### Affordable Housing

**Focus Group Feedback**

#### Focus Group Feedback

<table>
<thead>
<tr>
<th>Focus Group Name</th>
<th>Number of People</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Justice United</td>
<td>29</td>
<td>2/21/2011</td>
</tr>
<tr>
<td>2 UNC HOPE</td>
<td>20</td>
<td>2/22/2011</td>
</tr>
<tr>
<td>3 Habitat for Humanity Homeowners</td>
<td>10</td>
<td>2/26/2011</td>
</tr>
<tr>
<td>4 CHT - One on one interview</td>
<td>1</td>
<td>3/1/2011</td>
</tr>
<tr>
<td>5 Property Managers</td>
<td>3</td>
<td>3/2/2011</td>
</tr>
<tr>
<td>6 Home Trust Homeowners</td>
<td>5</td>
<td>3/2/2011</td>
</tr>
<tr>
<td>7 Friends of the Downtown</td>
<td>5</td>
<td>3/4/2011</td>
</tr>
<tr>
<td>8 Habitat for Humanity Staff</td>
<td>2</td>
<td>3/7/2011</td>
</tr>
<tr>
<td>9 Local Transportation Policy</td>
<td>3</td>
<td>3/8/2011</td>
</tr>
<tr>
<td>10 Sustainability Committee</td>
<td>12</td>
<td>3/8/2011</td>
</tr>
<tr>
<td>11 CASA - Staff</td>
<td>4</td>
<td>3/8/2011</td>
</tr>
<tr>
<td>12 Economic Development Staff</td>
<td>4</td>
<td>3/9/2011</td>
</tr>
<tr>
<td>13 ARC - Parents Group</td>
<td>8</td>
<td>3/10/2011</td>
</tr>
<tr>
<td>14 Developers</td>
<td>5</td>
<td>3/10/2011</td>
</tr>
<tr>
<td>15 Community Home Trust Staff</td>
<td>2</td>
<td>3/10/2011</td>
</tr>
<tr>
<td>16 CHT - One on one interview</td>
<td>1</td>
<td>3/10/2011</td>
</tr>
<tr>
<td>17 CHT - One on one interview</td>
<td>1</td>
<td>3/11/2011</td>
</tr>
<tr>
<td>18 NAMI</td>
<td>5</td>
<td>3/13/2011</td>
</tr>
<tr>
<td>19 Chapel Ridge - Staff</td>
<td>1</td>
<td>3/14/2011</td>
</tr>
<tr>
<td>20 Classified Council (CH/C School System)</td>
<td>13</td>
<td>3/14/2011</td>
</tr>
<tr>
<td>21 ARC Advocates</td>
<td>4</td>
<td>3/14/2011</td>
</tr>
<tr>
<td>22 Affordable Housing Consultant</td>
<td>1</td>
<td>3/14/2011</td>
</tr>
<tr>
<td>23 UNC Employee Forum</td>
<td>13</td>
<td>3/15/2011</td>
</tr>
<tr>
<td>24 Lenders</td>
<td>4</td>
<td>3/15/2011</td>
</tr>
<tr>
<td>25 Project Homestart</td>
<td>17</td>
<td>3/16/2011</td>
</tr>
<tr>
<td>26 Regional Transportation</td>
<td>4</td>
<td>3/17/2011</td>
</tr>
<tr>
<td>27 CFAC</td>
<td>17</td>
<td>3/17/2011</td>
</tr>
<tr>
<td>28 Orange County Senior Center</td>
<td>1</td>
<td>3/21/2011</td>
</tr>
<tr>
<td>29 Chapel Hill Police</td>
<td>6</td>
<td>3/22/2011</td>
</tr>
<tr>
<td>30 IFC Shelter Residents</td>
<td>7</td>
<td>3/22/2011</td>
</tr>
<tr>
<td>31 TOCH Housing Advisory Board</td>
<td>4</td>
<td>3/22/2011</td>
</tr>
<tr>
<td>33 Pines Community Center Board</td>
<td>5</td>
<td>3/24/2011</td>
</tr>
<tr>
<td>34 Chapel Ridge - Student</td>
<td>1</td>
<td>3/24/2011</td>
</tr>
<tr>
<td>35 IFC Staff</td>
<td>6</td>
<td>3/24/2011</td>
</tr>
<tr>
<td>36 UNC Build-a-Block Students</td>
<td>5</td>
<td>3/25/2011</td>
</tr>
<tr>
<td>37 EmPOWERment Inc. Staff</td>
<td>2</td>
<td>3/25/2011</td>
</tr>
<tr>
<td>38 Community Empowerment Fund Meeting</td>
<td>7</td>
<td>3/28/2011</td>
</tr>
<tr>
<td>39 Seymour Senior Center</td>
<td>8</td>
<td>3/28/2011</td>
</tr>
<tr>
<td></td>
<td>Event Description</td>
<td>Count</td>
</tr>
<tr>
<td>---</td>
<td>-----------------------------------</td>
<td>-------</td>
</tr>
<tr>
<td>40</td>
<td>Fire Department - Shift B</td>
<td>4</td>
</tr>
<tr>
<td>41</td>
<td>Fire Department - Shift A</td>
<td>8</td>
</tr>
<tr>
<td>42</td>
<td>Piedmont Health</td>
<td>12</td>
</tr>
<tr>
<td>43</td>
<td>UNC Housing/Development</td>
<td>3</td>
</tr>
<tr>
<td>44</td>
<td>Public Housing Residents</td>
<td>5</td>
</tr>
<tr>
<td>45</td>
<td>Love Chapel Hill Church</td>
<td>15</td>
</tr>
<tr>
<td>46</td>
<td>Partnership to End Homelessness</td>
<td>1</td>
</tr>
<tr>
<td>47</td>
<td>UNC Undergraduates</td>
<td>5</td>
</tr>
<tr>
<td>48</td>
<td>Fire Department - Shift C</td>
<td>7</td>
</tr>
<tr>
<td>49</td>
<td>UNC Graduate Students</td>
<td>8</td>
</tr>
<tr>
<td>50</td>
<td>Center for Human Rights ESL Class</td>
<td>8</td>
</tr>
<tr>
<td>51</td>
<td>Housing for New Hope</td>
<td>3</td>
</tr>
<tr>
<td>52</td>
<td>UNC Student Body Cabinet Meeting</td>
<td>23</td>
</tr>
<tr>
<td>53</td>
<td>El Centro Hispano ESL Class</td>
<td>10</td>
</tr>
<tr>
<td>54</td>
<td>St. Thomas More Hispanic Prayer Group</td>
<td>12</td>
</tr>
<tr>
<td>55</td>
<td>Affordable Housing Advisory Board</td>
<td>9</td>
</tr>
<tr>
<td>56</td>
<td>Northside/Hargraves</td>
<td>38</td>
</tr>
<tr>
<td>57</td>
<td>Community Meeting</td>
<td>12</td>
</tr>
<tr>
<td>58</td>
<td>Home Builders Association</td>
<td>5</td>
</tr>
</tbody>
</table>
# Affordable Housing

## Focus Group Feedback

### Focus Group Questions

<table>
<thead>
<tr>
<th>Category</th>
<th>Questions</th>
</tr>
</thead>
</table>
| Produce and Maintain Affordable Housing Units | • Who needs affordable housing?  
• What kind of housing is needed? |
| Pursue Innovative Approaches to Evolving and Emerging Issues | • What do you see happening to housing that is currently affordable?  
• What should Chapel Hill be doing that it is not? |
| Continue to Establish Collaboration and Connectivity | • Who would be partners to work with to solve affordable housing challenges? |
| Strengthen Capacity to Manage Programs | • Thinking of existing programs, how can we support them and help them operate more efficiently and effectively? |
| Analyze Town Ordinances and Policies | • Are there Town policies or rules that discourage affordable housing?  
• Are there policies that the Town does not have that it should? |

| Other | ...

