

# Affordable Housing Goals and Strategies

Town of Carrboro

Since mid-2012, the Affordable Housing Task Force has been evaluating existing policies and regulations that have been in place to support and increase affordable housing opportunities in Town. Since the summer of 2013, the Task Force focused its efforts on identifying short-term and long-term goals to include in a comprehensive affordable housing strategy. This policy document is the result of that work and also includes target completion dates for a number of initiatives. This document is intended to support the Board of Aldermen's efforts, to guide its next steps, and to help establish a base line against which ongoing and future efforts will be measured. Rather than fixing, absolutely, a course of action, the documents is intended to position the Town so it is able to allow/respond to opportunities as they arise.



# Acknowledgments

## TOWN OF CARRBORO BOARD OF ALDERMEN

Lydia Lavelle, *Mayor*

Bethany Chaney  
Jacquelyn Gist  
Randee Haven-O'Donnell

Michelle Johnson  
Damon Seils  
Sammy Slade

## AFFORDABLE HOUSING TASK FORCE

Heather Hunt (Planning Board)  
Bethany Chaney (Board of Aldermen)  
Michelle Johnson (Board of Aldermen)

Seth La Jeunesse (Transportation Advisory Board)  
Sammy Slade (Board of Aldermen)

## Affordable Housing and Development Community Participants

Robert Dowling  
Dan Jewell

Jeremy Medlin  
Ken Reiter

Omar Zinn

Anne Stoddard  
Ron Strom

Mark Zimmerman  
Adam Zinn

## Town Staff Support

Nate Broman-Fulks

Patricia McGuire

Christina Moon

*Thanks to the Community Home Trust and Town of Carrboro Planning for the photos included on the cover sheet.*

# 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
<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	Q4 FY 2014-15	Developers, Affordable Housing Coalition, non-profit housing developers, staff
	B. Request that the BOCC continue to fund impact, permitting fees for non-profits.	Q4 Annually	
	C. Decide whether or not to modify the ordinance to reflect a model that will both incentivize developers and respond to market conditions.	Q1 FY 2015-16	CHT and other non-profit housing providers, Developers
	D. Identify/build dedicated subsidy source to assist with land trust transactions.	Ongoing	Consolidated plan partners; CHT and other AH Coalition participants
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
	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 2015-16	Staff, Parking plan consultant

	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
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:	Q4 FY 2014-15	AH Task Force, Board of Aldermen, Consolidated Plan partners
	A1. 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
	A2. Grants for critical home repairs, energy efficiency, upfits to accommodate changing mobility, etc. +opportunities to decrease utility payments.		
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 payment-in-lieu or other dedicated housing funds.	With 1.3 above	AH Task Force, Board of Aldermen, Consolidated Plan partners
	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
	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
<b>2. Affordable Rentals (Target income is 60% or less of AMI)</b>			

<p>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.</p>	<p>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.</p>	<p>Q1 FY 2015-16</p>	<p>Developers/Property Owners, OC Housing Coalition</p>
	<p>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.</p>	<p>Ongoing</p>	<p>Local governments, property owners, University</p>
	<p>C. Better position the town for future affordable rental development /redevelopment opportunities by cultivating relationships with experienced non-profit affordable rental housing developers.</p>	<p>Ongoing</p>	<p>OC Housing Coalition, NC Housing Coalition, DHIC</p>
<p>2.2 Reduce negative effects of parking requirements on rental prices.</p>	<p>A. Fully examine research and data regarding parking density and "bundling" to determine best approaches to achieve this goal.</p>	<p>Q4 FY 2015-16</p>	<p>Expect consultant to parking plan will provide some assistance. Possible UNC Planning Workshop.</p>
	<p>B. Utilize Town's parking management policy to support this goal.</p>	<p>Q4 FY 2015-16</p>	<p>" "</p>
<p>2.3 Slow the pressure on rental prices by increasing rental housing stock, particularly in high-transit areas.</p>	<p>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.</p>	<p>With 1) above</p>	
<p>2.4 Reduce erosion of rental housing quality and affordability</p>	<p>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.</p>	<p>With 1) above</p>	

	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)
	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 mobile and modular homes.	A. Educate the Board of Aldermen about the difference between the housing styles and regulations that apply.	Q1 FY 2015-16	
<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.		
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.		
3.3 Develop a dedicated funding source--in partnership with county and peer municipalities	A. Explore the parameters of an AH Bond.  □		HOME Consortium, Con Planning Partners, OC Housing Coalition, and Downtown Housing Improvement Corporation (DHIC).
	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.		
3.4 Ensure implementation of the Affordable Housing Strategy	A. AH task force meeting quarterly. <input type="checkbox"/>		
	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.		
3.5 Provide greater incentives for developers to include affordable housing in their projects	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).		
3.6 Reduce utility costs	A. Work with Owasa, Explore grants for energy efficiency.	Ongoing	
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.		OWASA
	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.		