

# Affordable Housing Goals

	Affordable Homeownership (Target income range is 60% -115% AMI)			
	Goal	Strategies	By When?	Partners/Resources Needed
1)	Increase number of homeownership units that are permanently affordable in Carrboro. 2014 goal is ###, increasing annually. (This is a goal for the Board of Aldermen to discuss.) Three options for determining the goal have been identified: 1. Use the baseline based on monthly Active Projects Report; 2. Baseline tied to developments actually built with affordable units; or 3. Baseline of average number of affordable units developed (annualized) since affordable housing policy has been in place.	Decide whether or not to modify the ordinance to reflect a model that will both incentivize developers and respond to market conditions.	Q4 FY 2015	CHT and other non-profit housing providers, Developers
		Gather more data from the developers about what percentages will work to both incentivize them and respond to the market condition	Q1- Q2 FY 2015	Developers, non-profit housing developers, staff
		Request that the BOCC continue to fund impact, permitting fees for non-profits.	Q4 FY 2014	
		Identify/build dedicated subsidy source to assist with land trust transactions	Ongoing	Consolidated plan partners; CHT and other AH Coalition participants
2)	Fully evaluate and reduce housing density restrictions to slow the climb of housing prices and diversify housing stock, particularly in high transit areas.	Schedule a community discussion to examine open space requirements and their implications on housing prices and the feasibility for inclusion of affordable units	Q2 - Q3 FY 2015	For- and non-profit housing providers, citizens, environmental advocates, recreation advocates
		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 2016	Staff, intern? Graduate planning workshop students? development community
		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 2015	Staff, Parking plan consultant
3)	Decrease barriers to first-time homeownership and to homeownership retention, particularly among seniors	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 2015	AH Task Force, Board of Aldermen, Consolidated Plan partners
		--Downpayment assistance for families participating in local homebuyer education programs		Federal and state funding for downpayment assistance, energy upfits, repairs, etc.Durham staff - Southside program as model?
		--Grants for critical home repairs, energy efficiency, upfits to accommodate changing mobility, etc. +opportunities to decrease utility payments		
4)	Continuously improve public transit access, with a particular eye to moderate-income homeownership communities and developments with an affordability component	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
		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
		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