

# AFFORDABLE HOUSING QUARTERLY REPORT

## FY18 Q3 PROGRESS REPORT

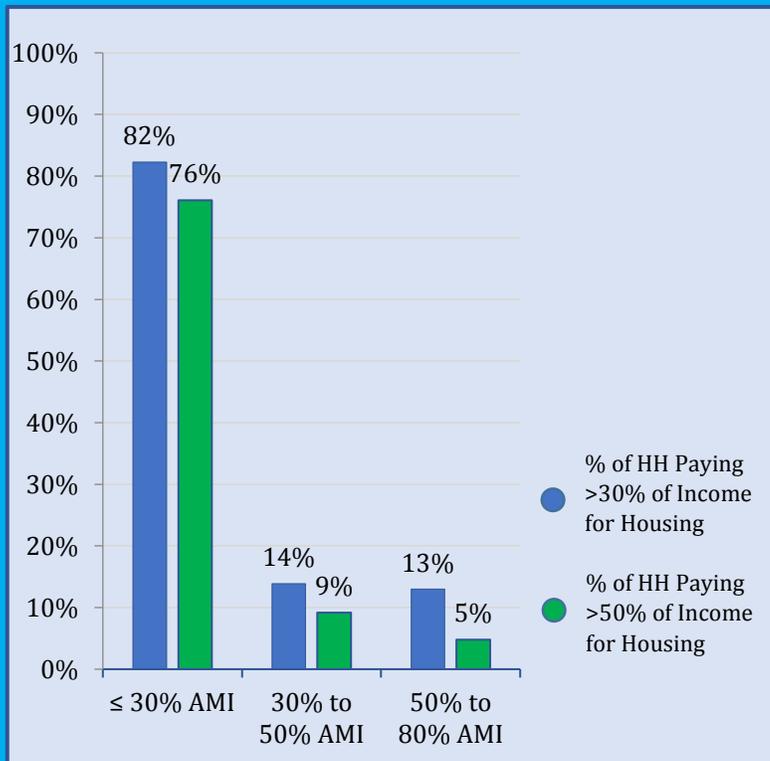
### OUR GOAL

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.

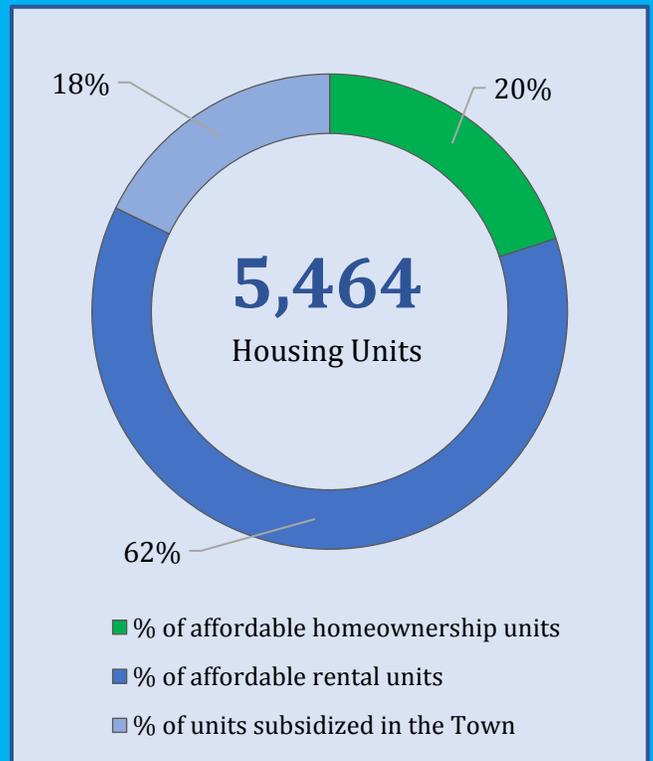
### COMMUNITY INDICATORS

<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



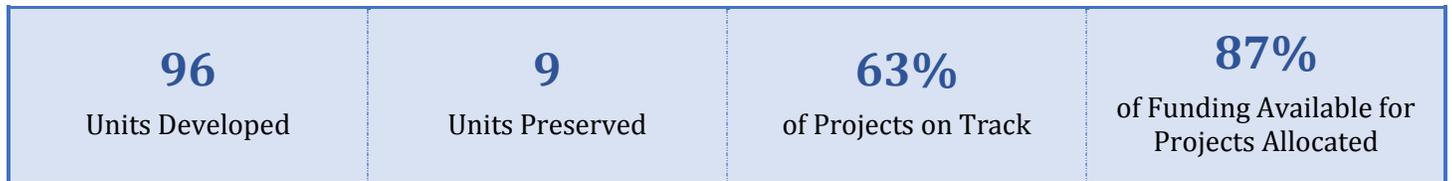
Number of Housing Units that are Affordable to Households with Income Under 80% AMI



