



# TOWN OF CHAPEL HILL

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

## Legislation Details (With Text)

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**Title:** Receive the Second Quarter Fiscal Year (FY) 2022 Affordable Housing and Public Housing Reports.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Draft Staff Affordable Housing Presentation, 2. Draft Staff Public Housing Presentation, 3. Affordable Housing Quarterly Report FY22 Q2, 4. Public Housing Quarterly Report FY22 Q2, 5. Council Questions with Staff Responses, 6. Staff Presentation

Date	Ver.	Action By	Action	Result
1/26/2022	1	Town Council	received and filed	

### Receive the Second Quarter Fiscal Year (FY) 2022 Affordable Housing and Public Housing Reports.

**Staff:**

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

**Department:**

Affordable Housing and Community Connections  
  
Public Housing

**Overview:** This quarterly report on affordable housing activities for Fiscal Year 2022 tracks:

- Community indicators related to the housing market and affordable housing
- Our progress toward affordable housing targets
- The status of projects funded with Town resources
- Public Housing Highlights



**Recommendation(s):**

That the Council receive this Fiscal Year 2022 second quarter report.

- Key community indicators this year:
  - The affordable housing gap is over 3,800 units for households below 60% of the Area Median Income (\$52,000 for a family of four)
  - The median household income for the Chapel Hill Metropolitan Statistical Area has decreased to \$86,400, a decrease of \$4,000 (or 5%) from last year.
  - The median home value is \$486,733, an increase of \$76,000 (or 19%) from last year.
  - The percentage of cost-burdened renters has stayed stable compared to last year's data at 57% of renters currently spending more than 30% of their income on housing expenses.
- Highlights of the report for the second quarter of FY 22 (October 1 - December 31, 2021):
  - The Town has continued to focus on COVID-19 response efforts and 118 Chapel Hill

households received assistance through the County-wide Emergency Housing Assistance Program. This assistance is reflected in the total units preserved.

- The Town allocated all available Affordable Housing Development Reserve funding in the first application cycle for the second year in a row.
- Five new affordable homes were added to the permanently affordable inventory.
- Trinity Court and Jay Street Affordable Housing Development Projects completed Concept Plan review and submitted Conditional Zoning Applications to provide over 100 new affordable housing units total.
- Council authorized a site-development agreement with Self-Help Ventures to begin site development for affordable housing development at 2200 Homestead Road.
- Council approved updates to the Town Employee Housing Assistance Program, which will be rolled out beginning in January 2022.

This report also includes a quarterly report on the status of Public Housing operations and steps that we are taking to exceed expectations outlined by the U.S. Department of Housing and Urban Development. Highlights of the first quarter include:

- Continued COVID related efforts to ensure for the safety of staff and residents
- Continued implementation of the Public Housing Master Plan, including redevelopment of Trinity Court
- Efforts to increase resident engagement and programming.



#### **Attachments:**

- Draft Staff Affordable Housing Presentation
- Draft Staff Public Housing Presentation
- Affordable Housing Quarterly Report - Fiscal Year 2022 Quarter 2
- Public Housing Quarterly Report - Fiscal Year 2022 Quarter 2

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

PRESENTERS: Sarah Osmer Viñas, Affordable Housing and Community Connections Director

Nate Broman-Fulks, Affordable Housing Manager

Stacey Todd, Public Housing Management Analyst

RECOMMENDATION: That the Council receive this Fiscal Year 2022 second quarter report and provide feedback on the draft Public Housing Quarterly Report.