---

**Affordable Housing Strategy**

Focus Group Feedback  
Focus Group Questions
Affordable Housing
Focus Group Feedback
1. Produce and Maintain Affordable Housing Units

<table>
<thead>
<tr>
<th>Who Needs Housing</th>
<th>What Kind of Housing is Needed</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Public Service sector - police, teachers</td>
<td>1. Close to downtown</td>
</tr>
<tr>
<td>2. Young professionals</td>
<td>2. Rental and Purchase</td>
</tr>
<tr>
<td>3. Live closer to work</td>
<td>3. Single family house</td>
</tr>
<tr>
<td>4. Need to prevent homelessness</td>
<td>4. Affordable subsidized rental units</td>
</tr>
<tr>
<td>5. Nice to live in the Town you work in</td>
<td>5. Permanent supportive housing units</td>
</tr>
<tr>
<td>6. Need more land in town because current space does not accommodate</td>
<td>6. Safe, clean affordable rentals</td>
</tr>
<tr>
<td>7. More IZ - 15% is a drop in the bucket</td>
<td>7. Units for students that allow cars</td>
</tr>
<tr>
<td>8. UNC faculty at $80-120K cant afford lifestyle that is provided in Durham</td>
<td>8. Townhomes</td>
</tr>
<tr>
<td>10. Development review process is too expensive</td>
<td>10. Capstone project would have helped relieve pressure of student housing on downtown neighborhoods</td>
</tr>
<tr>
<td>11. Teachers</td>
<td>11. Regional options with transportation</td>
</tr>
<tr>
<td>12. Town workers</td>
<td>12. Rental units for non-profit employees</td>
</tr>
<tr>
<td>13. Blue collar workers</td>
<td>13. Locate affordable housing downtown near amenities and transportation</td>
</tr>
<tr>
<td>14. Student Housing that does not encroach on Northside and Pine Knolls</td>
<td>14. Affordable rental housing</td>
</tr>
<tr>
<td>15. Student Housing that is not like summer camp - don't need pool and House for a family of 4 that's in a good neighborhood</td>
<td>15. Housing for families and children</td>
</tr>
<tr>
<td>16. Single family houses</td>
<td>16. CEF: need one room affordable units</td>
</tr>
<tr>
<td>17. It would be nice not to have a long commute</td>
<td>17. Units on one level for seniors</td>
</tr>
<tr>
<td>18. Housing for families</td>
<td>18. Townhomes with low HOA dues</td>
</tr>
<tr>
<td>19. Housing for mentally ill</td>
<td>19. Rental affordable to employees of nonprofits with families</td>
</tr>
<tr>
<td>20. Centrally located housing</td>
<td>20. Rental apartments priced for people on SSI - which is $700-$900 a month</td>
</tr>
<tr>
<td>21. Individual leases for students are good</td>
<td>21. Options for $400 a month</td>
</tr>
<tr>
<td>22. Student rental with parking and other amenities</td>
<td>22. Rooming Houses - pay by the week</td>
</tr>
<tr>
<td>23. Women between 62-70 years old, recently widowed or divorced</td>
<td>23. Need more Section 8</td>
</tr>
<tr>
<td>24. Working at the University</td>
<td>24. 2 and 3 bedroom condos - no yard</td>
</tr>
<tr>
<td>25. Housing for the disabled</td>
<td>25. Studios</td>
</tr>
<tr>
<td>26. Students</td>
<td>26. Seniors need 2 bedroom apartments</td>
</tr>
<tr>
<td>27. Retirees</td>
<td>27. Variety</td>
</tr>
<tr>
<td>28. Affordable for graduate student salaries (15-20K per year)</td>
<td>28. 2 BR units for employees and staff</td>
</tr>
<tr>
<td>29. More density closer to campus</td>
<td>29. Efficiency units are needed</td>
</tr>
<tr>
<td>30. Rental for $500 per month</td>
<td>30. Single Room Occupancy units are needed</td>
</tr>
<tr>
<td>31. Student housing on bus lines</td>
<td>31. Section 8 vouchers</td>
</tr>
<tr>
<td>32. More density closer to campus</td>
<td>32. Rent subsidies</td>
</tr>
<tr>
<td>33. Low cost student housing</td>
<td>33. Affordable rentals</td>
</tr>
<tr>
<td>34. Land costs</td>
<td>34. Affordable for middle-income working people</td>
</tr>
<tr>
<td>35. Housing for homeless families</td>
<td>35. Variety</td>
</tr>
<tr>
<td>36. Safe haven for people to come and not necessarily stop doing drugs or drinking</td>
<td>36. Rental units for officers just moving to CH</td>
</tr>
<tr>
<td>37. Single mother under 25 years old</td>
<td>37. Housing along bus lines</td>
</tr>
<tr>
<td>38. People below the AMI need housing</td>
<td>38. Place where your family can grow</td>
</tr>
<tr>
<td>39. Housing for people earning minimum wage</td>
<td>39. Scatter affordable units throughout the community</td>
</tr>
<tr>
<td>40. Housing for UNC and hospital employees</td>
<td>40. Retirement units for Town employees - age in place</td>
</tr>
<tr>
<td>41. Housing for middle income</td>
<td>41. Single-family housing</td>
</tr>
<tr>
<td>42. &quot;modest&quot; housing</td>
<td>42. Affordable rental units</td>
</tr>
<tr>
<td>43. Homeownership</td>
<td>43. Housing First model</td>
</tr>
<tr>
<td>44. Mixed use design for moderate income people</td>
<td>44. Emergency Shelter</td>
</tr>
<tr>
<td>45. &quot;modest&quot; housing</td>
<td>45. Transitional Housing</td>
</tr>
<tr>
<td>46. Housing for middle income</td>
<td>46. Need more student housing to protect areas for permanent residents</td>
</tr>
<tr>
<td>47. Low income to moderate income families</td>
<td>47. Single Room Occupancy units are needed</td>
</tr>
<tr>
<td>48. Hospital employees</td>
<td>48. Permanent supportive housing units</td>
</tr>
<tr>
<td>49. People commuting from far away</td>
<td>49. Ownership</td>
</tr>
<tr>
<td>50. Diversity throughout the town</td>
<td>50. Rental</td>
</tr>
<tr>
<td>51. Middle income</td>
<td>51. Homeless shelter for an 'intact' family</td>
</tr>
<tr>
<td>52. City workers</td>
<td>52. Units for homeless</td>
</tr>
</tbody>
</table>
Affordable Housing Strategy
Focus Group Feedback
Produce and Maintain Units

