

10-07-2020 Town Council Meeting Responses to Council Questions

ITEM #9: Receive the FY20 Affordable Housing Annual Report

Council Question:

When was the request for qualifications for potential development partner issued for Jay Street? How many responses were received to this request for qualifications?

Staff Response:

A [Request for Qualifications](#)¹ for Affordable Housing Development Services was issued on December 18, 2019. The responses were due March 2, 2020.

The Town received six responses to the Jay Street RFQ in March 2020. After a thorough evaluation process we recommended to Council on July 27, 2020 that the Town enter into a Memorandum of Understanding (MOU) with the [Taft-Mills Group](#)² to begin negotiating an agreement to develop affordable housing on the Jay Street site. Staff is currently working with the Taft-Mills Group team, which includes the Community Home Trust, to finalize that document. We hope to execute the MOU and begin predevelopment activities this fall. We will continue to update Council as we initiate and progress through our development workplan.

Council Question:

Will the Peoples' Academy be conducted this year? If so, when?

Staff Response:

The Peoples Academy has been postponed until Spring, 2021. At that time, we hope to provide either a fully online experience or a hybrid online and in-person experience, depending on health guidelines at the time. The Peoples Academy team is currently designing the program and plans to open applications shortly after the holidays. Any interested community members may email us at peoplesacademy@townofchapelhill.org to be notified when applications are open.

Council Question:

What is the Culbreth Park acquisition?

Staff Response:

The original homeowner of the home on Culbreth Park Drive received a second mortgage loan in 1992 from the Town as part of an affordable housing demonstration program. As a condition of the loan, the Town had a right of first refusal to purchase the home. The homeowner expressed interest in selling the home and the Town partnered with Community Home Trust to exercise the

¹ <https://www.townofchapelhill.org/Home/Components/RFP/RFP/348/2548>

² <https://www.taftfamilyventures.com/taft-mills-group>

10-07-2020 Town Council Meeting

Responses to Council Questions

right of first refusal, purchase the home, and incorporate it into the Community Home Trust's permanent affordable housing inventory, rather than letting the home sell on the private market.

Council Question:

What is the plan for the master leasing program after April?

Staff Response:

The Community Home Trust (CHT) has submitted an Affordable Housing Development Reserve application to expand the master leasing program to 8 units. The Home Trust is also working with County and Town staff to explore opportunities to further connect this program with the homelessness and rapid rehousing system in the county. Staff will update the Council as this exploration moves forward. Council will consider the CHT's request for funding at the November 4 Council Meeting.

Council Question:

Our MHP displacement strategy references 2200 Homestead as a displacement re-location site. Can you share how you are thinking about this and connecting the MHP strategy with the design and development of 2200 Homestead?

Staff Response:

The [Manufactured Housing Strategy](https://www.chapelhillaffordablehousing.org/manufactured-housing-strategy)³ calls for the creation of a menu of housing options for residents affected by manufactured home redevelopment. One of those options was looking at Town-owned properties as potential relocation sites. Through staff resident engagement efforts, we gained an understanding of the housing needs and preferences of manufactured home residents. The Homestead site is planned to provide housing that could meet many of the needs of manufactured home residents, if faced with displacement. If there is a need for relocation of residents, and if project timing allows, staff would work with our anticipated development partners to explore opportunities to house affected residents on the site.

Staff are also pursuing additional displacement/relocation assistance strategies outlined in our plan, such as identifying additional density at the Tar Heel mobile home community that Council will consider as part of that development application. Staff are also exploring the possibility of creating a Master Plan for the Chapel Hill North area that could create displacement assistance or relocation possibilities for Lakeview residents.

³ <https://www.chapelhillaffordablehousing.org/manufactured-housing-strategy>

10-07-2020 Town Council Meeting

Responses to Council Questions

Council Question:

I had a parent contact me about the new pods we are supporting and I wasn't sure who to direct my questions to on staff, so sending to you instead. I am wondering how parents can get more information about them and what the criteria for participation is? Also, are they only open to Chapel Hill families and if so, is Carrboro or the schools supporting non-Chapel Hill options?

Staff Response:

The Neighborhood Support Circles (NSC) are being carried out in partnership with Refugee Community Partnership (RCP). RCP is doing the recruitment of families from within their networks, as well as taking referrals from Family Success Alliance and Jackson Center. To qualify for the program, families must be low-income and Chapel Hill residents. Interested households can contact RCP to learn more and explore eligibility. RCP is interested in expanding the NSC Program to serve Carrboro and other families outside of Chapel Hill Town limits and is exploring options to grow the program.