

Town of Carrboro Affordable Housing Goals and Strategies

The Town of Carrboro is devoted to providing opportunities for safe, decent and affordable housing for all residents no matter their age, ability or income level.

Goal	Strategies	Target Completion Date	Partners/Resources Needed	Updates and Plans
1. Affordable Homeownership (Target income range is 60%-115% AMI)				
1.1 Increase number of homeownership units that are permanently affordable in Carrboro. 2024 goal is to have 85 affordable ownership homes. In July 2019, there were 70 affordable homeownership units.	A. Gather more data from the developers about what percentages will work to both incentivize them and respond to the market condition.	FY2024	Developers, Orange County Affordable Housing Coalition, non-profit housing developers, staff	1. Gathering cases of successful voluntary inclusionary programs nationally and comparing with local programs; goal is to determine best practices for recommendation. 2. Work with affordable housing nonprofits to permanently preserve existing affordable units and to create new affordable units. 3. Exploring the use of abandoned properties, Town-owned properties, rapid acquisition fund. and tiny homes.
	B. Request that the BOCC continue to fund impact, permitting fees for non-profits.	-		Discuss with Orange County staff.
	C. Analyze modifying the ordinance to reflect a model that will both incentivize developers and respond to market conditions.	FY2019-20	Orange County Affordable Housing Coalition, non-profit housing providers, staff	Based on findings of 1.1A in conjunction with the Comprehensive Plan.
	D. Identify/build dedicated subsidy source to assist with land trust transactions.	Ongoing	Consolidated plan partners; CHT, Northside Neighborhood Initiative, Self-Help, and other AH Coalition participants	The Affordable Housing Special Revenue Fund is a dedicated funding source to support affordable housing initiatives, including subsidizing land trust transactions. The Board of Aldermen passed a half-cent property tax increase in 2018, and in 2019, to provide a dedicated revenue source for the Fund. The Board will consider an additional half-cent increase in 2020.
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.	Ongoing	For and non-profit housing providers, citizens, environmental advocates, recreation advocates, staff	Based on findings of 1.1A, incorporate findings into Comprehensive 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.	Ongoing	Staff, Parking plan consultant, ED Planning	Reevaluate for Comprehensive 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.	Ongoing	Staff, intern, graduate planning workshop students, development community	With 1.2A above, incorporate findings into Comprehensive 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 dedicated funding that includes opportunities to support this goal.	Ongoing	Orange County Affordable Housing Coalition, Board of Aldermen, Consolidated Plan partners	1. Updated the Affordable Housing Fund Guidelines to reflect Goals and Strategies Document 2. Subcommittee of Orange County Affordable Housing Coalition formed specifically to address housing for 30% AMI and under group. 3. Engagement in Orange County Master Aging Plan Committee informs affordable housing priorities. 4. Engagement with partners Community Empowerment Fund and Partnership to End Homelessness informs housing priorities for those at risk for homelessness.

	A1. Down payment assistance for families participating in local homebuyer education programs.	Ongoing	Federal and state funding for down payment assistance, energy up fits, repairs, etc. Durham staff - Southside program as model	1. BoA approved the Buyer Identified Homeownership Program. 2. Staff worked with CHT to implement - 1st implementation phase targeted Town employees. Two families helped.
	A2. Grants for critical home repairs, energy efficiency, up fits to accommodate changing mobility, etc. +opportunities to decrease utility payments.	Ongoing	Affordable Housing Advisory Commission, BOA and staff	1. Annually award grants from the Affordable Housing Special Revenue Fund to nonprofits conducting critical repairs, improvements in energy efficiency and/or universal design upgrades on behalf of qualifying individuals. 2. Participation in OWASA's Affordability Outreach Program to decrease water bill payments for residents. 3. Engagement in Orange County Preservation Coalition
1.4 Continuously improve public transit access, with a particular eye to moderate-income homeownership communities and developments with an affordability component.	A. Determine whether subsidizing transit access should be an approved use for dedicated housing funds.	Ongoing	CHT Partners, Orange County Staff Working Group for the Orange County Transit Plan	Orange County Transit Plan in the process of beginning an update.
	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, Transit Partners Committee, developers, HOAs, GoTriangle	"Provide geographic equity" and "Support transit-oriented land use" is a long term goals of the Orange County Transit Plan.
	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	Alderman Seils, Alderman Chaney and Town staff serve on the CHT Partners Transit Committee. Service on MPO (Seils and Mayor Lavelle) and Orange Staff Working Group.
2. Affordable Rentals (Target income is 60% or less of AMI)				
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. By July 2019, there were 370 affordable rental 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.	Ongoing	Developers/Property Owners, Orange County Affordable Housing Coalition, Board of Aldermen, Staff	With 1.1 and 1.2 plans. 1. FY19-20 Orange County Affordable Housing Coalition to make recommendations of changes to consider in the development review process. 2. CUP was used to create 20 affordable rental units in Shelton Station. Opened in 2019. 3. The Landings LIHTC apartment community now permanently in the land trust. 4. Consider with Comprehensive Plan development.
	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. Staff created a map to identify possible LIHTC parcels and met with a developer to analyze the map. 2. Have worked with OC and Chapel Hill to identify publicly owned land that could be suitable for affordable housing development. 3. CASA LIHTC development off Merrit Mill Road approved in 2018.
	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. Staff engaged with nonprofit affordable housing agencies in OC and state level. Continuously working to build relationships. 2. Staff participate in monthly Orange County Affordable Housing Coalition Meetings and serve on its subcommittees.
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.	Ongoing	Consultant, Planning staff	Reevaluate for Comprehensive Plan
	B. Utilize Town's parking management policy to support this goal.	Ongoing	Consultant, Planning staff	Reevaluate for Comprehensive Plan
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.	Ongoing	Developers, Orange County Affordable Housing Coalition, non-profit housing developers, planning staff	With 1.1, 1.2, and 2.1 plans. 1. Continue to research and consider diverse housing options (tiny homes, ADU, and modular homes) in this strategy; in progress with Orange County Affordable Housing Coalition

