

AFFORDABLE HOUSING BOND FUNDING PLAN

Council Meeting
May 4, 2022



Council Consideration

- Consider approval of the recommended Affordable Housing Bond Funding Plan



Agenda

1. Background

2. Funding Request

3. Recommended Funding Plan

Draft



Affordable Housing Bond

- Approved by Chapel Hill residents in November 2018
- **\$10 million**: Development and Preservation of Affordable Housing



A PLACE FOR EVERYONE

AFFORDABLE HOUSING BOND REFERENDUM

This fall, Chapel Hill voters will decide on a proposed \$10 million in general obligation bonds to build and preserve housing for persons of low and moderate income.

VOTING DATES
Sept. 7–Oct. 30: Absentee Ballots
Oct. 17–Nov. 3: Early Voting
Tuesday, Nov. 6: Election Day

www.chapelhillaffordablehousing.org/bond

TOWN OF CHAPEL HILL



A PLACE FOR EVERYONE

Chapel Hill voters will consider the 2018 Affordable Housing Bond Referendum on the following dates:

Absentee Ballots
SEPT. 7 – NOV. 6

Early voting
OCT. 17 – NOV. 3

Election Day
NOV. 6






The referendum asks voters to decide on proposed \$10 million in general obligation bonds. The funds will be used to build and preserve housing for persons of low and moderate income in Chapel Hill.

For more about the Chapel Hill affordable housing bond referendum:
www.chapelhillaffordablehousing.org/bond

Information about Voting:
http://www.orangecountync.gov/departments/board_of_elections/ or 919-245-2350

TOWN OF CHAPEL HILL, ORG

2020 Approved Bond and AHDR Funding Plan

Organization	Project	Request	Approval	Units
 CASA	Merritt Mill	438,995	438,995	48
 EmPOWERment	Johnson Street	350,000	200,000	10
 Habitat for Humanity	Weavers Grove	1,500,000	1,255,692	100
 Pee Wee Homes	Mitchell Lane Tinyplex	55,313	55,313	2
 Town of Chapel Hill	2200 Homestead Road	3,500,000	3,300,000	120
Total		\$5,844,308	\$5,250,000	280

Spring 2022 Affordable Housing Bond Cycle

- \$2 million available
- 9% Low-Income Housing Tax Credit Projects
- Funding contingent on the project receiving a tax credit award in August 2022
- Process for allocating remaining funds in late summer



DHIC: The Indigo



Project Type	Rental
# Units	51
Project Type	Low-Income Housing Tax Credit Apartments
AMI Level	13 at 30% AMI and below 8 at 50% AMI and below 30 at 60% AMI and below
Affordability Period	At least 30 years
Funding Request	\$1,350,000 loan



Affordable Housing Bond Scoring Rubric



Scoring Category	Maximum Score	Project Score
1. Income Target	30	26
2. Financing and Leverage	55	30
3. Feasibility	25	17
4. Experience	20	20
5. Design	30	30
6. Impact	45	35
7. Social Equity	25	25
8. Bonus Points	20	10
TOTAL	230	193
Percentage	100%	84%

Recommended Bond Funding Plan

- Fully fund the DHIC project at \$1,350,000
- Funding commitment will be contingent on the project receiving 9% LIHTC award in 2022



Draft



Next Steps

- Launch final Affordable Housing Bond cycle in late summer 2022
- Housing Advisory Board review in early fall
- Council review of recommended funding plan in the fall
- Begin affordable housing bond issuance in fall 2022



Council Consideration

- Consider approval of the recommended Affordable Housing Bond Funding Plan
- Approve Resolution R-



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