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

<table>
<thead>
<tr>
<th>Metric</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median Home Value</td>
<td>$362,700</td>
</tr>
<tr>
<td>Area Median Income (AMI)</td>
<td>$73,300</td>
</tr>
<tr>
<td>Town Budget for Affordable Housing Strategies</td>
<td>$6,235,681</td>
</tr>
</tbody>
</table>

52% of Renters spend more than 30% of income on housing.
25% of Housing Units are affordable to households with income under 80% AMI.
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

- ≤ 30% AMI: 82%
- 30% to 50% AMI: 14%
- 50% to 80% AMI: 9%
- 80% AMI: 5%

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

- % of HH Paying >30% of Income for Housing: 20%
- % of HH Paying >50% of Income for Housing: 18%
- % of affordable homeownership units: 62%
- % of affordable rental units: 20%
- % of units subsidized in the Town: 18%
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

<table>
<thead>
<tr>
<th></th>
<th>Units Developed</th>
<th>Units Preserved</th>
<th>Projects on Track</th>
<th>Budget Allocated</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY18 Q1</td>
<td>4</td>
<td>5</td>
<td>78%</td>
<td>16%</td>
</tr>
</tbody>
</table>

Year-to-Date Progress Towards FY18 Targets

- 80 Units Developed
- 55 Units Preserved

Number of Subsidized Units in Town

- 973 Affordable Housing Units

Projections By Quarter – Number of Units

- FY18 Q1: Units Developed: 5, Units Preserved: 10
- FY18 Q2: Units Developed: 10, Units Preserved: 15
- FY18 Q3: Units Developed: 70, Units Preserved: 55
- FY18 Q4: Units Developed: 10, Units Preserved: 15
- FY19 Q1: Units Developed: 5, Units Preserved: 10
- FY19 Q2: Units Developed: 10, Units Preserved: 15
### FY18 Q1 Update | Affordable Housing Projects Supported by Town Funds

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

### FY18 Q1 Update | Housing & Community Work Plan

<table>
<thead>
<tr>
<th>Major Projects in Affordable Housing</th>
<th>Notes</th>
<th>Status</th>
</tr>
</thead>
</table>
| Affordable housing activity report   | • 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   | • Report completed and shared with Council in work plan update at 9/6/17 Business Meeting |  ● |
| Expand Scope of HOME Consortium     | • 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       | • Managers discussions ongoing  
• Northside Neighborhood Initiative recommendations for next steps being developed |  ● |
| 2200 Homestead Road Development Project | • 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          | • 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 | • 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
- 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
- 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
- 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