

Affordable Housing Goals & Strategies Update

June 30, 2022

Home Ownership

1.1 Increase number of homeownership units that are permanently affordable in Carrboro to households earning 60%-115% AMI. Homeownership goal: 85 affordable ownership homes by 2024. In July 2022, there were **75** affordable homeownership units (data updated yearly).

1.3 Decrease barriers to first-time homeownership and to homeownership retention, particularly among seniors.

1.3 A2. Grants for critical home repairs, energy efficiency, up fits to accommodate changing mobility, etc.

3.6 Reduce utility costs

3.7 Acquisition of land/property

Partner/Project	# Units	Project Type	Location	Goal/ Strategy #	Status
Habitat for Humanity	4	New Construction	Cobb Street/ Northside	1.1 1.3	Complete.
Rebuilding Together of the Triangle and Hope Renovations	3	Preservation	Carrboro, incl. Lincoln Park	1.3 A2. 3.6	Complete. The original projects included 4 homes; however, one home was not repaired due to the passing of the owner.
Energy Efficiency Loan Fund	N/A	Preservation	Carrboro	1.3 A2. 3.6	In Progress. Environmental Sustainability Coordinator and Economic Development Director have assessed the program guidelines and are working on a draft of an updated program to bring to Council.
Rogers Road Sewer Connection Assistance	3	Preservation	Rogers Road community	3.6	In Progress. Revised interlocal agreement extended timeline for funding to 6/30/2025. New resident connection in progress.
Employee Assisted Housing	N/A	N/A	Carrboro	1.3	In Progress. Employee survey completed.
Manufactured Home Park Preservation/ Displacement Prevention	39	Preservation/ Acquisition	Pine Grove/Old Fayetteville Rd.	3.7	On Hold. The owner has to decided to continue to operate the property.
Weaver Community Housing Association	10	Preservation	Crest Street	1.3 A.2	In Progress. Asbestos remediation.

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Rental Housing

Goal 2.1 Increase number of rental units that are permanently affordable to individuals and families earning less than 60% of AMI. Rental Goal = 470 affordable units by 2024. As of July 2022, there were **380** rental units added or preserved (data updated yearly).

2.4 Reduce erosion of rental housing quality and affordability.

2.5 Examine the current marketplace for mobile and modular homes

3.1 Concerted Land Use Planning

3.7 Acquisition of land/property

Partner/Project	# Units	Project Type	Location	Goal/ Strategy #	Status
CASA	24	New construction	Perry Place/Merritt Mill	2.1	In Progress. Construction underway. Expected in-service date Dec. 2023.
EMPOWERment, Inc.	1	Acquisition	White Oak/Fidelity Street	2.1 3.7	Complete.
Alliance of Aids Services - Carolina	7	Preservation	North Greensboro Street	2.4	In Progress. Passed final HUD inspection. Expected in-service date, Fall/Winter 2022.
Pee Wee Homes	3	New construction	Hill Street	3.1	In Progress. Building permit application in progress.
Emergency Housing Assistance - CDBG-CV	283 households	Preservation	Carrboro	2.4	In Progress. Anticipated close out the \$900,000 grant in early 2023.
Landlord Outreach	N/A	Preservation	Carrboro	2.4	Ongoing. Working closely with County Housing Access Coordinator.
Tenant Education & Assistance	N/A	Preservation	Carrboro	2.4	In Progress. Staff working on a revised document to present to AHAC.
Manufactured Home Preservation & Displacement Prevention	N/A	Preservation	Carrboro	2.5	Complete. Regional strategy endorsed by the Towns and County.

Overarching Priorities

- 1.1** Increase number of homeownership units that are permanently affordable in Carrboro.
- 1.3** Decrease barriers to first-time homeownership and to homeownership retention, particularly among seniors.
- 2.1** Increase number of rental units that are permanently affordable to individuals and families earning less than 60% of AMI.
- 2.4** Reduce erosion of rental housing quality and affordability
- 3.1** Concerted Land Use Planning/small land use plan for three high priority/high potential areas.
- 3.1 B.** Consider the current planning processes that are underway and share coordination and overlap.
- 3.2** Improve opportunities for developers and potential partners to identify affordability in a project.
- 3.2 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.
- 3.5** Provide greater incentives for developers to include affordable housing in their projects

Partner/Project	# Units	Project Type	Location	Goal/ Strategy #	Status
Comprehensive Plan	N/A	Plan	Carrboro	3.1 3.2 3.5	Complete. Council adopted in June 2022. Future reporting will also relate to the implementation of affordable housing goals and strategies.
Town Owned Land for Affordable Housing	N/A	Strategy	Carrboro	1.1 1.3 2.1 3.1	In Progress. RFQ for professional site assessment conducted. (Interviews of applicants currently being scheduled.)
Use of ARPA funds for Affordable Housing and Human Services	N/A	Plan	Carrboro	1.1 1.3 2.1 2.4	In Progress. Town Council to consider its ARPA spending plan in Fall 2022. (Approved Oct. 11, 2022.)
Budget Development—Homelessness	N/A	N/A	Carrboro	1.3	MOU with OCPEH and IFC in development.
Racial Equity Assessments	N/A	N/A	Carrboro	N/A	Beginning use of the racial equity assessment of the AHSRF and Human Services grant processes.

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Collaborations & Partnerships - Advancing the Town's Affordable Housing Goals & Strategies

1. Increase number of homeownership units that are permanently affordable in Carrboro. 2024 goal is to have 85 affordable ownership homes.
2. Increase number of rental units that are permanently affordable to individuals and families earning less than 60% of AMI. Goal is to have 470 rental units.
3. Overarching Priorities

Partner/Project	Updates
<u>Orange County Affordable Housing Coalition</u> , including Development Review and Manufactured Home subcommittees	Advise Coalition of upcoming development projects and opportunities. Hogan Ridge concept plan and continued Pine Grove updates shared. Developed a survey for MHP residents.
<u>Orange County Local Government Affordable Housing Collaborative</u>	HOME award recommendations complete. Funding recommendations and Annual Action Plan to go before Town Council in June. Looking to develop a regional housing plan.
<u>Orange County Home Preservation Coalition</u>	Updated application review and assessment. New user-friendly database. Continues to serve as the central body for repair and rehab for low income homeowners.
<u>Carrboro Affordable Housing Advisory Commission (AHAC)</u>	Funding recommendations, informed Tenant Education and Assistance document, MHP strategy, Town Owned Land process, received presentations from IFC and OCPEH, reviewed two concept plans. Beginning to use the Racial Equity Assessment Tool to analyze the AHSRF application process.
<u>Orange County Master Aging Plan Housing Workgroup</u>	New 5-year plan drafting underway. Centering racial equity in the Plan.
<u>Northside Neighborhood Initiative</u>	Continued advocacy for affordable housing in the Northside and Lloyd-Broad communities. Planning for GNI event.
<u>Orange County Partnership to End Homelessness</u> , including Leadership and Project Review committees	Updated Gaps Analysis. Reviewed performance standards and performance data for ESG and CoC funded programs. Continuing racial equity work.
<u>Big Bold Ideas</u> Committee on Affordable Housing	Continued participation to provide updates on the strategies and tactics to reach the regional goal of 1,500 additional units.
Community Outreach	Carrboro Day, May 1st. Town staff engaged with the public on local housing issues.