



## NATIONAL ASSOCIATION FOR THE ADVANCEMENT OF COLORED PEOPLE

CHAPEL HILL -CARRBORO Branch #5689. P.O. Box 1236 Carrboro, N.C. 27510

March 21, 2018

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Dear Mayor Hemminger and Town Council Members,

The Chapel Hill-Carrboro NAACP encourages the Town Council to raise the proposed housing bond to \$15 million in support of affordable housing, contingent upon the considerations listed below. There is a well-documented need for more affordable housing in Chapel Hill. There is an estimated market gap of 4,932 housing units affordable to households earning less than \$20,000 who live in Orange County. We support the creation and maintenance of affordable housing to promote racial and socio-economic diversity in our town.

It is our understanding that \$7 million of the proposed \$10 million bond would be needed just for developing affordable housing on town-owned land, leaving merely \$3 million for other affordable housing projects. The needs that Chapel Hill faces, in regards to affordable housing, is much greater than that. Therefore, we agree with the assessment that the bond should be increased to \$15 million.

Average apartment rents in Chapel Hill are unaffordable for people earning less than 80% of the area median income and the gap between affordable and market rate rents has been widening. The benefits to the increased funding are numerous and include the following:

- Achieving racial and socio-economic diversity within our community;
- Providing relocation assistance to families displaced by development;
- Providing assistance with needed repairs for homeowners who need help;
- Helping existing housing nonprofits expand the number of units offered.

While we support the increase in bond amount, we want to make sure that the increased funding is distributed effectively. The Chapel Hill Carrboro NAACP has concerns that we wish to see addressed in the oversight and distribution of the bond funds. Those concerns include the following:

1. We want to be sure that this funding reaches people at 60% of the area median income and below.
2. We are concerned about the state of public housing, as it exists today. We want to ensure that there is appropriate oversight so that current unsatisfactory conditions in public housing do not occur in the future. We want well-defined plans that ensure that the renovations, repairs, and rebuilds of existing public housing will result in housing that is well-maintained, safe, and hospitable communities.

3. We want a portion of the housing bond to support relocation assistance for people who are being displaced by development, including support for mobile home residents.
4. We want a portion of the funding to support the affordable housing that is part of the St. Paul Village Project.
5. We want to see clear, well-defined plans for how the housing bond funding will be spent and how it will achieve these goals.

Sincerely,

Heather Brutz, Co-Chair

Chapel Hill-Carrboro NAACP Housing Committee