

<b>Affordable Housing Goals and Strategies</b>				
<b>Goal</b>	<b>Strategies</b>	<b>Target Completion Date</b>	<b>Partners/Resources Needed</b>	<b>Updates</b>
<b>1. Affordable Homeownership (Target income range is 60%-115% AMI)</b>				
1.1 Increase number of homeownership units that are permanently affordable in Carrboro. 2024 goal is to have 85 affordable ownership homes. In 2014 there were 41 affordable ownership homes. This is an average annual increase of 4.5 homes.	A. Gather more data from the developers about what percentages will work to both incentivize them and respond to the market condition	Q3- Q4 FY 2014-15	Developers, non-profit housing developers, staff	1. Affordable Housing Coalition's (AHC) Policy Subcommittee has this as their top goal for the year. 2. Staff serves on this subcommittee and is working on this.
	B. Request that the BOCC continue to fund impact, permitting fees for non-profits.	Q4 FY 2014-15		1. Was approved for FY 14-15 2. Will continue to request annually
	C. Decide whether or not to modify the ordinance to reflect a model that will both incentivize developers and respond to market conditions.	Q4 FY 2014-15	CHT and other non-profit housing providers, Developers	Dependent on the data gathered and suggestions by the AHC's Subcommittee recommendations.
	D. Identify/build dedicated subsidy source to assist with land trust transactions	Ongoing	Consolidated plan partners; CHT and other AH Coalition participants	Task Force's only agenda item for March meeting is to discuss this.
1.2 Fully evaluate and reduce housing density restrictions to slow the climb of housing prices and diversify housing stock, particularly in high transit areas.	A. Schedule a community discussion to examine open space requirements and their implications on housing prices and the feasibility for inclusion of affordable units	Q3 - Q4 FY 2014-15	For- and non-profit housing providers, citizens, environmental advocates, recreation advocates	Part of Land Use and Zoning Review Plan
	B. As a component of the parking plan, determine whether modifications to parking requirements could materially affect homeownership prices, development opportunities, and density. Unbundled parking for condominiums and townhouses should be included in this analysis.	FY 2014-15	Staff, Parking plan consultant	1. New transportation planner started January 26th. 2. Will be a component of the parking plan.

	C. Explore opportunities to modify zoning and land-use ordinances related to in-fill residential, connected housing, zero lot-line housing, and mixed-use developments.	Q1 FY 2015-16	Staff, intern, graduate planning workshop students, development community	Part of Land Use and Zoning Review Plan
1.3 Decrease barriers to first-time homeownership and to homeownership retention, particularly among seniors	A. Develop and implement a clear set of priorities and policies for the use of payment-in-lieu and/or other dedicated funding that includes opportunities to support this goal. Potential priorities could include:	Q2 FY 2014-15	AH Task Force, Board of Aldermen, Consolidated Plan partners	1. Partly addressed in the update to the Affordable Housing Special Revenue Fund, which will be presented to the Board at the March 3rd meeting. 2. Part of Housing Fund discussion that will take place at the March Task Force meeting. 3. AHC has put together their recommendations for Chapel Hill/Carrboro. 4. Community Home Trust has increased ability to gain financing for clients with the ability to provide unrestricted fee simple interest to lenders.
	A1. Downpayment assistance for families participating in local homebuyer education programs		Federal and state funding for downpayment assistance, energy upfits, repairs,	1. Part of Task Force's Housing Fund discussion. 2. Durham Southside program could be used as a benchmarking tool.
	A2. Grants for critical home repairs, energy efficiency, upfits to accommodate changing mobility, etc. +opportunities to decrease utility payments			Part of Task Force's Housing Fund discussion
1.4 Continuously improve public transit access, with a particular eye to moderate-income homeownership communities and developments with an affordability component-Damon's feedback about bringing affordable housing to transit instead of transit to affordable housing.	A. Determine whether subsidizing transit access should be an approved use for payment-in-lieu or other dedicated housing funds.	With 3) above	AH Task Force, Board of Aldermen, Consolidated Plan partners	Part of Task Force's Housing Fund Discussion
	B. Partner with CHT, and homeowners associations to identify and pursue opportunities to fund or otherwise make practical greater transit service to growing areas, including feeder systems to main routes.	Ongoing	Chapel Hill Transit, developers, HOAs, transit alliance	Will be on Task Force's May agenda

	C. Play a leadership role at local and regional transit 'tables' to ensure future transit priorities and policies support affordable housing goals	Ongoing	Transit Partners, DCHC MPO	Bethany, Damon and Julie are reps for Transit Partners
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<b>2. Affordable Rentals (Target income is 60% or less of AMI)</b>				
2.1 Increase number of rental units that are permanently affordable to individuals and families earning less than 60% of AMI. 2024 goal is to have 470 affordable rental units. In 2014 there were 349 affordable rental units. This is an average annual increase of 12 units.	A. Modify ordinance to reflect a model that will both incentivize developers to include affordable units in their rental developments while also responding to market conditions.	Q4 FY 2014-15	Developers/Property Owners, OC Housing Coalition	1. Affordable Housing Coalition's Policy Subcommittee has this as their top goal for the year. 2. Staff serves on the subcommittee and is working on this.
	B. Work with Orange County, the University, and other landowners to examine, identify and reserve one or more tracts for future LIHTC and/or HUD-restricted rental communities.	Ongoing	Local governments, property owners, University	1. Using GIS to identify potential plots of land 2. Analyzing the green tract for potential opportunities
	C. Better position the town for future affordable rental development /redevelopment opportunities by cultivating relationships with experienced non-profit affordable rental housing developers.	Ongoing	OC Housing Coalition, NC Housing Coalition, DHIC	1. Joined the OC Affordable Housing Coalition and OC Partnership to End Homelessness 2. Have developed close working relationships with Community Home Trust, EmPOWERment, CASA, Habitat for Humanity, Weaver Street Housing Association
2.2 Reduce negative effects of parking requirements on rental prices.	A. Fully examine research and data regarding parking density and "bundling" to determine best approaches to achieve this goal.	Q4 FY 2015-16	Expect consultant to parking plan will provide some assistance. Possible UNC Planning Workshop.	1. New transportation planner started January 26th. 2. Will be part of the parking study.
	B. Utilize Town's parking management policy to support this goal.	Q4 FY 2015-16	" "	
2.3 Slow the pressure on rental prices by increasing rental housing stock, particularly in high-transit areas.	A. Examine and consider reducing restrictions on accessory dwelling units. This strategy has the potential to support homeownership affordability by enabling homeowners to generate income to support their homeownership costs.	With 1) above		Part of the Land Use and Zoning Review Plan

