

AFFORDABLE HOUSING DEVELOPMENT

FY18 Q1 PROGRESS REPORT

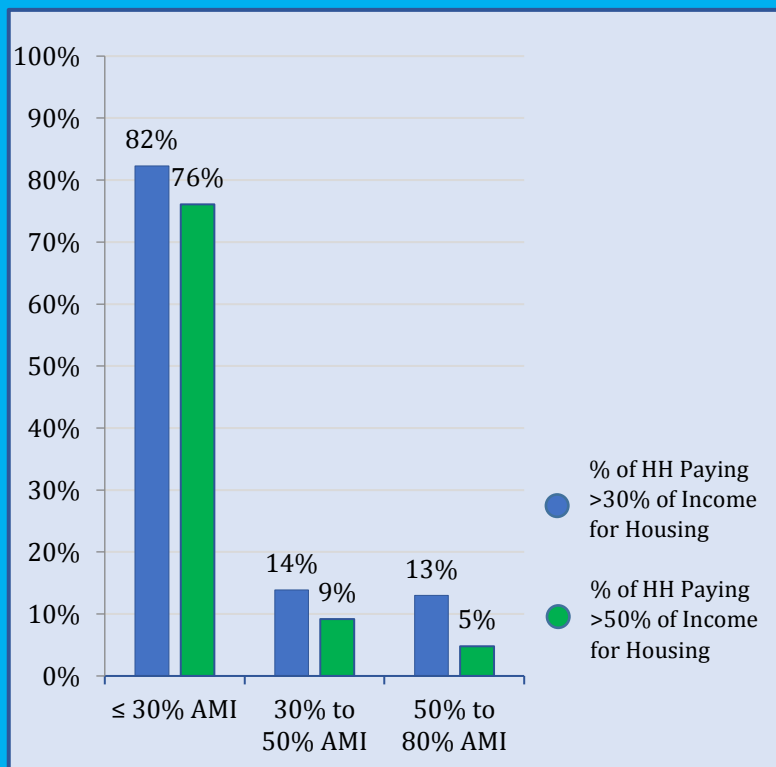
OUR GOAL

To increase access to housing for individuals across a range of incomes, and to constantly strive for more equitable outcomes and opportunities for historically underserved populations.

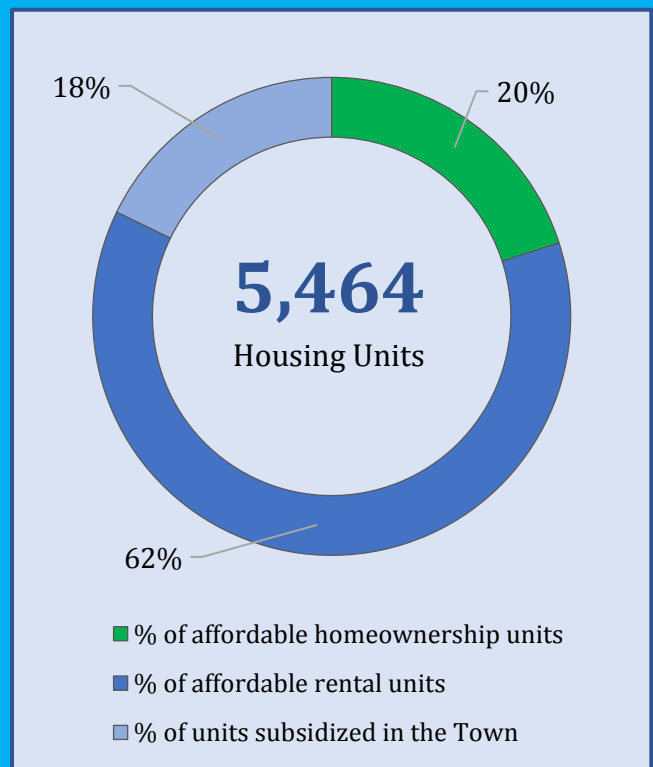
COMMUNITY INDICATORS

| | | | |
|---------------------------------------|---|--|---|
| \$362,700 Median Home Value | \$73,300 Area Median Income (AMI) | 52% of Renters spend more than 30% of income on Housing | 25% of Housing Units are affordable to households with income under 80% AMI |
| | \$6,235,681 Town Budget for Affordable Housing Strategies | 22% of Homeowners spend more than 30% of income on Housing | 84% of Subsidized Housing Units within ¼ mile of a bus stop |

