



HOUSING & COMMUNITY SERVICES DEPARTMENT

FISCAL YEAR 19-20 ANNUAL SUMMARY

This year went in a direction none of us could have predicted. With the COVID-19 pandemic, priorities had to shift and the Town Council responded accordingly by supporting programmatic changes and ensuring the necessary funding levels to support the most vulnerable members of our community.

A crisis often creates an opportunity and the pandemic was no exception. We expanded and deepened our working relationships with the County and Towns, partner nonprofits, and communities in Carrboro. We have no doubt that this swift, bold and intentional action, coordinated with the County and Towns, prevented countless people from facing homelessness and going hungry during this time of crisis.

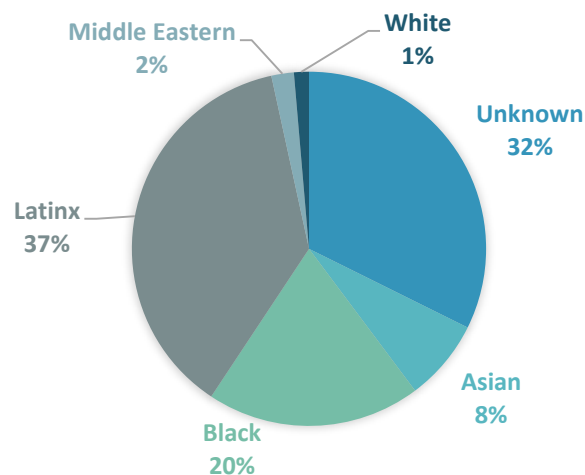
Housing & Community Services COVID-19 Response

HOUSING

*In response to demonstrated need, Carrboro collaborated with Orange County, Chapel Hill, and Hillsborough to streamline, expand and centralize the **Emergency Housing Assistance** program:*

- The Affordable Housing Special Revenue Fund and Council-allocated CARES Act funds provided emergency housing assistance
- Increased maximum award and broadened eligibility criteria
- Paid for the rent, security deposits, and/or utility payments for 60 unique households, totaling \$80,190 in financial assistance between April 28 and June 30, 2020.
- Served Carrboro families earning below 60% AMI (\$54,540 for a family of four)
 - 73% of recipients in Carrboro earned 30% AMI or below (\$27,250 for a family of four)

Amount of EHA Provided to the Community By Race



Staff also participated in:

- Landlord outreach with encouragement to work with tenants and provided information about available programs to help prevent eviction and other community assistance
- Housing Rights webinar focused on COVID related housing issues
- Weekly meetings addressing issues of homelessness, including de-congregating the shelter, supply needs, and service gaps

FOOD

The Town Council expressed that they wanted Carrboro residents to have access to food distributions. Staff worked with Orange County to host events at Carrboro High.

- 266 households provided with fresh produce, pantry items, dairy, and pet food in June
- Carrboro provided ~20 volunteers
- Masks were given out as well as information on upcoming Town events



HUMAN SERVICES

Through the regular human services application, hearing, recommendation, and approval process 47 non-profits were granted a total of \$274,000 for FY20-21. Based on the immediate need presented by COVID, all organizations were allowed to receive an early disbursement of funds. Five took advantage of the early release of money.

Additional CARES funding was approved by the Town Council to provide:

- \$55,000 to organizations providing direct assistance Carrboro residents facing hardships as a result of COVID-19
- Prioritized food, housing and counseling for populations disproportionately impacted by the pandemic
- Provided additional funding to 16 non-profits that will impact an estimated 4,700 residents

MASK DISTRIBUTION



The Town received over 7000 donated masks from local businesses, state and local organizations, and individuals. They are available to the general public at both the Fire and Police Stations. In addition, staff and volunteers held mask distribution events at Carrboro apartment complexes. They also provided masks to non-profits and went door to door delivering masks to areas with the highest percentage of those who have been disproportionately impacted by the pandemic. These included Latinx neighborhoods, traditionally African American areas of Town, Refugee communities, and areas with high poverty levels.

