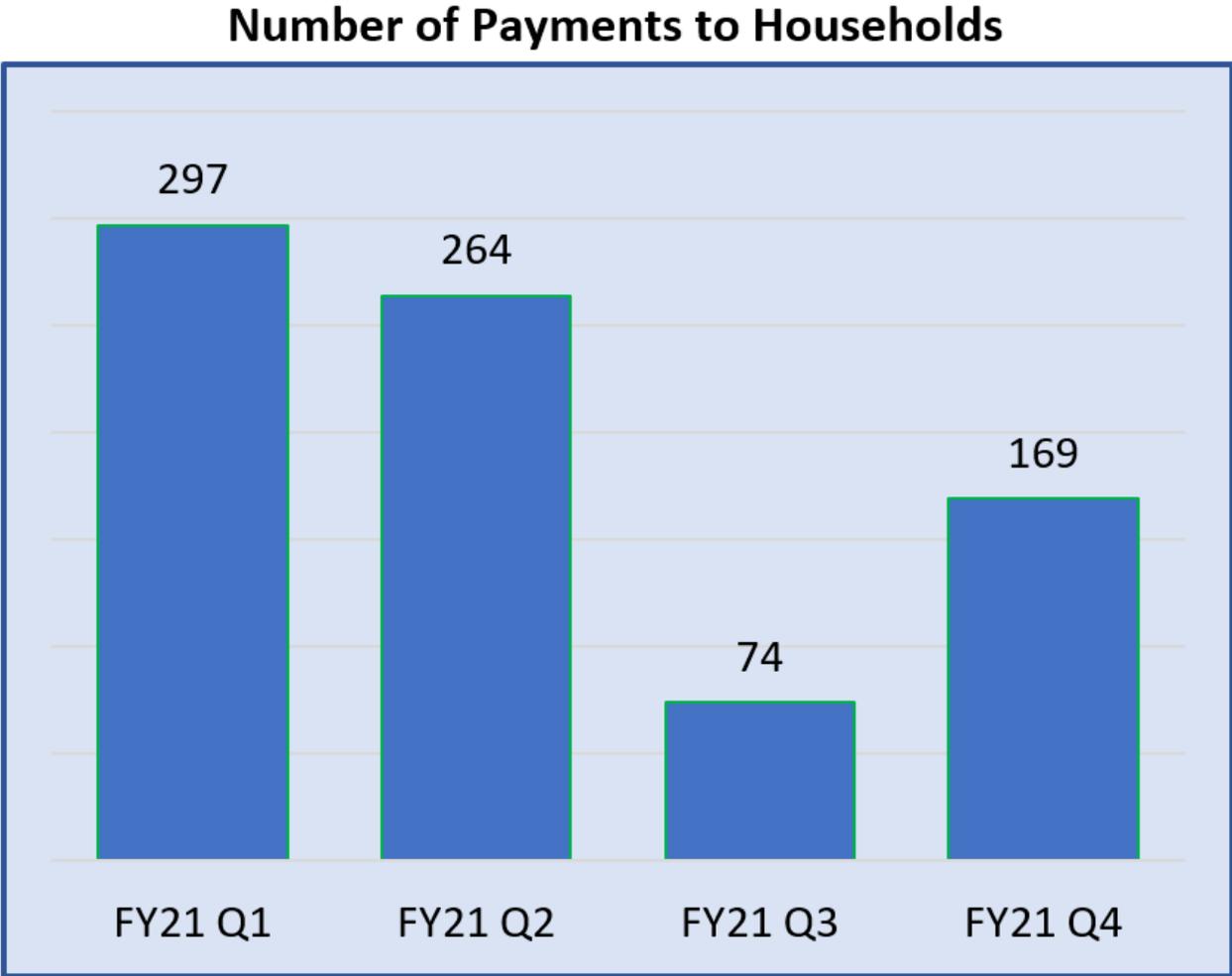
Develop **15** Units

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# Emergency Housing Assistance Program

- 535 unique households assisted
- Serving very low-income households
- \$ 1.3 million in Town investment



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# Awarded Excellence in Affordable Housing

- Town and DHIC awarded the 2020 Housing North Carolina Award for excellence in affordable housing for Greenfield
- North Carolina's top honor for excellence in affordable housing



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# Affordable Homes Approved

- 200 affordable homes received development approvals
  - ~75 through the Town's Inclusionary Housing program
- 130 affordable homes receive funding support from the Town



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# Development on Town-Owned Land

- Homestead Gardens - 2200 Homestead
  - Received rezoning approval to develop ~120 affordable homes
  - Planning to break ground in spring/summer 2022
- Jay Street
  - Concept Plan process completed
  - Conducting community engagement to refine draft site plan before submit conditional zoning application



