

Preserving the Future of the Northside¹

A Proposal to the Town of Carrboro Seeking Funding Support for the Land Bank and Home Repair Programs of the Northside Neighborhood Initiative

February 19, 2016



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¹ Some community members refer to the Carrboro section of the neighborhood as “Lloyd-Broad Street”, but we use the broader “Northside” name here for the sakes of simplicity and consistency with the [Northside Housing Market Action Plan](#).

Background

Residents of the Northside neighborhood—including Carrboro’s “Lloyd/Broad” community—have helped sustain the Carrboro and Chapel Hill communities for generations.² Many of these neighbors, like Ms. Patterson pictured at right, have been community leaders in their spare time while working multiple jobs well into their 80s.



Northside residents have taken great pride in keeping up the homes they have lived in—often for several decades—but they are now facing the impact of intense market forces, an aging housing stock requiring re-investment, and rising ownership costs that threaten the future of one of Orange County’s most diverse neighborhoods. The Northside Neighborhood Initiative (NNI)—a collaborative effort among neighborhood residents, UNC, the Town of Carrboro, the Town of Chapel Hill, the Marian Cheek Jackson Center, Self-Help, nonprofit housing developers (CASA, Community Home Trust, EmPOWERment Inc., Habitat for Humanity), and other partners—is dedicated to *preserving the future* of the Northside neighborhood. NNI has a particular focus on retaining the neighborhood’s long-term residents, as well as providing quality affordable and workforce housing opportunities for families.

Through a comprehensive neighborhood planning effort documented in the Northside Housing Market Action Plan, participants agreed to work toward fulfilling shared aspirations for Northside. The neighborhood residents and partners in the NNI envision a Northside that is “vital, family friendly, socially cohesive, multi-generational, mixed-income, and diverse... that celebrates its strengths and opportunities, while honoring the neighborhood’s cultural and historic legacy.”

Funding Request Summary

The Town of Carrboro has provided significant in-kind support to the NNI by allowing staff to participate in upfront planning and ongoing coordinating efforts. Self-Help, as lead NNI implementation partner alongside the Jackson Center, is deeply grateful for the Town’s participation to date. We now ask that the Town of Carrboro—like the Town of Chapel Hill and the University—take an important next step to support the NNI by playing an active financial role in program delivery. Specifically, **Self-Help seeks a \$55,000 grant to augment two programs** we are actively implementing in the Northside: 1) land banking for affordable housing; and 2) critical home repairs for low-income seniors. Town funds

² Please refer to the Northside Housing Market Action Plan (MAP), which was previously shared with the Affordable Housing Task Force, for more background on neighborhood boundaries, demographics, trends, etc. Do not hesitate to be in touch if you would like us to send you an electronic copy of the MAP or have questions about this proposal.

would be used specifically to deliver program services within the Carrboro town limits. We believe this request is consistent with the goals and policies of the Town's Guidelines for the Affordable Housing Special Revenue Fund, and with related policy initiatives.

Program Description

Town of Carrboro grant funds of \$55,000 would be used to carry out two programs: 1) land banking and related activities; 2) critical home repairs. The Center for Community Self-Help, a 501c3 nonprofit organization, will manage these grant funds. Self-Help will co-lead implementation of the two programs in partnership with the 501c3 nonprofit Jackson Center, which is the grassroots neighborhood-based partner. An overview of both programs follows.

Northside Land Bank

Self-Help seeks \$40,000 from the Town for implementation of the Northside Land Bank, which is the keystone of the NNI work. The Land Bank utilizes a loan from UNC to Self-Help



to facilitate the purchase of vacant homes and land, in order to compete with a robust and aggressive student rental investor market that is increasingly targeting Carrboro.³ Once property is acquired, the Land Bank responsibly manages the property and re-sells it at or below cost to nonprofit affordable housing developers and direct to homebuyers (where feasible) with owner-occupancy and (as applicable) affordability deed restrictions attached. Town grant funds for the Land Bank would be used for the following purposes, and would be used solely for property within the

Carrboro town limits of the Northside neighborhood:

- Reducing Self-Help's land bank re-sale price of properties to nonprofit partners and/or direct to homebuyers, while leveraging funds from an Oak Foundation grant Self-Help recently received that will provide at minimum a 1:1 match to Town funds. We anticipate facilitating the sale of at least two Land Bank homes through these funds within 18 months of funding receipt.
- Covering the cost of purchase options, surveys, appraisals, architectural schematic design, environmental due diligence, and other predevelopment expenses associated with targets for land acquisition. We anticipate Town funds will impact at least five properties within 18 months in this category.

³ This is due both to a natural progression westward in the neighborhood, as student rentals move deeper into the neighborhood due to demand, and is in part due to more lenient occupancy restrictions than in Chapel Hill where the occupancy limit is four unrelated persons per dwelling, which helps prevent "student stuffers" where higher rents can be divided up among 5, 6, 7 or more students.

For the first activity listed above, note that land banking is listed as an eligible/desired use in the Town of Carrboro's Guidelines for the Affordable Housing Special Revenue Fund (per section 4-C), and related activities of supporting housing construction and re-selling properties to individuals and families are also eligible uses (4-D and 4-E, respectively). For the second activity, note that predevelopment costs are an eligible/desired use in the Guidelines (4-F).

Promise of Home

Self-Help requests \$15,000 to further the implementation the Promise of Home program for Carrboro residents, with these funds being matched at least 1:1 by Oak Foundation and/or other private foundation dollars Self-Help has earmarked for this program. The Promise of Home program is designed to make critical repairs to eligible homeowners' dwellings in order to make their house safe, decent and affordable, in order to increase retention among current residents, reduce ongoing and future maintenance costs, promote energy efficiency, and preserve affordability.

Approximately 60 homeowners in the Northside are low-income seniors (age 62 and older), which is the target demographic for Promise of Home. Roughly one-third of these families live in the Carrboro side of the neighborhood. With an aging housing stock and the rising cost of living, many long-time Northside residents need significant home repairs—e.g., roof replacement, HVAC repairs, electrical and plumbing updates—to be able to stay in their homes. The Promise of Home program seeks to help these low-income, elderly neighbors stay safe and rooted in the Northside by providing critical and urgent repairs, as well as more comprehensive rehabilitations when needed. We have already identified a few homeowners interested in participating in Promise of Home with additional outreach efforts gearing up. We expect to complete at least three home rehabilitations within the Carrboro section of Northside within the next 18 months, in partnership with additional organizations like Rebuilding Together, Habitat for Humanity, the Inter-Faith Council for Social Service, and the Realtors Association's Fix-A-Home program, and in coordination with local contractors and volunteers.

Note that critical housing repairs are listed as an eligible/desired use in the Town of Carrboro's Guidelines for the Affordable Housing Special Revenue Fund (per section 4-I).

Conclusion

The Town of Carrboro has played an important and productive role to date in neighborhood planning and in coordinating with NNI partners. We greatly appreciate your ongoing in-kind support of the work, and respectfully request a financial commitment of \$55,000 in grant funding. We are excited about the land banking and home repair work underway in the Northside, and look forward to celebrating the impact of this work with you as the NNI continues. We welcome your feedback or questions.

Thank you.