- 2,511 masks given out in targeted distributions
- 2,095 masks provided to the general public
- Total of 4,606 given out in our community

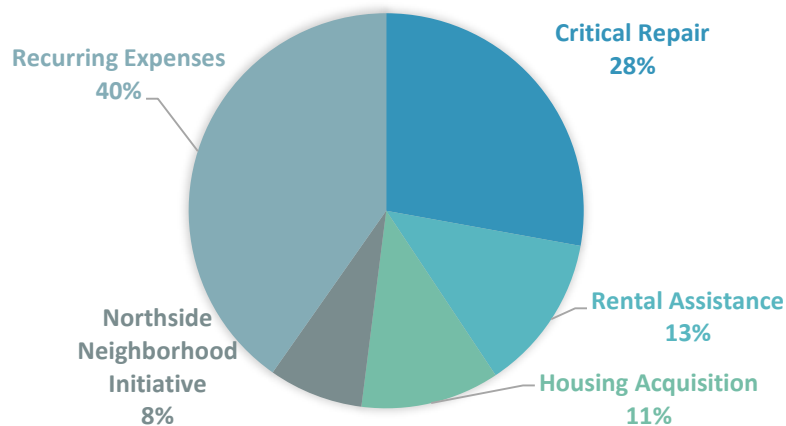
Fiscal Year 19-20 Affordable Housing Summary

AFFORDABLE HOUSING SPECIAL REVENUE FUND AND COMMUNITY IMPACT

The following tables and charts show how the Affordable Housing Special Revenue Fund (AHSRF) was spent in fiscal year 19-20. There is additional information on these projects in the sections below.

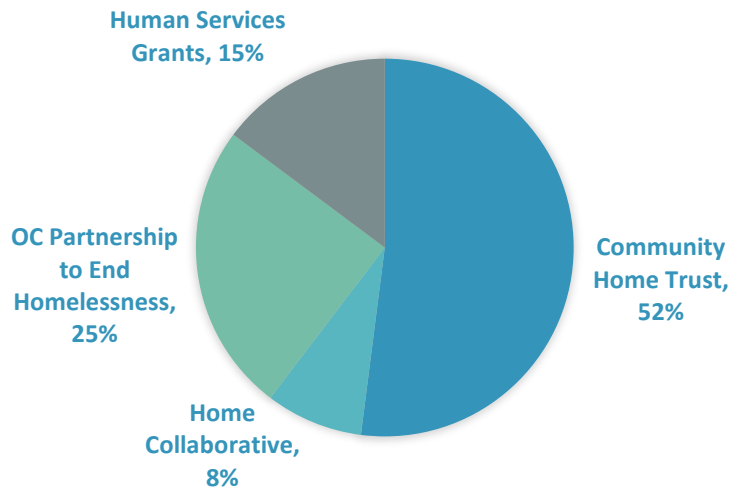
Expense Type	FY 19-20
Critical Repair	\$98,116
Rental Assistance	\$45,137
Housing Acquisition	\$40,000
Northside Neighborhood Initiative	\$27,248
Recurring Expenses	\$141,839
Total	\$352,340

FY 19-20 AHSRF EXPENSES



Recurring Expenses	Amount
Community Home Trust (CHT)	\$ 73,784
Home Collaborative/Consortium	\$ 11,823
OC Partnership to End Homelessness	\$ 35,232
Human Services Grants*	\$ 21,000

AHSRF RECURRING EXPENSES



Human Services Grants: Due to a logistical issue, two housing nonprofits applied for program funding from the AHSRF rather than through the Human Services process. Funds for these grants were transferred from the Human Services fund to the AHSRF for payment. Human services grants will not be included in this budget in future years.

Partnership to End Homelessness: The Orange County Partnership to End Homelessness (OCPEH) is a coalition of service providers, local governments, and community members who work together to coordinate funding and bring best practices to the work of ending homelessness in Orange County. The Partnership is jointly funded by 4 local governments, Carrboro, Chapel Hill, Orange County, and Hillsborough.

Home Collaborative (Consortium): The U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnerships Program (HOME) provides formula grants to states and localities, called Participating Jurisdictions, to fund a wide range of affordable housing activities including building, buying, and/or rehabilitating affordable housing for rent or ownership. In Orange County, the HOME Participating Jurisdiction is a Consortium consisting of Orange County and the Towns of Carrboro, Chapel Hill, and Hillsborough, with the County acting as lead entity. In 2017, the Consortium was renamed the Orange County Local Government Affordable Housing Collaborative.

Community Home Trust: Community Home Trust was created at the recommendation of the local governments to strengthen the community with permanently affordable housing opportunities. The funding is governed by an interlocal agreement, signed in 2015, which clarifies responsibilities and provides the funding formula for operating funds. In December 2017, the Home Trust acquired the Landings at Winmore, a 58-unit affordable rental development in Carrboro. Their tenants are of households earning less than 60% of the area median income and section 8 vouchers are accepted. Today, there are 47 CHT permanently affordable homes in Carrboro.

GOAL #1: AFFORDABLE HOMEOWNERSHIP

Increase number of homeownership units that are permanently affordable in Carrboro.

