

# AFFORDABLE HOUSING QUARTERLY REPORT

## FY18 Q2 PROGRESS REPORT

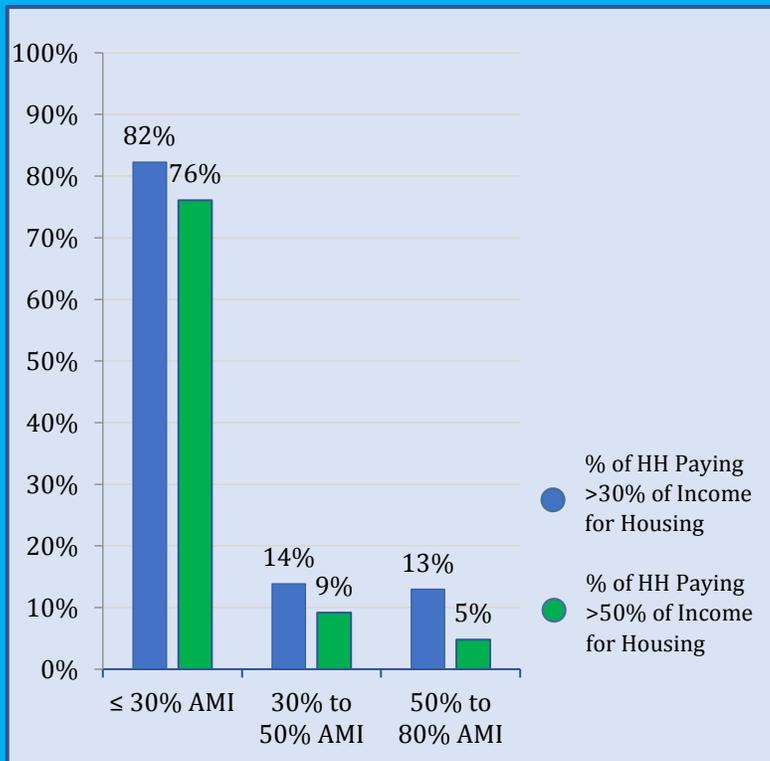
### OUR GOAL

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.

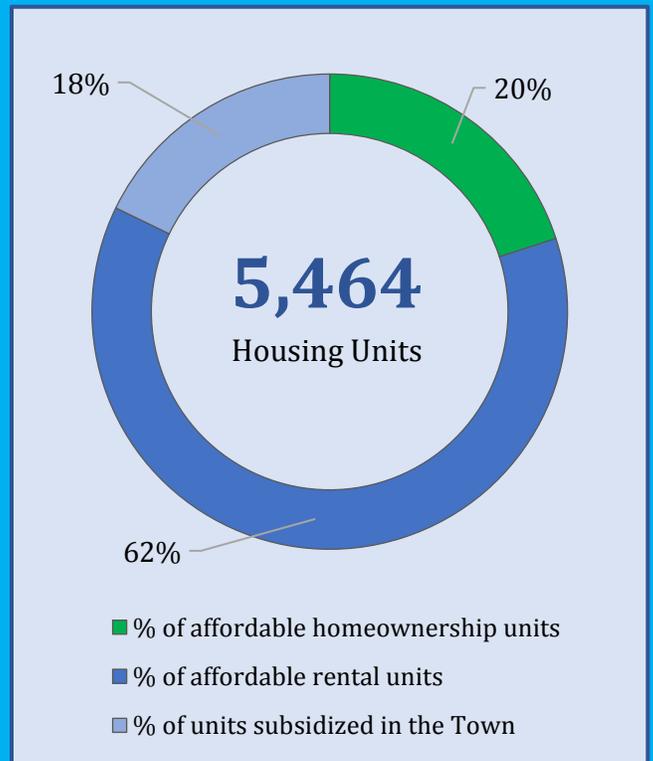
### COMMUNITY INDICATORS

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

Percent of Households that are Cost-burdened by Income Level



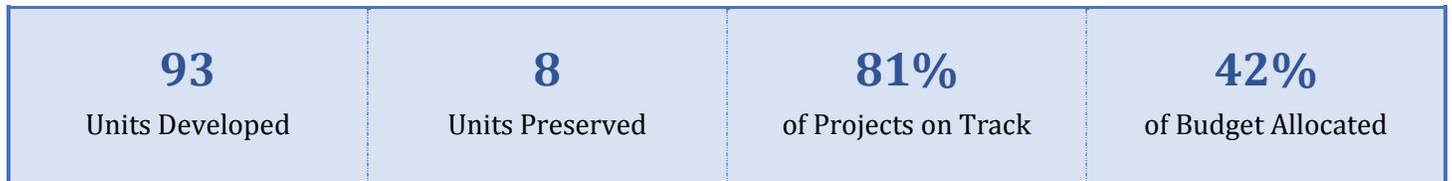
Number of Housing Units that are Affordable to Households with Income Under 80% AMI