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.	Ongoing	Orange County Affordable Housing Coalition, planning, staff	Was explored and determined to be illegal as a requirement. Exploring option for voluntary requirement.
	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.	FY2021	Orange County Affordable Housing Coalition, staff	Can be explored.
	C. Gather and examine rental housing data to better anticipate and monitor opportunities/conditions for redevelopment/rehabilitation.	Ongoing	OC Housing Coalition, Orange County HHRC/Chapel Hill (Consolidated Plan partners)	Publicly available housing data has been collected and analyzed to gain a better understanding of the housing and affordable housing market in Carrboro. Reviewed annually.
	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.	FY2021	Orange County Affordable Housing Coalition, staff	Master leasing being explored by Orange County Affordable Housing Coalition.
2.5 Examine the current marketplace for mobile and modular homes.	A. Educate the Board of Aldermen about the difference between the housing styles and regulations that apply.	FY2021	Orange County Affordable Housing Coalition, Orange County Collaborative, staff	Can be explored further. Orange County Affordable Housing Collaborative and Coalition considering mobile homes as affordable housing strategy.
3. Overarching Priorities				
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.	Ongoing	Affordable Housing Advisory Commission, BOA and staff	1. Shelton Station apartments (20 units reserved for affordable housing created in downtown district.) 2. Staff identified 3 Town-owned parcels suitable for affordable housing 3. Currently working to create a map of naturally occurring affordable housing (NOAH) in Carrboro.
	B. Consider the current planning processes that are underway and share coordination and overlap.	Ongoing	Affordable Housing Advisory Commission, Orange County Affordable Housing Coalition, staff	Comprehensive Plan Development.
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.	Ongoing	Affordable Housing Advisory Commission, Orange County Affordable Housing Coalition, staff	Staff provides information to OCAHC on proposed developments to allow an opportunity to receive their input
3.3 Develop dedicated funding source--in partnership with county and peer municipalities	A. Explore the parameters of an AH Bond.	FY2018-19	HOME Consortium, Consolidated Plan Partners, Orange County Affordable Housing Coalition, and Downtown Housing Improvement Corporation (DHIC).	1. The Board of Aldermen passed a half-cent property tax increase in 2018, and in 2019, to provide a dedicated revenue source for the Fund. The Board will consider an additional half-cent increase in 2020. 2. In November 2018, Chapel Hill passed a \$10M affordable housing bond.
	B. Explore a public private fund for example TCF.	Completed		Can be explored further.
	C. Find out about tax deduction.	Completed		CASA plans to build a LIHTC development on Merritt Mill Road, supported by Affordable Housing Special Revenue Fund.
	D. Look to identify complimentary external funding that could be better leveraged with municipal participation.	Ongoing	Orange County Affordable Housing Coalition, staff	Additional funding opportunities, including federal and state grants, are assessed through the Orange County Affordable Housing Coalition.
	E. Assessment of the most cost effective strategies-if we had a pot of money what is the best way to use it.	Completed	University, staff	In 2015, Staff worked with a UNC Capstone Group to analyze the cost effectiveness of each strategy, including subsidy amount needed and target population for each AH development model

3.4 Ensure implementation of the Affordable Housing Strategy	A. Affordable Housing Advisory Commission meets monthly.	Ongoing		Town Affordable Housing Advisory Commission established and meets monthly. Includes a Board liaison and a staff liaison.
	B. Ensure operationalization and monitor progress of affordable housing plan by staffing at least 1/2 time.	Ongoing		Staffing is provided by the Program Manager and Management Assistant (at least 1/2 time) and Planning staff (Director and Planning Administrator)
	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.	Ongoing	Affordable Housing Advisory Commission, Orange County Affordable Housing Coalition, staff	1. Staff collects data on existing permanent affordable housing and updates on an annual basis 2. Creating a GIS map which strives to reflect current affordable housing and its proximity to resources
3.5 Provide greater incentives for developers to include affordable housing in their projects	A. Expedited review for projects that include affordable housing component.	Ongoing	Affordable Housing Advisory Commission, Orange County Affordable Housing Coalition, staff	With 1.1, 1.2, 2.1, and 2.3 plans. 1. Include Affordable Housing Advisory Commission in review process. 2. Include in Comprehensive Plan Development.
	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.	Ongoing	Affordable Housing Advisory Commission, Orange County Affordable Housing Coalition, staff	With 1.1, 1.2, 2.1, and 2.3 plans in conjunction with Comprehensive Plan
	C. Evaluate the provision of public sector assistance for infrastructure in exchange for the provision of some percentage of affordable units (scaled).	Ongoing	Affordable Housing Advisory Commission, Orange County Affordable Housing Coalition, staff	With 1.1, 1.2, 2.1, and 2.3 plans in conjunction with Comprehensive Plan
3.6 Reduce utility costs	A. Work with OWASA, Explore grants for energy efficiency.	Ongoing	OWASA, staff	Extension of Rogers Road sewer completed in June 2019. Provided public assistance to eligible households.
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	A. OWASA-example but there are other options.	Completed	OWASA, staff	1. Staff has worked with OWASA to identify and evaluate potential sites. 2. All sites in Carrboro are mission critical and are not available to be sold or used for affordable housing.
	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.	Ongoing	Affordable Housing Advisory Commission, Orange County Affordable Housing Coalition, staff	Staff has researched the process for acquiring condemned properties for the use of affordable housing but further work is needed to determine incentives and possible policy changes.