Percent of Households that are Cost-burdened by Income Level



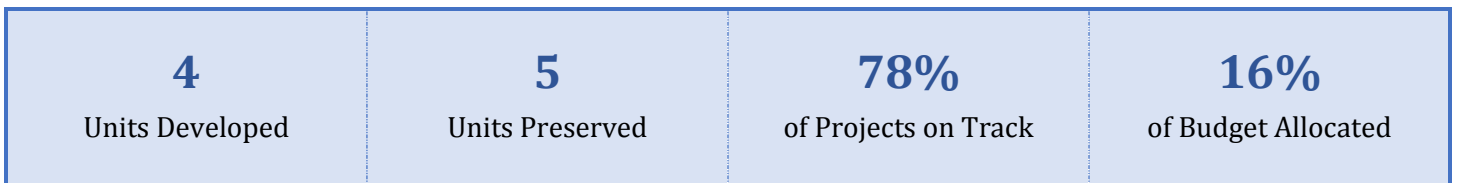
Number of Housing Units that are affordable to Households with income under 80% AMI



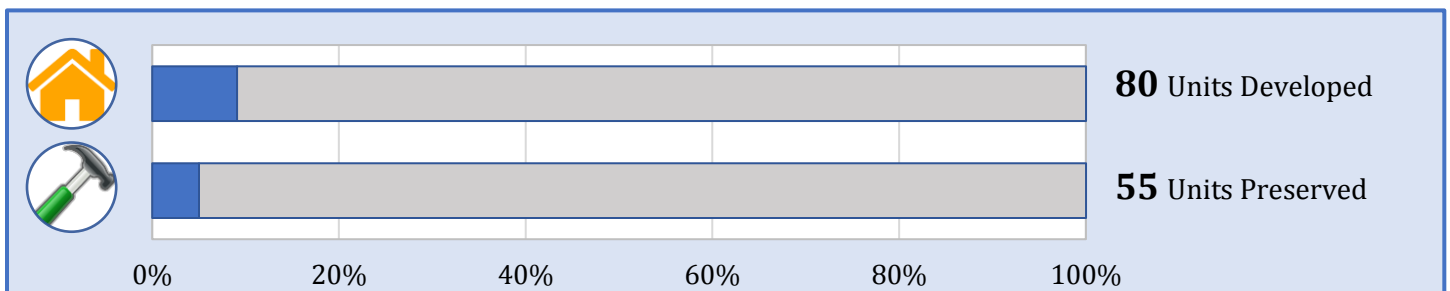
Key Takeaways from FY18 Q1

- On track to exceed our development target for this fiscal year, with 98 units scheduled to be developed later this fiscal year
- Currently only 16% of budget allocated, as the majority of funding allocations are scheduled to be made in quarters 2 and 3