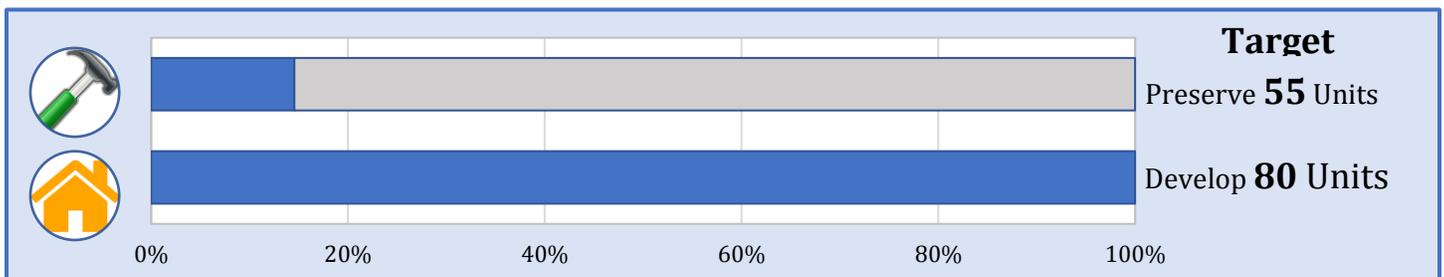
## Key Takeaways

- The Town has exceeded our development targets for this fiscal year, with 89 units developed this quarter and 93 total so far this fiscal year
- In Q2, we surpassed 1,000 units of subsidized affordable housing in Chapel Hill
- Three preservation projects were completed this quarter
- At end of Q2, 42% of the Town's budget for affordable housing projects had been allocated