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## FY21 Projection

15

Development



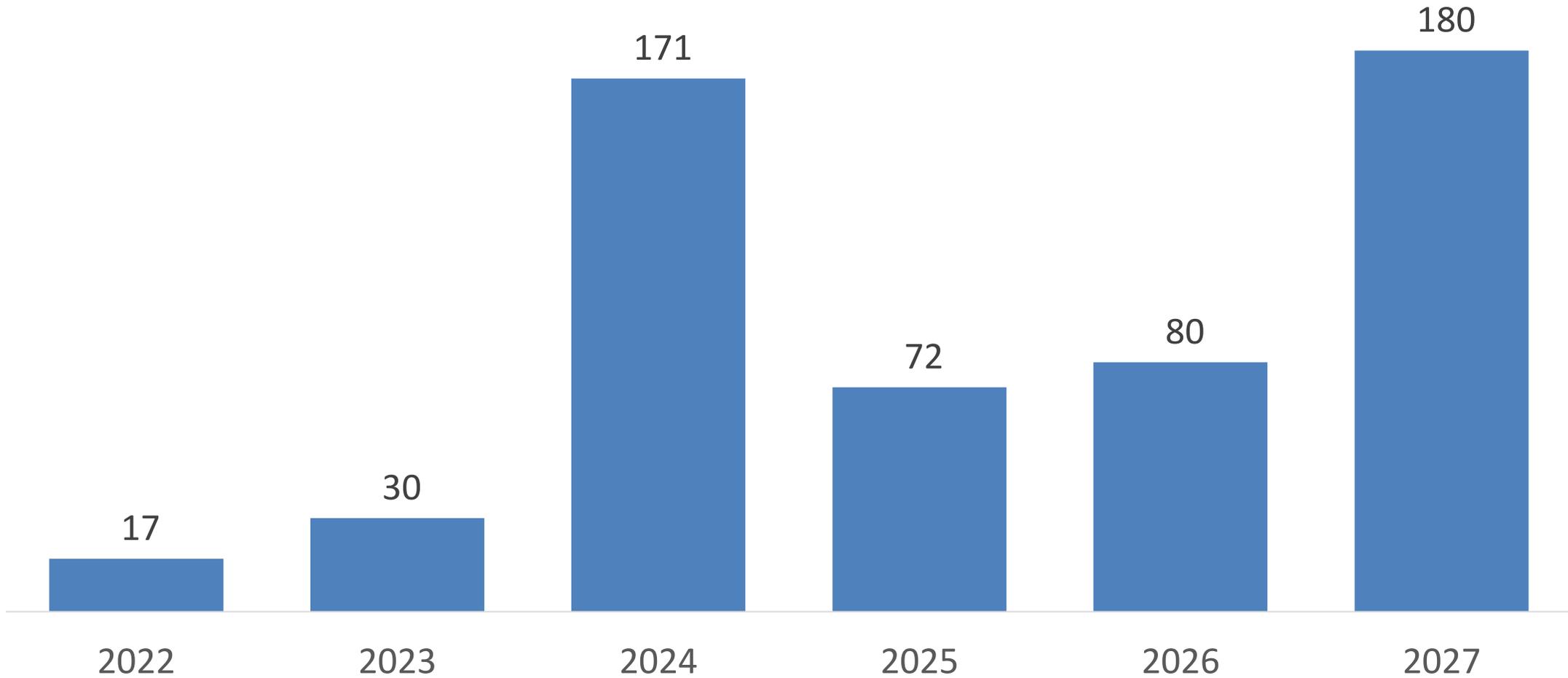
350

Preservation



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# Affordable Housing Development Pipeline



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# On the Horizon

1. Break ground at Homestead Gardens, Weavers Grove, and Perry Place
2. Submit Trinity Court Concept Plan and Jay St Application
3. Review AHDR Funding Plan in October and allocate the remaining \$5 million in bond funding
4. Continue providing Emergency Housing Assistance and adjusting programs based on impact from Covid-19
5. Community Development Block Grant Initial Public Forum in November

**Affordable Housing Work Plan FY21-23**

PROJECTS	FY 2021				FY 2022				FY 2023			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
<b>DEVELOPMENT</b>												
Develop Town-Owned Property at 2200 Homestead Road												
Pursue Affordable Housing on Prioritized Town Properties												
Identify Properties for Affordable Housing Development												
<b>PRESERVATION</b>												
Implement Manufactured Home Communities Strategy												
Create Preservation Strategy												
Develop Short Term Strategies for NOAH Resident Displacement												
Acquire and Rehab Properties for Affordable Housing Preservation												
<b>POLICY</b>												
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												
<b>FUNDING</b>												
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												
<b>MANAGING TOWN-OWNED HOUSING</b>												
Create and Implement a Public Housing Master Plan												
Manage Public Housing Inventory												
Manage Transitional Housing Inventory												
<b>COLLABORATIONS</b>												
Convene Teams and Committees												
Serve as a Partner on Committees and Boards												
Expand Collaboration with Key Partners												

 Council Item Scheduled  
 Council Item Heard and/or Action Taken





# Public Housing

FY 2021 Annual Report



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# Metrics

To track our progress and success, Public Housing will mirror HUD's metrics in the Public Housing Assessment System (PHAS) score. These metrics are:



Physical Condition



Financial Condition



Management Operations



Capital Fund



Community Engagement

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# Operations during COVID-19