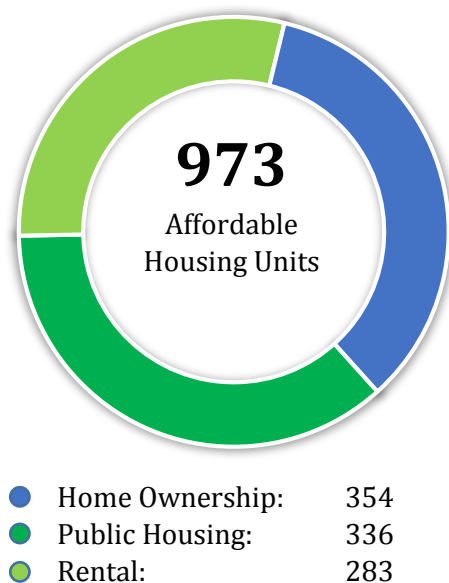
FY18 Town Performance-to-Date



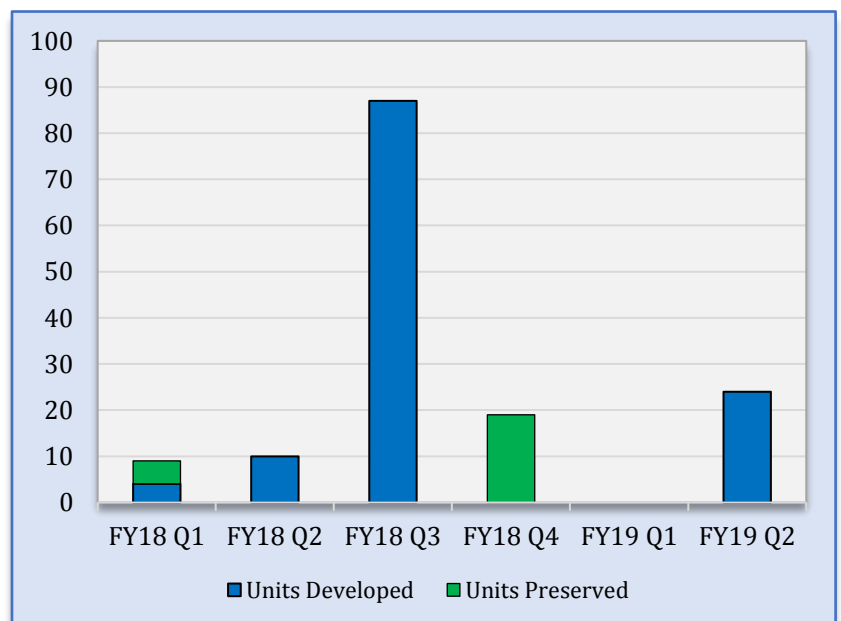
Year-to-Date Progress Towards FY18 Targets



Number of Subsidized Units in Town










Projections By Quarter – Number of Units



FY18 Q1 Update | Affordable Housing Projects Supported by Town Funds

| Project Type | Provider | Project or Development Name | Number of Units | Projected Completion | Status |
|--|------------------------|---|-----------------|----------------------|--|
|  | Habitat for Humanity | Northside Land Acquisition and Second Mortgage Assistance Project | 7 | Q2 FY18 |  |
|  | Habitat for Humanity | Sykes Street Homes | 2 | Q2 FY18 |  |
|  | Self Help | Craig Street Tiny Home | 1 | Q2 FY18 |  |
|  | Habitat for Humanity | Lindsay St & McMasters St Homes | 2 | Q3 FY18 |  |
|  | DHIC | Greenfield Commons | 80 | Q3 FY18 |  |
|  | Church of the Advocate | Pee Wee Homes Tiny House Development on Homestead Road | 3 | Q3 FY18 |  |
|  | Community Home Trust | Graham Street Acquisition | 1 | Q3 FY18 |  |
|  | Community Home Trust | Brooks Street Acquisition | 1 | Q3 FY18 |  |
|  | Community Home Trust | Graham Street Acquisition | 1 | Q4 FY18 |  |
|  | Community Home Trust | Homebuyer subsidy | 2 | Q4 FY18 |  |
|  | Rebuilding Together | Homebuyer rehabilitation | 7 | Q4 FY18 |  |
|  | Habitat for Humanity | Homebuyer rehabilitation | 10 | Q4 FY18 |  |
|  | CASA | Merritt Mill Road Multi-Family Development | 24 | Q2 FY19 |  |