2.4 Reduce erosion of rental housing quality and affordability	A. Research effective voluntary rental registry models and determine the efficacy of a similar program in Carrboro. If feasible, determine opportunities to implement a registry or rating system through a non-profit or other civic organization, with Town support.	With 1) above		
	B. Require all landlords with more than one unit of rental property to register for a business privilege license, and examine use of business regulations to enforce better stewardship of housing and neighborhoods.			
	C. Gather and examine rental housing data to better anticipate and monitor opportunities/conditions for redevelopment/rehabilitation.		OC Housing Coalition, Orange County HHRCD/Chapel Hill (Consolidated Plan partners)	Work related to Orange County Affordable Housing Consolidated Plan will help with the collection of this data.
	D. Convene landlords and property managers on an annual (regular) basis to build positive relationships, educate about Carrboro's housing expectations and policies, and encourage transparency about redevelopment/rehab/sale plans.	Following 1) above and ongoing		
2.5 Examine the current marketplace for	A. Educate the Board of Aldermen about	Q4 FY 2014-		Research has started on the difference between these

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<b>3. Overarching Priorities</b>				

3.1 Concerted Land Use Planning/small land use plan for three high priority/high potential areas.	A. Identify the three high priority/potential areas that are ripe for development or re-development. Could include: downtown, Jones Ferry Corridor, Estes Drive. B. Consider the current planning processes that are underway and share coordination and overlap Example: the arts and creativity district.			1. Part of the Land Use and Zoning Review Plan 2. Staff is analyzing areas using GIS mapping
3.2 Improve opportunities for developers and potential partners to identify affordability in a project.	A. Include members of OCAHC in initial development review to encourage creative solutions/opportunities for affordable housing to be integrated into projects, and/or identify best opportunities to secure payment-in-lieu.			1. Now a member of OCAHC and will include them in initial development review 2. OCAHC participated in the review and update of the Affordable Housing Special Revenue Fund, which will be presented to the Board on March 3.
3.3 Develop dedicated funding source--in partnership with county and peer municipalities	A. Explore the parameters of an AH Bond B. Explore a public private fund for example TCF C. Find out about tax deduction D. Look to identify complimentary external funding that could be better leveraged with municipal participation. E. Assessment of the most cost effective strategies-if we had a pot of money what is the best way to use it.		HOME Consortium, Con Planning Partners, OC Housing Coalition, and Downtown Housing Improvement Corporation (DHIC).	1. Orange County will be seeking community input on their 2016 bond, which will include affordable housing. 2. Staff will work with OC Housing Coalition and Task Force to assist OC in the determination of Bond priorities.
3.4 Ensure implentation of the Affordable Housing Strategy	A. AH task force meeting quarterly. B. Ensure operationalization and monitor progress of affordable housing plan by staffing at least 1/2 time C. Continuing to look at data and continuing to understand it-existing stock-number of affordable units and distribution-including transit access, non-motorized travel, overlaid with the distribution of housing			1. AH Task Force meets every two months 2. Staff in place 3. Have taken inventory of existing stock 4. Continuous monitoring of goals and strategies is taking place. Plans are being developed and strategies have started to be implemented.

<p>3.5 Provide greater incentives for developers to include affordable housing in their projects.</p>	<p>A. Expedited review for projects that include affordable housing component  B. Ask 3-5 developers to do an assessment of the costs for all of the LUO requirements-how much does this increase the cost per unit, or the rent per unit.  C. Evaluate the provision of public sector assistance for infrastructure in exchange for the provision of some percentage of affordable units (scaled).</p>			<p>1. Top priority for OCAHC Policies Subcommittee for this year  2. Staff serves on the subcommittee and is working with them on this.</p>
<p>3.6 Reduce utility costs</p>	<p>A. Work with Owasa, Explore grants for energy efficiency</p>	<p>Ongoing</p>		<p>1. OWASA has created their Affordability Outreach Pilot Project. Have created policies to assist low-income individuals with the costs of re-activation.  2. Staff is a member of this project.</p>
<p>3.7 Acquisition of land/property-be proactive with OWASA in the land or parcels they are saying they will offer to municipalities first-Start to engage with them.</p>	<p>A. OWASA-example but there are other options  B. Consider condemned properties -provide an incentive for homeowner to sell loan fund for Habitat, Empowerment to allow for the property to be renovated and fixed up</p>		<p>OWASA</p>	<p>1. Staff has worked with OWASA in evaluating potential sites.  2. All sites have been determined by OWASA to be mission critical and are not available to be sold or used for Affordable Housing.  3. Staff has researched the process of acquiring condemned properties for the use of affordable housing and policy will be discussed further by the Task Force</p>