



Town of Chapel Hill Draft Preservation Strategy Framework



Objective 1: Preserve Existing Affordable Housing

Strategy	Intermediate Result	Performance Measures	Potential Partners	Timeframe
1.1 Protect affordable housing property from redevelopment to for-sale or high-rent use	Local preservation loan funds dedicated to acquire existing affordable housing under threat of redevelopment	# and % of total NOAH units preserved # of residents who avoid displacement	Banks/CDFIs UNC Philanthropy	Medium Term
	Resident-owned communities are established for properties under threat of redevelopment	Total funding deployed Total \$ leveraged through financing	ROC USA Property owners Landlords	Medium Term
	Early warning system helps to identify at risk affordable housing properties and target preservation efforts.		Affordable housing providers Landlords TJCOG	Short Term
1.2 Provide financial support to low-income households facing rising housing costs	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 Advocates	Long Term



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		% of total affordable rental housing stock accepting vouchers	Affordable Housing Providers	
	Low-income homeowners facing increased property taxes receive subsidies to keep their housing costs affordable		Affordable housing providers	Short Term

Objective 2: Improve Quality of Affordable Housing

Strategy	Intermediate Result	Performance Measures	Potential Partners	Timeframe
2.1 Support rehabilitation of properties in need of repair	Rental housing is rehabilitated to improve quality of affordable housing under threat of redevelopment	# of units rehabilitated	Affordable housing providers	Medium Term
	Homes are rehabilitated through financial support received by homeowners	% decrease in number of homeowners on providers' waitlist	Property Owners	
	Providers implement coordinated and streamlined process to connect property owners to home repair programs.	Length of time homeowners remain on waitlist	Affordable housing providers	Short Term
		\$ spent on rehabilitation among providers per year	Homeowners	
			Orange County Home Preservation Coalition	Short Term

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

Strategy	Intermediate Result	Performance Measures	Potential Partners	Timeframe
3.1 Ensure protections for residents living in NOAH facing redevelopment	Owners of manufactured homes receive financial and relocation support and adequate advanced notice to move into or purchase new homes upon relocation	# residents provided with assistance	Developers	Medium Term



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or condominium conversion		Total funding provided in relocation costs	Manufactured home community residents	
		# affordable units preserved after redevelopment	Manufactured home community managers	
	NOAH renters receive financial and relocation support and adequate advanced notice to move into new unit, and/or assistance finding new affordable housing	# of residents meetings held \$ amount committed through redevelopment of NOAH	Developers Residents Local affordable housing providers	Short Term
	Residents involved in developing the terms of notification and components of a relocation package.		Developers Property Owners	Medium Term
	Developers seeking to redevelop NOAH property replace units or provide funding to replace impacted affordable units		Developers Affordable Housing providers	Short Term