53. University workers
54. Single parents
55. Seniors
56. Workforce
57. Social and physical components to housing
58. Mentally and physically disabled
59. Teenagers graduating from foster care need a place to go
60. Need housing for long-term northside residents
61. Veterans
62. Workforce housing
63. Mentally and physically disabled
64. Seniors
65. Single-family houses for 4+people
66. Family sized rental units
67. Homeownership for 80-120%
68. Homeless
69. Help for people new to the area
70. Affordable rentals - section 8 vouchers
71. House for a family of 4 that's in a good neighborhood
72. Maintenance for habitat owners
73. People transitioning out of prison
74. Program for elderly staying in homes
75. Needed housing on an emergency basis
76. Housing for retirees
77. Rental subsidies instead of homeownership assistance
78. Safe houses in safe neighborhoods
79. Single parent families with professional jobs
80. People just starting their career
81. Registered Nurses
82. Service Employees
83. Need a next step after the Hometrust (workforce housing)

84. Housing for working families
85. 30-60% of AMI
86. Aging in place options
87. Workforce housing
88. Gen-Y: compact walkable w/ amenities
89. Seniors
90. UNC healthcare employees
91. People with disabilities
92. Different opportunities along a spectrum
93. Some people are not going to grow their income
94. Young professionals just leaving home
95. Elderly parents aging in place
96. Help elderly remain in their homes
97. Need housing for families
98. High density
99. Universal Access
100. People who work here should be able to live here
101. Families with one wage earner
102. University employees, teachers, firefighters, police, nurse3s, trades, service, security guards, govt. employees, elderly.
103. Teachers - just moving in from out of state
104. Single people want more than one bedroom
105. Access to highway and transportation
106. Continuum of affordable housing
107. 0-40% of AMI
108. School Teachers
109. Accessibility to services
110. Need units in the same developments as market rate units
111. People with disabilities
112. Safety

53. Rental for seniors
54. Mobile homes
55. Mobile homes
56. Studio units
57. Houses that are really well built and won't need frequent repair
58. Rental for seniors
59. Acquire land
60. Workforce rentals
61. Rent - to - own
62. Group Homes
63. Affordable rentals for disabled
64. Rental for families
65. Require affordable housing funding from commercial enterprises
66. Single Family houses
67. Townhomes good for starters
68. Single Family Attached
69. Single Family Detached
70. Apartments
71. Condos
72. Flats
73. Townhomes
74. Patio home style
75. Workforce Housing
76. Single Room Occupancy units are needed
77. Affordable rentals
78. Big enough for children
79. Units w/ access to open space
80. Located in walkable neighborhoods
81. Housing for people on disability $$
82. Need rental subsidies
83. Housing first units
84. Need a pool of money that can be accessed quickly for purchase of land to build AH
85. Need a planner who can shepherd a NP through the development process
86. Housing for people on disability $$
87. Single Family Townhomes
88. Assisted living for seniors
89. Homeless shelter
90. Group homes for people with disabilities
91. Rental subsidies for people with disabilities
92. Need a mixture in housing types
93. Townhomes work
94. Rental units with social services
95. Use LIHTC
96. Use tax-exempt bonds
97. Affordable rental
98. Housing for people on disability $$
99. Single family housing
100. Supportive housing
101. Safe, clean affordable rentals
102. Need units on bus routes
103. Accelerate the production of houses or control the price of houses
104. Hospitals are building units for their employees
105. Housing and transportation index good
106. Look at housing in regional context
107. Use land for schools to build housign
108. Build density along transportation corridors
109. Avoid 'affordable' stigma - build mixed income
110. Create diversified housing
111. Senior housing
112. Affordable, compact development
People who work here should be able to live here
Families
Seniors that are downsizing
Women in transition b/c of divorce
Town workers
Workers
Producign social services can stabilize the low-income renters
Housing for disabled
Housing for non-profit workers
Housing for disabled
People earning minimum wage
people on fixed incomes
Housing for people who are really trying
Housing is a fixed cost but transportation goes up and down if you use
Parking is very expensive to build
Town and UNC workers are living farther away than previous surveys
Students
Workforce Housing
Seniors
elderly
quadrapalegics/parapalegics
Disabled
Nurses, teachers police
Students need appropriate housing
People who have grown up here and are feeling forced out
senior population
low to moderate income people
single mom with kids
People who live in Northside
30-60% AMI
Homeless and social services need to go together
refugees
Single parents
Elderly

Single level homes for physical disabilities
Rental subsidies for people with disabilities
Need rental subsidies
units for 80% and below AMI
Affordable studios
Student development with parking
Senior housing
Rental housing based on income
Senior housign based on income
Preserve existing houses
Single Family Houses
townhomes
homes on bus lines
Assisted living units
Free standing
Preserve existing houses
Apartments
No HOA dues
Multi-family
Small houses
Maintenance
**Affordable Housing**

