

## Quarterly Affordable Housing Report 2/4/2020 - Projects

In Progress	Project - Partner (Location)	Units Supported, Added, or Preserved/Maintained	Details	Next Steps	Housing Goal
	Development of Rental Units - CASA (Merritt Mill)	24 to be added	CASA is applying for 9% Low Income Tax Credits for a third time. Once they get feedback from that they'll decide if they will proceed with the full application in May. They plan to submit a 4% LITC application as an alternative this summer.	1. Staff will continue to keep the Council updated. 2. If the financing is approved, they plan to have the units delivered in Q1 or Q2 of FY 2022-23.	2.1 Increase number of rental units that are permanently affordable to individuals and families earning less than 60% of AMI.
	Mobile Home Park Preservation/Displacement - Orange County/Possibly Nonprofit Partner (Old 86)	Currently 1 house, 7 Mobile Homes, possibility for increased density - location for displaced mobile homes	Staff are working with the County to discuss feasibility of partnering on acquisition of the land for mobile home preservation and other possible future uses. The property is within Carrboro's planning jurisdiction, has 7.7 acres and is zoned RR. It is within the OWASA service area boundary, but no public sewer.	Planning and housing staff from Orange County and Carrboro are meeting and corresponding regularly. Staff are examining the sewer issue with OWASA to determine cost for connection and possible other solutions. When feasibility is determined, the project will be brought to the AHAC and Council for review.	2.5 Examine the current marketplace for mobile and modular homes
	Preservation of Affordable Housing Stock/Home Repair - Rebuilding Together of the Triangle (Northside)	4 maintained	AHSRF grant awarded to rehabilitate and weatherize 4 homes. 3 homeowners are senior citizens.	Work is expected to be completed by April 2020.	1.3 Decrease barriers to homeownership retention, particularly among seniors. 3.6 Reduce utility costs.
	Development of Owner Occupied Housing - Self-Help/Habitat (Northside - Cobb St.)	4 to be added	A 4 unit development in Northside still in plan review stage. The developers aim to incorporate senior housing accessibility.	Staff continue to meet with developers to determine how to proceed through the planning process. They plan to request a density bonus and AHSRF contribution to project, which will go to the AHAC for a recommendation and Council for approval.	1.1 Increase number of homeownership units that are permanently affordable in Carrboro.
	Community Conversation - Fair Housing (AHAC)	N/A	Session being planned by the AHAC for 3/28 from 10-12.	AHAC members and staff are working on an outreach strategy and are finalizing logistical details for the workshop.	2.4 Reduce erosion of rental housing quality and affordability.
	Housing Education - Zinn Brothers (AHAC)	N/A	The Zinns attended the AHAC meeting on 12/18/19 to discuss ways to incentivize affordable housing.	Continue to meet with developers to better understand their costs and needs when considering affordable housing units in private developments.	3.5 Provide greater incentives for developers to include affordable housing in their projects.

	Development of Mobile Home Displacement Policy	N/A	Both Chapel Hill and Orange County have policies in place. Ideal to examine before the CUP extension for Veridia in March.	At the 2/19/20 AHAC meeting members will discuss developing a mobile home displacement policy. Will bring to Council for consideration after the AHAC makes a recommendation.	1.3 Decrease barriers to first-time homeownership and to homeownership retention, particularly among seniors.
	Rental Deposit/Utility Assistance - Community Empowerment Fund (Carrboro Apartment Complexes)	17 maintained	17 households diverted from homelessness through AHSRF rental assistance since July 2019.	This program is ongoing. Staff were planning to bring a request for increased deposit amounts and the addition of an administrative fee in January, as recommended by the AHAC. Also, recommending a simplified application form/process. However, changes with the non-profit partner have delayed that recommendation being brought to the Council. Staff are meeting with CEF and regional partners to develop a path forward.	2.4 Reduce erosion of rental housing quality and affordability.
Completed	Rental Acquisition - EmPOWERment (Hillmont)	1 added	EmPOWERment closed on the purchase of one rental unit at the Hillmont complex on Fidelity on 12/5	Complete.	2.1 Increase number of rental units that are permanently affordable to individuals and families earning less than 60% of AMI.
	Development of Affordable Rental - Legacy Real Property Group (Shelton Station)	10 @ or below 60%AMI, 10 @ or below 80% AMI	Through a rezoning, the project was granted additional density with the provision that a minimum level of affordable housing be provided in each of two affordability ranges.	Staff will follow up with the owners/management company in late summer 2020 to review the eligibility process/agreement compliance for the affordable units.	2.1 Increase number of rental units that are permanently affordable to individuals and families earning less than 60% of AMI.
	Acquisition of Land Trust Home - Community Home Trust/Jackson Center (Tin Top)	1 Preserved	Partners submitted an application to the AHSRF for acquisition of one home in Northside. Following AHAC recommendation, Council approved \$30,000 in funding on 1/21/20.	Complete.	1.1 Increase number of homeownership units that are permanently affordable in Carrboro.