## FY18 Town Performance-to-Date



### Year-to-Date Progress Towards FY18 Targets

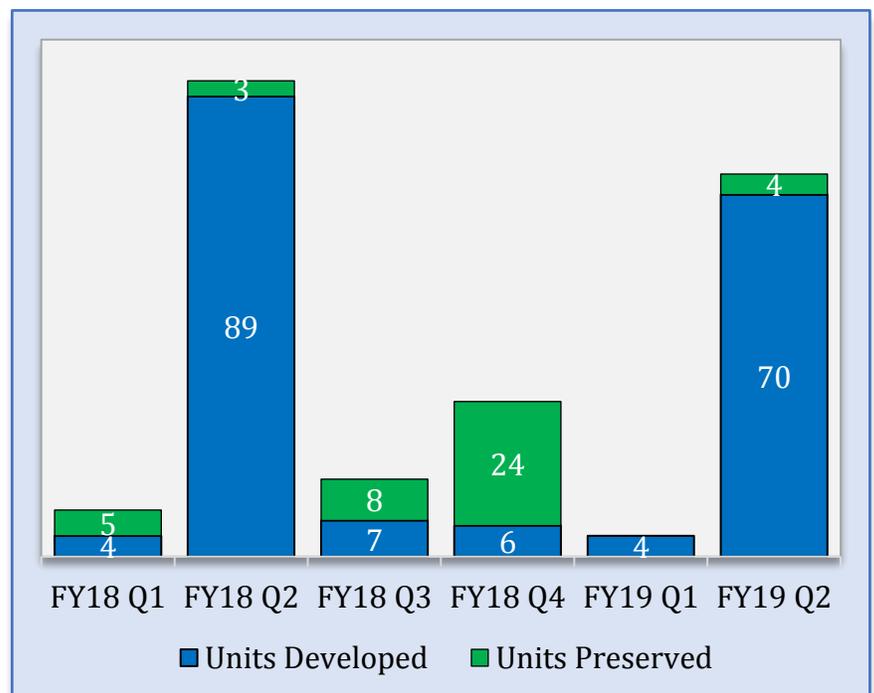


### Number of Subsidized Units in Town



- Home Ownership: 360
- Public Housing: 336
- Rental: 366

### Actual and Projections by Quarter – Number of Units



## FY18 Q2 Update | Affordable Housing Projects Underway 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	Q3 FY18	
	Habitat for Humanity	Sykes Street Homes	2	Q2 FY18	
	Self-Help	Craig Street Tiny Home	2	Q2 FY18	
	Habitat for Humanity	Lindsay St & McMasters St Homes	2	Q3 FY18	
	DHIC	Greenfield Place	80	Q2 FY18	
	Church of the Advocate	Pee Wee Homes Tiny Homes	3	Q4 FY18	
	Community Home Trust	Graham Street Acquisition	1	Q2 FY18	
	Community Home Trust	Brooks Street Acquisition	1	Q3 FY18	
	Community Home Trust	Graham Street Acquisition	1	Q2 FY19	
	Community Home Trust	Homebuyer Subsidy	2	Q4 FY18	
	Rebuilding Together	Homeowner Rehabilitation	7	Q4 FY18	
	Habitat for Humanity	Homeowner Rehabilitation	10	Q4 FY18	
	Community Home Trust	Courtyards Acquisition	2	Q4 FY18	
	DHIC	Greenfield Commons	69	Q2 FY19	
	Self-Help	Homeowner Rehabilitation	1	Q3 FY18	
	Town of Chapel Hill	Transitional Housing Conversion from Police Substation	1	Q4 FY18	
	Town of Chapel Hill	Sykes Street Transitional Housing Acquisition	4	Q1 FY19	
	Town of Chapel Hill	Transitional Housing Acquisition from CASA	4	Q2 FY19	
	EmPOWERment, Inc.	McMasters Street Acquisition	1	Q3 FY18	
	CASA	Merritt Mill Road Multi-Family Development	24	Q2 FY20	

## FY18 Q2 Update | Housing & Community Work Plan Highlights

Major Projects in Affordable Housing	Notes	Status
Affordable Housing Quarterly Report	<ul style="list-style-type: none"> <li>First quarterly report shared with Council at 11/1/17 Business Meeting</li> </ul>	
Annual Housing & Community Report	<ul style="list-style-type: none"> <li>Report completed and shared with Council in work plan update at 9/6/17 Business Meeting</li> </ul>	
Expand Scope of HOME Consortium	<ul style="list-style-type: none"> <li>Expanded scope approved by Council at 9/27/17 Business Meeting</li> <li>Monthly meetings occurring for the newly created "Affordable Housing Collaborative"</li> </ul>	
Engage UNC and UNC Healthcare	<ul style="list-style-type: none"> <li>Managers discussions ongoing</li> <li>Northside Neighborhood Initiative recommendations went to Council at the 2/7/18 Work Session</li> </ul>	
2200 Homestead Road Development Project	<ul style="list-style-type: none"> <li>Council designated site for mixed income affordable housing development at 9/6/17 Business Meeting</li> </ul>	

	<ul style="list-style-type: none"> <li>Appraisals, phase 1 environmental survey, stream determination, and facility assessment complete</li> <li>Architectural firm for initial design selected and is conducting work</li> <li>Exploring partnership opportunities, including UNC Healthcare</li> <li>Public input sessions scheduled for 2/15/18 and 3/1/18</li> </ul>	
Public Housing Master Plan	<ul style="list-style-type: none"> <li>David Paul Rosen &amp; Associates consultants made presentation to Council at 11/1/17 Business Meeting</li> <li>Structural assessment of units has been completed</li> <li>Outreach and communication plan developed; multiple community meetings held with residents</li> <li>Update to Council anticipated in March 2018</li> </ul>	●
Create Investment Plan for Affordable Housing	<ul style="list-style-type: none"> <li>Framework for Investment Plan shared with Council at 10/4 Work Session</li> <li>Council preliminary discussion of affordable housing bond priorities took place at 2/7/18 Work Session</li> </ul>	●
Manage Affordable Housing Funding Programs - CDBG, HOME, AHDR, AHF	<ul style="list-style-type: none"> <li>Council approved the Housing Advisory Board's recommendation for the second funding cycle of the Affordable Housing Development Reserve for FY18 at the 1/31/18 Business Meeting</li> <li>Submitted Annual Action Plan for CDBG for FY17-18 and Consolidated Annual Performance and Evaluation Report</li> <li>Templates for grant reporting under development to assist staff in better tracking outcomes and performance of agencies the Town funds</li> </ul>	●
Develop Communications and Marketing Strategy	<ul style="list-style-type: none"> <li>Engaged Liaison firm to assist with communications and marketing strategy implementation</li> </ul>	●

## Notes & Citations

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- 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 projects 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:
  - ✓: The project has been completed
  - 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