**Focus Group Feedback**

2. Pursue Innovative Approaches to Evolving and Emerging Issues

<table>
<thead>
<tr>
<th>What do you see happening to housing that is currently affordable?</th>
<th>What should Chapel Hill be doing that it is not?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Homelessness prevention is key</td>
<td>1. Have rent be a flat rate</td>
</tr>
<tr>
<td>2. DSS Rapid Response Grant - crest of the wave of what is coming from HUD - need capacity to respond to grants</td>
<td>2. Just have more affordable units</td>
</tr>
<tr>
<td>3. Traditional neighborhoods are not traditional anymore -</td>
<td>3. More education about how to qualify and the rules of the programs</td>
</tr>
<tr>
<td>4. University is going to do what it wants and ignore the town</td>
<td>4. Develop more amenities with better shopping</td>
</tr>
<tr>
<td>5. Infrastructure can't handle more apartments and more residents</td>
<td>5. Allow Walmart so the Town can get more taxes</td>
</tr>
<tr>
<td>6. Land is too expensive</td>
<td>6. Annexation for more land to build</td>
</tr>
<tr>
<td>7. Only people who work at university can afford to live here</td>
<td>7. Homes for Heroes - in distressed areas firefighters can get homes here for 50% off mortgage but can sell for full price after living there for 5 years.</td>
</tr>
<tr>
<td>8. Can't afford homes that are being built</td>
<td>8. Need more stores like Roses</td>
</tr>
<tr>
<td>9. No discount shopping or inexpensive restaurants like Golden</td>
<td>9. Recognize need for cars</td>
</tr>
<tr>
<td>10. Community Home Trust helped daycare teachers afford to live in</td>
<td>10. Allow more parking on campus</td>
</tr>
<tr>
<td>11. Staff moves to Durham and Chatham to live - can't afford to live</td>
<td>11. Tax rental properties like a business</td>
</tr>
<tr>
<td>12. Builders are building high end homes that are sitting empty</td>
<td>12. Encourage UNC to develop an off-campus student office</td>
</tr>
<tr>
<td>13. Rent control</td>
<td>13. Living wage</td>
</tr>
<tr>
<td>14. Raise minimum wage - Piedmont would be adversely affected by</td>
<td>14. NCCU partnered with a developer to provide housing off site</td>
</tr>
<tr>
<td>15. Need assistance for refugee population beyond 6 months</td>
<td>15. Town provide education services</td>
</tr>
<tr>
<td>16. Low quality affordable housing - affects health of women and children</td>
<td>16. Allow whatever number of students to live together and limit number of cars</td>
</tr>
<tr>
<td>17. Town discourages innovation of ideas for student housing - just says no no no</td>
<td>17. Property tax relief</td>
</tr>
<tr>
<td>18. Concerned about the safety of students in student stuffer houses</td>
<td>18. Rent control</td>
</tr>
<tr>
<td>19. Upperclass students want cars for jobs, internships, etc.</td>
<td>19. Recalculate AMI or aim to serve lower AMI than 80%</td>
</tr>
<tr>
<td>20. Town has a closed mindset that is against 'outsiders'</td>
<td>20. Town should provide housing allowances</td>
</tr>
<tr>
<td>21. Clarify goal for northside neighborhood - if to address social and economic issues, do we really want to preserve the dilapidated housing</td>
<td>21. JFK Towers in Durham - good Elderly Care housing</td>
</tr>
<tr>
<td>22. Desire to have car leads to live off campus and pushes the demand into the neighborhoods</td>
<td>22. Rent should be based on income</td>
</tr>
<tr>
<td>23. New taxes every year</td>
<td>23. Create more 'share homes' - elderly people living together</td>
</tr>
<tr>
<td>24. Price of 2 BR rental in Chapel Hill is price of 3 BR in Durham</td>
<td>24. Create a resource center</td>
</tr>
<tr>
<td>25. Impact of students</td>
<td>25. Free TTA</td>
</tr>
<tr>
<td>26. Current housing is for students and wealthy</td>
<td>26. Improve transit from Durham</td>
</tr>
<tr>
<td>27. NIMBY for IFC, Library, churches, people don't want anything around them</td>
<td>27. Provide information</td>
</tr>
<tr>
<td>28. Landlords for affordable rental houses in the Pine Knoll and Northside neighborhoods are selling to landlords who raise the</td>
<td>28. Transportation</td>
</tr>
<tr>
<td>29. See a 'student neighborhood' forming</td>
<td>29. Good Neighbor Initiative</td>
</tr>
<tr>
<td>30. If gas prices go up, may want to move closer</td>
<td>30. Establish a supportive housing fund w/a penny from the sales tax or if a person goes through a course can get their criminal record expunged</td>
</tr>
<tr>
<td>31. Effect of students living in one house - dominating traditional homeownership neighborhoods is not good</td>
<td>31. Separate housing communities for permanent residents</td>
</tr>
<tr>
<td>32. Affordable units seem to be in concentrated areas of poverty</td>
<td>32. Give people in public housing a goal to work towards</td>
</tr>
<tr>
<td>33. Students are being irresponsible</td>
<td>33. Provide discounted rental to Town employees</td>
</tr>
<tr>
<td>34. Students are pushing people out</td>
<td>34. When tearing down apartments, maintain some units</td>
</tr>
<tr>
<td>35. Seniors will stay in one place until they have to leave</td>
<td>35. Locate density downtown</td>
</tr>
<tr>
<td>36. Retirees from Duke and UNC can't afford to remain here</td>
<td>36. Weatherized housing</td>
</tr>
<tr>
<td>37. Older apartment complexes are being redeveloped or are just not safe anymore</td>
<td>37. Separate housing communities for permanent residents</td>
</tr>
<tr>
<td>38. Students renting up houses in lower middle class neighborhoods and killing the neighborhoods</td>
<td>38. Help people navigate affordable housing system - transparency</td>
</tr>
</tbody>
</table>
No more room to build in the Town

Try to dissuade students from living in certain areas w/ longer leases

Advocacy for undocumented hispanics with landlords

Chapel Hill Housing Blog

"student slums"

Glen Lennox is good model of diverse and affordable

affordable housing is a target for redevelopment - like Glen

Shorter term leases for homeless transitioning

Historic Districts and areas around school keep students out

Rent to own using section 8 vouchers

Areas around school are the least expensive for transportation

Seniors and empty nesters don't need big houses

Duke professors live in CH and UNC employees live in Durham

obtain foreclosures to put into affordable housing stock

Rent is affordable w/ more students to share but not desirable to live w/ that many

convert decaying older buildings to housing

Har to sublease

Town buy land and CHT build units

UNC Enrollment plan is to bring more students - will UNC provide more housing?

Need maintenance of rental units

Students spike up the rent for families

Townhomes

People on disability make 750-850 but rent is 650

Housing for middle income

Minimum wage earners cannot afford to live here

Resource Center

Apartments no longer accept Section 8

Define affordable housing

Hard for veterans to meet income limits

Help people afford deposits

Hard for people with minor criminal records to find housing

Need the rental licensing program back

Housing dedicated to those trying to get out of homelessness

Advocates for tenants - to present your case

Taking Orange County homeless to Durham for affordable housing but can't use OC subsidies

Resident services advisor

Advocacy for undocumented hispanics with landlords

Someone who can connect people with resources

Many families crowd into apartments - double and triple up

Someone who can teach about maintenance

Students are taking up a lot of houses

Rental Co-op or Homeownership Co-op

Can't afford homes that are being built

A list of honest vendors for home repairs

Gas prices going up

A house w/ bedrooms to rent - alternative ways for people to live together

Affordable subdivision/development

Program for elderly staying in homes

People would like to be in the CH/Carrboro school district

Encourage rental vs. homeownership for transient population

Can afford to buy in Durham

City buy tracts of land and build units at a limited cost

UNC and Town employees do not live in Chapel Hill

Recognize the economic support student population provides to the Town

Section 8 is wearing down communities

Allow density downtown

Student stuffers

Don't criminalize rental landlords in Northside

People working at a non-profit can't afford to live in CH

Recognize value of Northside neighborhood properties to investors - People who receive help should work in Chapel Hill.

Debilitation of rental properties

Rethink Condo concept - don't support.

