



AFFORDABLE HOUSING

FY 2017-2018 & FY 2018-2019

	# OF UNITS	TOWN FUNDS	SOURCE
DEVELOPMENT			
Assist in the acquisition or creation of affordable housing development			
CASA– Merritt Mill land acquisition & fee waiver	24	\$387,661	AHSRF
Northside Neighborhood Initiative/Self-Help (assisted 12 households)	2	\$30,000	AHSRF
Self-Help	1	\$20,000	AHSRF
Shelton Station	20		LUO
EmPOWERment	1	\$35,000	AHSRF
PRESERVATION			
Funded critical repairs on naturally occurring affordable housing and The Landings at Winmore operating and maintenance reserves (58 units)	71	\$132,300	AHSRF
HOUSING ASSISTANCE			
Provided rental and utility deposit assistance	11	\$8,265	AHSRF
AFFORDABLE HOUSING SPECIAL REVENUE FUND (AHSRF)			
From: payment in lieu, donations, grants, loan interest, dedicated property tax			
Piloting a new application process			
Annual support of HOME Consortium, Community Home Trust, Orange County Partnership to End Homelessness and Human Services Grants		\$262,068	AHSRF
POLICY			
Land use ordinance (LUO)			
Density Bonus, Payment in Lieu, Open Space Reduction, Size-Limited Requirement Exemption, Affordable Housing Review			
COLLABORATIONS			
Orange County Local Government Affordable Housing Collaborative, Orange County Affordable Housing Coalition, Northside Neighborhood Initiative, Orange County Preservation Coalition, Chapel Hill Public Housing, and other providers, regional partners and developers			

UNITS CREATED OR PRESERVED

119

NUMBER OF HOUSEHOLDS SUPPORTED

118

TOWN FUNDS UTILIZED

\$875,294



Town and Regional Identified Affordable Housing Priorities

Increasing Housing Units for Low & Extremely Low AMI Households

The Board of Aldermen, Affordable Housing Advisory Commission, Orange County Collaborative, and Orange County Affordable Housing Coalition have identified the need for additional affordable housing units in our community. They particularly note a housing gap for households earning 50-60% AMI and below. These priorities align with Goals 1.1, 2.1, 2.3, and 3.1 in the Town's Affordable Goals and Strategies document.

Resources to Address these Priorities

1. Use of Town-Owned Land

Board of Aldermen & Town staff identified these parcels to prioritize for affordable housing:

Crest Street: 6 units, 9 with a density bonus.

Hill Street: 1 unit.

Pathway Drive: Multiple townhome units possible, but apartments or tiny homes could be considered.

2. The Affordable Housing Special Revenue Fund

The Town's Fund provides support to local nonprofits for:

1. Rental and Utility Deposit Assistance for Housing Choice Voucher holders.
2. Rental/Deposit assistance for households with extenuating circumstances such as domestic violence, or in the Coordinated Entry Process.
3. Critical repair of owner-occupied, naturally occurring affordable housing (NOAH). Support often benefits households with very low-income.
4. Acquiring land or units, or preserving affordable units, some of which benefit extremely low-income households.

Strategies to Explore (Reflected in Goals 2.5 and 2.3 respectively.)

1. Mobile Home Preservation, or Assistance to Displaced Mobile Homeowners

Collaborate with nonprofits and government partners to establish relationships with mobile home park owners and to establish a plan to preserve mobile home parks.

2. Tiny Homes

Collaborate with local housing partners to explore the use of tiny homes, perhaps on Town-owned land for households earning 50% AMI or below.