Added 1 home to the permanent affordable housing stock for homeownership

- Through a \$30,000 grant to Community Home Trust

Preserved 15 homes - Naturally Occurring Affordable Homes (NOAH)

- Through 3 grants totaling \$98,116 to Rebuilding Together of the Triangle and Habitat for Humanity of Orange County
- Weatherization conducted by Central Piedmont Community Action

GOAL #2: AFFORDABLE RENTALS

Increase number of rental units that are permanently affordable to individuals and families earning less than 60% of AMI.

Added 2 units to the permanent affordable rental housing stock

AND

Repaired 9 existing units in the permanent affordable rental housing stock

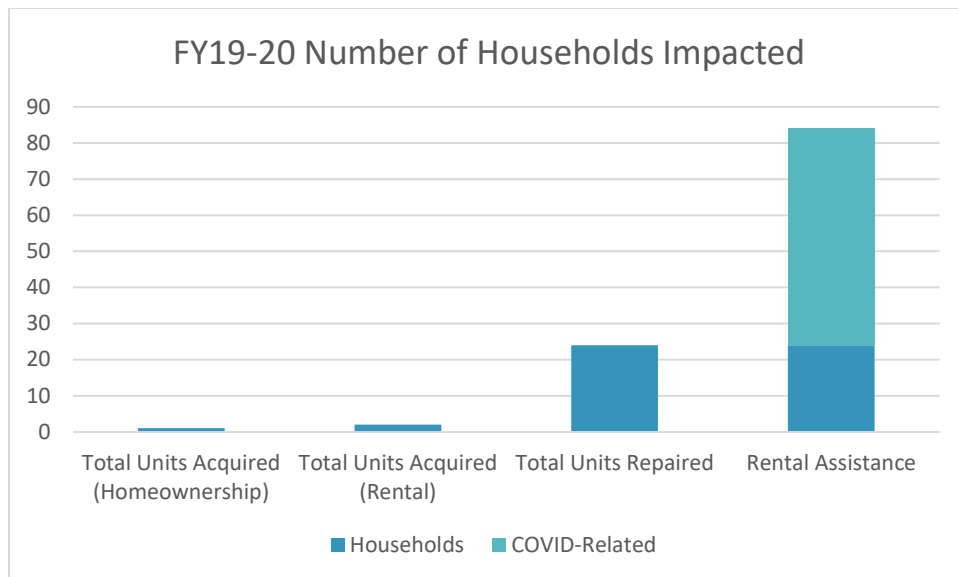
- Through a grant of \$10,000 to EmPOWERment (project also supported by HOME funds)

Assisted 24 unique households in maintaining their housing (**prior to COVID**)

- Rental, deposit, and utility assistance through partner agency Community Empowerment Fund

CASA Update - The North Carolina Housing Finance Agency awarded tax credits for the Merritt Mill Road project. In 2018, the project received Affordable Housing Special Revenue Funds for the purchase of the land, and the Town waived the building permit fees for the development of 24 households in Carrboro (and 24 in Chapel Hill). The anticipated timeline is for construction to begin in spring 2021 and completion of the project is expected in mid-2022.

Through the work described above, 51 households were impacted. The chart below summarizes both the homeownership and rental assistance provided this year. The map included as Attachment C shows the locations of homes added to and preserved in the Carrboro affordable housing stock. Attachment D is a map showing all of the rental assistance provided over the course of the year, including the additional 60 families whom were helped through COVID-19 related projects.



GOAL #3: OVERARCHING PRIORITIES

3.1 Concerted Land Use Planning/small land use plan for three high priority/high potential areas.

- Town-Owned land – developing test layout for tiny homes on Hill Street lot in Lloyd/Broad neighborhood
- Grant of \$27,248 to support the Northside Neighborhood Initiative

3.2 Improve opportunities for developers and potential partners to identify affordability in a project.

- 3 Private developer discussions – with AHAC and Housing Coalition
- LUO Text Amendment for Cobb Street project approved for a four-unit affordable complex

3.3 Develop dedicated funding source--in partnership with county and peer municipalities

- Town Council continued their commitment to the AHSRF by allocating an amount equal to the full penny and a half of property tax revenue, without raising taxes.
- Allocated \$300,000 of federal CARES Act funds for emergency housing assistance
- Worked with County and Towns to streamline and consolidate Emergency Housing Assistance program, leveraging partner resources

3.4 Ensure implementation of the Affordable Housing Strategy

- AHAC convenes monthly
- Pilot Application Process and Survey completed
- Housing and Community Services Department formed

3.5 Provide greater incentives for developers to include affordable housing in their projects.

- Staff worked with Teska Associates on the document, *Housing Issues and Opportunities*, for the 2020 Comprehensive Plan

3.6 Reduce utility costs

- Grants supporting critical repairs on NOAH included weatherization by Central Piedmont Community Action.