Affordable housing is eaten up by students

Don't just rescue - be practical

Affordable housing should be high quality

Repair program

Rental housing diminishing

interest free loans for maintenance

New development has been for high end housing

Location efficient mortgages

limited land for development

Students are pushing people out

Zip cars for commuters

CH is a retirement community for people from the North

Recognize relationship of income and transportation

Students are buying all the affordable housing

Create more zoning by right

Housing is being built for students

UNC could provide dorm with accessibility and services. Would need a

Affordable houses are substandard

Advocates for disabilities

Affordable rentals are substandard

Expand Urban Services Boundary to strategic areas toward Chatham

Overcrowding

Add a tax rate for affordable housing

NIMBYism

Abandon homeownership model

Condos of 2-BR not accommodating families

stop pushing homeownership

Seniors are "overhoused." Need to downsize but no options.

Incentives for maintaining the property

Landlords are intimidating

Better density bonuses

Landlords kicking people out for 'too many people'

Rezone MLK to high density

Landlords taking advantage of hispanic population that is

need AH mitigations so that your IZ contribution does not need to be site specific.
<table>
<thead>
<tr>
<th>Page</th>
<th>Text</th>
</tr>
</thead>
<tbody>
<tr>
<td>88</td>
<td>Public housing is difficult b/c the more you work the more your rent goes up.</td>
</tr>
<tr>
<td>89</td>
<td>Public housing pay utility and bills?</td>
</tr>
<tr>
<td>90</td>
<td>Public housing give someone a year or two to get on their feet.</td>
</tr>
<tr>
<td>91</td>
<td>Gap between public housing and an affordable rental for a family.</td>
</tr>
<tr>
<td>92</td>
<td>Safety</td>
</tr>
<tr>
<td>93</td>
<td>Rental is limited beyond section 8 and public housing.</td>
</tr>
<tr>
<td>94</td>
<td>Need affordable housing for men trying to pull themselves up.</td>
</tr>
<tr>
<td>95</td>
<td>Need more diversity in housing.</td>
</tr>
<tr>
<td>96</td>
<td>Transaction costs to purchase a home are too great.</td>
</tr>
<tr>
<td>97</td>
<td>Cost to own with PITI+insurance is so great compared to the cost to rent.</td>
</tr>
<tr>
<td>98</td>
<td>Too much emphasis on home ownership.</td>
</tr>
<tr>
<td>99</td>
<td>Section 8 is too cumbersome a process.</td>
</tr>
<tr>
<td>100</td>
<td>Homeownership does not necessary build equity and there are enormous risks.</td>
</tr>
<tr>
<td>101</td>
<td>Poor families do not build equity.</td>
</tr>
<tr>
<td>102</td>
<td>Mortgage bubble - housing prices in Chapel Hill way too high.</td>
</tr>
<tr>
<td>103</td>
<td>People are overcrowding.</td>
</tr>
<tr>
<td>104</td>
<td>People who buy a habitat home wont' see big increases in income - need help w/ maintenance.</td>
</tr>
<tr>
<td>105</td>
<td>Quantity of affordable housing is decreasing - trailer parks, colony woods.</td>
</tr>
<tr>
<td>106</td>
<td>Public housing is not keeping pace with population and.</td>
</tr>
<tr>
<td>107</td>
<td>Least expensive units are not attractive and not well kept.</td>
</tr>
<tr>
<td>108</td>
<td>Conversion of older apartments to condos takes them out of affordable range.</td>
</tr>
<tr>
<td>109</td>
<td>People with disabilities need roomates.</td>
</tr>
<tr>
<td>110</td>
<td>Chapel Hill is turning into haves and have nots - no middle income families.</td>
</tr>
<tr>
<td>111</td>
<td>All the funding for AH has come from the private sector.</td>
</tr>
<tr>
<td>112</td>
<td>NCDS are bad policy.</td>
</tr>
<tr>
<td>113</td>
<td>Houses in the 300-400 range are not being sold.</td>
</tr>
<tr>
<td>114</td>
<td>Outside OWASA boundary there is no significant development.</td>
</tr>
<tr>
<td>115</td>
<td>OWASA boundary pushes up the prices.</td>
</tr>
<tr>
<td>116</td>
<td>Student rentals are pushing out the affordable rental properties.</td>
</tr>
<tr>
<td>117</td>
<td>Everyone seems to be fighting density.</td>
</tr>
<tr>
<td>118</td>
<td>Need to look at housign as a continum.</td>
</tr>
<tr>
<td>119</td>
<td>Redevelopment is targeting colony woods apartments, mobile homes - affordable homes are aging out.</td>
</tr>
<tr>
<td>120</td>
<td>More people with bad credit in the recession.</td>
</tr>
<tr>
<td>121</td>
<td>Searching for a house was overwhelming.</td>
</tr>
<tr>
<td>122</td>
<td>Student rentals are creating a false market price for rental.</td>
</tr>
<tr>
<td>123</td>
<td>Consider Duke West End efforts as an example.</td>
</tr>
<tr>
<td>124</td>
<td>People push back against affordable housign - NIMBYism.</td>
</tr>
<tr>
<td>125</td>
<td>See a lot of sub-par properties for sale - not suitable for developing density.</td>
</tr>
<tr>
<td>126</td>
<td>How do you define affordable housing?</td>
</tr>
<tr>
<td>127</td>
<td>See humongous houses going up in Northside for students.</td>
</tr>
<tr>
<td>128</td>
<td>See parking on front lawns and so many cars in Northside make it dangerous for kids.</td>
</tr>
<tr>
<td>129</td>
<td>Salary of UNC employees not enough to live in Chapel Hill.</td>
</tr>
</tbody>
</table>
Don't look at salary of existing residents b/c they already can afford to live here

Chapel Hill is turning into haves and have nots - no middle income families

Losing young families to Durham

Condos are hard to underwrite

Gentrification in all neighborhoods

Orange County valuations are too high

Not that many programs for financing affordable housing programs

Idea that homeownership is path to financial freedom is false

Waiting lists are too long - need more units and vouchers.

Need help if you lose your job

Utilities and deposits are expensive

Workfirst takes half your child support

Students

Affordable places are unsafe and not in good conditions

No such thing as middle class anymore

Even with a job you can't afford housing in CH

Resentment toward Hispanic population for getting all the services

AH is being bought by wealthy people to rent to students

Northside is expensive too - used to be affordable

students taking up family rentals

Houses being built are for students

No place for people with a criminal record to live

If you live downtown you still need a car b/c there is no erocerv

People are being harassed to sell property

Housing in Northside not being built for homeowners

Student housing has so much front yard parking it makes it unfriendly to single family homeowners

People feel forced out of the neighborhood

Employment does not match how much it costs to live in CH

No cultural recognition about Northside

Land is worth more than houses on them

No room to create any affordable housing in northside

families can't afford homes being built in NS for the students

Students want housing close to campus

Not many industries here for employment

Expensive to rehab houses

Chapel hill is built out

Students are attracted because of affordability

Housing is being built for students

Community feels powerless and intimidated by landlords

Developers are pulling the wool over the Town's eyes

Paygrades at UNC don't match cost of living in Town

Can't afford to preserve homes

Affordable housing is getting sold to speculators

Taxes making houses that are paid off unaffordable

need help with electricity and utilities

Help with maintenance

Safety net for people transitioning

Town purchase rental buildings that are not public housing but lower than rent control

Town could ban front yard parking

Can university have a role in disciplining students?

