

PRESERVATION STRATEGY FRAMEWORK

DRAFT

Town Council Meeting
October 30, 2019





Strategic Goals and Objectives

FY 2020-2022

Affordable Housing

To increase access to housing for individuals across a range of incomes, and to constantly strive for more equitable outcomes and opportunities for historically underserved populations.



OBJECTIVES

1. Increase availability of affordable housing for all incomes

2. Preserve existing affordable housing

INITIATIVES

- 1. Manage bond and other local affordable housing funding resources
- 2. Develop affordable housing on Town-owned properties
- 3. Reduce regulatory barriers and create incentives for affordable housing
- 4. Using a racial equity lens, identify root causes of affordable housing challenge and address with short, medium and long term approaches

- 1. Implement Public Housing Master Plan
- 2. Consider options for Public Housing redevelopment
- 3. Implement Manufactured Home Strategy
- 4. Implement Affordable Housing Preservation Strategy
- 5. Support the Northside Neighborhood Initiative



DRAFT

Agenda

1. Context

2. Framework Overview

3. Discussion and Feedback

DRAFT



Council Consideration

- Provide feedback and guidance on the draft Preservation Strategy Framework



DRAFT



Overall Objectives of Preservation Strategy Framework

- 1) Preserve Existing Affordable Housing
- 2) Improve or Maintain Quality of Affordable Housing
- 3) Provide Tenant Protections and Support for Households at Risk of Displacement

DRAFT





What is Preservation?

- Activities that maintain affordability of existing housing.
- Previously has included:
 - Homebuyer subsidy for existing units
 - Housing rehabilitation
 - Rental and utility assistance

DRAFT





What is a Preservation Strategy?

- A tool to build on the preservation work already underway
- A proactive and comprehensive approach

Town of Chapel Hill Draft Preservation Strategy Framework

Objective I: Preserve Existing Affordable Housing

Strategy I1: Protect affordable housing property from redevelopment

Intermediate Result	Performance Measures	Potential Partners	Timeframe
Local preservation loan funds dedicated to acquire existing affordable housing under threat of redevelopment	# and % of total NOAH units preserved	Banks/CDFIs UNC Philanthropy	Medium Term
Resident-owned communities are established for properties under threat of redevelopment	# of residents who avoid displacement	ROC USA	Medium Term
Early Warning System helps to identify at risk affordable housing properties and target preservation efforts	Total funding deployed Total \$ leveraged through financing	Property owners Landlords Affordable housing providers Landlords TJCOG Local realtors	Medium Term Short Term

Strategy I2: Provide financial support to low-income households facing rising housing costs

Intermediate Result	Performance Measures	Potential Partners	Timeframe
Low-income renters have access to affordable housing through a master leasing program	# of low income households receiving financial support	Affordable housing providers UNC	Short Term
Low-income renters receive short term rental/utility assistance	Total subsidy amount provided annually	Affordable housing providers	Short Term
Housing Choice Voucher holders have more housing options in the Town of Chapel Hill	# of additional units available to voucher holders	Orange County Landlords	Long Term
Low-income homeowners facing increased property taxes receive subsidies to keep their housing costs affordable	% of total affordable rental housing stock accepting vouchers	Advocates Affordable housing providers	Short Term



Why Create a Preservation Strategy?

1. Threat of losing affordable housing
2. Allow residents to stay in their community
3. Maintains diverse neighborhoods
4. Cost efficient vs new development

DRAFT



Research and Process



Preservation Strategy Framework

Goal:

Create a strategic and proactive approach for preserving existing affordable housing



DRAFT



Overall Objectives of Preservation Strategy Framework

- 1) Preserve Existing Affordable Housing
- 2) Improve or Maintain Quality of Affordable Housing
- 3) Provide Tenant Protections and Support for Households at Risk of Displacement

DRAFT



Objective 1: Preserve Existing Affordable Housing

Strategy 1.1: Support affordable housing properties at risk of redevelopment

Intermediate Result

- ***Local preservation loan funds*** available to acquire affordable housing under threat of redevelopment
- ***Resident-owned communities*** established for properties under threat of redevelopment
- ***Early warning system*** identifies at-risk properties to target preservation efforts

DRAFT

Objective 1: Preserve Existing Affordable Housing

Strategy 1.2: Provide support to low-income households facing rising housing costs

Intermediate Result

- Low-income renters access affordable housing through a ***master leasing program***
- Low-income renters receive ***short term rental/utility assistance***
- ***Housing Choice Voucher*** holders have more housing options in Chapel Hill
- Low-income homeowners receive ***subsidies to assist with increasing property taxes***

DRAFT

Objective 2: Maintain and Improve Quality of Affordable Housing

Strategy 2.1: Support rehabilitation of properties in need of repair

Intermediate Result

- ***Rental and homeownership housing is rehabilitated*** to maintain and improve quality of affordable housing
- Providers implement ***coordinated and streamlined process*** to connect property owners to home repair programs

DRAFT

Objective 3: Support Tenant Protections for Households at Risk of Displacement

Strategy 3.1: Support protections for residents living in NOAH facing redevelopment or condominium conversion

Intermediate Result

- *Residents impacted by redevelopment receive:*
 - adequate ***advanced notice***
 - ***financial and relocation support,***
- Residents impacted by redevelopment are ***involved in developing their relocation package***
- ***Developers replace and/or provide funding*** to replace affordable units impacted by redevelopment

DRAFT

Timeline of Next Steps

Fall 2019

- Council Feedback
- Refine and Buildout Framework

Winter 2020

**Begin
Implementing
Framework**

DRAFT

Discussion

- Are we heading in the desired direction with this framework?
- Are there any strategies we left out?
- What other feedback do you have on the draft framework?



DRAFT



PRESERVATION STRATEGY FRAMEWORK

DRAFT

Town Council Meeting
October 30, 2019

