

Housing Advisory Board Draft 2022-23 Professional Development Plan

General Training Topic	Subtopic	Description	Date Delivered/ Scheduled	Trainers	Learning Objective
Low Income Housing Tax Credit (LIHTC) Program	<input checked="" type="checkbox"/> Tax Credit 101	9% versus 4% credits; need for subsidy with each; what populations (AMI) are served by each, etc.	May 2022	Tax Credit Developer: Dustin Mills, Taft-Mills Group	Improved understanding of a major funding source for affordable multifamily rental housing development
	<input type="checkbox"/> Deeper Dive into LIHTC	TBD	Spring 2023	NCHFA?	
History of Affordable Housing Proposals in Approved Development Projects	<input checked="" type="checkbox"/> Table of approved projects	<ul style="list-style-type: none"> - Projects status (approved and built, approved but not yet built, and approved but will never be built. - # units, AMI levels, affordability period). 	June 2022	Town staff	Informed approach to HAB development reviews that follows realistic rental development guidelines.
	<input type="checkbox"/> History of the Town's inclusionary housing policy	<ul style="list-style-type: none"> - What is the IH policy and how did it come to be? - Legality around "requesting" affordability in market rate rental housing 	Winter 2022	Town staff/Legal Perspective	
Housing Vouchers	<input checked="" type="checkbox"/> Overview of how the voucher program works	<ul style="list-style-type: none"> - What types of vouchers are there and how are they implemented? - What is the impact on developers of [market rate] rental housing to accept vouchers? How does the voucher subsidy compare to market rents in Chapel Hill? - How might vouchers help support affordable housing development projects? - How do AMI restrictions and vouchers intersect? What AMI levels are served with a housing voucher? Can you restrict AMI levels on units that accept vouchers? 	Feb 2023	Orange County	Improved understanding of voucher program to enable HAB members to better advocate for housing voucher non-discrimination evaluate proposals that include vouchers AND evaluate funding applications for projects that include vouchers in their pro formas.

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Overview of Expanding Housing Choices Strategy	<input checked="" type="checkbox"/> Review of existing ordinance and what LUMO re-write is trying to achieve	<ul style="list-style-type: none"> - Existing local barriers to small, multi-family development - Update on FLUMO project and impact it will have on small, multi-family development - Review successful case study examples 	Oct 2022	Town Planning Staff	Understanding of the existing barriers and possible avenues to help expand housing choices to enable HAB members to better advocate for promoting small multi-family development in single family districts
Challenges of developing housing for populations earning <30% AMI	<input type="checkbox"/> Overview of need/pipeline	<ul style="list-style-type: none"> - What is the estimated need? - What is currently in the pipeline? 	Dec/Jan 2022	Town staff	Understanding the context and challenges of serving households with extremely low incomes
	<input checked="" type="checkbox"/> Financial overview of 30% AMI and below projects	<ul style="list-style-type: none"> - How much subsidy is typically needed? - What is the financial impact on an affordable housing development? - Is this housing best included in mixed-income developments or 50% AMI and below? 	Dec/Jan 2022	30% AMI and below developer: Jess Brandes of CASA?	
Resources Available for Affordable Housing	<input checked="" type="checkbox"/> Review of common funding sources for affordable housing development/ redevelopment/ acquisition/etc.	<ul style="list-style-type: none"> - Town affordable housing funding sources - Relevant state, federal, private, etc. funding sources 	Feb/Mar 2023	Town Staff (local \$) TBD (other \$)	Understanding of available funding sources for affordable housing to enable HAB members to better advocate for increasing local affordable housing funds