

## Affordable Housing Update 1/26/2021 - Projects

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 submitted their final application for 9% Low Income Housing Tax Credits (LIHTC) in Spring 2020. The North Carolina Housing Finance Agency awarded tax credits for the Merritt Mill Road project in August 2020. Staff representatives from Carrboro, Chapel Hill, CASA, and their engineering firm have scheduled regular meetings to ensure a consistent, timely, and smooth development approval process. Expect groundbreaking in March.	1. Staff will continue to keep the Council updated. 2. The anticipated timeline is for construction to begin in spring 2021 and completion of the project is expected in mid-2022.	2.1 Increase number of rental units that are permanently affordable to individuals and families earning less than 60% of AMI.
Development of Rental Units - Alliance of AIDS Services - Carolina, 1700 North Greensboro Street	7 single-resident units	The Orange Community Residence has been vacant since 2016. AASC is rehabilitating the home to provide permanent supportive housing. The existing HUD agreement specifies that the home must be used for affordable housing until 2035 and AASC will keep that designation after that time.	The AHAC will make a funding recommendation to Council for this project in January 2021. Construction is expected to be complete by June 30, 2021. Conversations with AASC, Town staff, Orange County Housing and Development and UNC Health Care are occurring to explore an alternate use for the home - medical respite, an identified need in OCPEH's gap analysis.	Goal 2.1 of the Town of Carrboro's affordable housing goals by increasing the number of rental units that are permanently affordable to individuals earning less than 60% of AMI.
Development of Rental Units - Pee Wee Homes (Town-owned parcel)	1-2 rental units to be added	Housing and Planning Staff are working with Pee Wee Homes, and the Jackson Center, to move forward with building 1-2 tiny homes on a Town-owned parcel. Homes will be affordable to households under 30% AMI. Application should be received this spring.	Planning staff members are examining the best configuration of buildings on this site which has numerous constraints including a stream buffer that runs through most of the property. Staff have reached out to the Jackson Center to receive feedback from residents and the Compass Group on the project.	2.1 Increase number of rental units that are permanently affordable to individuals and families earning less than 60% of AMI. 3.1 Concerted Land Use Planning
Development of Owner Occupied Housing - Habitat for Humanity (Northside - Cobb St.)	4 to be added	AHSRF grant to support the construction costs of the 4-unit development.	The zoning permit was issued in June 2020. The Town Council approved the property's inclusion in the Secondary Fire District on September 22 <sup>nd</sup> . Habitat purchased the property in November 2020 and is preparing their construction plan and building permit request for approval. Construction is anticipated to start in Spring 2021.	1.1 Increase number of homeownership units that are permanently affordable in Carrboro. 1.3 Decrease barriers to first-time homeownership and to homeownership retention, particularly among seniors.