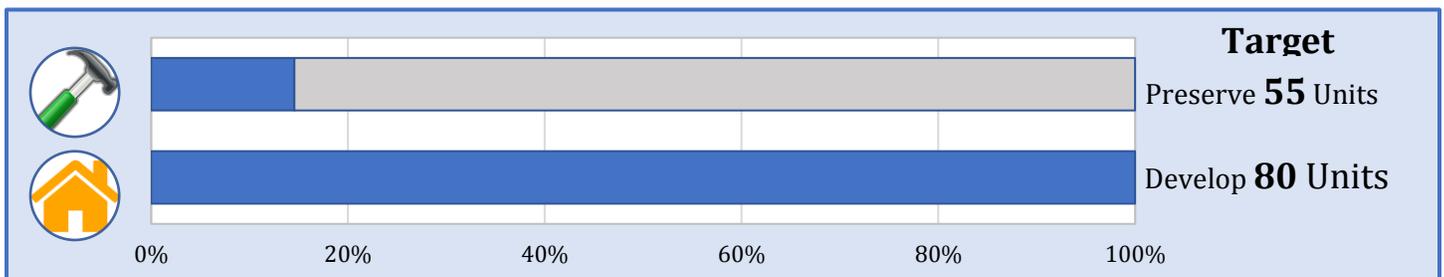
## Key Takeaways

- The Town has exceeded our development targets for this fiscal year, with three units developed this quarter and 96 total so far this fiscal year
- At the end of Q3, 87% of funding available for affordable housing projects had been allocated
- One preservation project was completed this quarter
- Launched dynamic dashboard tool with quarterly data

