



# TOWN OF CHAPEL HILL

Town Hall  
405 Martin Luther King Jr.  
Boulevard  
Chapel Hill, NC 27514

## Legislation Details (With Text)

**File #:** [21-0770] **Version:** 1 **Name:**  
**Type:** Discussion Item **Status:** Agenda Ready  
**File created:** 8/2/2021 **In control:** Town Council  
**On agenda:** 10/13/2021 **Final action:**  
**Title:** Receive the Fiscal Year (FY) 2021 Affordable Housing Annual Report.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Draft Staff Presentation, 2. Affordable Housing Annual Report, 3. Public Housing Annual Report

Date	Ver.	Action By	Action	Result
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### Receive the Fiscal Year (FY) 2021 Affordable Housing Annual Report.

**Staff:**

Sarah Osmer Viñas, Interim Director  
Faith Brodie, Director  
Nate Broman-Fulks, Affordable Housing Manager  
Stacey Todd, Public Housing Management Analyst

**Department:**

Housing and Community  
Public Housing  
Housing and Community  
Public Housing

**Overview:** This annual report on affordable housing activities for Fiscal Year 2021 tracks:

- Community indicators related to the housing market and affordable housing,
- The Town's progress toward affordable housing targets,
- The status of projects funded with Town resources,
- General housing conditions in Chapel Hill, and
- Public Housing highlights

**Recommendation(s):**

That the Council receive this Fiscal Year 2021 Annual Report.

### Report Highlights:

#### Community Indicators

- The median household income in Chapel Hill rose to \$90,400, which is an increase of \$6,000 (or 7%) from 2019 to 2020 HUD Data.
- The median home value rose to \$410,105, which is an increase of \$26,000 (or 6%) from August 2019 to August 2020.
- The percentage of cost-burdened renters has continued to rise with 58% of renters currently spending more than 30% of their income on housing expenses.

### Affordable Housing Results

- Housing and Community continues to focus on COVID-19 response efforts
- Town affordable housing partnership with DHIC wins state's highest honor in affordable housing, the 2020 Housing North Carolina Award
- The Town provided emergency housing assistance payments to 535 households. This assistance is reflected in the total units preserved.
- Council approved 198 affordable homes
- The Town awarded \$1.8 million to community partners for affordable housing projects
- The Town awarded funding to 130 new development units
- The 2200 Homestead Road affordable housing development project received rezoning approval
- Selected development partners and completed Concept Planning process for Jay Street affordable housing development project

## Public Housing Operations

Highlights of the fourth quarter, including a recap from the first three quarters, include:

- Continued COVID-related efforts, such as responding to Emergency Work Orders only and managing a record of needed routine repairs and managing a "new normal" for Public Housing tenants by continuing socially distanced weekly food distributions, screening all maintenance services calls before entering apartments and conducting household annual income updates via mail and telephone instead of in person
- Tracking financial metrics such as liquidity ratio, adequacy of reserves and our timeliness in paying vendors to ensure scheduled property restorations, such as appliance replacements, are not delayed,
- Information on the 2021 Habitability Inspections conducted by HUD in July
- Continued implementation of the Public Housing Master Plan including progress with the redevelopment of Trinity Court
- Efforts to increase tenant engagement and programming.



## Attachments:

- Draft Staff Presentation
- Affordable Housing Annual Report - Fiscal Year 2021
- Public Housing Annual Report - Fiscal Year 2021

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**The Agenda will reflect the text below and/or the motion text will be used during the meeting.**

PRESENTER: Sarah Osmer Viñas, Interim Housing and Community Director  
Faith Brodie, Public Housing Director  
Nate Broman-Fulks, Affordable Housing Manager  
Stacey Todd, Public Housing Management Analyst

RECOMMENDATION: That the Council receive the Fiscal Year 2021 Affordable Housing Annual Report.