



Town of Chapel Hill
Public Housing Master Plan Summary
2019

Why does Chapel Hill need a Master Plan for Public Housing?

To better serve the over 800 people we serve today and to better prepare for those needing housing tomorrow.

Public Housing Master Plan Goals

Goal 1. To increase the availability of housing options for low income households.

Goal 2. To allow greater housing choices for people of all ages and abilities

Goal 3. To increase the number and type of contractual arrangements to improve our existing public housing stock

Goal 4. To repair, replace, and upgrade our existing units to increase their longevity and value

Goal 5. To increase the social and cultural diversity by increasing the availability of mixed income neighborhoods

Goal 6. To improve and optimize the capacity and structure of Public Housing staff to better meet the needs of all residents, future residents, and community partners.

Goal 7. To improve our outreach efforts to effectively increase the input of our residents in the creation of plans and policies.



S. Estes/Ridgefield



Trinity Court



Airport Gardens

The world of Public Housing is in transition. The Town of Chapel Hill is responding by assessing its properties, evaluating its assets, and looking at various strategies available to meet the mission of providing safe, affordable housing to its residents.

DEFINITIONS :

Accessible housing: Housing that is completely modified to accommodate persons with different types of disabilities.

Affordable housing: Rental or ownership housing costing no more than 30% of a household's gross monthly income before taxes. Income target groups: up to 60% area median income (rental) and 80% area median income (ownership).

Area Median Income (AMI): A term commonly used to define income targeting for housing. The current 100% AMI in the Chapel Hill/Durham area is \$80,600 for a family of four. This means that half of all area families earn more and half earn less than this amount.

Housing Choice Vouchers (HCVs): Federal rent subsidies, administered by local housing authorities, which cover the difference between 30% of a household's income and a maximum rent amount.

Market affordable rental housing: Rental housing that is affordable without rent or income restrictions.

Public housing: Income-restricted housing units owned by a local housing authority and targeted to lower-income families who pay 30% of their adjusted income as rent.

Publicly assisted housing: Rental units with rent and/or occupancy restrictions imposed as a condition of assistance under federal, state, or local programs.

Workforce housing: Housing units that target moderate income households: Rental: 60% - 80% AMI; Ownership: 80% - 120% AMI

Items to be Addressed

A. Our best method to accomplish our goal of sustaining our Public Housing is through three strategic initiatives:

- Housing Preservation & Creation
- Community Programming & Engagement
- Operational Excellence

B. Our demographics are changing

- The percentage of families living below the poverty line in Chapel Hill increased from 6.4% to 8.6% between 2000 and 2008
- Female head of households comprise 73.7% of Chapel Hill Public Housing
- There are eleven (11) known languages spoken in Chapel Hill Public Housing households

C. There is not enough affordable housing to meet the demand

- There are currently over 200 people on the Public Housing waiting list
- Many have been on the list for over 2 years
- The longest wait is for 1 to 2 bedroom apartments

D. Our public housing apartments are old and require extensive maintenance to remain habitable

- Maintenance costs increase as we attempt to retrofit newer appliances and systems into structures without changing the internal piping, electrical, and duct systems.
- Replacement items of similar design are no longer available

E. Chapel Hill must pursue new, innovative strategies to more fully accomplish its mission now and in the future.

- Rental Assistance Demonstration (RAD) conversion
- Section 18 of the Housing Act of 1938 (Demo/Dispo)
- Section 8 Housing Assistance (Voucher Program)
- Diversity of populations – Mixed Income
- Increased Tenant Activity & Involvement