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Preservation of Affordable Housing Stock/Rehab & Repair - EmPOWERment, Jackson Center, Rebuilding Together of the Triangle	9 homes maintained	AHSRF grant awarded to EmPOWERment to renovate and upgrade 5 rental units (4 in Hilmont and 1 in Collins Crossing.) AHSRF grant awarded to the Jackson Center for an emergency repair on Starlite Drive. RTT will complete critical repairs on 3 homes (AHSRF funded in Spring 2020).	The pandemic has slowed the pace of the renovations. Work is expected to be completed in Spring 2021.	1.3 A2. Grants for critical home repairs, energy efficiency, up fits to accommodate changing mobility, etc. +opportunities to decrease utility payments. 2.4 Reduce erosion of rental housing quality and affordability.
Development of Mobile Home Displacement Policy	N/A	Due to the pandemic, the AHAC delayed its discussion of the development of a mobile home displacement policy.	Use the comprehensive planning process to update the affordable housing vision and implementation plan (which may include a mobile home strategy).	1.3 Decrease barriers to first-time homeownership and to homeownership retention, particularly among seniors.
Mobile Home Park Preservation/Displacement - Orange County/Possibly Nonprofit Partner (Veridia)	39 ownership units	Owners Sustainable Properties, LLC, Town staff and some members of the Orange County Affordable Housing Coalition met to discuss possibilities to develop the property for affordable housing. Initial conversations indicated financial feasibility is an obstacle.	Town staff will stay abreast of the conversations and provide updates to the Town Council.	2.5 Examine the current marketplace for mobile and modular homes
Emergency Housing Assistance - CARES	164 Carrboro households	164 households diverted from pandemic-driven homelessness through the use of CARES Act funds.	Complete - awaiting additional information on the second major stimulus bill of the pandemic, which Congress passed in December 2020 for the current 2021 year.	2.4 Reduce erosion of rental housing quality and affordability.
Emergency Housing Assistance - CDBG-CV	TBD	In Fall 2020, the Town applied to the NC Department of Commerce for \$900,000 in CDBG-CV funding for emergency housing assistance. The Town was awarded \$900,000, the maximum grant amount, in December.	Staff is preparing an agenda item for Council to accept the grant award from the NC Department of Commerce and enter into contract with Orange County for Administration of the grant.	2.4 Reduce erosion of rental housing quality and affordability.
Energy-Efficiency Loan Fund	N/A	Town Housing, Economic, and Environmental Sustainability staff are working together to develop a process to access these funds for residential projects.	Environmental Sustainability Coordinator has assessed the program guidelines. Staff are meeting on 1/22/21 to discuss how to move forward.	1.3 A2. Grants for critical home repairs, energy efficiency, up fits to accommodate changing mobility, etc. +opportunities to decrease utility payments. 3.6 Reduce utility costs

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Comprehensive Plan	N/A	Provide input for affordable housing considerations during the comprehensive plan process. Staff contributed to the development of Carrboro Connects: Housing Issues and Opportunities and presented to the Task force. AHAC member Amy Singleton serves on the Affordable Housing committee for the Comprehensive Plan.	Upcoming community presentations and workshops: OCAHC and NAACP Housing Committee in February. Planning affordable housing round table discussion for the spring.	3.1 Concerted Land Use Planning/small land use plan for three high priority/high potential areas. 3.2 Improve opportunities for developers and potential partners to identify affordability in a project. 3.5 Provide greater incentives for developers to include affordable housing in their projects
Landlord Outreach	N/A	Develop relationships with local landlords to easily share information with residents and encourage acceptance of vouchers.	Shared Landlord Incentive Program information with all landlords in database. Continue to make connections and meet landlords and managers.	2.4 Reduce erosion of rental housing quality and affordability
Property Tracking	N/A	Community Home Trust created an MLS query for staff to keep track of homes coming on the market. This will allow us to be better positioned to land bank, prevent gentrification, and identify potential properties for affordable housing.	Keep track of vulnerable neighborhoods, and potential lots for purchase. Continue to refine our partnership with CHT to be ready to quickly purchase properties.	3.7 Acquisition of land/property
Pandemic Response	N/A	Housing & Community staff respond to community inquiries, direct residents to services, and go through step-by-step processes for help.	Residents continue to seek pandemic-relief assistance from the Town, primarily for rental and utility payment assistance. Staff stays abreast of relevant developments such as eviction moratoriums, funding opportunities, utility payment policies, etc.	2.4 Reduce erosion of rental housing quality and affordability
Rogers Road Sewer Connection Assistance	N/A	Jointly-funded effort between Orange County and the Towns of Chapel Hill and Carrboro in which the costs of new sewer connection may be fully covered at no expense property owners of "Heritage Lots with Existing Dwellings" that also qualify as Low-To-Moderate-Income (LMI) households as defined by HUD guidelines.	One household connected. Two families in process. Staff went door to door with flyers about the program over the summer and followed-up with emails and phone calls to all eligible households in October.	3.6 Reduce utility costs