## FY18 Town Performance-to-Date



## Year-to-Date Progress Towards FY18 Targets

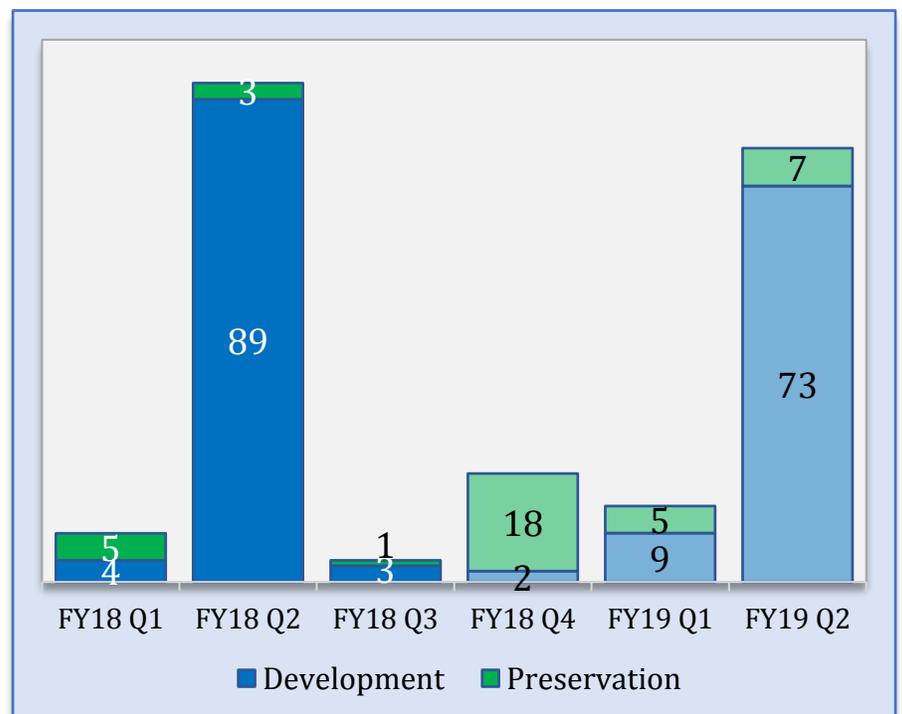


## Number of Subsidized Units in Town



● Home Ownership:	362
● Public Housing:	336
● Rental:	367

## Actual and Projections by Quarter – Number of Units



## FY18 Q3 Update | Affordable Housing Projects Underway Supported by Town Funds

Project Type	Provider	Project or Development Name	Number of Units	Projected Completion	Status
	EmPOWERment, Inc.	McMasters Street Acquisition	1	FY18 Q3	✓
	Community Home Trust	Brooks Street Acquisition	1	FY18 Q4	●
	Rebuilding Together	Homeowner Rehabilitation	7	FY18 Q4	●
	Habitat for Humanity	Homeowner Rehabilitation	10	FY18 Q4	●
	Self-Help	Homeowner Rehabilitation	1	FY18 Q4	●
	Town of Chapel Hill	Transitional Housing Conversion from Police Substation	1	FY18 Q4	●
	Town of Chapel Hill	Sykes Street Transitional Housing Acquisition	4	FY19 Q1	●
	Community Home Trust	Courtyards Acquisition	2	FY19 Q1	●
	Church of the Advocate	Pee Wee Homes Tiny Homes	3	FY19 Q1	●
	Community Home Trust	Homebuyer Subsidy	2	FY19 Q1	●
	Town of Chapel Hill	Transitional Housing Acquisition from CASA	4	FY19 Q2	●
	Habitat for Humanity	Northside Land Acquisition and Second Mortgage Assistance Project	7	FY19 Q2	●
	Community Home Trust	Graham Street Acquisition	1	FY19 Q2	●
	DHIC	Greenfield Commons	69	FY19 Q2	●
	Habitat for Humanity	Northside Land Acquisition and Second Mortgage Assistance Project	7	FY19 Q2	●
	Habitat for Humanity	Lindsay St & McMasters St Homes	2	FY19 Q2	●
	Community Empowerment Fund	Rental and Utility Assistance Program	10	FY19 Q2	●
	CASA	Merritt Mill Road Multi-Family Development	24	FY20 Q4	●

## FY18 Q3 Update | Housing & Community Work Plan Highlights

Major Projects in Affordable Housing	Notes	Status
Affordable Housing Quarterly Report	<ul style="list-style-type: none"> <li>Quarterly reports have been shared with Council throughout the year</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 Collaboration	<ul style="list-style-type: none"> <li>Meetings with the school system are being conducted to explore partnership opportunities</li> <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>Concept plan submitted on 3/27/18 and scheduled to go to Council for review in June as well as the HAB and CDC in April</li> <li>Public input sessions held on 2/15/18 and 3/1/18</li> <li>Continuing to explore partnership opportunities</li> <li>Architectural firm for initial design selected and is conducting work</li> <li>Council designated site for mixed income affordable housing development at 9/6/17 Business Meeting</li> </ul>	●

Public Housing Master Plan	<ul style="list-style-type: none"> <li>Update to Council scheduled for 5/2/18</li> <li>Structural assessment of units has been completed</li> <li>Outreach and communication plan developed; multiple community meetings held with residents</li> <li>David Paul Rosen &amp; Associates consultants made presentation to Council at 11/1/17 Business Meeting</li> </ul>	●
Acquire Properties for Affordable Housing Development and Preservation	<ul style="list-style-type: none"> <li>Sykes street quadraplex acquired on 4/13/18 to be brought into transitional housing inventory</li> <li>Former police substation in Northside renovated and brought into transitional housing inventory on 4/9/18</li> <li>Four CASA units scheduled to be acquired in Q4</li> </ul>	●
Create Investment Plan for Affordable Housing	<ul style="list-style-type: none"> <li>Council approves resolution stating intent to proceed with \$10 million affordable housing bond on 3/21/18</li> <li>Council preliminary discussion of affordable housing bond priorities took place at 2/7/18 Work Session</li> <li>Framework for Investment Plan shared with Council at 10/4 Work Session</li> </ul>	●
Develop Strategies to address Mobile Home Park Redevelopment Threat	<ul style="list-style-type: none"> <li>Staff provided an update to Council on March 22, 2018</li> <li>Identification of potential sites for relocation is underway</li> <li>Lakeview community meetings were held and surveys and focus groups completed in February 2018</li> </ul>	●
Explore creation of Employee Housing Incentives	<ul style="list-style-type: none"> <li>Staff to return to Council with proposed pilot program in September 2018</li> <li>Presentation on staff's exploration was presented to Council on 2/21/18</li> </ul>	●
Manage Affordable Housing Funding Programs - CDBG, HOME, AHDR, AHF	<ul style="list-style-type: none"> <li>Grant reporting and tracking tool has been developed to assist staff in better tracking outcomes and performance of agencies the Town funds</li> <li>Consideration of CDBG and HOME funding recommendations scheduled to go before Council for approval at the 5/2/18 meeting</li> <li>Consideration of CASA funding application scheduled to go to Council at the 5/2/18 meeting</li> <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> </ul>	●
Develop Communications and Marketing Strategy	<ul style="list-style-type: none"> <li>Creation of the new affordable housing website will be presented to Council at 5/2/18 meeting</li> <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