

## 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"> <li>- Projects status (approved and built, approved but not yet built, and approved but will never be built.</li> <li>- # units, AMI levels, affordability period).</li> </ul>	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"> <li>- What is the IH policy and how did it come to be?</li> <li>- Legality around "requesting" affordability in market rate rental housing</li> </ul>	Oct/Nov 2022	Town staff/Legal Perspective	
Overview of Expanding Housing Choices Strategy	<input type="checkbox"/> Review of existing ordinance and what LUMO re-write is trying to achieve	<ul style="list-style-type: none"> <li>- Existing local barriers to small, multi-family development</li> <li>- Update on FLUMO project and impact it will have on small, multi-family development</li> <li>- Review successful case study examples</li> </ul>	Oct/Nov 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"> <li>- What is the estimated need?</li> <li>- What is currently in the pipeline?</li> </ul>	Dec/Jan 2022	Town staff	Understanding the context and challenges of serving households with extremely low incomes
	<input type="checkbox"/> Financial overview of 30% AMI and below projects	<ul style="list-style-type: none"> <li>- How much subsidy is typically needed?</li> <li>- What is the financial impact on an affordable housing development?</li> <li>- Is this housing best included in mixed-income</li> </ul>	Dec/Jan 2022	30% AMI and below developer: Jess Brandes of CASA?	

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		developments or 50% AMI and below?			
Housing Vouchers	<input type="checkbox"/> Overview of how the voucher program works	<ul style="list-style-type: none"> <li>- What types of vouchers are there and how are they implemented?</li> <li>- What is the impact on developers of rental housing to accept vouchers? How does the voucher subsidy compare to market rents in Chapel Hill?</li> <li>- How might vouchers help support affordable housing development projects?</li> </ul>	Jan/Feb 2023	Orange County	Improved understanding of voucher program to enable HAB members to better advocate for housing voucher non-discrimination
Resources Available for Affordable Housing	<input type="checkbox"/> Review of common funding sources for affordable housing development/redevelopment/acquisition/etc.	<ul style="list-style-type: none"> <li>- Town affordable housing funding sources</li> <li>- Relevant state, federal, private, etc. funding sources</li> </ul>	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