

**Public Forum – Preliminary Plan
2019-2020 Community Development
Block Grant (CDBG) Program**

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**Council Business Meeting
March 20, 2019**



Affordable Housing Work Plan FY18-20

PROJECTS	FY 2018				FY 2019				FY 2020			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
DEVELOPMENT												
Develop Town-Owned Property at 2200 Homestead Road				★			★		★			
Pursue Affordable Housing on Prioritized Town Properties		★		★			★		★		★	
Acquire Properties for Affordable Housing Development		★										
PRESERVATION												
Implement Manufactured Home Communities Strategy			★	★			★					
Naturally Occurring Affordable Housing (NOAH) Preservation Strategy												
Acquire and Rehab Properties for Affordable Housing Preservation					★							
POLICY												
Explore the Creation of Employee Housing Incentives			★			★						
Participate in the LUMO Re-Write Project							★					
Develop a Payment-in-Lieu Formula for Rental Housing			★									
Update Payment-in-Lieu for Homeownership Units												
Explore Affordable Housing Incentive Options							★					
FUNDING												
Implement Investment Plan for Affordable Housing - 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		★	★	★		★	★	★				
MANAGING TOWN-OWNED HOUSING												
Manage the Community Development Block Grant Program		★	★	★		★	★	★				
MEASUREMENT & REPORTING												
Provide an Affordable Housing Quarterly Report		★	★	★	★	★	★	★	★	★	★	★
Provide an Annual Housing & Community Report	✓				★				★			
Update the County-wide Affordable Housing Database					✓							
Implement the Loans and Grants Tracking Tool			✓									
COLLABORATIONS												
Expand Collaboration with Developers, Providers, and Regional Partners												
Participate in the Affordable Housing Collaborative		★		★				★				★
Engage UNC, the School System, and UNC Health Care												
Serve as a Partner on the Northside Neighborhood Initiative			★									
COMMUNICATIONS												
Implement a Communications and Marketing Strategy				★								

Manage the Community Development Block Grant Program



- ★ Council Item Scheduled
- ★ Council Item Heard and/or Action Taken



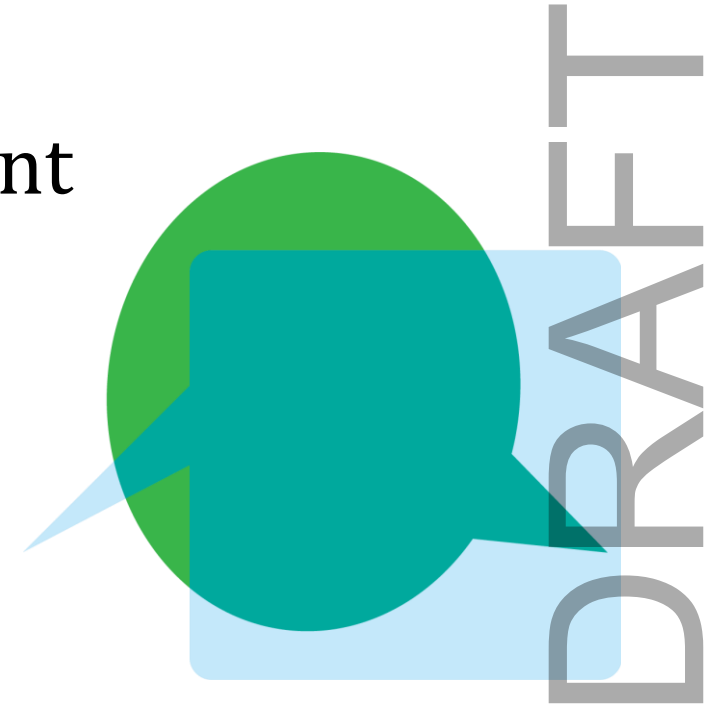
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Purpose of Public Forum

Receive public comment on:

- Use of 2019-2020 Community Development Block Grant (CDBG) funds
- CDBG Application Review Committee's Recommended Program Plan

No Council action required



CDBG Overview

- Entitlement community designation
- Receive CDBG funding annually through the U.S. Department of Housing and Urban Development (HUD) for:
 1. Providing decent affordable housing
 2. Creating suitable living environments
 3. Expanding economic opportunity



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CDBG National Objectives

- 1. Benefit low/moderate income households**
 - Households earning less than 80% Area Median Income
 - (AMI=\$80,600; 80% AMI = \$64,500 for household of 4)
- 2. Aid in the prevention or elimination of slum or blight**
- 3. Meet an urgent need**



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Our future is a shared vision Council Goals 2016–2018



Council Goals were adopted on May 23, 2016. They are organized around the themes of Chapel Hill 2020, our Community Plan. Check our progress at www.townofchapelhill.org/councilgoals.