Moratorium on converting single family to rooming house

Recognize Northside's cultural significance in history of Town

create new affordable housing in Northside - not just in new developments

Program to reach out to absentee landlords

protect existing affordable housing stock

Rental rehab program where the Town would rehab rental properties

and in return get right of first refusal and landlord would rent to low income people. Kepps properties up.

Other ways to generate revenues than just property taxes?

Deed restrictions on homes so that the home couldn't be rented

Encourage more people from Northside to join advisory boards

Landlords need to be brought into the discussion

Need more enforcement

On-site management of rental units

More police presence with officers living in community and engaging w/ community

Events that bring community together

Advertise the Homestead Exemption more

Local fund to help people pay taxes

Town right of first refusal on houses

IDA program that matche4s savines

Rent to own using section 8 vouchers

Encourage lenders to loan

Help with closing costs

Affordable houses need maintenance and repair

Communicate more effectively about programs

Stricter regulations on developers

Moratorium on building in Northside

Turn vacant housing into rental housing

Target communication about tax breaks and programs to low income families

Support Grant based rehab programs

More regulation of student landlords

Affordable housing task force

Needs assessment

Examine rental policies

Shorten the development review process

pockets of land - turn into LIHTC projects that can keep the parking

Build further away from Campus to areas that students won't go

Town should set aside funding to pay for Habitat Sunrise community

Outreach at Food Lion instead of Whole Foods

Test whether citizens of Chapel Hill really want affordable housing by issuing a bond and see if people vote for it.

Waive impact fees for affordable housing programs
People don't want to take a financial hit to sell home at below market price
Recognize connection between jobs, housing, childcare, transportation
Income thresholds for affordable housing is too high
Income thresholds for affordable housing arent high enough
Need more history about northside - be non-historical is to be racist
More need than supply
Student rental charges prices too high
Developers can skirt town regulations by building a house that has several students
Overstock of condos puts affordable condos in jeopardy
Don't like to live in town. Enjoy the Country
Town needs better shopping options. More discount stores and fewer specialty stores.
Want more space than can be found in Town limits
Why does the Town have an expensive artwork program?
Police Officers can get cheaper rent for their services - why not other departments?
Not good shopping here. Can't afford to buy clothing.
CH doesn't have the affordable amenities that other communities have - Walmarts, restaurants, everyday living. Have to leave town to do shopping.
Not a family town - more of a student town partying - not much for families to do
camps for kids are very expensive here
Doesn't feel like Town residents want their town employees to live here
Aquatic Center have to pay to go to community center and aquatic center
Need more stores like Roses
UNC not act as a housing developer - let market provide solutions
UNC faculty moving to Durham because of cultural amenities - more progressive and like the lifestyle
Not fair that to get CDBG funding a house has to go into the CHT
Hypocrisy of Chapel Hill: social responsibility not disbursed on community
Town is too developer friendly
Develop more affordable shopping options like walmart, auto parts stores
Want things in walking distance
Undocumented Hispanic population experiences some exploitation from landlords
Encourage small business startups
Undocumented Hispanic population experiences some exploitation from landlords
Better housing can improve crime rates
Ask why people would want to live in Chapel Hill? What
No parking in town makes it expensive to work here
non english speaking population reports about apartments with Poor health issues and code violations
Is there a cultural fear of diversity?
Wages + Transportation + Housing does not equal up
Concerned about mixing low income rental units with market rate homeownership models. Cultural friction?
The mix of affordable housing and market rate housing should be considered - you don’t want too much of either in a particular development.
Maintenance for low income homeowners
Don't see Council commitment to Affordable Housing issues - see lip-service
CHT units are not maintained and do not add to the value of community
"Nobody washes a rented car" - need incentives to maintain property
Affordable Housing

Focus Group Feedback

3. Continue to Establish Collaboration and Connectivity

Who would be partners to work with to solve affordable housing challenges?

1. outside funding from b-ball players and wealthy
2. churches can help with education
3. Website link from housing and planning to direct people looking for affordable housing
4. incentives for developers to build for mixed income developments
5. Develop units that are mixed
6. include 80%-120% units in an Inclusionary Zoning Ordinance
7. work with habitat
   Partner with the County so that we could have affordable housing units with septic, which would be cheaper.
8. Transportation costs for people living an hour and a half away and commuting to work
9. work with Developers who understand demand
10. Regional transportation collaboration
11. Town partner with itself to encourage good development
12. Town provide infrastructure, engineering, and surveying for the development of affordable housing
13. UNC partner with a developer to provide attractive apartments
14. Transportation - not available on the weekends
15. Add housing to Carolina North
16. If gas prices go up, may want to move closer
17. Centrally located and/or near transportation
18. Collaboration with students and neighborhoods and residents
19. Consider housing and transportation together
20. Affordable Housing agencies, the Town, and the Senior Center
21. Town and School Board
22. Town and Council of Churches (IFC)
23. Education for Home Owner Associations
24. Education - use public access TV
25. Transportation - ped, bike, public transit
26. Town could buy property now for affordable housing in the future
27. Better transportation between Durham and CH
28. Town to work with landlords
29. Town needs to subsidize development of affordable housing
30. Town work on NIMBYism
31. Public Housing and CASA
32. More affordable housing units and CASA
33. Need services, health, mental health, to go with units to be successful
34. Town and developers - encourage affordable housing and provide incentives
35. Town and property owners - encourage rental to low income persons
36. Outreach to non-english speaking populations: Burmese, Karen refugees and Hispanic community
37. community centers
38. Work with Chatham and durham on providing housing
39. HOPE VI Funds
40. University
41. University should contribute to an affordable housing fund
42. Chapel Hill North foundation of middle income housing
Affordable Housing Strategy
Focus Group Feedback
Collaboration