- No graded PHAS inspection this fiscal year
- Habitability Inspection in Q4
- Emergency Work Orders only
- Continued pre-screening process for tenants
- Continued Annual Recertifications via mail
- Continued weekly food distribution



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# Physical Condition



HUD evaluates site, building exterior, interior, and general condition of neighborhood

- Habitability Inspection
- Completion of Oakwood units!
- Plumbing repairs



**128** Emergency Work Orders

**92%** closed within 24 hours

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# Financial Condition



## Operating Fund

HUD evaluates whether the Housing Agency has sufficient financial resources and is managing those resources effectively

	Liquidity	Adequacy of Reserves	Adjusted Operated Income	Money owed to vendors
2021	19.09%	22.75%	\$488,991	0.51
2020	12.83%	26.63%	\$474,541	1.26

\*\*No debt service either year

Data represents values from Annual Financial Data Schedule collected at FY end (6/30/21)

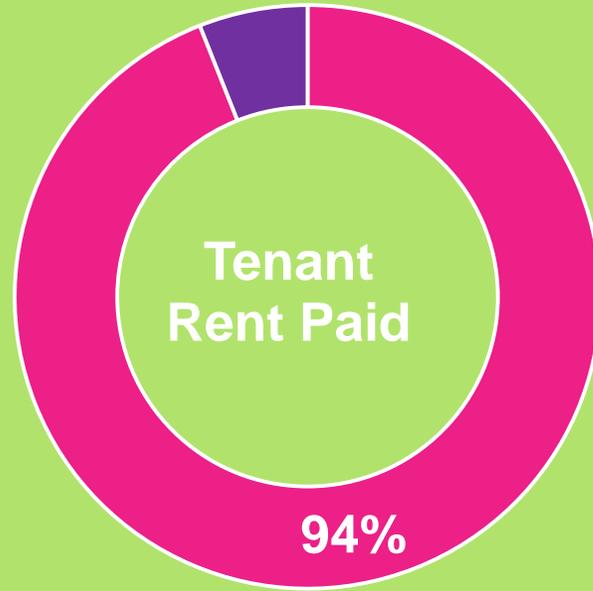
Improvements were made in Liquidity from 6/30/20 to 6/30/21



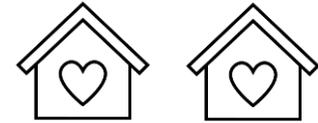
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# Management Operations

HUD is assessing the effectiveness of the Housing Agency's Management in terms of Occupancy, Tenant Account Receivables, and Accounts Payable



98% Occupancy;  
5 vacant units:

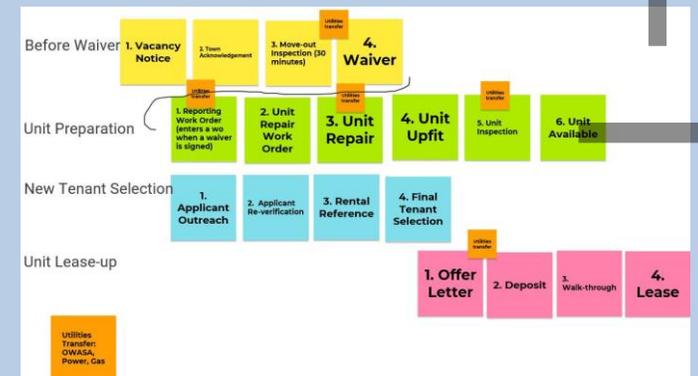


2 vacant units due to Fire damage



3 vacant units currently in Leasing

- Community Housing Partners community engagement for Trinity Re-Imagined
- 67% of tenants = COVID vaccine



- Unit Turnaround Process Improvement team created



# Capital Fund



HUD evaluates the time it takes to use the funds designated for Building Improvements. All Grant Funds must be spent within 4 years of receipt.

4<sup>th</sup> Quarter balance does not reflect FY22 grant.

Quarter	Current Encumbrances	Available Balance
4	\$270,457.89	\$2,058,460.59
3	\$260,031.55	\$2,137,648.83
2	\$333,313.41	\$2,182,249.84
1	\$304,688.85	\$2,363,794.71

## Grant Funds used for:

1. Development
2. Financing
3. Modernization
4. Management Improvement

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# Community Engagement



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## Number of people served by weekly Food Distribution

April	2,501
May	2,566
June	2,332

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National Night Out event held in THREE neighborhoods



The Town of Chapel Hill Public Housing  
**Emergency Preparedness Planning**

317 Caldwell Street Extension, Chapel Hill, NC 27516  
Main Office # (919) 968-2850  
Maintenance # (919) 969-4983  
After Hours # (919) 968-2855

## Resident Council Members increases

# What's Ahead for Public Housing ?

- Implementation of the Public Housing Master Plan
- Filling staff vacancies: Maintenance Programs Supervisor, Administration Assistant, two Maintenance Mechanics, and Housing Officer

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- Grow and develop our Resident Council
- Move forward with Trinity Re-Imagined

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# THANK YOU



from Public Housing

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