Learning, serving and working together to build a community where people thrive!

Business Management • Communications and Public Affairs • Economic Development • Fire • Housing and Community • Human Resource Development
Library • Ombuds • Parks and Recreation • Planning and Sustainability • Police • Public Works • Technology Solutions • Transit

Protect and Provide for a Safe Community

Safety and governance provide our foundation.

Govern with Quality and Steward Public Assets

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Connection to Existing Plans & Strategies

Affordable Housing Plan

The Town of Chapel Hill's goal is to increase the availability of and access to housing for households and individuals with a range of incomes, from those who are homeless to those in mid-income households. The Town of Chapel Hill will work with for-profit and non-profit housing providers to offer a variety of housing opportunities that will promote socioeconomic diversity, recruitment and retention.

Affordable Housing Strategy Statement:

The Town of Chapel Hill will work with a range of incomes, from those who are homeless to those in mid-income households. The Town of Chapel Hill will work with for-profit and non-profit housing providers to offer a variety of housing opportunities that will promote socioeconomic diversity, recruitment and retention.

Goal Statements:

- 1) Support solutions and programs that offer affordable housing options along the entire continuum of housing need
 - a) Research and quantify the number of affordable housing units that are needed and desired by the community
 - b) Work with housing providers to develop affordable housing units, which includes studio units, conservation districts and the urban services boundary review and costs
 - c) Explore the development of affordable units, including those that can be developed within the community
 - d) Work with housing providers to explore the development of affordable units, including those that can be developed within the community
 - e) Support the development of affordable units, including those that can be developed within the community
 - f) Work with affordable housing providers to explore the development of affordable units, including those that can be developed within the community
 - g) Develop a policy for the development of affordable units, including those that can be developed within the community
- 2) Advocate for a sustainable community
 - a) Advocate for a sustainable community by increasing the number of affordable housing units, which includes studio units, conservation districts and the urban services boundary review and costs
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- 3) Pursue creative partnerships on a local and regional level
 - a) Continue efforts to streamline the Town's development review process to reduce the cost of development
 - b) Research and develop local funding sources
 - c) Identify and develop local funding sources
 - d) Explore innovative solutions to reduce the cost of non-mortgage related housing costs such as energy expenses, homeowner association dues, and taxes
 - e) Expand the financial support available to non-profit housing providers both for operating and project expenses
 - f) Consider solutions that include partnering with the County, other municipalities, and major employers

Affordable Housing Strategy

Affordable Rental Housing Strategy

Preface: Chapel Hill residents value an inclusive community and want to support a broad range of housing options affordable by all. Those unable to find affordable rental housing include young entrepreneurs, senior citizens, people who serve us in essential positions, creative artists, nonprofit social workers, and doctors' offices. Increasing our stock of affordable rental housing is consistent with the Town's Affordable Housing Strategy (2011).

Statement: The goal of the affordable rental housing strategy is to increase the stock of rental housing affordable to all who want to live in Chapel Hill and to preserve existing units.

Northside and Pine Knolls Community Plan

Overview
During the summer and early fall of 2011, the Town of Chapel Hill worked with the Sustaining Ourselves Coalition and the Northside and Pine Knolls communities to jointly develop solutions to the incompatible development and student rental development on the neighborhoods.

Comprehensive Approach
The Northside and Pine Knolls Community Plan sets forth solutions to address the following:

1. Affordable Housing
2. Cultural and Historic Preservation
3. Enforcement
4. Education and Outreach
5. Parking
6. Zoning

Format
The Community Plan solutions are described in each section along with the following information:

- **Action Steps:** a description of those actions that would be necessary to implement the solutions.
- **Goal:** a purpose against which to measure the success of the solution, action steps and estimated cost.
- **Potential Partners:** a list of parties that could partner to implement the solutions. The Community Plan was developed by the Town of Chapel Hill and participants from the Sustaining Ourselves Coalition and the Northside and Pine Knolls communities. Outreach to other potential partners would need to occur to establish their involvement.
- **Estimated Cost:** a projection of cost should the solution be pursued. Affordable Housing costs were determined using input from affordable housing providers about subsidy needs and using information about homes that were recently sold in the neighborhoods.