Affordable Housing and mental health agencies
TOCH and other municipalities and OWASA and Carrboro
EmPOWERment and the development community
Promote understanding about the needs
Help non-profits collaborate and work together more
Work with landlords to provide housing to lower income populations
Connect services to units
Outreach to students
Carolina North needs affordable housing
University needs to provide more student housing
work with employers to provide housing
work with landlords
UNC Office of student affairs to prevent undergraduate 'creep'
Use Town community centers as resource centers
Transportation - bus stops where to locate
Coordination between Chapel Hill Transit and TTA
Housing + transportation + child care
Transportation and Durham Tech
Taxi service and no-profits partner to get people around?
Combine housing with services for mentally ill
Town work on communication about issues
Involving kids is important
University providing dorms
Housing for students
Public housing help people get to the next level
public housing set a goal with tenants
Public housing and family resource center
Transition from Public Housing
UNC students to do special projects
Development community - focus on innovative projects
Housing Department to work with Habitat on transitional housing
IFC and rental housing
Affordable housing and transportation
Public housing and a savings plan
Use people who are retired who can help w/ skills like accounting
Provide classes on budgets to high school students
Expect more from the business community
Hospital should recognize the value of having people live near their jobs
Work with school system
Connection between affordable housing and transportation
Bring together people in a similar economic position
Partner with CHT to buy foreclosure houses
Partner with Housing to make a transitional housing program
Programs to help people transition from one stage of housing to the next
Provide 'by right' zoning to some property to build affordable housing
Banks are reluctant to fund mixed use
Developers - provide by-right development of affordable housing units
Housing and Transportation
CHT and Public Housing Transitional Housing
Town helps people transition from one type of housing to another
Combine OPT and CH Transit
Circulator buses
Hospital and housing - good to have workers live near job
Expand school system
Encapsulate all of Orange County
Create an overarching tool kit
Affordable Housing Strategy
Focus Group Feedback
Collaboration

100 Partner with foundations or Duke Energy - create social entrepreneurship and philanthropy
101 Develop an ask package for large corporations and have land already zoned and ready for affordable housing

102 Raise awareness of the issue
103 How to make transition from renter to homeowner
104 Transition from Public Housing to affordable housing
105 Recognize the relationship between jobs, transportation, and housing
106 UNC needs to be a bigger player in providing affordable housing
107 Conservation Fund
108 DHIC
109 Triangle J Council of Governments
110 Self-help
111 Duke and West End model
112 Town of Cary - once you work there you can get a loan
113 Work collaboratively with UNC without necessarily expecting money
114 Affordable housing and transportation
115 Mental health and affordable housing
116 Students need busses - student housing should be on bus lines
117 Students want parking
118 Housing for people with disabilities needs to be near services and stores
119 Recognize the relationship between jobs, transportation and child care

120 Work with state to encourage partnerships to provide housing for employees of the state (UNC)
121 Lobby Raleigh for more transportation funding
122 Build a Block - Good UNC partnership
123 Carolina North needs affordable housing
124 Banks need to be involved if creative financing is to be considered
125 partner with churches
126 Wake County works with progressive energy
127 Busses need to take people where they need to go
128 Busses that need to transfer create instability
129 Link students, people w/ disabilities and seniors - who all need services and shops
130 Link students up with seniors to live w/ them for free and take care of them

131 H&T Index - time and cost is unstable if you use cars - transportation system stabilizes both

132 Self-help
133 Expand bus line
134 Coordination with faith communities
135 Need to connect AH to transportation
136 recognize the connection between jobs and housing
137 CHT and Public Housing?
138 Residents of Chapel Hill
139 Students
140 Landlords
141 UNC could be a partner - they are making the market
142 Work with input from silent residents and seniors in Northside
143 Hand to hand door to door connections in Northside - develop trust
144 NC Economic Development Institute get involved
145 Faith based communities can help with communication and outreach
146 child care
147 County services
148 Use churches and faith based groups to get word out
149 Dispute Settlement Center
150 Poverty Institute at UNC
151 Low Income Housing Tax Credits
Need to supply Town funding to projects to demonstrate commitment
Affordable Housing

Focus Group Feedback

4. Strengthen Capacity to Manage Programs

Thinking of existing programs, how can we support them and help them operate more efficiently and effectively?

1. Financially support Habitat for Humanity and Community Home Trust
2. Technical assistance
3. Help with looking for grants
4. Develop a business plan
5. Town staff could help provide surveys, engineers, to help produce affordable housing
6. Town pay infrastructure expenses on the land to help produce affordable housing
7. Dobbins Hill is a good model - good for clients of the CEF
8. A mixed income neighborhood private developer
9. Help institutions to help their employees find housing close to work
10. Nonprofits need to be sustainable and not give everything away - should have a profit stream
11. Habitat is creating communities as well as housing - adding value
12. Habitat provides a lot of social services to the community - more than just houses
13. Process of developing land to moving a family in took 10 years in Phoenix Place - too long
14. Police: hard to meet criteria for CHT homes and and equity package is not attractive - not a good investment
15. Police: locations of CHT not always ideal
16. People in Public Housing seem to stay forever - no turnover
17. Location for public housing is not ideal
18. CHT: no incentive to take care of the houses
19. Provide more education - to landlords
20. EmPOWERment can provide housing in other areas of town than Northside
21. Need funds to do upkeep on rental properties - make more energy efficient
22. Strengthen non-profits relationships with one another - mutual block party?
23. Administrative assistance
24. Provide more education - to people needing services
25. Town provide more subsidy to Habitat and CHT
26. CHT and Habitat only proven models
27. Public housing is good for people on fixed incomes - but if you're not the more you work the more you pay
28. Public housing can't treat everyone the same - people have special circumstances.
29. Public housing pay utility bills?
30. Habitat has limited resources
31. Community Home Trust units too small and not affordable - need habitat model
32. Provide land and funding
33. Encourage mix of housing types
With IZ, let Habitat build houses
Add a position of a property manager for the properties who will bid out services and manage them (maintenance, hoa, etc).
Encourage organizations to collaborate on providing services
Encourage homeowners to do fundraising and 'give back'
Resale formula of the CHT is a trap for those who want to sell
Provide funding to organizations
Capacity building for AH providers
Operating funds
apartments and services combined for people with disabilities.
Roomate who could help someone with disabilities and get a decrease in rent or otherwise benefit from the arrangement
CHT same as rental - no equity. Maintenance, condo fees are expensive.
Provide operation money
Need public investment and commitment
Need funding for operations
Connect Chapel Hill's efforts to national level
Lenders don't like the condo model
Bring providers together, make sure they are all on the same page
Why do landlords not like Section 8 vouchers?
Club Nova needs repair work
Affordable housing should be well kept and maintained
Need a day center for mentally disabled
Mental health issues create affordable housing issues.
Need more section 8 vouchers
Shouldn't be disqualified if you are a couple bucks over the income limit
CHT does a great job managing properties
Stewardship fees threaten affordability
Make public housing cheaper
Having kjids should move you to the top of the list for public housing
Help people out of public housing who are abusing the system or who have been there too long
Help people move out of public housing
Public Housign too much of a back and forth process - so much running around
Figure out the need - what is the housing stock?
Fund public housing programs
Strengthen family programs and transitional programs
Town could regulate its own rent - so should manage/own rental units
EmPOWERment does a lot of functions that no one else wants to do - but it's hard to get funding
CHT has been the only option the Council uses
CHT model does not work - always asking for more money
Affordable Housing
Focus Group Feedback
5. Analyze Town Ordinances and Policies

Are there Town policies that discourage affordable housing? Are there policies that the Town does not have that it should?