FY18 Q1 Update | Housing & Community Work Plan

| Major Projects in Affordable Housing | Notes | Status |
|---|---|---|
| Affordable housing activity report | <ul style="list-style-type: none"> Draft report and proposed targets shared with Council for feedback at 10/4/17 work session First quarterly report to be shared with Council at 11/1/17 Business Meeting |  |
| Annual Housing & Community Report | <ul style="list-style-type: none"> Report completed and shared with Council in work plan update at 9/6/17 Business Meeting |  |
| Expand Scope of HOME Consortium | <ul style="list-style-type: none"> Expanded scope approved by Council at 9/27/17 Business Meeting Planning for Consortium meeting underway for Q2 of FY18 |  |
| Engage UNC and UNC Healthcare | <ul style="list-style-type: none"> Managers discussions ongoing Northside Neighborhood Initiative recommendations for next steps being developed |  |
| 2200 Homestead Road Development Project | <ul style="list-style-type: none"> Council designated site for mixed income affordable housing development at 9/6/17 Business Meeting Appraisals, phase 1 environmental survey, stream determination, and facility assessment complete Negotiation underway for architectural firm for initial design Exploring partnership opportunities, including UNC Healthcare |  |
| Public Housing Master Plan | <ul style="list-style-type: none"> Firm selection underway for structural assessment of all units Outreach and communication plan developed; first community meeting held with residents 9/25/17 Rosen & Associates consultants to make presentation to Council 11/1/17, including financial analysis of one site for redevelopment |  |
| Create Investment Plan for Affordable Housing | <ul style="list-style-type: none"> Framework for Investment Plan shared with Council at 10/4 Work Session Refining framework and associated timelines based on Council feedback |  |

| | | |
|--|---|---|
| Administer affordable housing funding programs - CDBG, HOME, AHDR, AHF | <ul style="list-style-type: none"> • Council approved the Housing Advisory Board’s recommendation for the first funding cycle of the Affordable Housing Development Reserve for FY18 at the 10/11/17 Business Meeting • Submitted Annual Action Plan for CDBG for FY17-18 and Consolidated Annual Performance and Evaluation Report • Templates for grant reporting under development to assist staff in better tracking outcomes and performance of agencies the Town funds | ● |
| Develop communications and marketing strategy | <ul style="list-style-type: none"> • Engaged Liaison firm to assist with communications and marketing strategy implementation | ● |

Notes & Citations

- The Median Home Value data source is Zillow.com.
- The Area Median Income data source is the 2015 American Community Survey and is representative of a family of four.
- The total budget for affordable housing strategies captures all Town expenditures for affordable housing. This includes the Affordable Housing Fund, CDBG Funds, and operating funds, among others.
- The metrics displaying percentage of Renters and Homeowners that pay more than 30% of their income on Housing was provided by the 2017 David Rosen & Associates Comprehensive Affordable Housing Analysis. The data source is HUD Comprehensive Housing Affordability Strategy (CHAS) data for 2008-2012; DRA. (p. 17, Table 5)
- The percentage of housing units that are affordable to households with income under 80% AMI includes market-created affordable units and units subsidized by the Town. The data source for this metric and corresponding chart is the County-wide data inventory created through the Orange County Affordable Housing Coalition.
- The data source for the percentage of subsidized housing units within ¼ mile of a bus stop is the Town of Chapel Hill GIS & Analytics Division. This metric measures the walkable distance between an affordable housing unit and a public bus stop.
- The graph displaying data on ‘Percent of Households that are Cost-burdened by Income Level’ was provided by the 2017 David Rosen & Associates Comprehensive Affordable Housing Analysis. The data source is the HUD Comprehensive Housing Affordability Strategy (CHAS) data for 2008-2012; DRA. (p. 16, Chart 3)
- The percent of budget allocated metric displays the percentage of the Town budget for affordable housing strategies allocated as of the date of the quarterly report.
- The data source for the number of units subsidized by the Town is the County-wide data inventory created through the Orange County Affordable Housing Coalition.
- The data source for subsidized housing unit development projections is the County-wide data inventory created through the Orange County Affordable Housing Coalition.
- The legend for the green/yellow/red light project tracker is the following:
 - Green: The project is on track to meet its original project scope and schedule
 - Yellow: The project has been delayed in meeting its original project scope and schedule
 - Red: The project has stalled and will not meet its original project scope and schedule