

Live Close, Live Connected, Live Proud

Northside Neighborhood Initiative



- 26 Properties acquired, 2 under contract
- 31 Affordable units created or in process with five partners
- 50+ Home Repair and Property Tax Grant Recipients
- 21 Families welcomed into new or newly renovated homes, including 33 children!
- 1st rise in African American Population since 1980



The Northside Neighborhood Initiative (NNI) is aims to maintain and strengthen the vibrant, diverse, family friendly historic neighborhoods of Northside and Pine Knolls. This effort is a collaboration between Northside residents, the Jackson Center, Self-Help, UNC, the Towns of Chapel Hill and Carrboro, Orange County, and all area affordable housing agencies.

The key tool of the NNI is a land bank, made possible with a \$3 million zero interest loan from UNC Chapel Hill to local non-profit Self-Help, with support from the Town of Chapel Hill. Self-Help is able, with the Jackson Center and neighborhood partnership, to purchase homes in transition and to hold them as strategies are created by our neighborhood Compass Group and partner organizations. These homes are then redeveloped and sold to affordable housing agencies or families. This is part of a broader effort, laid out in our community-first plan, [“Northside Market Action Plan \(MAP\).”](#)

HIGHLIGHTS:

- This effort has been shared as a model at the local Affordable Housing Summit, as well as multiple statewide and national conferences. The NNI has produced or has under development 31 units of affordable housing from five partners, including HomeTrust, Empowerment, Habitat, Pee Wee Homes, and the Town of Chapel Hill, with a range of affordable rental and homeownership options. This effort has also added 33 children to the neighborhood!
- We have coordinated over 50 home repairs and property tax grants to help retain long-term neighbors in their homes. We have also seen the first rise in the African-American population in the neighborhoods in over 40 years.
- The Compass Group, the group of neighborhood leaders on every block who make decisions about the disposition of properties and lead strategy, has met monthly for the last five years. This year, we expanded the land bank to Pine Knolls and added four PK resident leaders.
- The partners mentioned above have benefitted from acquiring land at cost from the NNI’s Land Bank, which helps partners find buildable properties while reducing subsidy needs that otherwise would be requested of governmental sources. As an example, one house we developed for the HomeTrust required just \$30,000 of government subsidy. Without the reduction in acquisition/construction costs and the private philanthropic funds we leveraged to match it, the request would have been approximately \$90,000.
- We’ve mobilized over \$1.3 million in private grants to reduce the cost of homes, provide property tax relief, and match government funding to produce and retain affordable housing. We’ve also achieved cost savings by providing on-site acquisition and construction management. Together, these strategies significantly limit government funding requests for development subsidies and allow more homes to be developed for permanent affordable housing. We have leveraged or saved over \$2 million in the last three years!
- Another great success of the NNI is its role piloting innovative ideas, which are shared across partner agencies. For example, our recently completed tiny home rental duplex (Pee Wee Tinyplex) serving homeless individuals is a model that’s helped inform efforts to build additional housing of this sort, while addressing goals of the Ten-Year Plan to End Chronic Homelessness. Similarly, Jackson Center and Self-Help staff are active participants in cross-jurisdictional efforts like the OC Affordable Housing Coalition and the mobile home park work group.

The NNI produces essential units to meet the affordable housing gap; saves subsidy dollars at the back end for the Town; models collaboration with all affordable housing partners; secures racial and socioeconomic diversity; retains 4th and 5th generation Town residents; and allows mobilization of additional creative options that fulfill Town priorities like elder housing.



“We are winning back the neighborhood”

-- Keith Edwards, lifetime resident

“I thought the neighborhood was lost. Now I see good things happening on every block of Northside.”
--Aaron Nelson, Chamber of Commerce



New Northside Neighbors