1. Town and County Taxes
2. Public Art expense
3. Remove barriers to the development of affordable rental units
4. HIGH taxes. Chatham is much lower
5. Bring in more commercial building would help with taxes
6. Town handicaps developers - should let them build what they want so we can get more taxes
7. Let developers build on their lots
8. Get developer to give money to a fund and people can apply for funding
9. Taxes too high
   - Anti-parking ordinances prohibit the kind of development that would attract upperclass students to stay on campus. Graduate student housing was so expensive b/c of the requirements of the Town to widen road a foot and add sidewalks
10. Approval process is too long
11. Allowing parking on campus would encourage upperclass students to stay on campus
12. Fast track Affordable Housing development
13. Development review process is too expensive
14. Should be able to build a small subdivision in a shorter amount of time
15. Taxes are unbearable
16. Allow big box
17. Fees for adding on to your house too high
   - If Town enforces more than 4 unrelated people rule it will push out students who are sharing rooms and create more demand for student rental
18. Dorms are expensive - which gentrifies the whole school
19. Taxes too high
20. Tax base is all residential
21. Too many specialty stores not enough stores for basic needs. Town is losing sales tax revenue.
22. Developers can get away with anything
23. Taxes are over $1,000 a month
24. Encourage Orange County to have more realistic housing assessments
25. Let's the developer get away with 15% - should be higher
26. Work with state to consider property tax reform
27. Continuing to allow accessory apartments
28. Taxes very high
29. Put density along transportation corridors and close to university
30. Policies needed to encourage developers to build affordable housing
   - Transit Department - some people are banned from using the busses - can they have a grace period when ban ends?
31. Subsidize land costs
32. Shorten development review process
33. Set higher income level for criteria
34. Town employees don’t make enough to live here
35. Taxes too high
36. Need an affordable housing master plan
More regulations to prohibit student stuffers
Rental licensing
HOA regulate the # of houses an owner can have in a neighborhood
Does the Council support enforcement
Reporting requirements are time consuming
Allow accessory apartments
Allow mixed use development
Allow more units in small spaces along Rosemary Street
Increase % of affordable housing requirement in the IZ ordinance
Shorten and simplify development review process
Town $ should not be used to help create or maintain rental units
Places for recreation in older existing complexes
Need property tax caps
More ordinances like the Inclusionary Zoning Ordinance
Reporting hotline for code violations w/ multiple languages
Need to help make complaints anonymous
Help people understand what they can complain about
Expand bus route to allow students to live farther away from campus
Taxes can be a problem
Need smaller, denser housing
Allow taller buildings to fit more units
development of student rentals raise taxes for surrounding houses
Housing department is not supportive in encouraging tenants to do more
Parking on longview street parking is a problem in Town b/c of students
City water wells in Efland expensive hookup fees
Paying for trash effects affordability.
Taxes
Forgetting about the people who have always lived here
Town requires surveys to do anything which are very expensive
NCDS do not work
Town let Empowerment break the rules for its homes
Town lets Empowerment go w/out enforcing min. housing code
Not a human right to live in a 3BR house in the middle of Chapel Hill
Four unrelated person ordinance is a farce
Outreach person who connected groups and the chamber etc.
Taxes
Should offer housing incentives for developing affordable housing
Town should have more scrutiny regarding ADA and Handicap accessibility for Habitat and CHT units
IZ makes all the units exist at one site. Spread the units throughout the Town.
NCDS work against affordable housing
Don’t ban duplexes - allow them everywhere
Build on existing surfaces don’t cut down trees
Allow more mixed use residential and commercial
IZ: Allow less units and more space/unit to accommodate families
Recognize local non-profits instead of treating them like they are asking for too much
Create an annual allocation for affordable housing providers instead of having them come and ask all the time
Development process is too long and too complicated
Help with Davis Bacon
Recognize trade-offs between environmental concerns and affordable housing
Transportation system is very park and ride orientated. More people living in town means more interconnections
Development process is too long and too expensive
Recognize costs of all the additional req's for developers and how expensive the length of the process is

Connect affordable housing, development review process and comprehensive plan

Impervious surface requirements in Meadowmont mean you have to build up which does not work well for people with disabilities

Density is the only way to grow if we want to stay true to urban services boundary

NCDs are bad policy and work against affordable housing

Tree protection took land out of play for infill development

TAXES

IZ capitulated on rental. Should make an expectation for rental housing too.

Town needs to be specific up front about priorities for development

IZ still has uncertainties

Development process hinders creativity

Recognize the impact of the Urban Services Boundary on affordability

IZ pushes cost of 15% units onto market rate units so they cost more

Use incentives instead of extractions

Get land and market it toward developers

IZ - Payment in lieu should be less incentivized

Need to identify where the comp plan and lumo penalize affordable housing - NCDs, limits on density, etc.

PIL should be a % of the development and not a fixed amount

IZ - should include rental units.

Need a planner who can shepherd a NP through the development process

Need busses to operate at night

Developers should not be allowed to opt out of units

Took 4 years to build a parking lot at Chapel Ridge

TAXES

Busses need to serve everyone not just students

TAXES

Limits of the rural buffer drives up cost of properties within buffer

IZ doesn't work b/c other units have to pay for the AH units

Development process is too expensive

Town has too many sticks and not enough carrots

Should consider using rural buffer for affordable housing

Takes too long to get developments through the review process

TAXES

Busses stop running at 7pm - need to go later for working people

USB creates a constrained growth environment

Provide entitlement processing

Let the market cover certain areas and focus CDBG money on certain areas

Put a penny on the tax rate dedicated to affordable housing

TAXES

Transportation caters to the students or the games not the citizens of the town

Allow modular homes and SROs

Town treats students better than long time residents

Town needs more services and goods downtown

Planning Department not checking permits from Northside student stuffers

University is tax exempt so property owners have to pay more taxes to make up for them

Inspections division is not on the side of neighborhoods - they are on the side of developers

People shouldn't be allowed to build houses with 8 bedrooms in northside

TAXES

Urban growth boundary is good but it makes value of land very high
No more special use permits for luxury condos in Northside
IZ is not for poor people - it's for more upscale incomes
Encourage Builders not to build mansions
Development review process is too long
PIL should be very flexible to use
Rental Enforcement
Encourage Builders not to build mansions
Development review process is too long
PIL should be very flexible to use
Encourage Builders not to build mansions
Development review process is too long
PIL should be very flexible to use
Encourage Builders not to build mansions
Development review process is too long
PIL should be very flexible to use
Council needs to provide leadership on solutions
Council needs to commit funding for AH rather than depend on private sector to pay for all affordable housing
A simplified development review process could allow tax-credit developers to compete for projects in Chapel Hill - right now it’s too long
Provide zoning for multifamily
Town won’t give up any of its stormwater or tree requirements to encourage affordable housing - makes it seem like affordable housing is not a priority.
Provide zoning by right.
IZ: Allow for different affordable housing models than just the home trust units.
IZ: Consider small houses as an option