January 9, 2012

ORANGE COUNTY NORTH CAROLINA

Town of Hillsborough

ORANGE COUNTY HOME CONSORTIUM
300 W. Tryon Street
Hillsborough, North Carolina 27278

PROGRAM YEAR 2015-2020 FIVE YEAR CONSOLIDATED PLAN AND FY 2015 ANNUAL ACTION PLAN

Consortium Members: Orange County, the Town of Carrboro, the Town of Chapel Hill, and the Town of Hillsborough

URBAN DESIGN VENTURES

EQUAL HOUSING OPPORTUNITY

CHAPEL HILL

2020

CONNECTIONS CHOICES COMMUNITY

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5-Year Affordable Housing Targets

400

Development



300

Preservation



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CDBG Program Eligible Activities



Homebuyer Assistance



Acquisition



Public Services



Rehabilitation



Public Facilities Improvements

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**2019-2020 CDBG
Application Review Committee
Recommended Program Plan**

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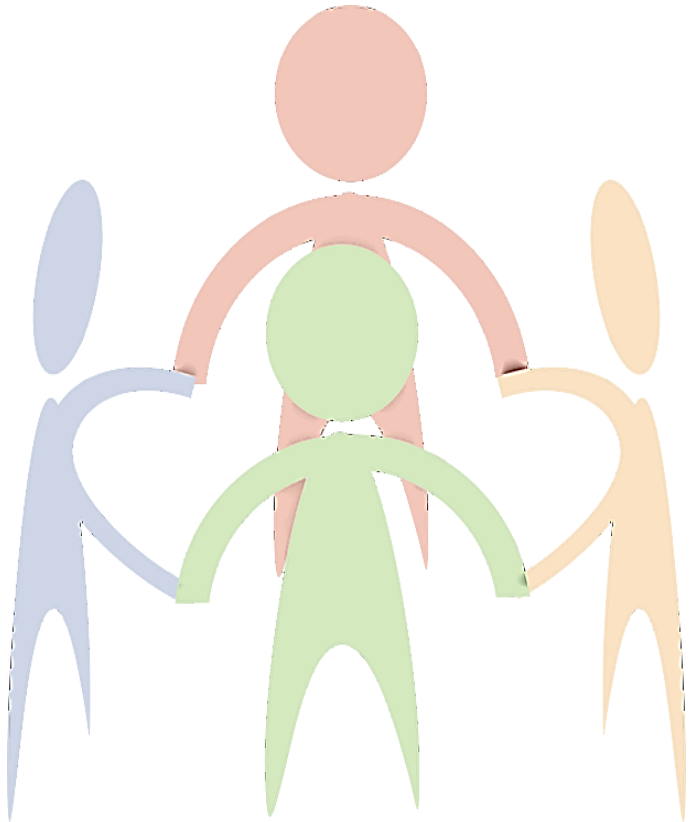
CDBG Application Review Committee Funding Recommendation

Public Services

- IFC HomeStart Program \$28,500
- TOCH Summer Youth Employment \$27,000
- Exchange Club's Family Center \$ 2,040

Total Public Services \$ 57,540

Grant Administration \$ 83,669



THE
CITY OF
DALLAS

CDBG Application Review Committee Funding Recommendation

Affordable Housing

▪ Community Home Trust Homebuyer Assistance	\$ 30,000
▪ Habitat for Humanity Home Preservation	\$ 27,000
▪ Code Enforcement	\$ 25,000
▪ Neighborhood Revitalization	<u>\$195,135</u>

Total Affordable Housing **\$277,135**



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Process

- ✓ November 7, 2018 Initial Public Forum
- ✓ January 22, 2019 Funding applications due
- ✓ February 2019 Application Review by Committee
- ✓ March 2019 Public Forum

Next Steps:

- April 2019 Council Action
- May 2019 Annual Plans Submitted to HUD



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Recommendation

- Open the public forum
- Receive comments on use of 2019-2020 CDBG funds and the Recommended Program Plan
- Requested Council action on April 10, 2019

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